LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 906 Magnolia Avenue

SUMMARY OF REQUEST: Addition

OWNER: Jeff Morgart

APPLICANT: ALB Architecture

Details of Proposed Request

Existing Conditions
The existing structure is a 1 story Bungalow listed as a contributing structure, ca 1925. It has a high hip roof with front bracketed gable dormer and a side gable over the porch. The surrounding context is 1, 1.5 and 2 story single family homes.

Proposal
The proposal is an addition to right side not to be taller than the existing structure. A portion of the addition will extend beyond the existing right thermal wall. Materials, fenestration and other building details will be consistent with the existing home.

Policy & Design Guidelines
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

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1. All additions will be reviewed for compatibility by the following criteria:
   a. Size
   b. Scale
   c. Massing
   d. Fenestration
   e. Rhythm
   f. Setback
   g. Materials
   h. Context

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2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis**
The Commission shall determine if the proposal meets the guidelines for additions. The guideline for Setback is not applicable.
MAGNOLIA AVENUE

EXISTING SITE PLAN

PROPOSED SITE PLAN

10' ALLEY

10' ALLEY

XXXX

906 Magnolia Avenue, Charlotte, NC 28203

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REVISED 8/16/13
SHEET 1/1

MORGART RESIDENCE

Addition & Renovation for the