



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDCADMRM-2018-00047

DATE: 29 January 2018

ADDRESS OF PROPERTY: 1705 Thomas Avenue

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08118508

OWNER/APPLICANT: Chris Longhurst, Halley Douglas Homes

DETAILS OF APPROVED PROJECT: The project is a rear addition, changes to windows on the left elevation and repairs. The rear addition includes changing an existing screen porch to heated interior space. Exterior materials of the addition will be wood German lap siding and wood trim details to match existing. The window design and details will be wood to match existing. The new windows will be wood or aluminum clad with Simulated True Divided Lights (STD L) molded muntins in a 6/1 pattern to match existing. A new wood handrail will be installed on the existing rear deck. The handrail pickets will be centered on the top and bottom rail with an additional piece of horizontal trim across the top rail. On the left side two windows will be removed. The fourth window from the front corner of the house will be eliminated, changing the paired window to a single window. The brick header trim will remain and new brick and mortar to match existing will be toothed in the opening. The terrarium box window will be removed and new siding to match existing will be installed. Other improvements include refinishing the original front door, installing a new rear entry door to match the front door with STD L molded muntins, if used. Proposed interior work does not require review. See attached plans.

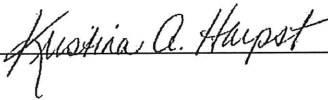
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval page 2.6: Work in Rear Yards (Additions) and Replacement Windows & Doors.
2. This application is in compliance with Design Guidelines based on location of proposed work.

Continued on next page

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

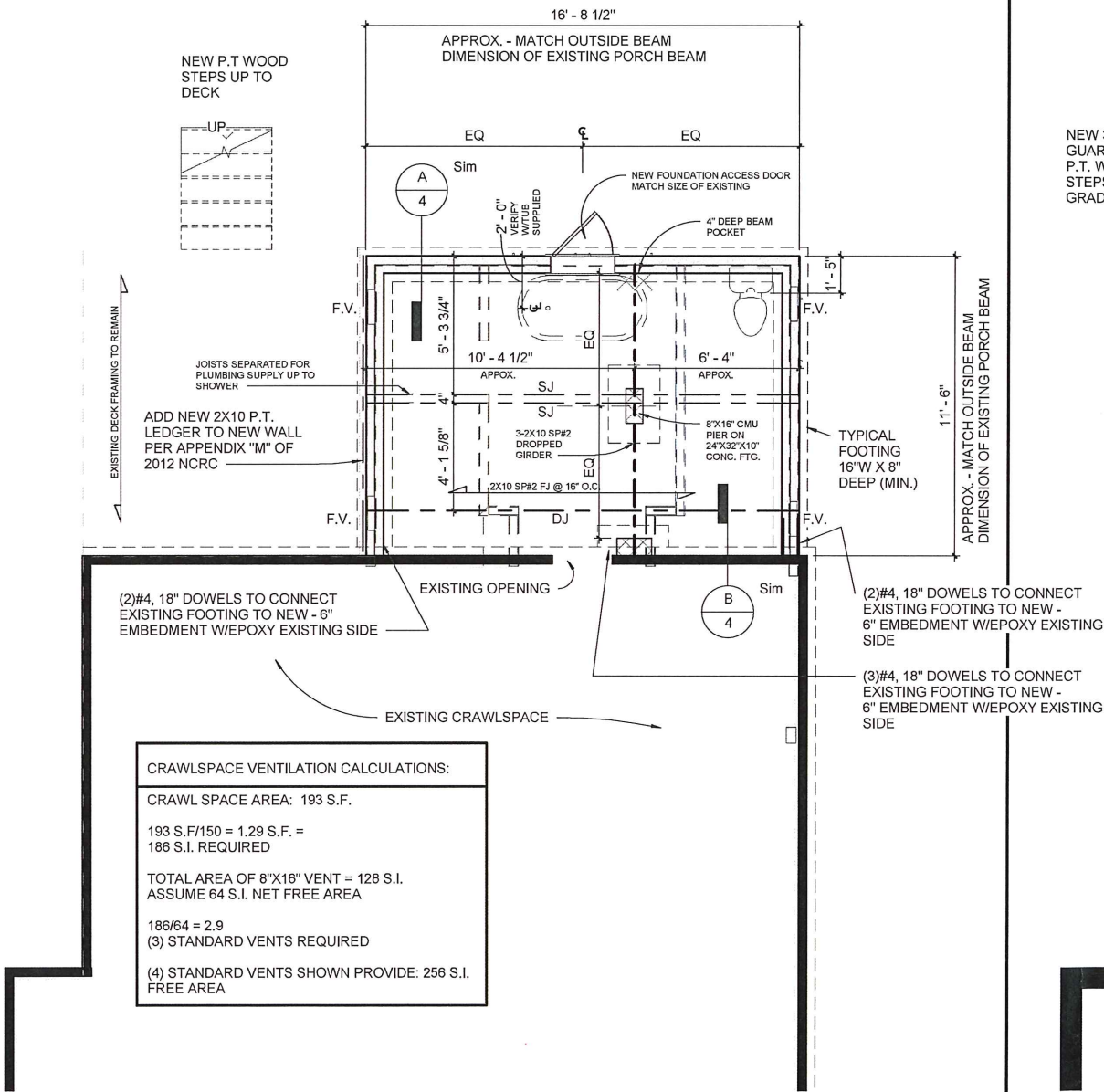
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.


James Haden, Chairman

Staff 

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- FOUNDATION NOTES:** (NOTE: NOT ALL CONDITIONS ARE ALWAYS PRESENT)
1. COMPOSITE SLAB - VULCRAFT 3VL METAL DECK, GALVANIZED, 20 GAGE OR EQUAL USING FOLLOWING:
I = 0.938 IN. /FT.
S = 0.533 IN. /FT.
UNLESS NOTED OTHERWISE
 2. 4" TOTAL SLAB THICKNESS MIN. (3000 psi) (DECK AND CONCRETE SLAB) USE WWF 6X6 W1.4XW1.4
 3. PIER SIZES ARE BASED ON HOLLOW CMU CAPPED WITH 8" OF SOLID MASONRY. TYPE S MORTAR.
 4. FOOTING SIZES ARE BASED ON 2000 PSF ALLOWABLE SOIL BEARING AND 3000 PSI CONCRETE
 5. FOUNDATION STEP LOCATIONS ARE NOT SHOWN ON PLAN. LOCATIONS OF REQUIRED FOUNDATION STEPS TO BE DETERMINED IN FIELD.
 6. SHADED PIERS DROPPED FOR DROPPED GIRDERS.
 7. PROVIDE TERMITE PROTECTION UNDER ALL SLABS
 8. ALL EXTERIOR PIERS TO BE BONDED TO CURTAIN WALL EVERY OTHER COURSE.
 9. 2'-0" W OPENING IN BLOCK WALL W/STEEL ANGLE SUPPORT UNDER BRICK FOR SUPPORT OF METAL DECK/SLAB
 10. TRANSFER ALL POINT LOADS FROM ABOVE WITH AN EQUAL AMOUNT OF STUD MATERIAL THROUGH THIS LEVEL.

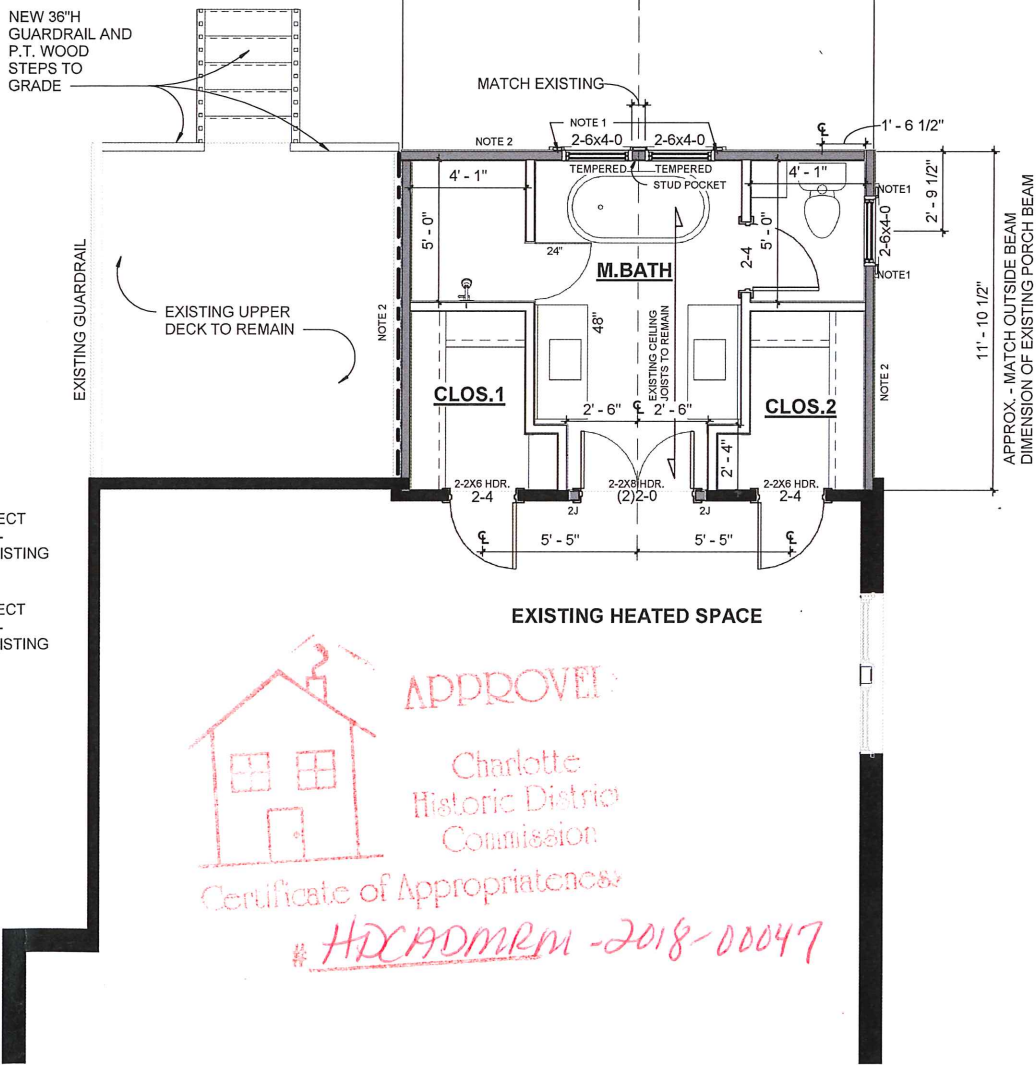


(B) FOUNDATION PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. SIMPSON CONNECTIONS MAY BE SUBSTITUTED WITH EQUAL BY OTHERS
2. FILLED WALLS REPRESENT LOAD BEARING WALLS
3. WINDOW SUPPLIER TO VERIFY LOCATIONS REQUIRING TEMPERED GLASS AND EGRESS SIZE CONFORMANCE
4. THE LATERAL BRACING REQUIREMENTS FOR THIS PLAN HAVE BEEN ACCOUNTED FOR. UTILIZING AN ENGINEERED DESIGN THAT MAY VARY FROM PRESCRIPTIVE DESIGN METHODS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE
5. ALL PERIMETER WALLS ARE TO BE FULLY SHEATHED WITH A MINIMUM 7/16" OSB AND ATTACHED TO THE WALL FRAMING STUDS WITH 8d (2.5"x0.131") NAILS @ 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. SPACING AT INTERMEDIATE SUPPORTS
6. INSTALL BLOCKING ALONG OSB PANEL EDGES. FASTEN PANEL EDGES AT BLOCKING AT 3" O.C. AND AT 6" O.C. AT INTERMEDIATE FRAMING WHEN LESS THAN 50% BUT GREATER THAN 25% OF WALL IS SHEATHED.
7. SHEATH ALL GABLE END WALLS WITH 7/16" OSB
8. TRANSFER ALL POINT LOADS FROM ABOVE WITH AN EQUAL AMOUNT OF STUD MATERIAL THROUGH THIS LEVEL.

- NOTE 1:
2 STUDS TO BOTTOM OF EXISTING BEAM IN WALL ABOVE - BEAM ABOVE IS HEADER - BLOCK WINDOW HEAD DOWN TO MATCH EXISTING
- NOTE 2:
TYPICAL EXTERIOR WALL
1/2" GWB
2X4 STUDS @ 16" O.C. TO UNDERSIDE OF EXISTING BEAM
R-13 (MIN.) INSULATION
7/16" OSB SHEATHING
BUILDING WRAP
HORIZONTAL LAP SIDING



(A) FIRST FLOOR PLAN
1/4" = 1'-0"

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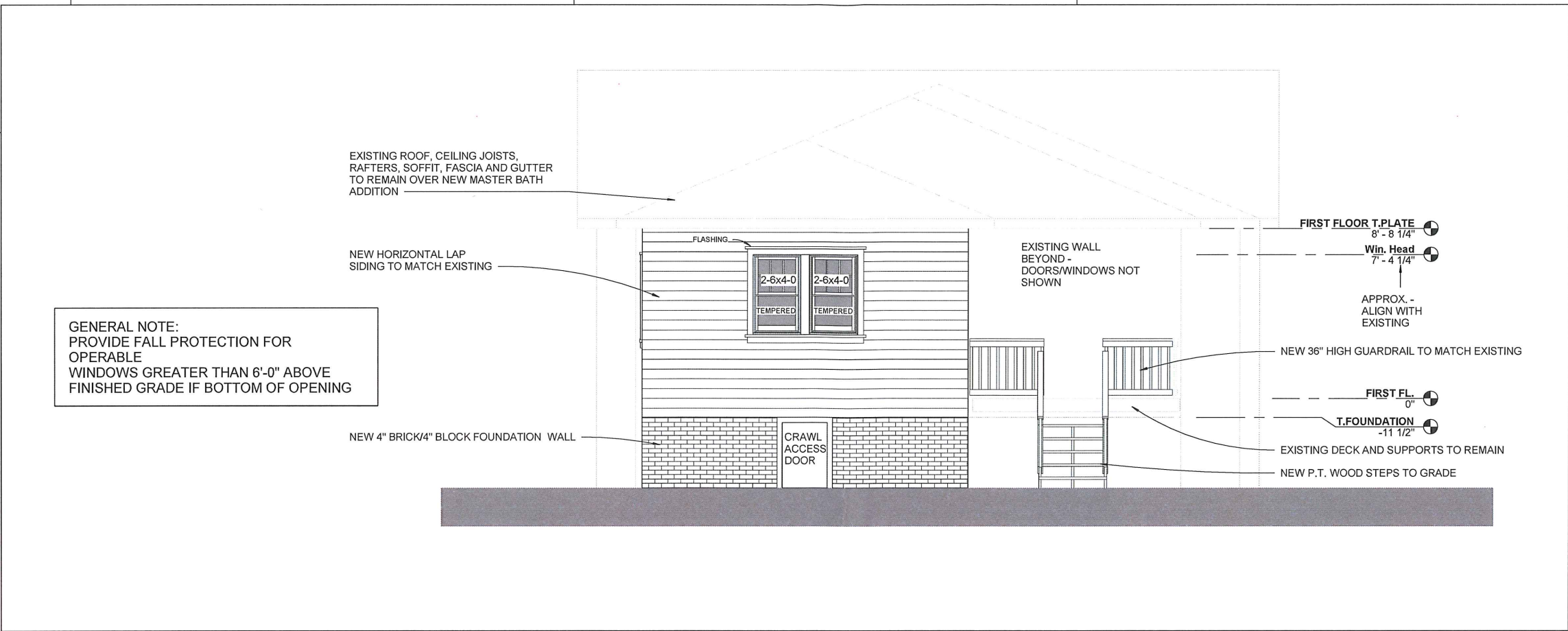
Master Bath
Addition

1705 Thomas Ave.
Charlotte, NC 28203

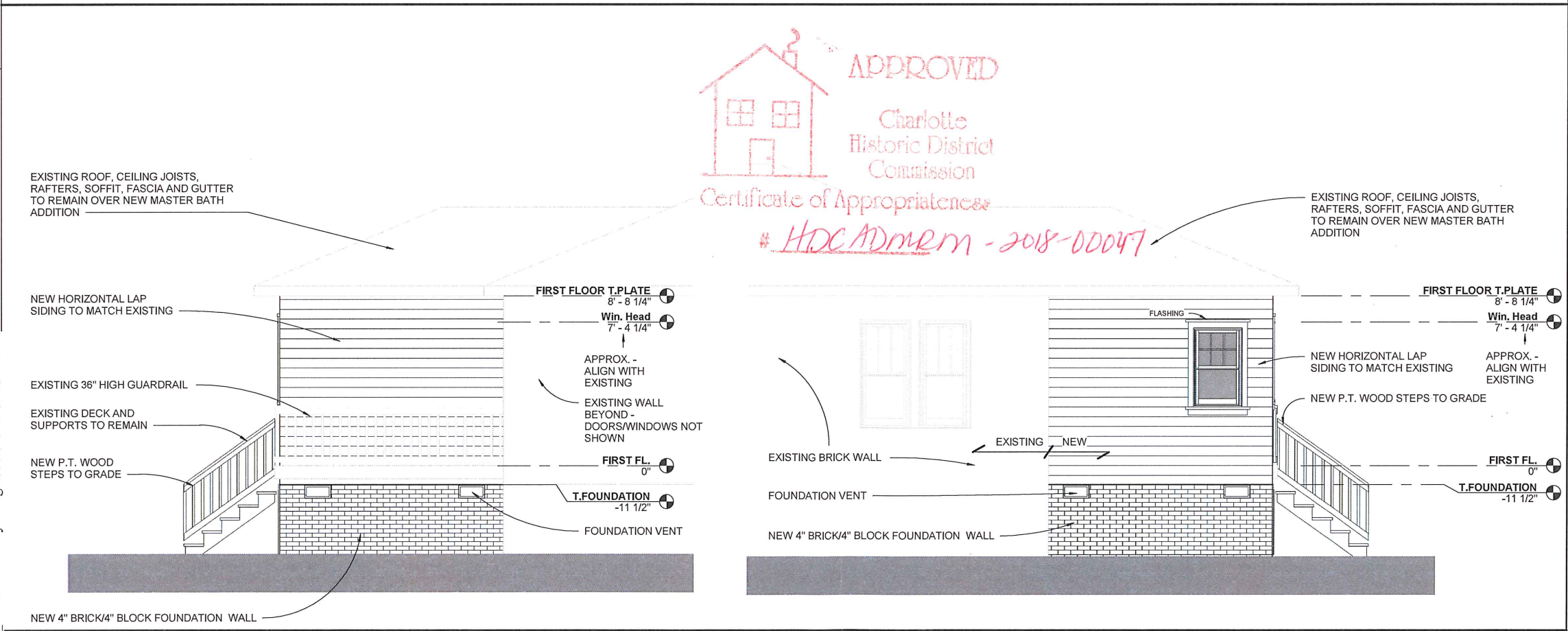
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PLAN NAME

REVISION	SHEET
	2
	1/24/128



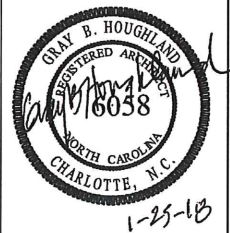
③ CD - REAR ELEVATION
1/4" = 1'-0"



② CD - LEFT ELEVATION
1/4" = 1'-0"

④ CD - RIGHT ELEVATION
1/4" = 1'-0"

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Master Bath
Addition

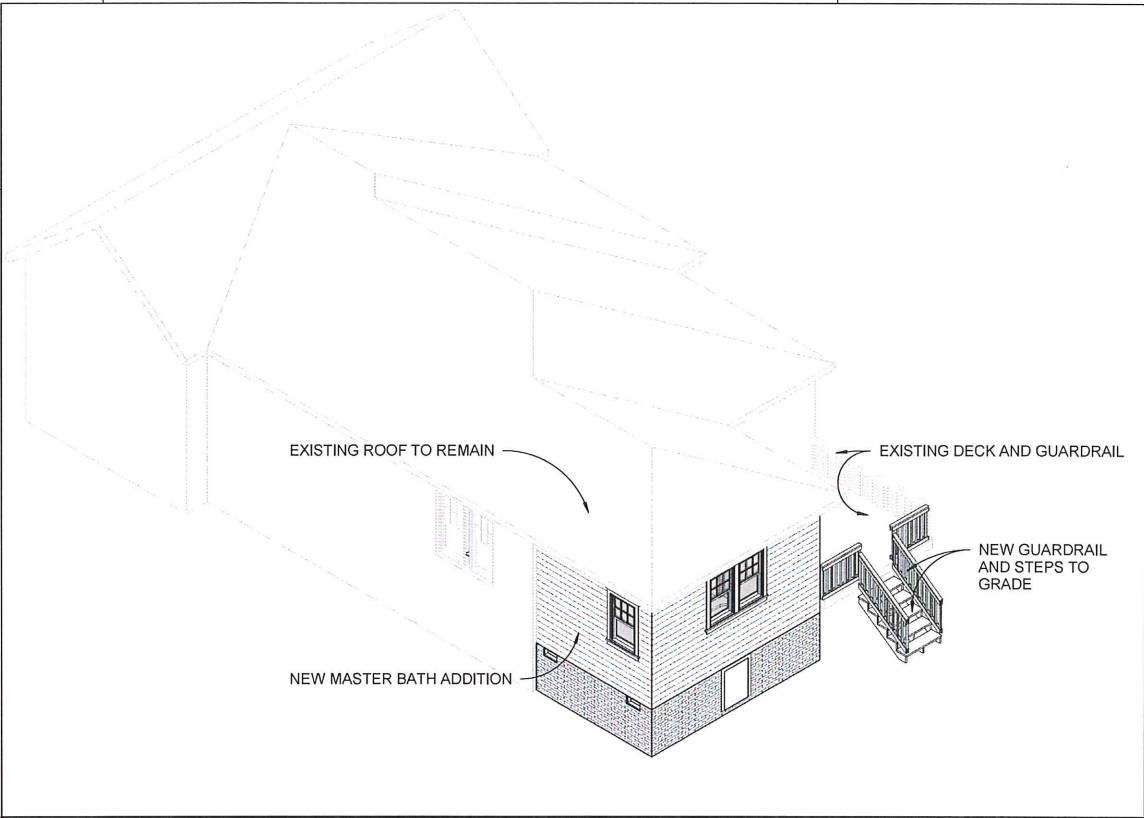
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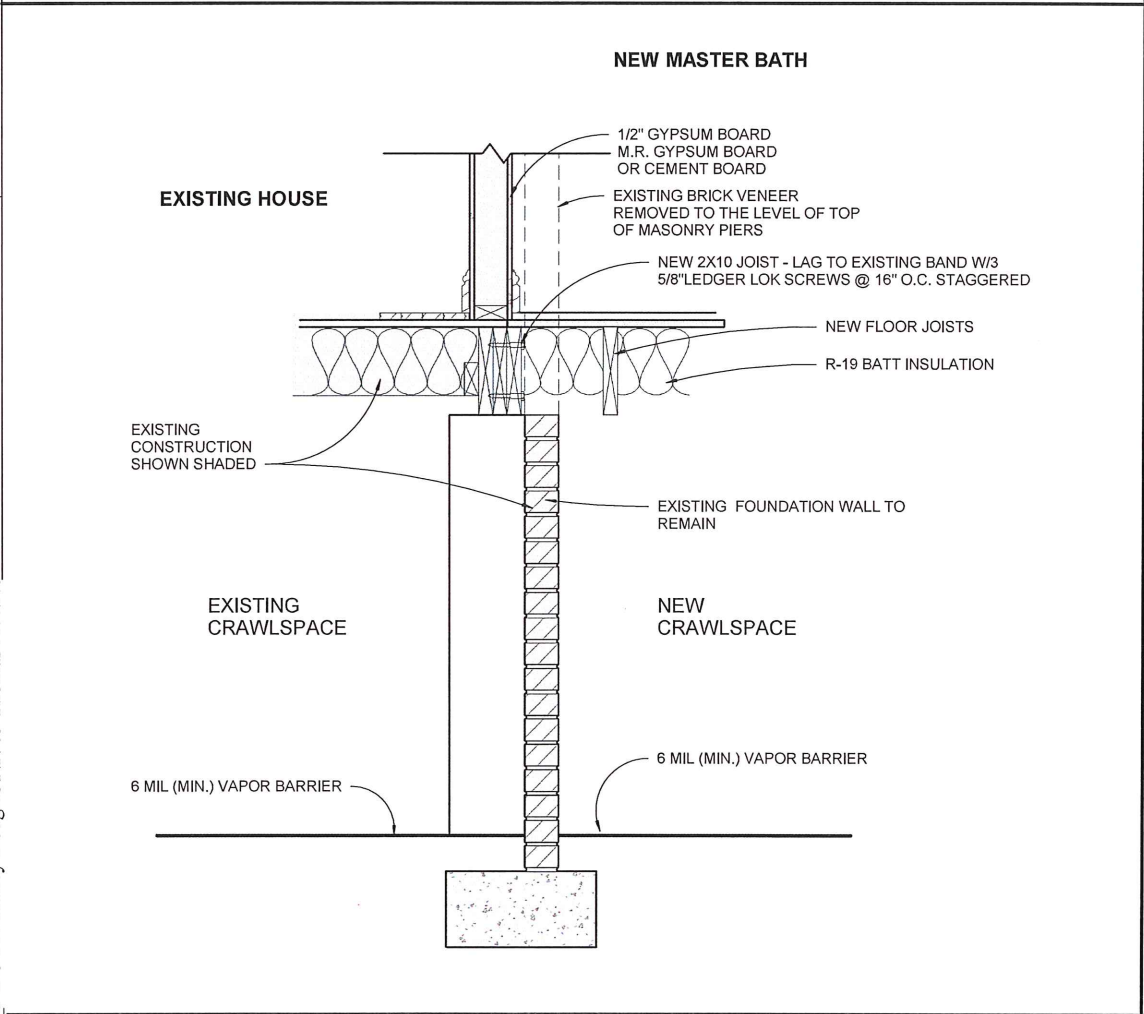
PLAN NAME	

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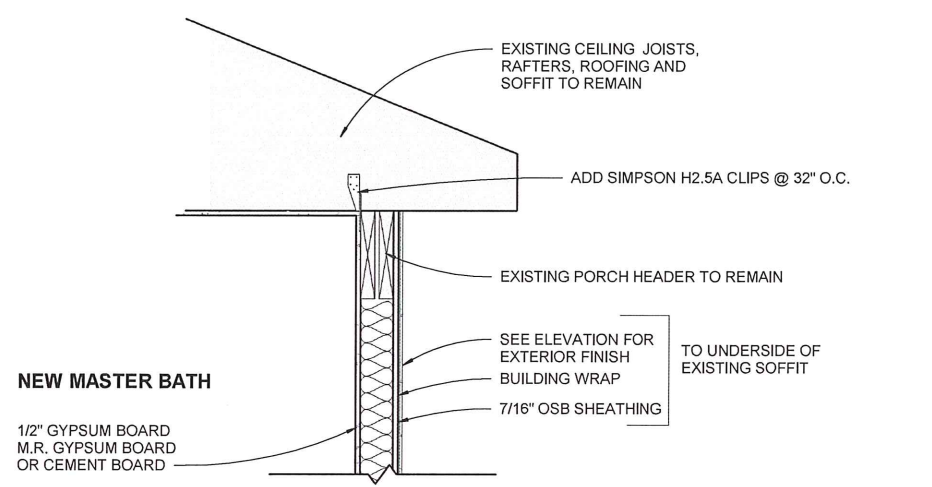


C AERIAL VIEW 1

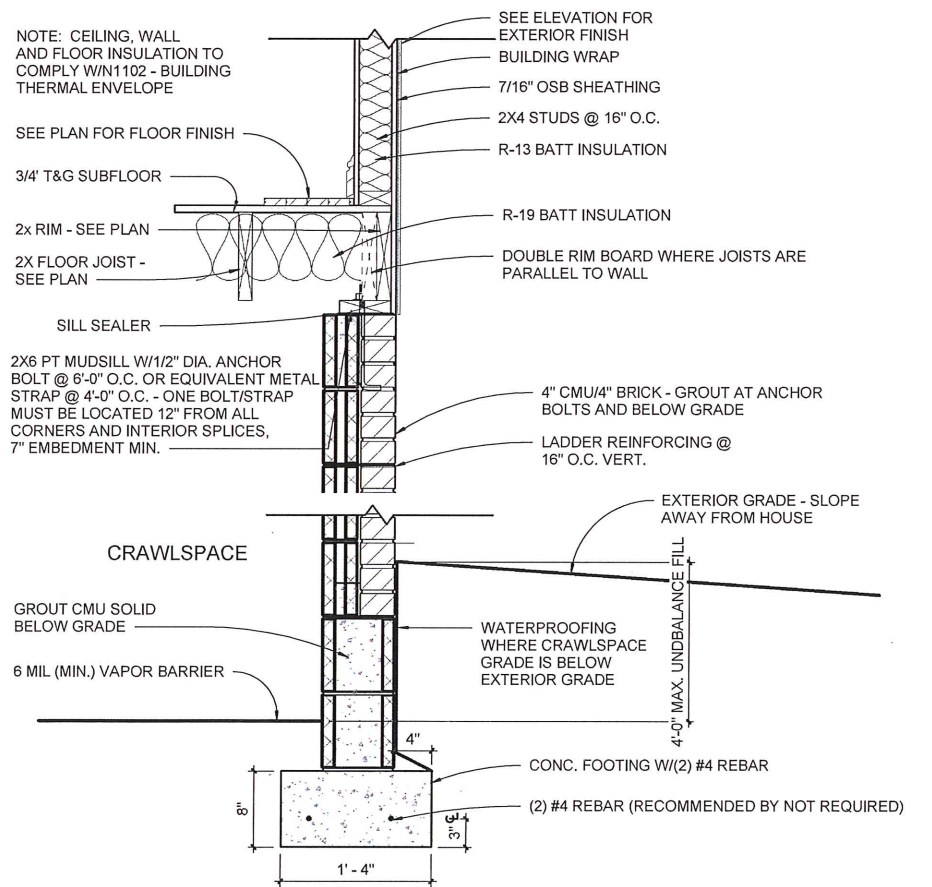


B FOUNDATION AT NEW ADDITION
1" = 1'-0"

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
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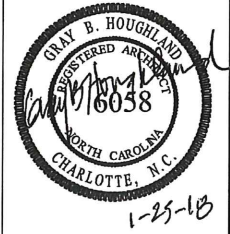


NEW MASTER BATH



A TYPICAL EXTERIOR WALL SECTION
1" = 1'-0"

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Master Bath
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PLAN NAME	

REVISION	SHEET
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