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 the relationship of the project to its site
   b. Scale the relationship of the building to those around it
   c. Massing the relationship of the building’s various parts to each other
   d. Fenestration the placement, style and materials of windows and doors
   e. Rhythm the relationship of fenestration, recesses and projections
   f. Setback in relation to setback of immediate surroundings
   g. Materials proper historic materials or approved substitutes
   h. Context the overall relationship of the project to its surroundings

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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 will determine if the proposal meet the relevant guidelines for additions - Massing, fenestration, rhythm, materials, context.
ATTIC VENTILATION CALCULATIONS

PROPOSED ROOF AREA = 3,099 SF
PROPOSED VENTILATION AREA REQUIRED = 12.0 SF

1/50 ROOF AREA X SF = INLENTION OF ROOF SPACE

PROPOSED VENTILATION AREA PROVIDE = 14.4 SF
1/50 ROOF AREA X SF = INLENTION OF ROOF SPACE

1/50 COVERAGE X SF = SF OF CLEAN AREA

SCALE 1/2" = 1'-0"

A2 ROOF PLAN

Marcus Plescia + Ruth Ann Grissom
914 Magnolia Avenue
Charlotte, NC 28203
Mecklenburg County