



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-134

DATE: August 20, 2014

ADDRESS OF PROPERTY: 914 Magnolia Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12111825

OWNER(S): Ruth Grissom and Marcus Plescia

DETAILS OF APPROVED PROJECT: The project is comprised of several phases.

1. The enclosure of a side facing front door, the addition of a canopy over the side cellar and the addition of a front shed dormer were approved by the HDC August 14, 2014. The dormer and canopy will have materials, fenestration and trim details to match the existing home per the attached plans.
 2. The second phase is a rear addition that will not be visible from the street. The new addition includes a screened porch, terrace and a heated space that extends approximately 24'-9" into the rear yard. New materials and architectural details of the new addition will match existing. New windows will be wood STDL to match or complement the existing windows. Other improvements are restorative or routine maintenance including re-roofing, wood repair, repaving, repointing of masonry, etc).
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1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 39: Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.
 2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

Continued on second page.

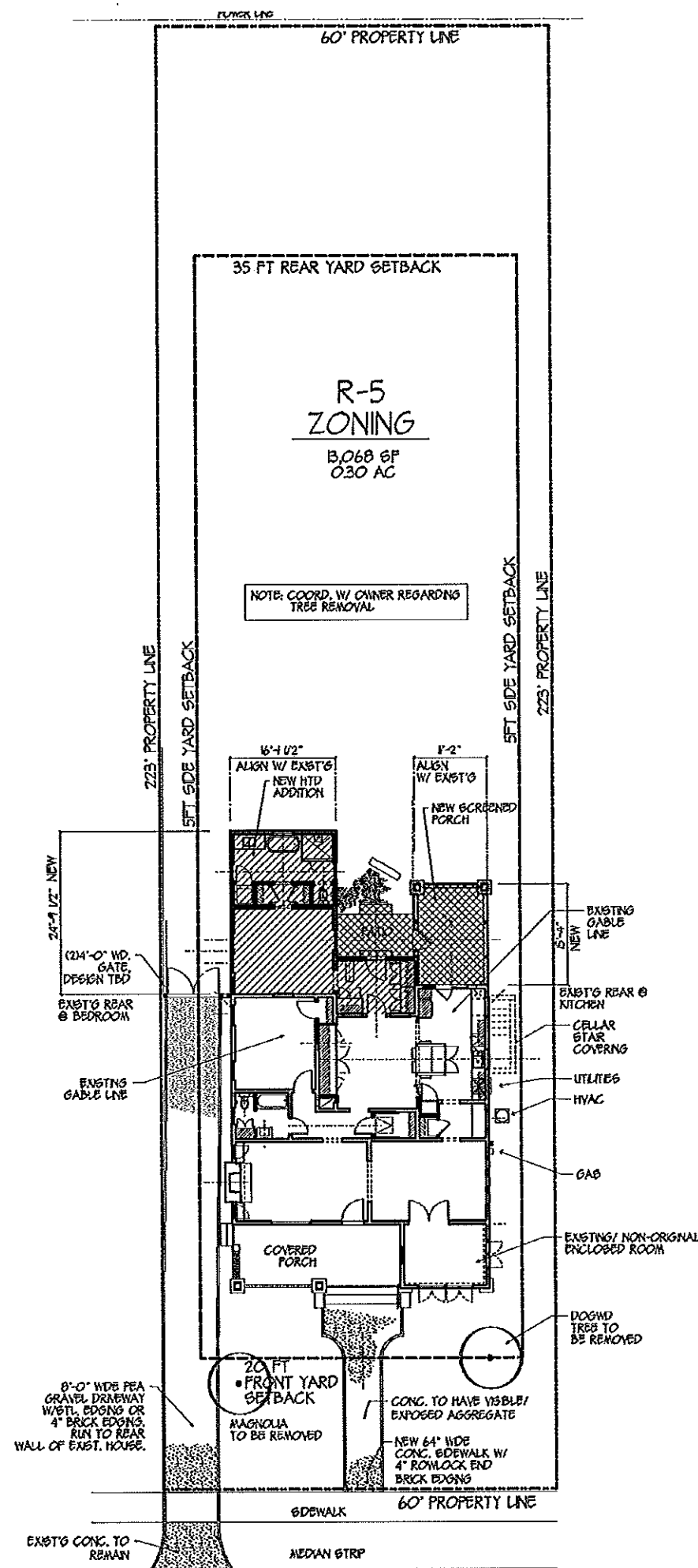
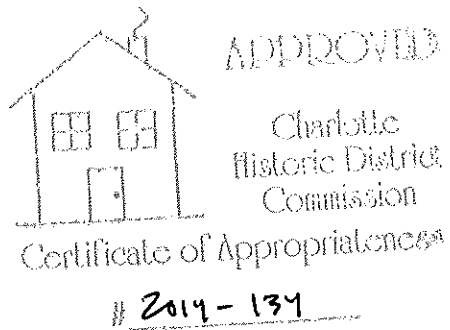


- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans 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.

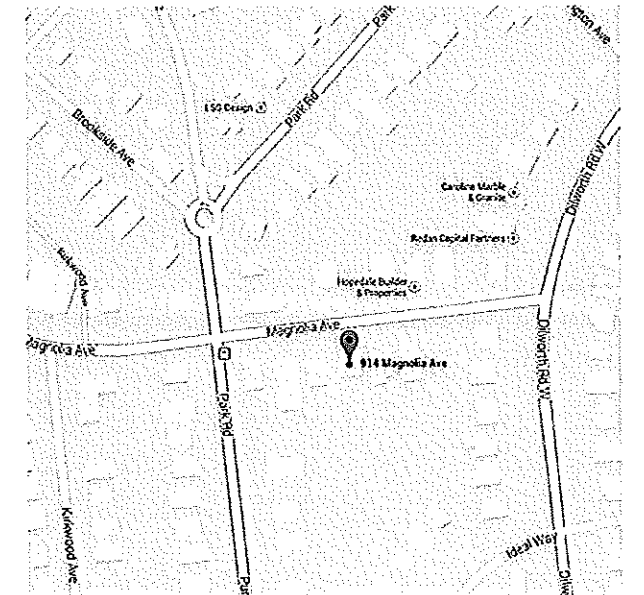
This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be 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



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 LOCATOR MAP
CS-1 NOT TO SCALE
* LOCATED IN DILWORTH HISTORIC DISTRICT



INDEX OF DRAWINGS

- CS-1 — INDEX OF DWGS/ PARCEL & LOCATOR SITE PLAN
- 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

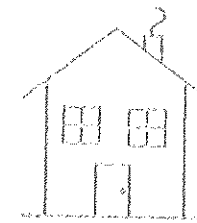
KENT ALAN LINEBERGER, AIA
208 SOUTH BOULEVARD
SUITE 103
CHARLOTTE, NC 28203
phone 704-334-6366

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



FOR PERMIT & CONSTRUCTION
& HDC REVIEW

INDEX OF DRAWINGS
PARCEL SITE PLAN
LOCATOR SITE PLAN

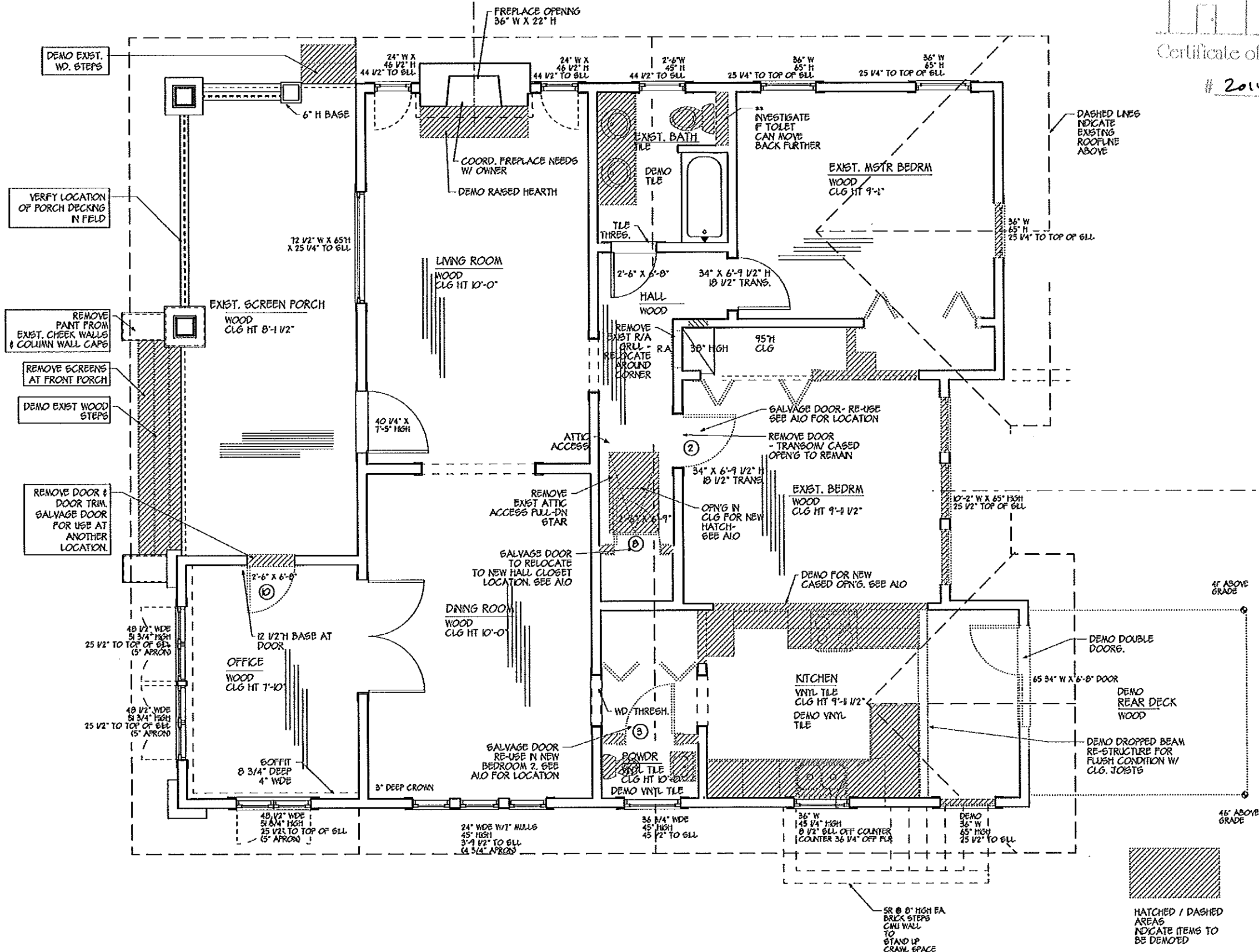


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Commission

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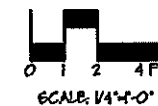
AS-BUILT
DEMO PLAN

AS-BUILT-DEMO PLAN

EXISTING HTD SF : 1490 SF

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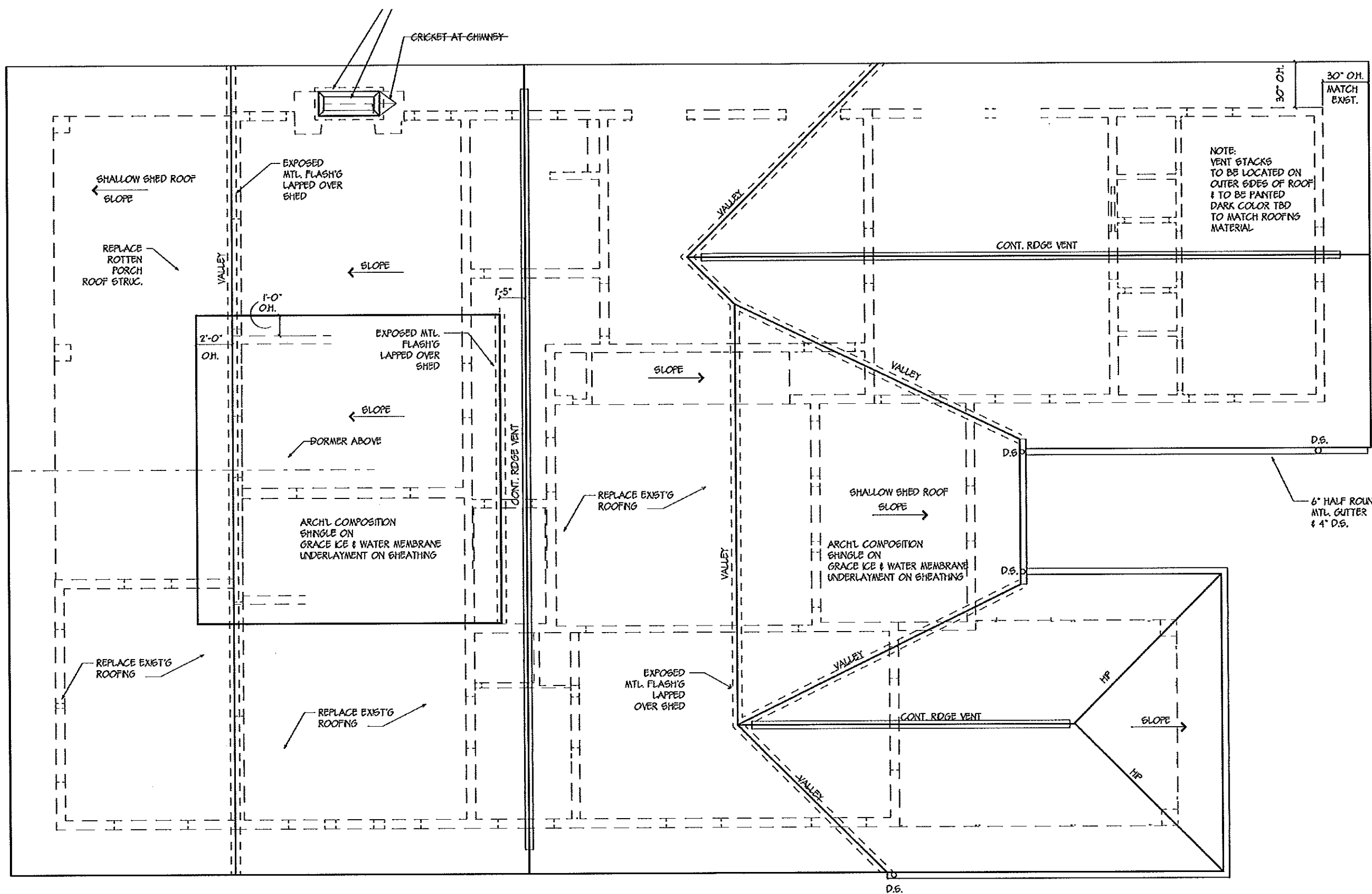
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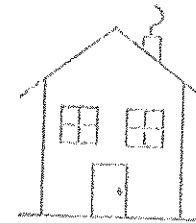
ROOF PLAN

NOTE:
 VENT STACKS
 TO BE LOCATED ON
 OUTER EDGES OF ROOF
 & TO BE PAINTED
 DARK COLOR TBD
 TO MATCH ROOFING
 MATERIAL

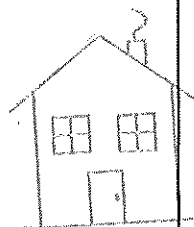


ATTIC VENTILATION CALCULATIONS

PROPOSED ROOF AREA = 3039 SF
 PROPOSED VENTILATION AREA REQUIRED = 1013 SF
 1/300 REQD W/ 50% MIN. IN UPPER PORTION OF ROOF SPACE.
 PROPOSED VENTILATION AREA PROVIDED = 11.4 SF
 14 FT RDGE VENTS @ 12 SQ INCHES PER FOOT CLEAR AREA
 1 GABLE VENTS @ 2 SF CLEAR AREA



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EXPOSED
RAFTER TAILS
@ 24" O.C.
MATCH ROOF PITCH
OF EXIST. HOUSE
NEW CELLAR STEPS
COVERING
ACCESS DOOR FACING
REAR YARD

PROPERTY LINE

5 FT SIDEYARD SETBACK

12
6

CONT. RDGE VENT
MATCH 6
EXIST.

HP ROOF

SCREENED ROOF LINES
ARE EXTENSION OF
EXIST'G GABLES

EXP. MTL. VALLEY FLASH'G

SHALLOW
SHED ROOF

EXP. MTL. FLASH'G
LAPPED OVER SHED
6" HALF ROUND
MTL. GUTTER

CONT. RDGE VENT
1 3/4" SHINGLE MOULD
MATCH EXIST. HOUSE

MATCH EXIST. ATTIC VENT
AT NEW GABLE LOCATION

12
6
EXIST.

MATCH TO EXIST.

MATCH TO EXIST.
CLG HT.

MATCH TO EXIST.
SHINGLE MATERIAL
SPACING

5 FT SIDEYARD SETBACK

PROPERTY LINE

2
A3

REAR ELEVATION

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

PROVIDE SQUIRREL-PROOF FLUE CAP,
TBD
COORD. CHIMNEY REPAIR/ FLUE LINER W/ OWNER

NEW MTL. FLASHING

ARCH'L COMPOSITION
SHINGLE ROOF

SHED ROOF

5" SPREAD MULL.
MATCH TO
EXIST'G

NEW DORMER
EXP. MTL. FLASH'G LAPPED OVER SHED
NEW DORMER STOPS SHORT
OF MAIN RIDGELINE AS SHOWN

ARCH'L COMPOSITION
SHINGLE ROOF

EXPOSED RAFTER TAILS
@ 24" O.C.

1 X 4 FASCIA TRIM BD.

MATCH EXISTING HOUSE
WINDOW TRIM

EXP. MTL. FLASH'G LAPPED OVER SHED

MATCH EXIST. SHINGLE GONG

NEW MAILBOX (COORD. W/ ARCHT/OWNER)

REPLACE ROTTEN
FASCIA TRIM W/
1 X 4 TRIM BD.

CELLAR STEP
COVERING
BEYOND

FEEL MAN

PROPERTY LINE

5 FT SIDEYARD SETBACK

EXIST. FOUND.
VENT

REMOVE PAINT

REPAIR WOOD PORCH

NEW CONC. STEPS

NEW HOUSE NOS. (COORD. W/ ARCHT/OWNER)

NEW WALL SCOFFES (COORD. W/ ARCHT/ OWNER)

EXIST. FOUND.
VENT

5 FT SIDEYARD SETBACK

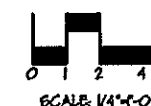
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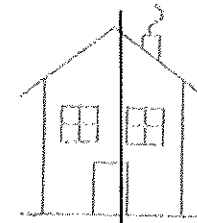
Mecklenburg County



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

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FRONT & REAR
ELEVATIONS

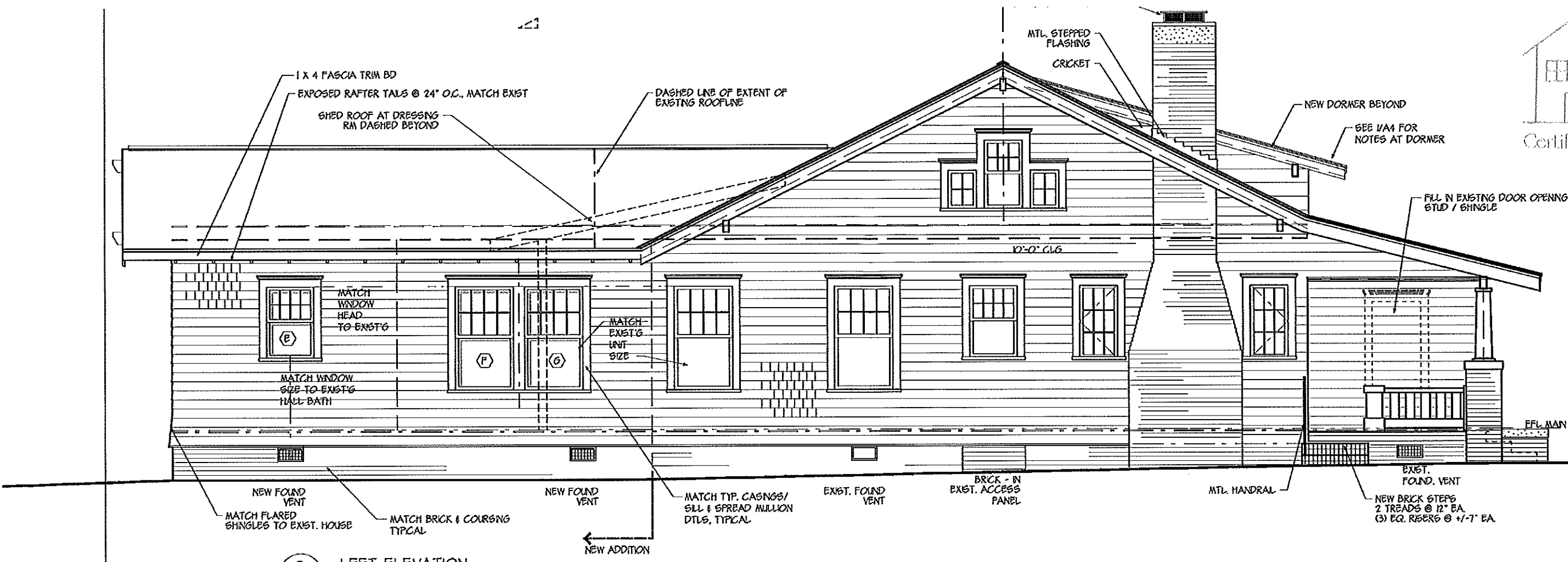


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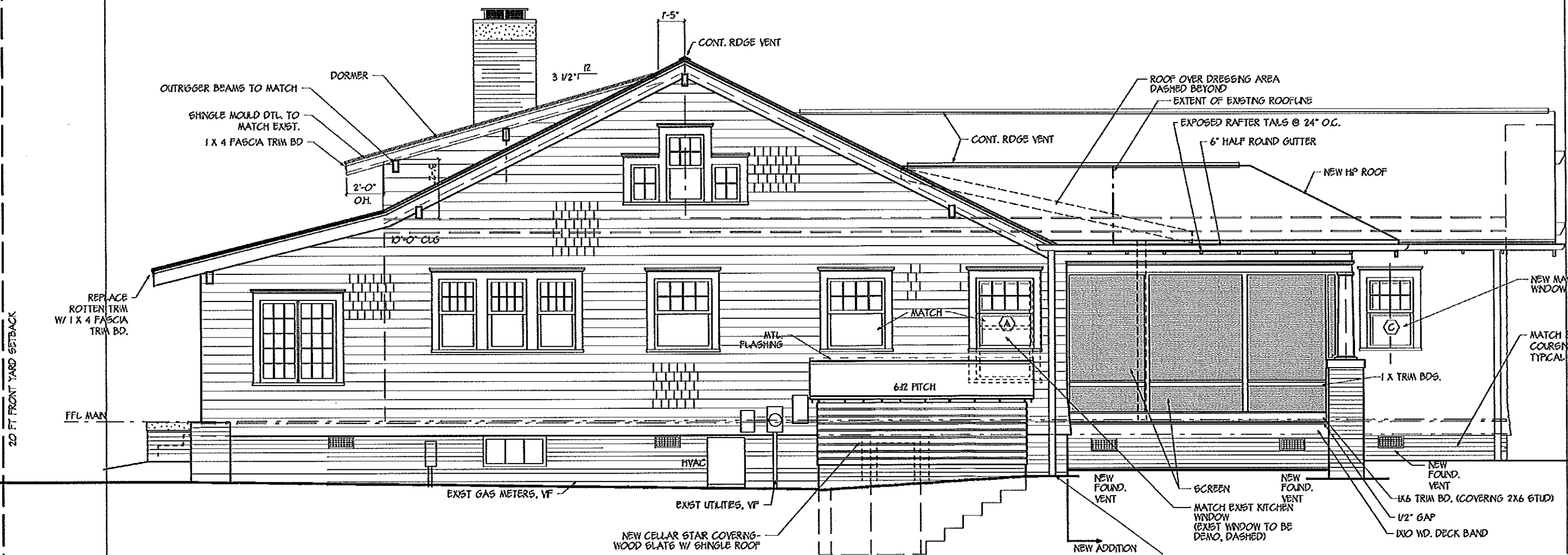
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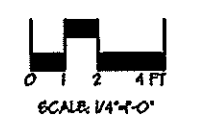


2 LEFT ELEVATION
A4 SCALE: 1/4"=1'-0"



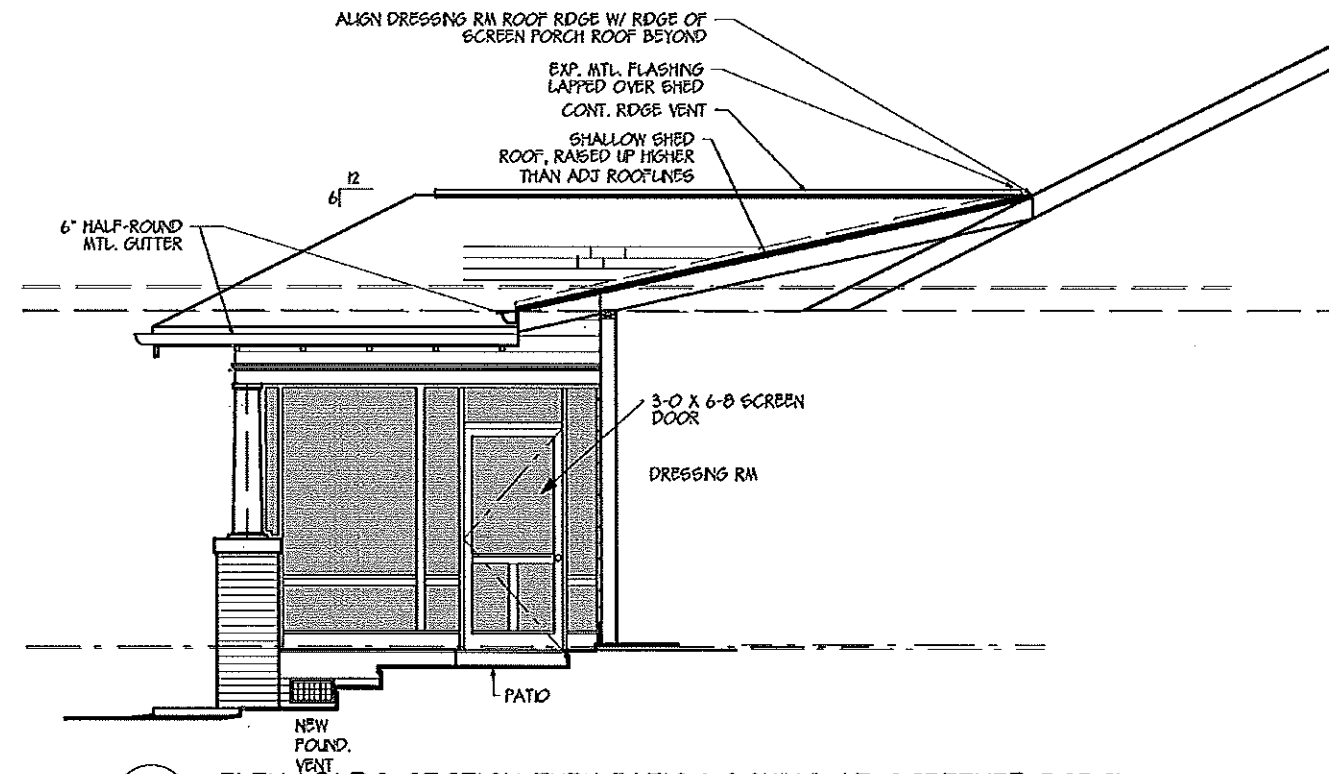
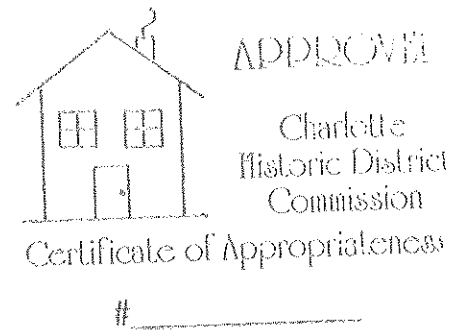
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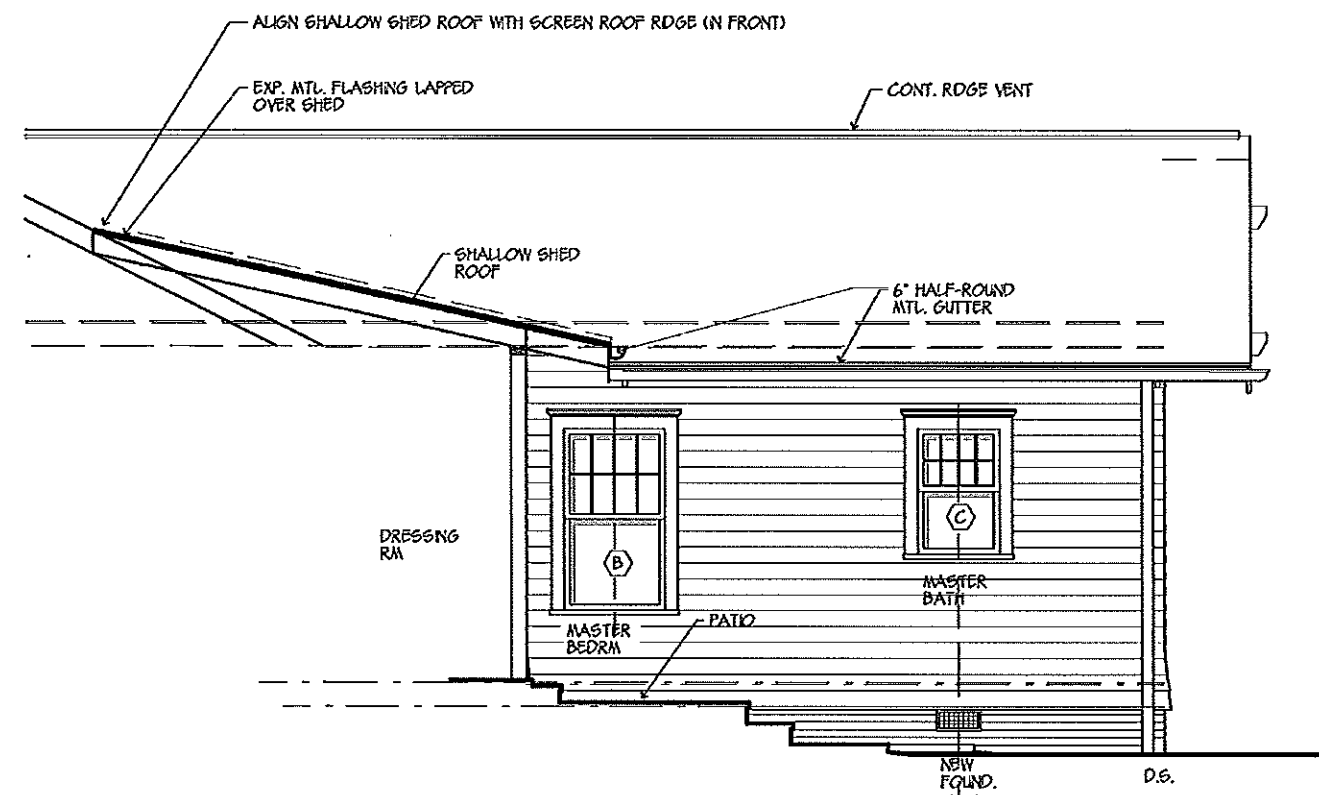


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RIGHT & LEFT
ELEVATIONS

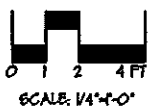


2
A5
ELEV./ BLDG SECTION THRU PATIO LOOKING AT SCREENED PORCH
SCALE: 1/4"=1'-0"



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FOR PERMIT & CONSTRUCTION
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WALL SECTION
BLDG SECT/ELEV