

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 914 Magnolia Avenue

SUMMARY OF REQUEST: Addition

OWNER: Ruth Ann Grissom & Marcus Plescia

APPLICANT: Kent Lineberger

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Bungalow listed as a contributing structure, ca. 1925, with low massing and broad gable roof. The property description in the National Register includes a low shed dormer on the front which has been removed.

Proposal

The proposal, for Commission review, is the enclosure of a side facing front door, the addition of a canopy over the side cellar stairway and the addition of a front shed dormer. The dormer and canopy will have materials, fenestration and trim detail to match the existing home. All other work (minor repair and rear addition) will be reviewed by staff.

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.

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

Continued on page 2.

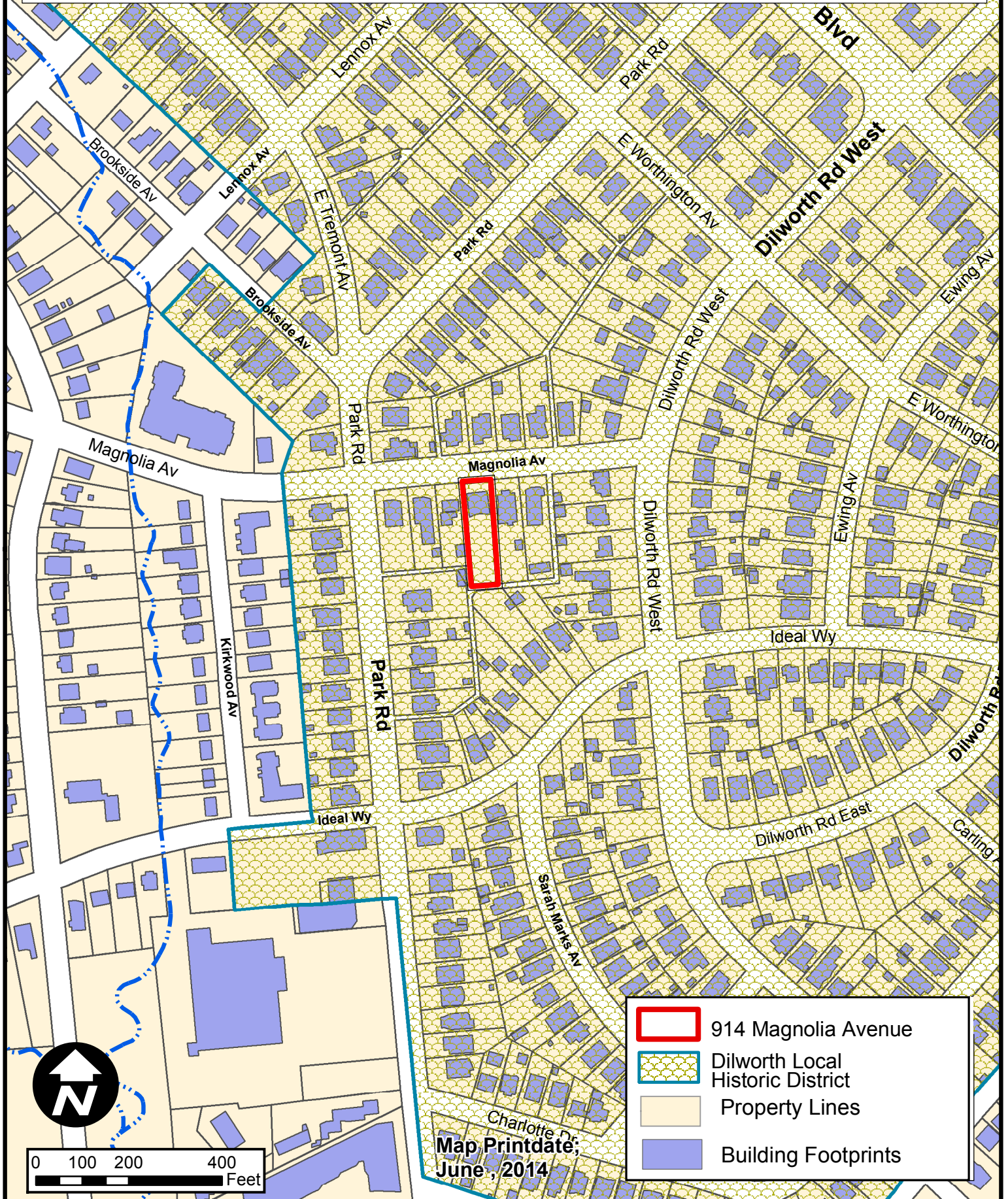
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

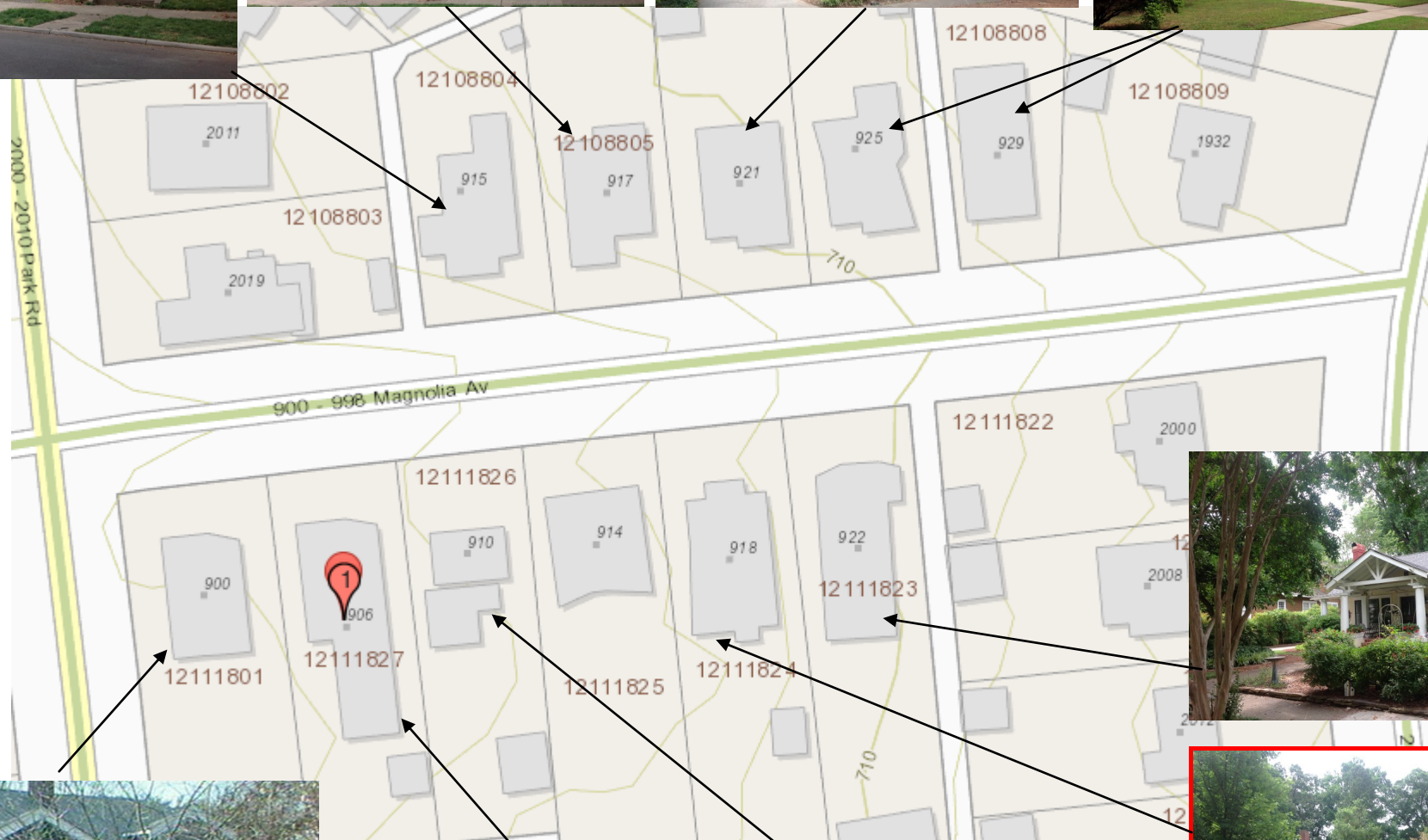
Staff Analysis

The Commission will determine if the proposal meet the relevant guidelines for additions - Massing, fenestration, rhythm, materials, context.

Charlotte Historic District Commission - Case 2014-134

Historic District; Dilworth

































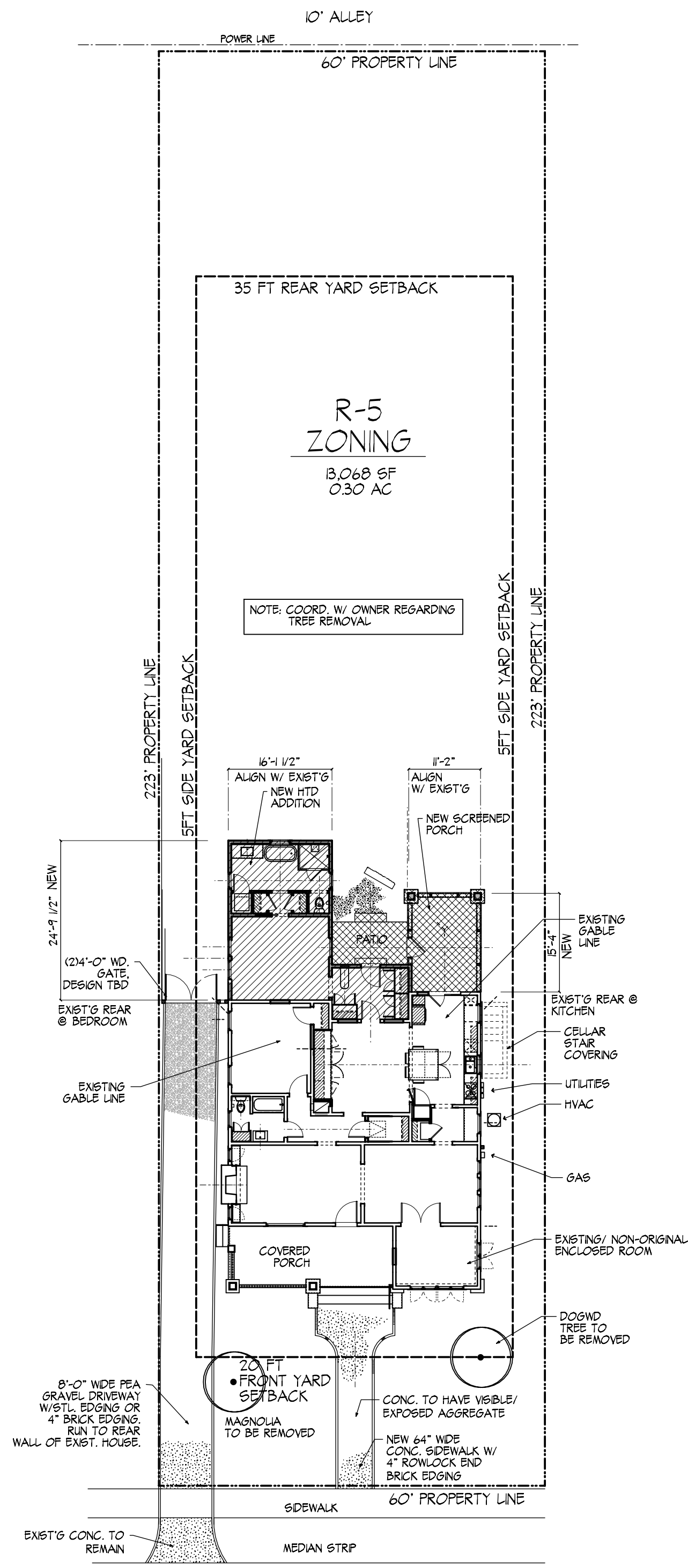




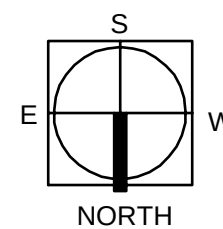






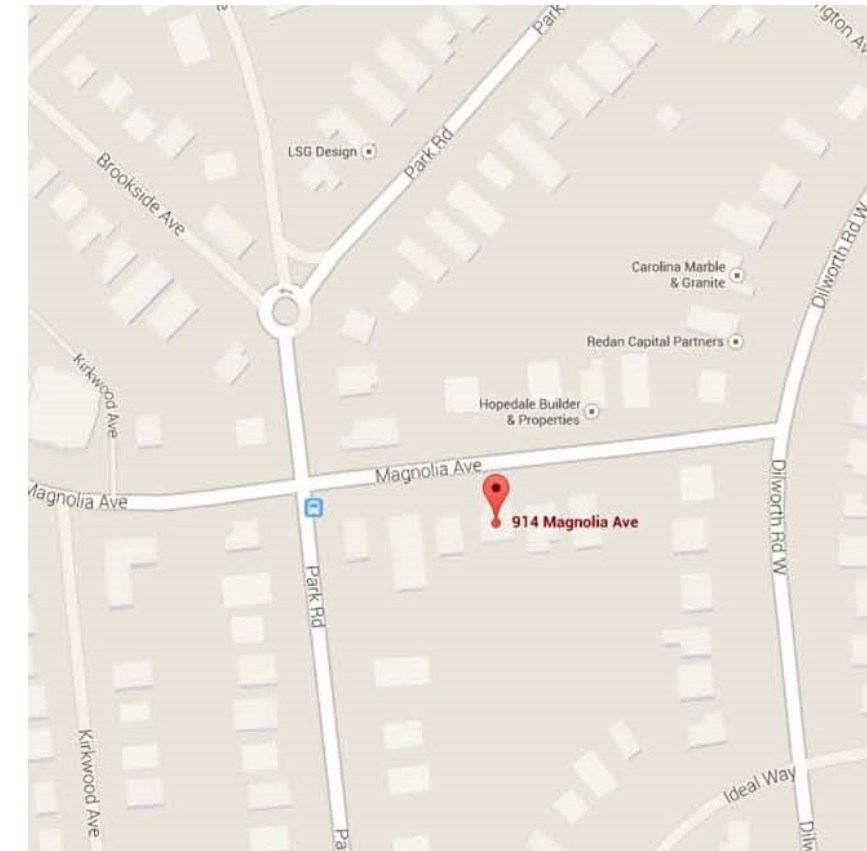


1
CS-1
PARCEL PLAN / 914 MAGNOLIA AVE
SCALE: 1/16"=1'-0"



OPEN SPACE CALCULATIONS

ZONED R-5 / 35% ALLOWABLE COVERAGE
SITE SQ FT = 13,068 SF
EXISTING % COVERED = 1,732 SF / 13,068 SF = 13%
PROPOSED NEW COVERED SF = 2,407 SF
PROPOSED % COVERED = 2,407 SF / 13,068 SF = 18%



2
CS-1

LOCATOR MAP

NOT TO SCALE
* LOCATED IN DILWORTH HISTORIC DISTRICT



INDEX OF DRAWINGS

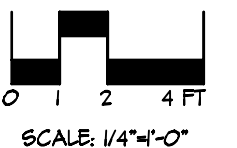
- CS-1 — INDEX OF DWGS/ PARCEL & LOCATOR SITE PLANS
- AB-1 — AS-BUILT DEMO PLAN
- S-0 — FOUNDATION PLAN
- S-1 — STRUCTURAL FRAMING PLAN
- A1-0 — PROPOSED FLOOR PLAN
- A2-0 — PROPOSED ROOF PLAN W/ STRUCTURAL
- A3-0 — FRONT & REAR ELEVATIONS
- A4-0 — RIGHT & LEFT ELEVATIONS
- A5-0 — WALL SECTION / BUILDING SECTIONS
- A6-0 — WINDOW/DOOR SCHEDULES
- E-1 — ELECTRICAL FIXTURE LAYOUT PLAN

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PLESCIA + GRISSOM

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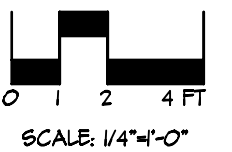


SCALE: 1/4"=1'-0"

FOR PERMIT & CONSTRUCTION
& HDC REVIEW

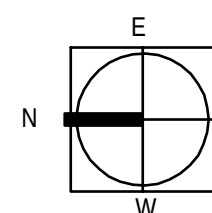
INDEX OF DRAWINGS
PARCEL SITE PLAN
LOCATOR SITE PLAN

CS-1

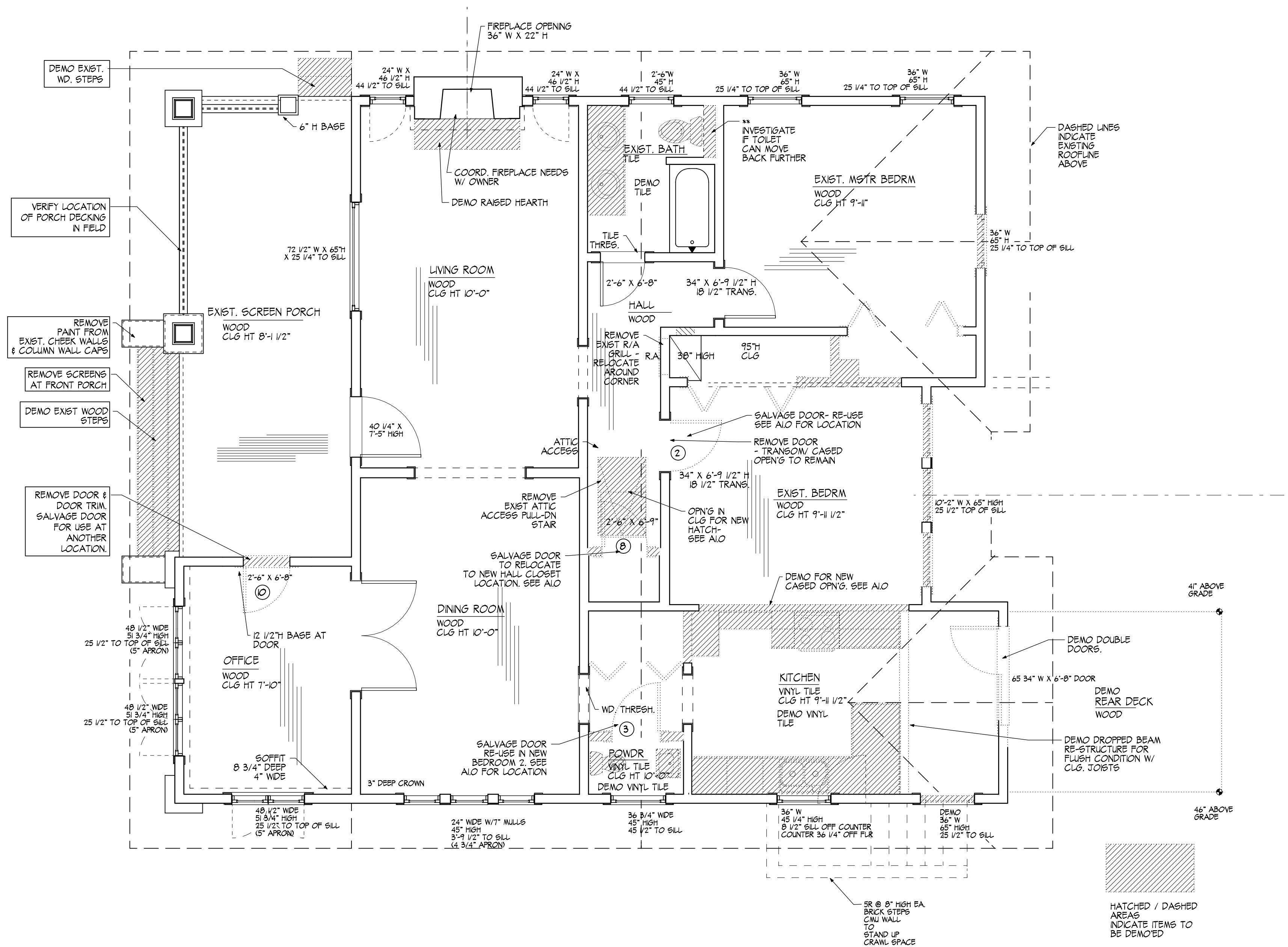


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AS-BUILT
DEMO PLAN



AB.1



AS-BUILT-DEMO PLAN

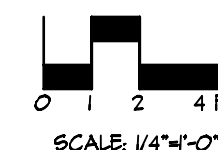
SCALE: 1/4"=1'-0"

EXISTING HTD SF : 1490 SF

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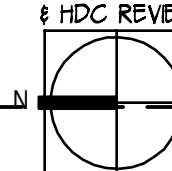
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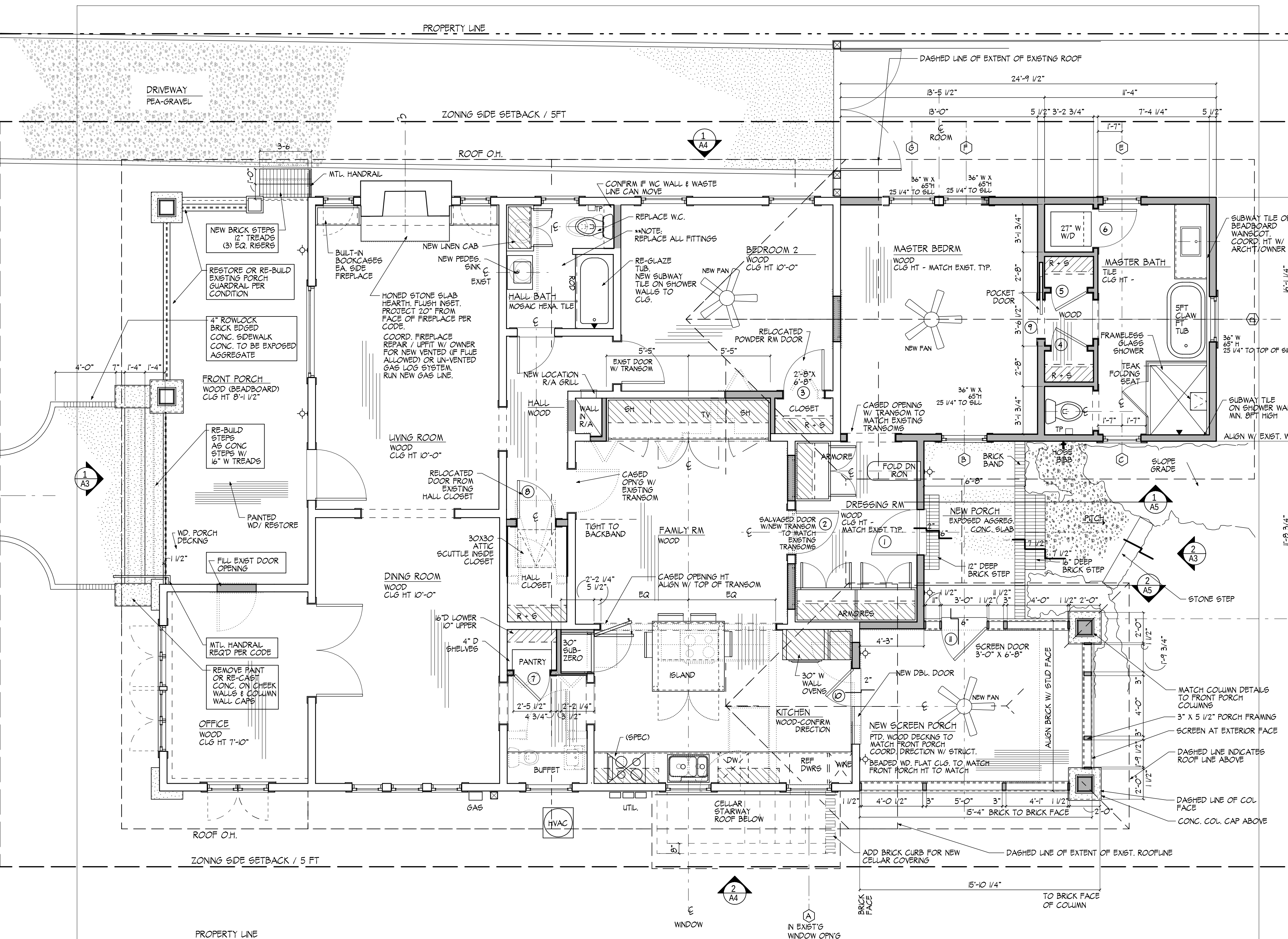
SCALE: 1/4"=1'-0"

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PROPOSED FLOOR
PLAN

A1.0

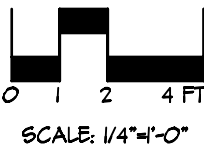


1 A1
FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE: SEE STRUCTURAL SHEETS S-0 / S-1 / A2
SEE ELECTRICAL SHEET E-1
SEE DOOR + WINDOW SCHEDULES SHEET A-6

EXISTING HTD SF : 1490 SF
ADDED HTD FOOTPRINT: 503 SF
TOTAL HTD AREA: 1993 SF

HATCHED WALLS
INDICATES NEW WALLS

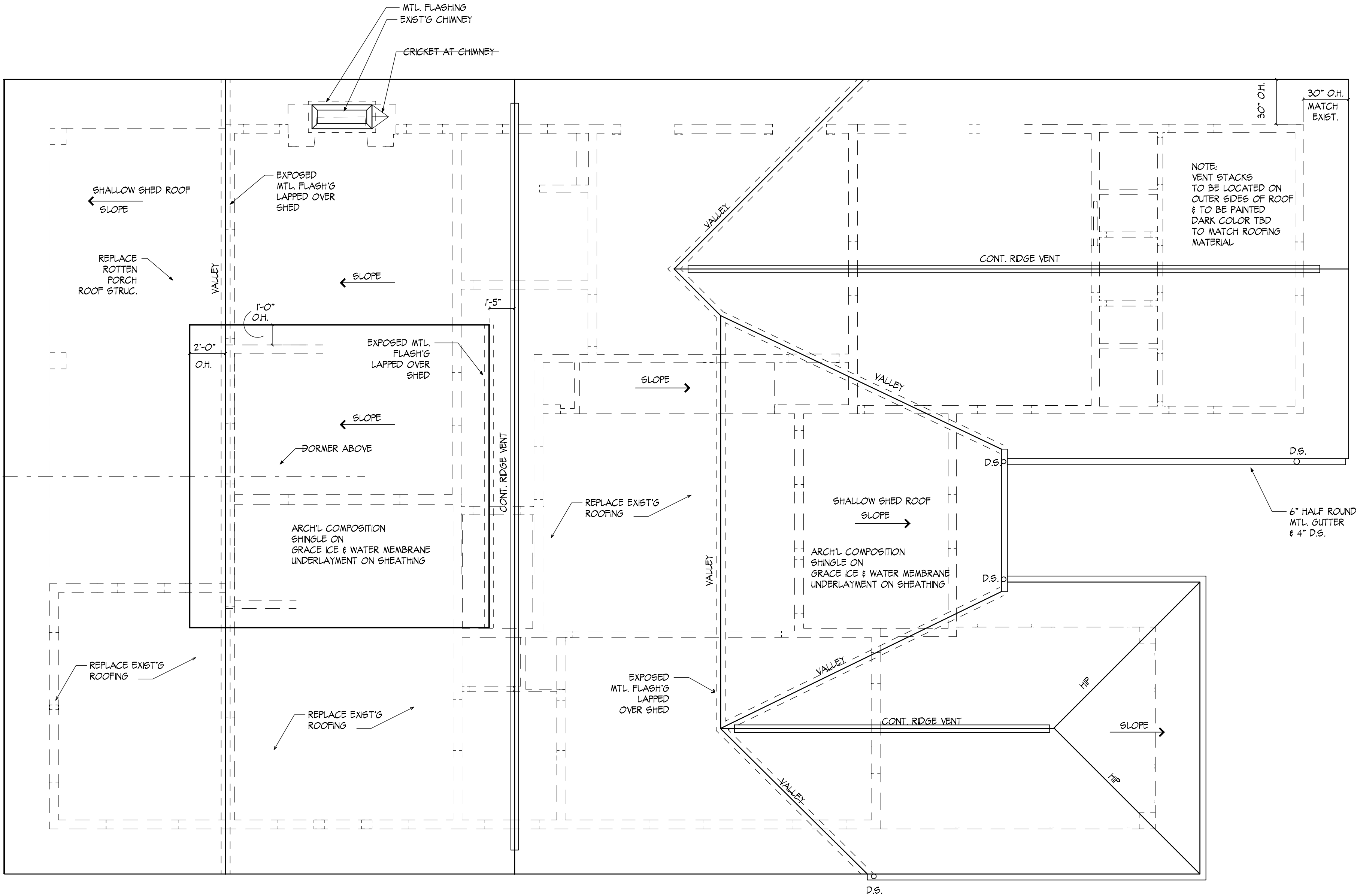


SCALE: 1/4"=1'-0"

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& HDC REVIEW

ROOF PLAN

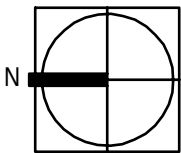
A2



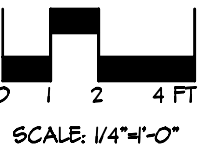
ATTIC VENTILATION CALCULATIONS

PROPOSED ROOF AREA = 3039 SF
PROPOSED VENTILATION AREA REQUIRED = 10.13 SF
1/300 REQ'D W/ 50 % MIN. IN UPPER PORTION OF ROOF SPACE.
PROPOSED VENTILATION AREA PROVIDED = 11.4 SF
94 FT RIDGE VENTS @ 12 SQ INCHES PER FOOT CLEAR AREA
1 GABLE VENTS @ 2 SF CLEAR AREA

1
A2
ROOF PLAN
SCALE: 1/4"=1'-0"

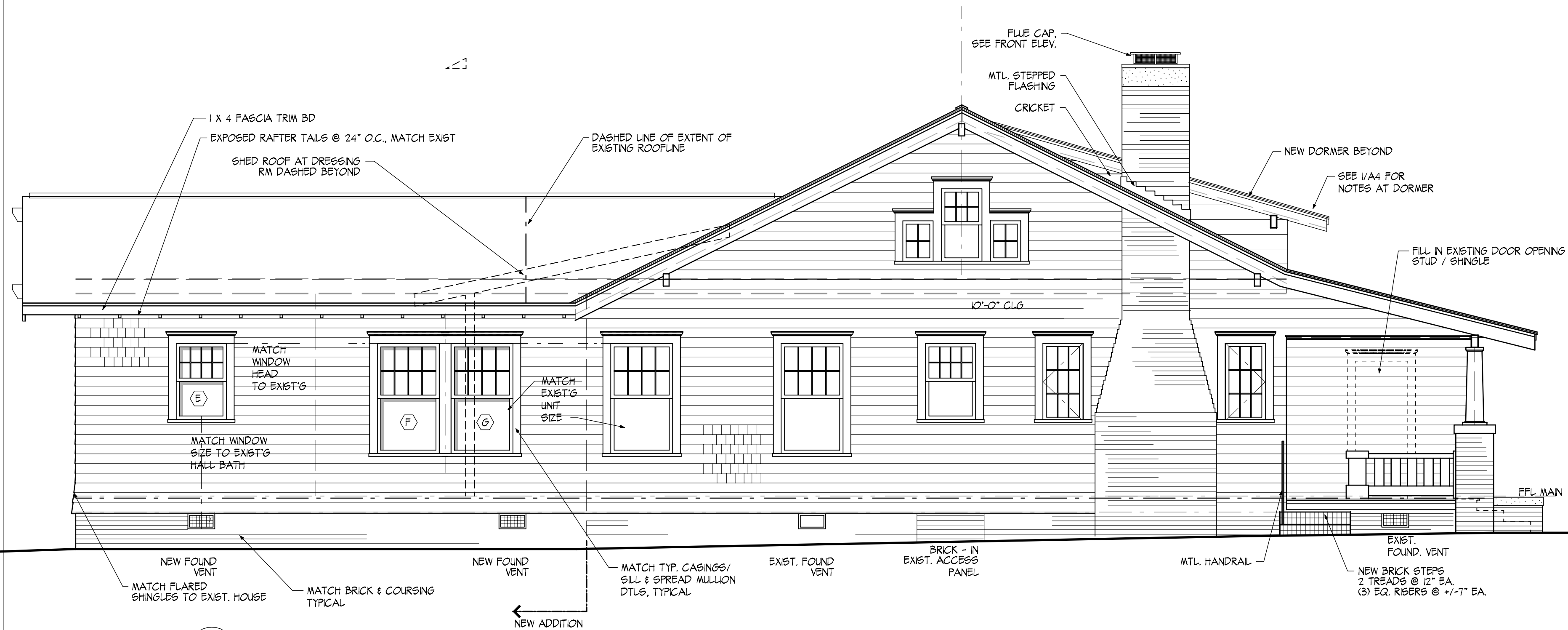
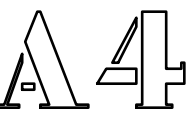




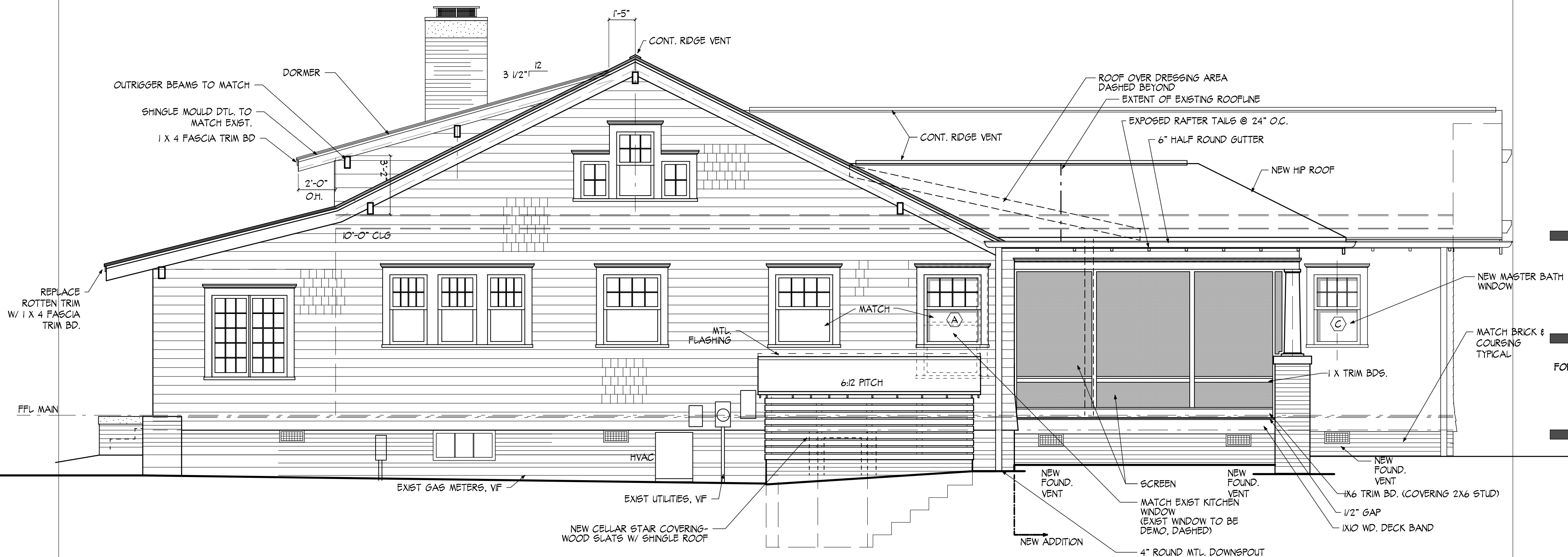


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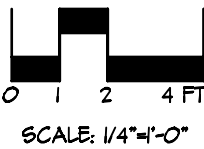
RIGHT & LEFT
ELEVATIONS



2
A4
LEFT ELEVATION
SCALE: 1/4"=1'-0"



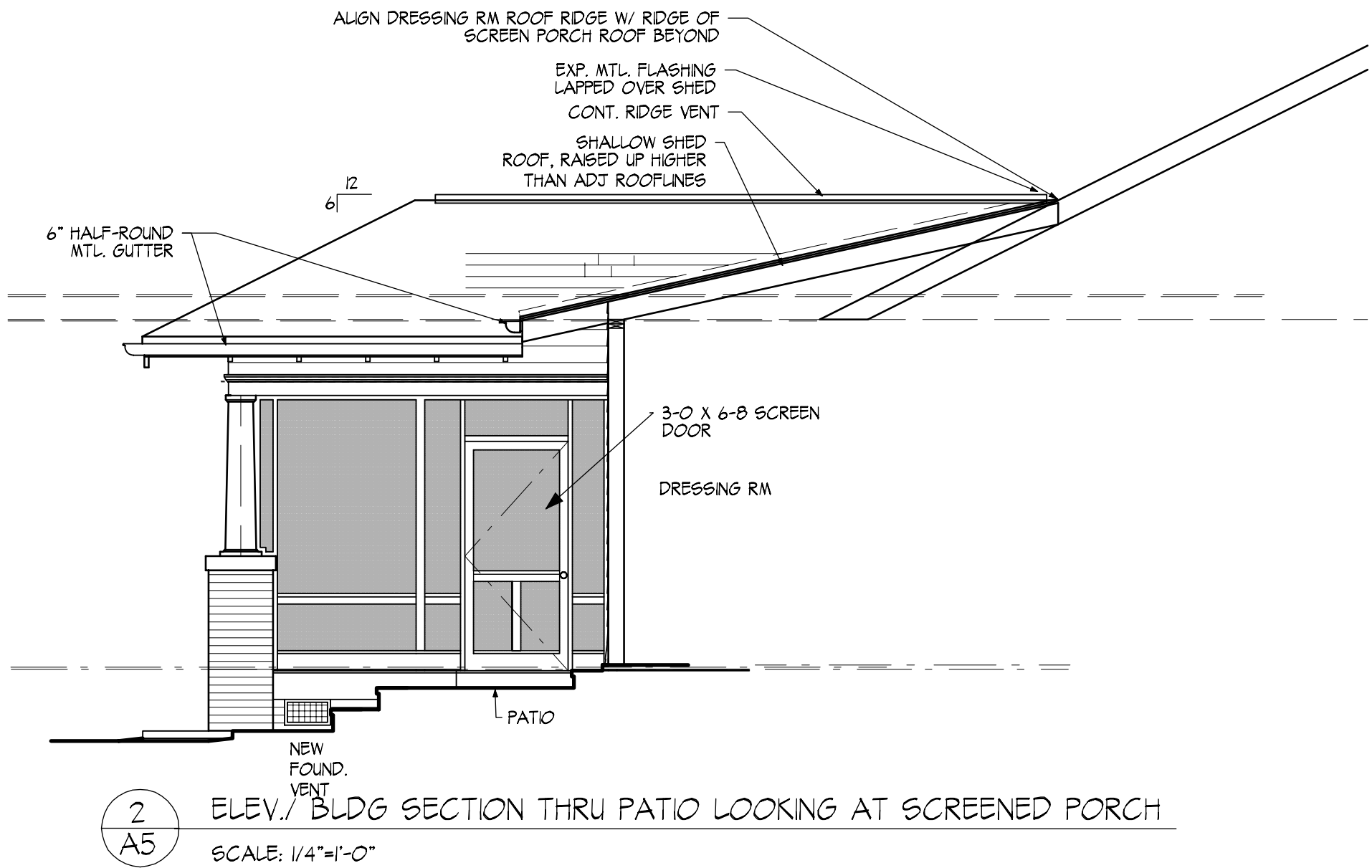
1
A4
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



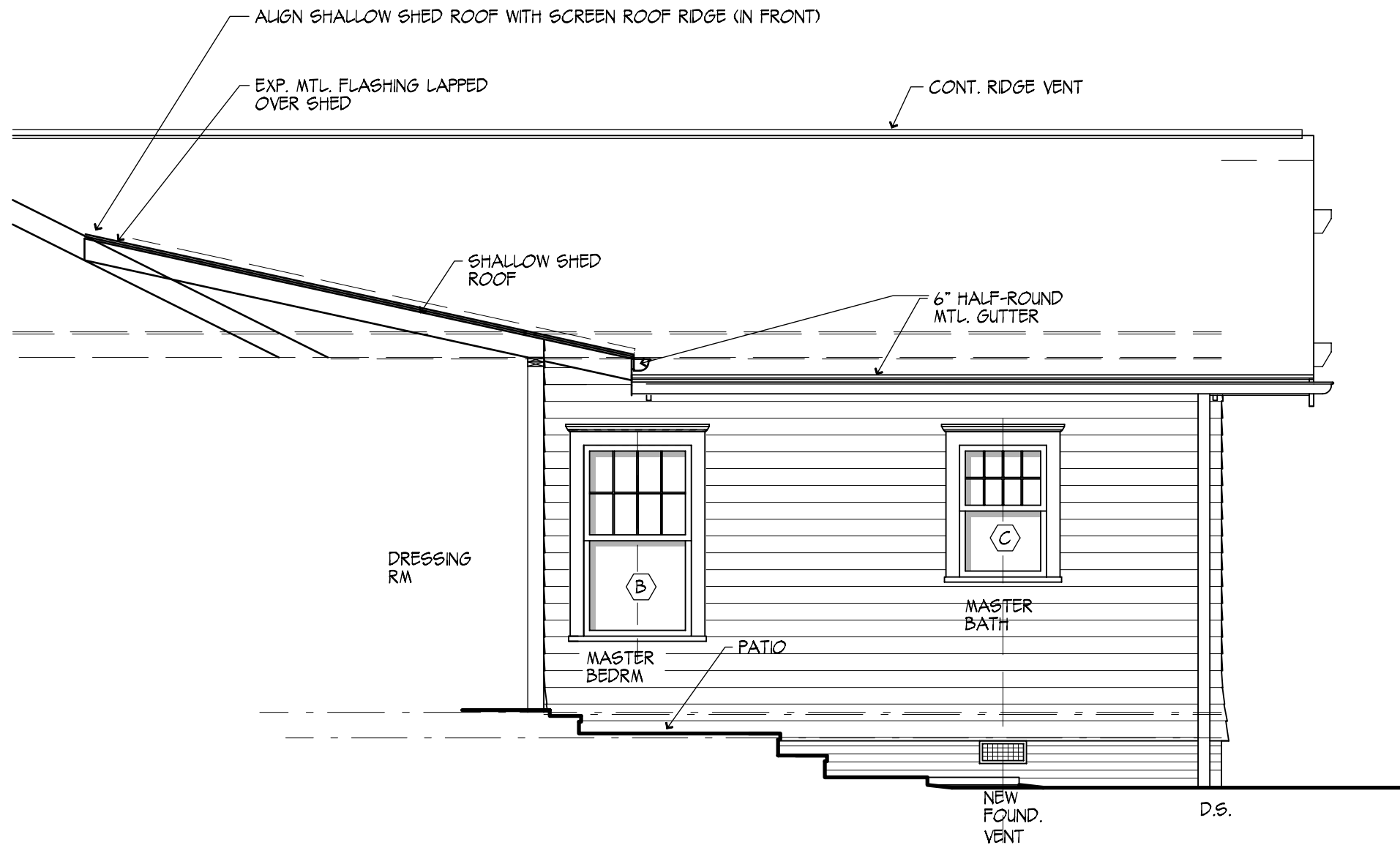
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WALL SECTION
BLDG SECT/ELEV

A5 . 0



2
A5 ELEV./ BLDG SECTION THRU PATIO LOOKING AT SCREENED PORCH
SCALE: 1/4"=1'-0"



1
A5 ELEV./ BLDG SECTION THRU PATIO LOOKING AT MASTER BATH
SCALE: 1/4"=1'-0"

3
A5 WALL SECTION
SCALE: 3/4"=1'-0"