



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-133

DATE: July 21, 2014

ADDRESS OF PROPERTY: 906 Magnolia Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12111827

OWNER(S): Jeff Morgart

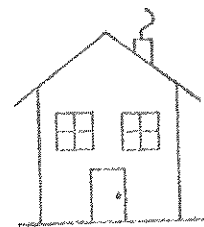
**DETAILS OF APPROVED PROJECT:** The project is an addition on the right side toward the rear half of the structure. The addition includes new cedar shake siding to match existing and a small side entry and porch. Window and trim details will be consistent with the existing structure. See attached plans.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff

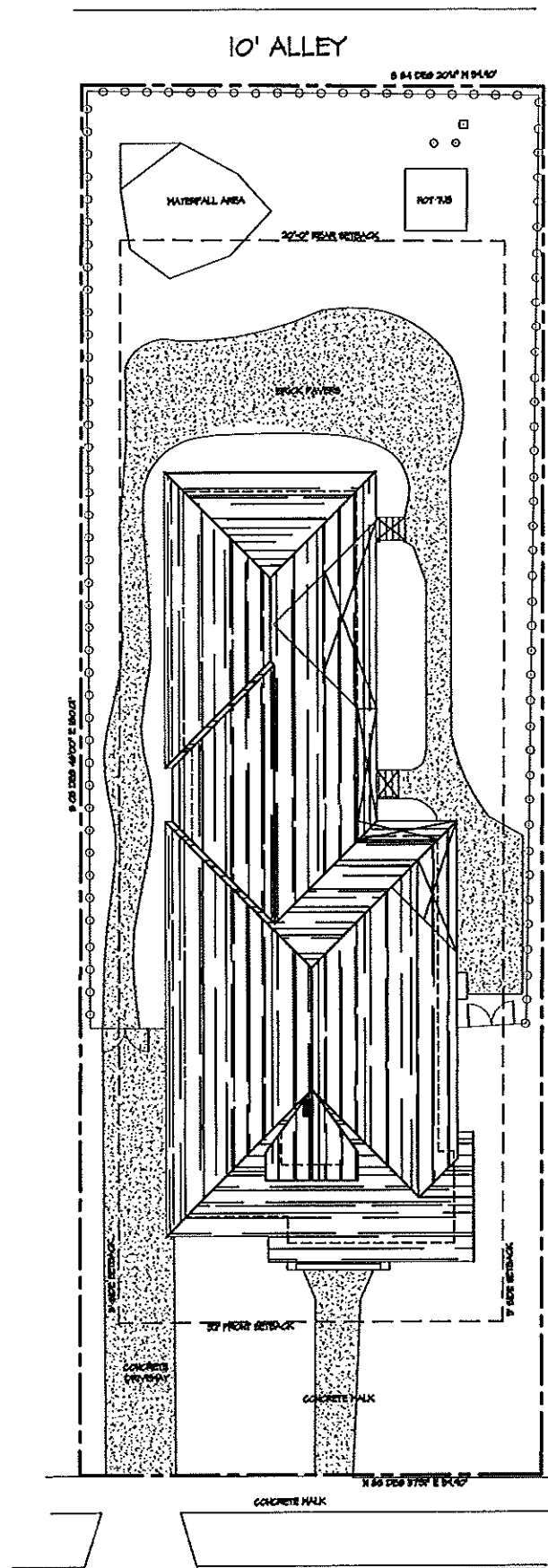


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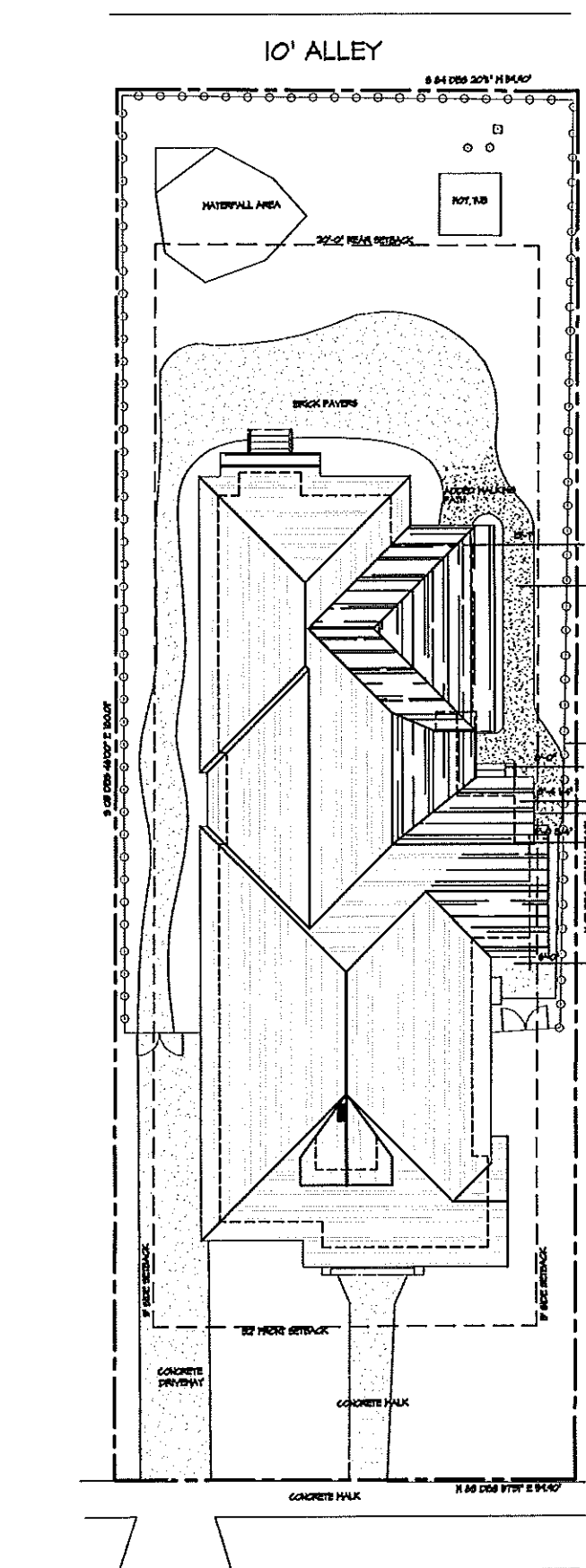
Charlotte  
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Commission

Certificate of Appropriateness

# 2114-133



2 EXISTING SITE PLAN  
1" = 10'-0"

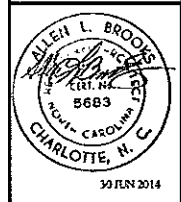


1 PROPOSED SITE PLAN  
1" = 10'-0"

XXXX AREA TO BE REMOVED



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albarchitecture@aol.com  
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Addition & Renovation for the:  
**MORGART RESIDENCE**  
906 Magnolia Avenue, Charlotte, NC 28203

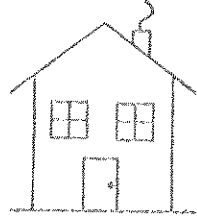
PROJ. NO.: 1402A  
ISSUED: 30 JUN 2014  
REVISED:

EXISTING & PROPOSED  
SITE PLAN

A-1

OF ELEVEN





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Certificate of Appropriateness

# 2014-133

NOTES  
NON WALLS



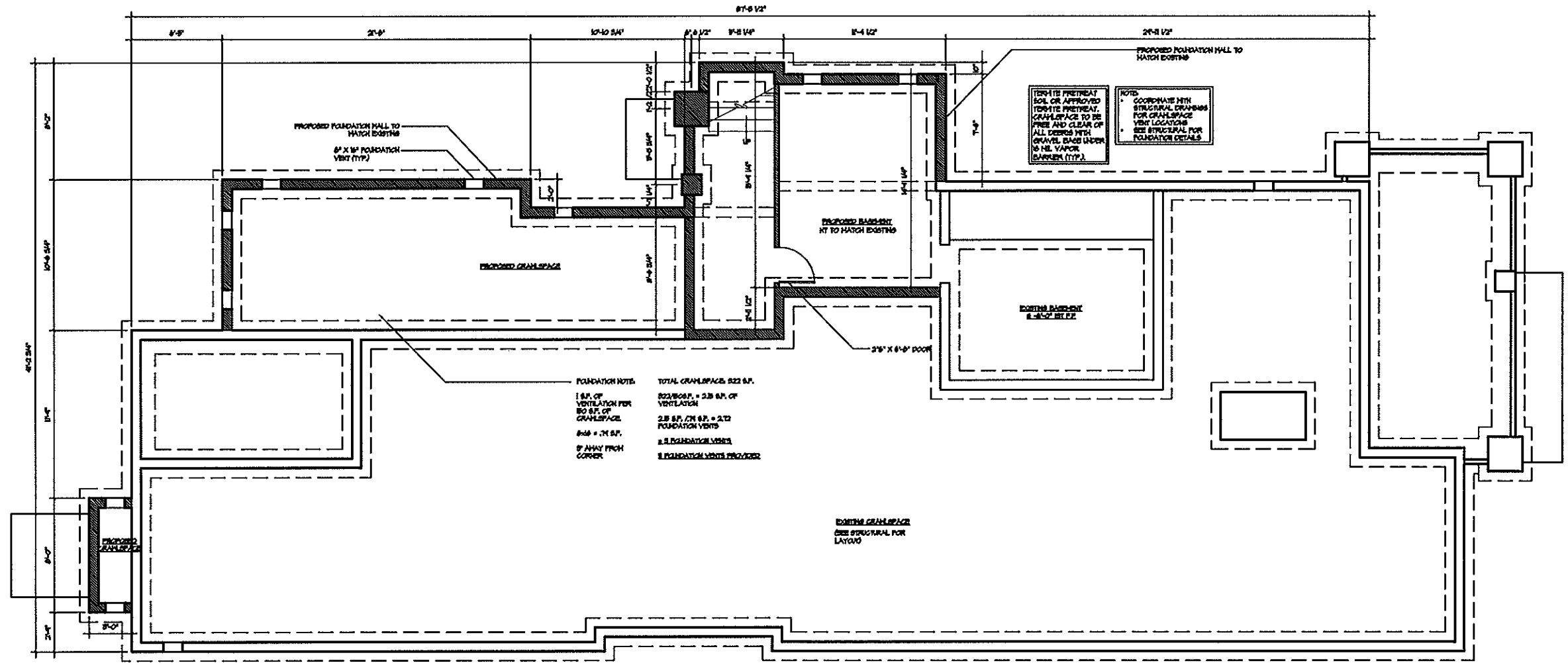
ALB Architecture  
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30 JUN 2014

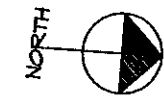
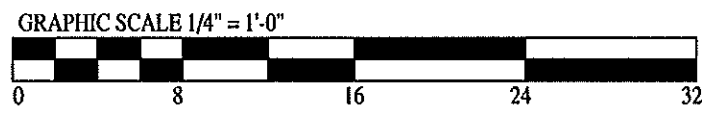
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FOUNDATION NOTE:  
1 SF. OF VENTILATION PER 50 SF. OF GRAVELSPACE  
2 SF. / CM SF. = 212 FOUNDATION VENTS  
8" x 8" = 21 SF.  
8" AWAY FROM CORNER  
TOTAL GRAVELSPACE: 522 SF.  
522/50 SF. = 2.8 SF. OF VENTILATION  
2.8 SF. / CM SF. = 212 FOUNDATION VENTS  
2.8 FOUNDATION VENTS  
8 FOUNDATION VENTS PROVIDED

NOTE:  
TERMITE PRETREAT SOIL OR APPROVED TERMITE PRETREAT. GRAVELSPACE TO BE FREE AND CLEAR OF ALL DEBRIS WITH GRAVEL SPACE UNDER 16 IN. VAPOR BARRIER (TYP.).  
NOTE:  
COORDINATE WITH STRUCTURAL DRAWINGS FOR GRAVELSPACE VENT LOCATIONS  
SEE STRUCTURAL FOR FOUNDATION DETAILS

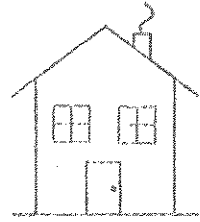
1 PROPOSED FOUNDATION/BASEMENT PLAN  
1/4" = 1'-0"



Addition & Renovation for the:  
**MORGART RESIDENCE**  
906 Magnolia Avenue, Charlotte, NC 28203

PROJ. NO. - 14024  
ISSUED - 30 JUN 2014  
REVISIONS -

PROPOSED PLANS  
**A-6**  
OF: ELIVEN



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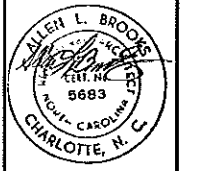
# 2014-133

AB

Architecture PA

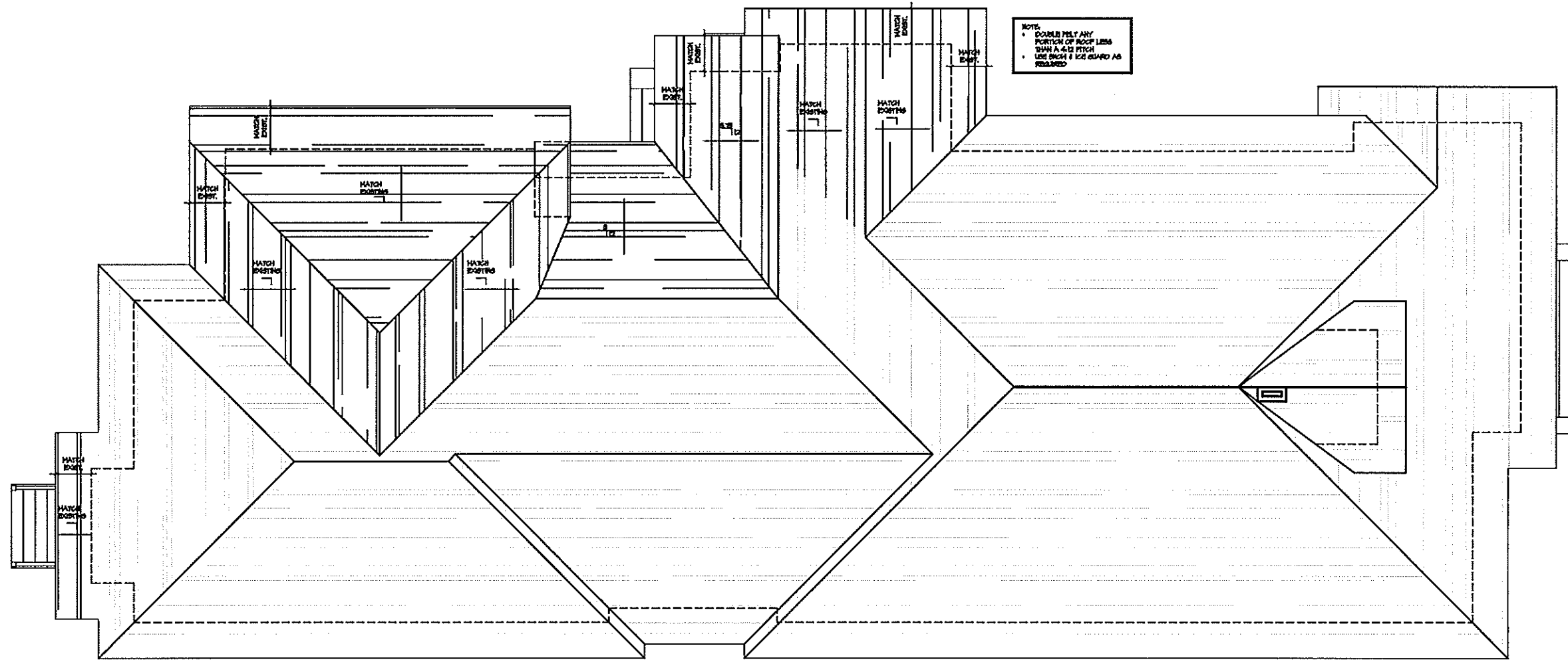
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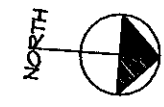
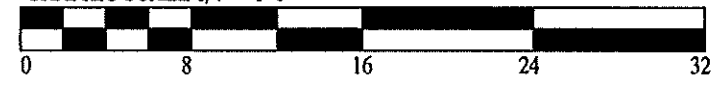


NOTE:  
• DOUBLE PLY ANY PORTION OF ROOF LESS THAN A 4:12 PITCH  
• USE BRICK & ICE GUARD AS REQUIRED

① PROPOSED ROOF PLAN

1/4" = 1'-0"

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



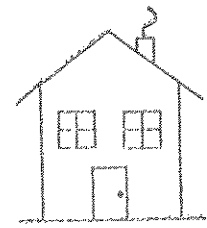
Addition & Renovation for the:  
**MORGART RESIDENCE**  
906 Magnolia Avenue, Charlotte, NC 28203

PROJ. NO. - 14034  
ISSUED - 30 JUN 2014  
REVISIONS -

PROPOSED PLANS

A-8

OF: ELBVEN



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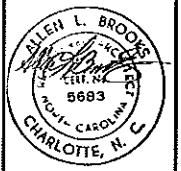
Certificate of Appropriateness

# 2014-133



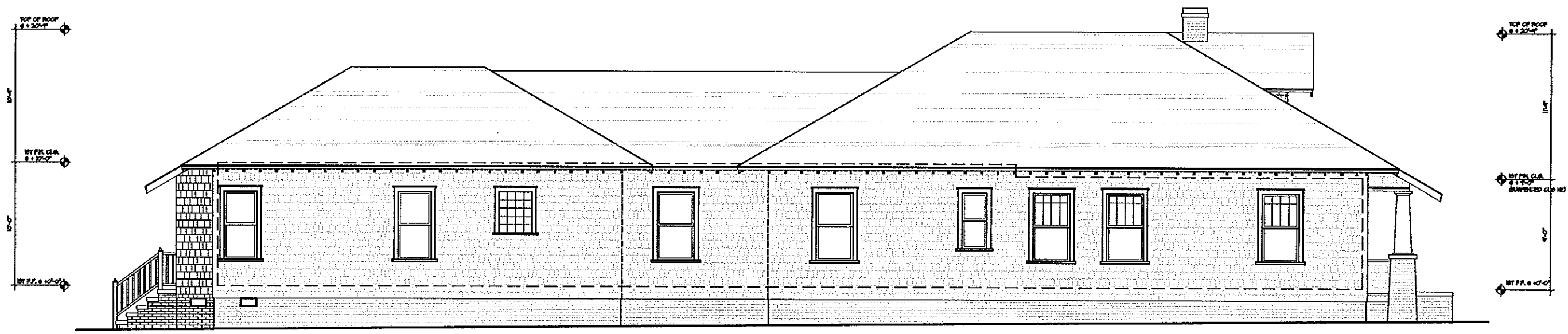
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② PROPOSED LEFT ELEVATION  
1/4" = 1'-0"

SALVAGED WINDOW SCHEDULE			
ID	OPENING	LOCATION	TYPE
SP1	2'-0" X 9'-0"	KITCHEN	DOUBLE HUNG
SP2	2'-0" X 7'-0" TRANSOM WINDOW	MASTER CLOSET	FIXED

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 9'-0" (SALVAGED WINDOW- SP1)	MATCH EXISTING	DOUBLE HUNG
B	2'-6" X 9'-0"	MATCH EXISTING	DOUBLE HUNG
C	2'-0" X 9'-0"	MATCH EXISTING	DOUBLE HUNG
D	2'-6" X 9'-0"	MATCH EXISTING	DOUBLE HUNG
E	2'-0" X 7'-0" (SALVAGED WINDOW- SP2)	MATCH EXISTING	FIXED
F	2'-0" X 7'-6"	7'-6"	FIXED
G	1'-6" X 1'-6"	9'-0"	FIXED

NOTE: MATCH TRIM DETAILS W/ HOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.  
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.  
NOTE: MATCH EXISTING WINDOW & DOOR W/P. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.  
\* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LONGER THAN 12" A.P.F. MUST BE TEMPERED FOR CODE (M.P.)



① PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



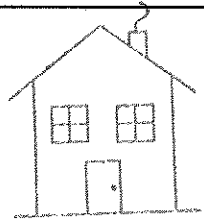
Addition & Renovation for the:  
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906 Magnolia Avenue, Charlotte, NC 28203

PROJ. NO. - 14024  
ISSUED - 30 JUN 2014  
REVISIONS -

PROPOSED ELEVATIONS

**A-9**

OF: ELEVEN

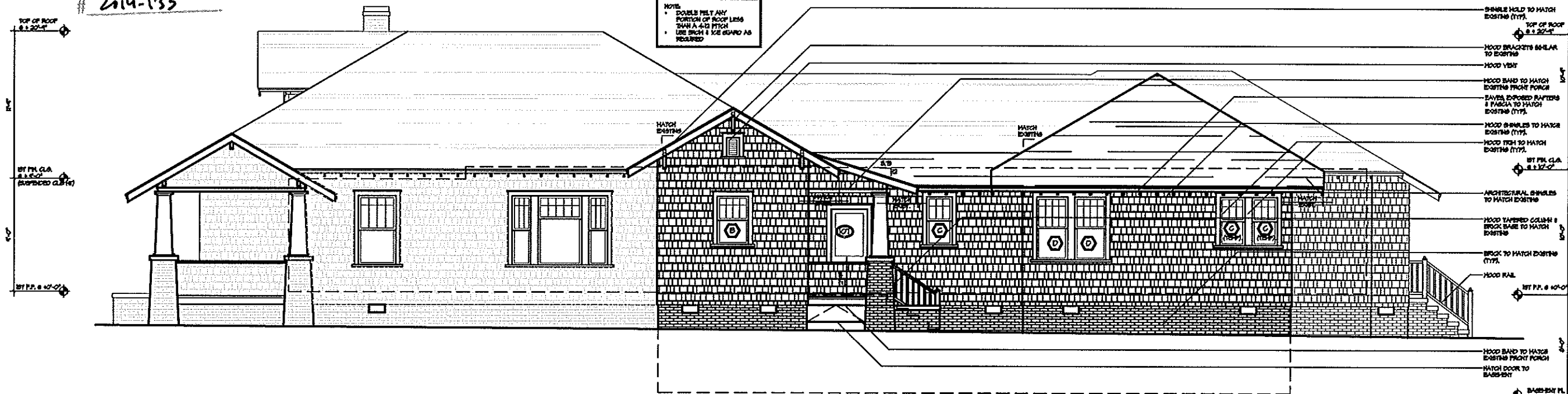


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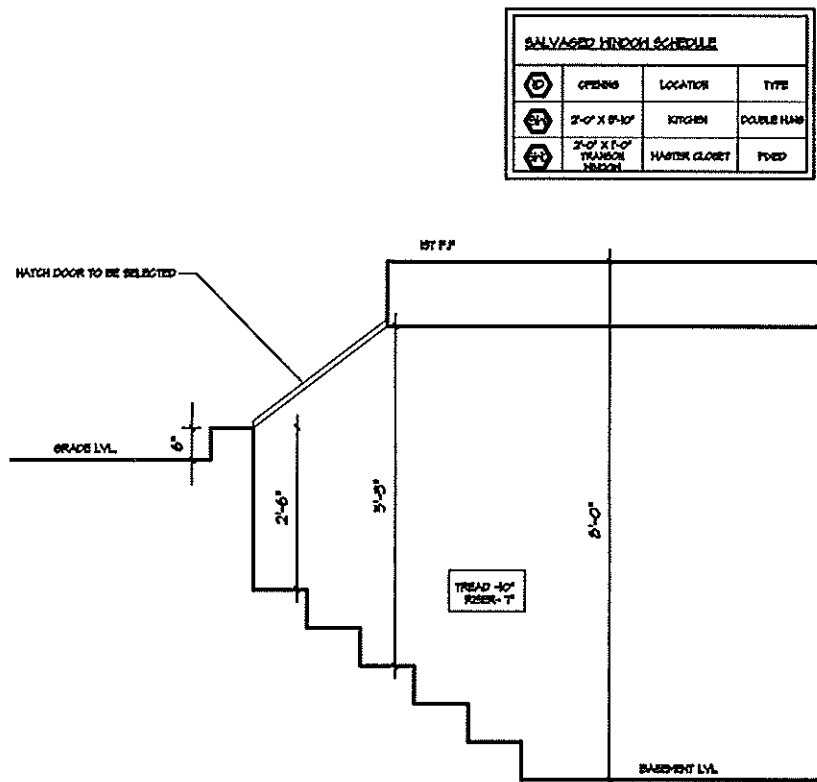
Charlotte  
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② PROPOSED RIGHT ELEVATION  
1/4" = 1'-0"



③ SECTION THROUGH BASEMENT STAIRS  
3/4" = 1'-0"

SALVAGED WINDOW SCHEDULE			
ID	OPENING	LOCATION	TYPE
A	2'-0" X 5'-10"	KITCHEN	DOUBLE HUNG
B	2'-0" X 5'-10"	HALLWAY CLOSET	FIXED

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 5'-10" (SALVAGED WINDOW- SH)	MATCH EXISTING	DOUBLE HUNG
B	2'-6" X 5'-10"	MATCH EXISTING	DOUBLE HUNG
C	2'-0" X 5'-10"	MATCH EXISTING	DOUBLE HUNG
D	2'-6" X 5'-0"	MATCH EXISTING	DOUBLE HUNG
E	2'-0" X 1'-0" (SALVAGED WINDOW- SH)	MATCH EXISTING	FIXED
F	2'-0" X 1'-6"	7'-6"	FIXED
G	1'-6" X 1'-6"	9'-0"	FIXED

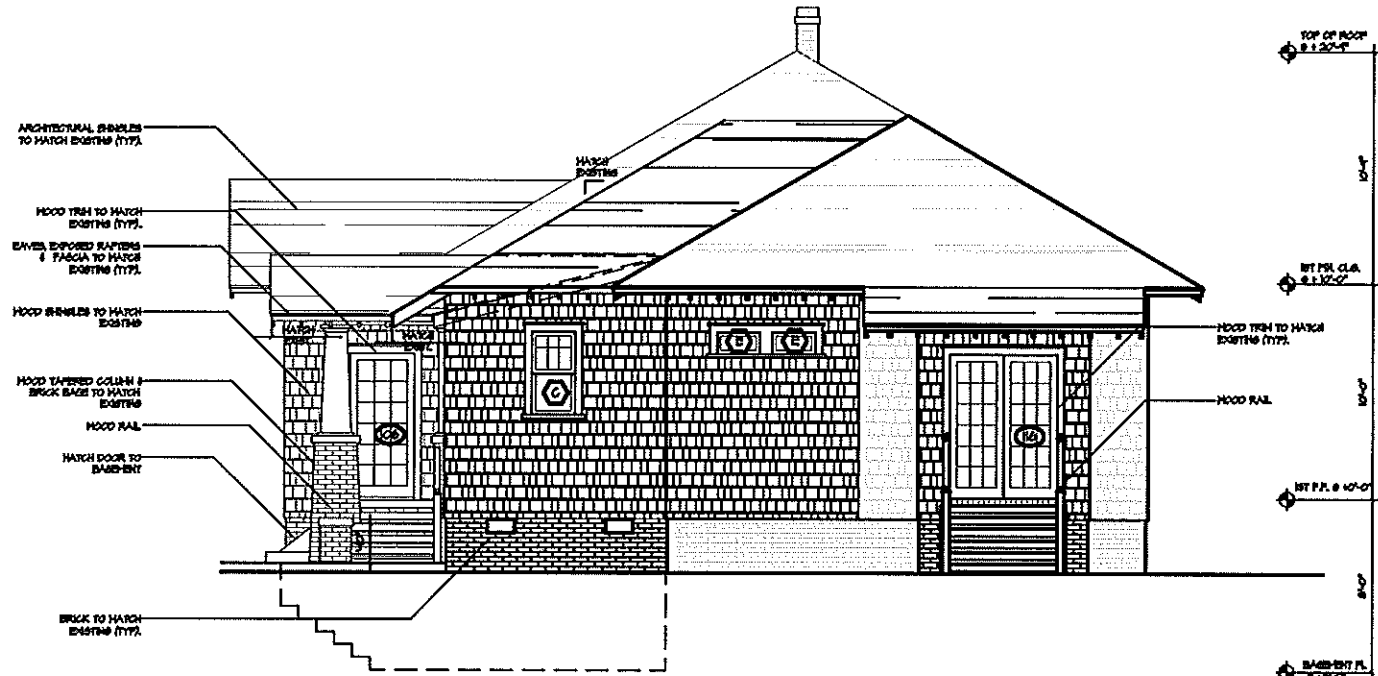
NOTE: MATCH TRIM DETAILS (W/ HOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

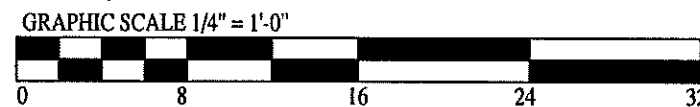
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING - SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

\* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 16" A.P.F. MUST BE TEMPERED PER CODE (TYP).



① PROPOSED REAR ELEVATION  
1/4" = 1'-0"



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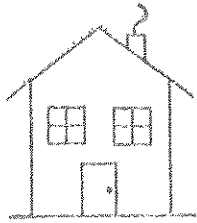
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PROPOSED ELEVATIONS

**A-10**

OF: ELEVEN



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Certificate of Appropriateness

# 2114-133

XXXX AREAS TO BE REMOVED

SALVAGED WINDOW SCHEDULE			
SYMBOL	OPENING	LOCATION	TYPE
⊗	2'-0" x 9'-0"	KITCHEN	DOUBLE HUNG
⊗	2'-0" x 7'-0" TRANSOM WINDOW	HALLWAY CLOSET	FIXED



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0 1/4" = 1'-0"

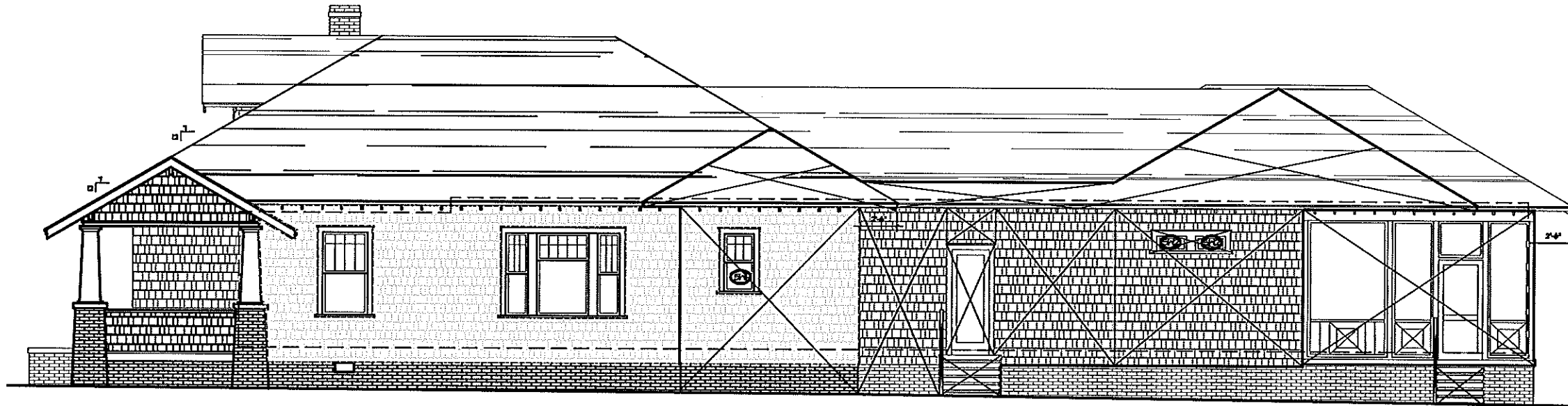
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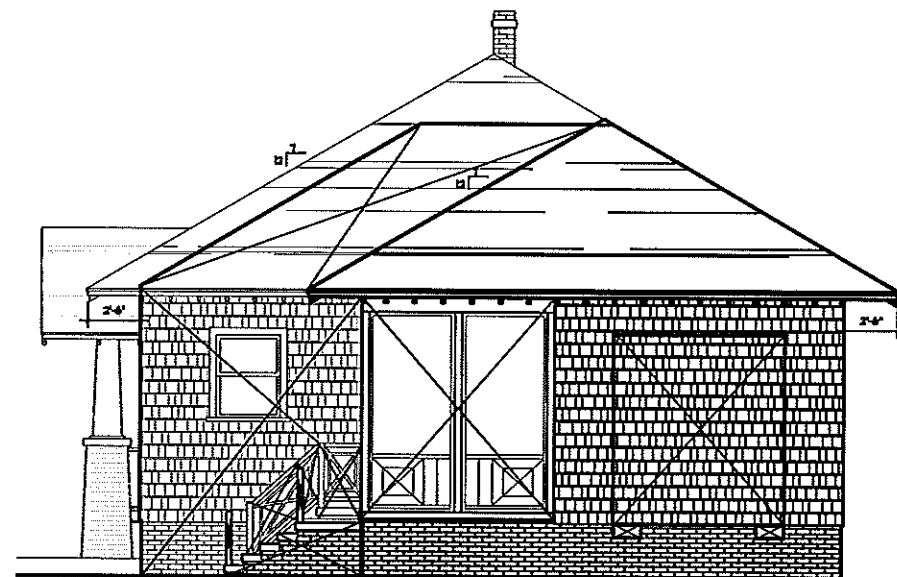
EXISTING ELEVATIONS

**A-5**

OF ELEVEN



② EXISTING RIGHT ELEVATION  
1/4" = 1'-0"



① EXISTING REAR ELEVATION  
1/4" = 1'-0"

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

