



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED**

CERTIFICATE NUMBER: 2016-186

DATE: 27 July 2016
31 October 2016_Amended

ADDRESS OF PROPERTY: 922 Magnolia Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12111823

OWNER(S): Scott and Cindy Watson

APPLICANT: John Zucker

DETAILS OF APPROVED PROJECT: The project is a rear addition, enclosing an existing screened porch and a new accessory building in the rear yard. The rear addition is a one-story screened porch with a rear facing gable roof. The addition will tie onto the house below an existing pair of double-hung windows. Exterior material will be wood shingle siding with all details (brackets, trim, doors, etc.) to match existing. An existing screened porch will be converted to heated living space, with new double-hung wood windows with Simulated True Divided Lights (STDL) in a 4/1 pattern to match existing. The window trim design, details and materials will match existing. On the rear, a portion of the screened porch will be infilled to create a new rear entry door, which will be wood with STDL muntins to match existing. See attached exhibit labeled 'Rear Addition – July 2016.'

The new accessory building is a garage and storage space with a footprint of 24'-0" x 36'-0". The grade to ridge height will be +/- 15'-4 1/4". The garage will feature carriage style doors and double-hung wood windows with STDL in a 4/1 pattern. The materials, design and dimension of all details (brackets, trim, vents, columns, etc.) will match existing on the primary structure. The existing driveway will be expanded approximately 1,640 square feet, and will match existing materials. The new accessory structure will meet the required side and rear yard setbacks. See attached exhibits labeled 'Site Plan – October 2016', 'Accessory Building Elevations – October 2016', and 'Accessory Building Floorplan – October 2016.'

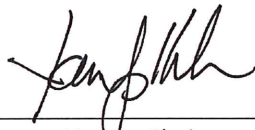
After completion of the rear addition, new accessory building, and expanded driveway the total rear yard impervious coverage will be 37.6%.

Continued on next page

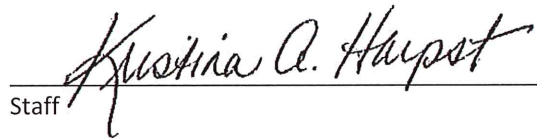
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval
 - a. Replacement Windows and Doors (page 23)
 - b. Additions (page 39) - Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.
 - c. Work in Rear Yards, new rear yard accessory buildings and structures (page 50)
2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- 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 twelve (12) 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

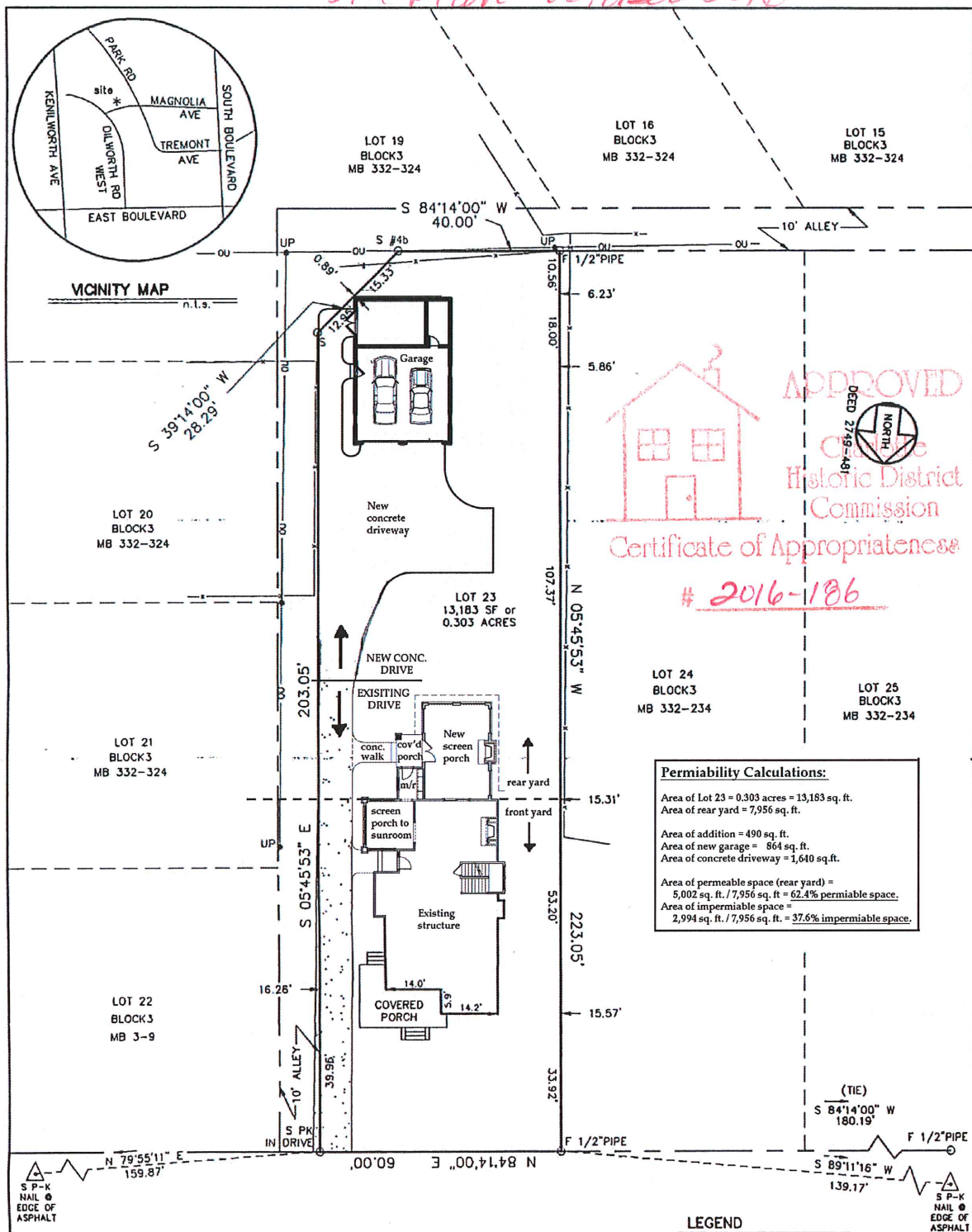


James Haden, Chairman



Staff

Site Plan - October 2016



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Historic District
Commission
Certificate of Appropriateness
2016-186

Permiability Calculations:
Area of Lot 23 = 0.303 acres = 13,183 sq. ft.
Area of rear yard = 7,956 sq. ft.
Area of addition = 490 sq. ft.
Area of new garage = 964 sq. ft.
Area of concrete driveway = 1,640 sq. ft.
Area of permeable space (rear yard) = 5,002 sq. ft. / 7,956 sq. ft. = 62.4% permeable space.
Area of impermeable space = 2,994 sq. ft. / 7,956 sq. ft. = 37.6% impermeable space.

FLOOD STATEMENT

THIS IS TO CERTIFY THAT THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST AREA HUD/FIRM MAPS AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA A OR B.

LEGEND

- O EVIDENCE
- F FOUND
- S SET
- #4b No. 4 REBAR
- #5b No. 5 REBAR
- NMFS NO MONUMENT FOUND OR SET
- R/W RIGHT OF WAY
- b/c BACK OF CURB
- x- FENCE LINE
- UP UTILITY POLE
- OU OVERHEAD UTILITY

Lucas-Forman Incorporated
Land Surveying
Planning & Engineering
645 Pressley Road, Suite N
Charlotte, North Carolina 28217
P.O. Box 11386 28220-0386
(704) 527-6626 Fax 527 9640

BOUNDARY & PHYSICAL SURVEY
of
922 MAGNOLIA AVENUE
Charlotte, Mecklenburg County, N.C.
LOT _____ BLOCK _____ MAPBOOK _____ PAGE _____
SUBDIVISION _____
DEED REFERENCE: 2749-481
for
DAVID B. BARLEY & REBECCA S. BARLEY
SURVEYED: G.J. GIBBONS DATE: 5-10-94 REV. _____
DRAWN: C.T. GLANKLER UPDATE: _____

SEAL
NORTH CAROLINA
REGISTERED
LAND SURVEYOR
L-3141
ARTHUR F. FORMAN
JOB# 94356 FILE# 3

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Charlotte
Historic District
Commission

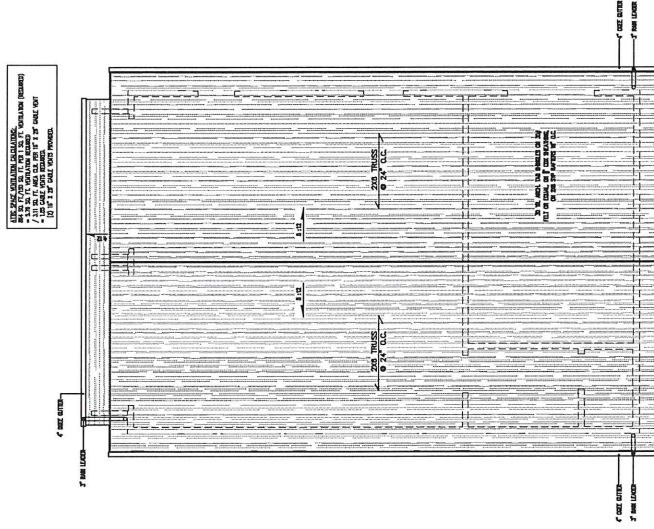
Certificate of Appropriateness

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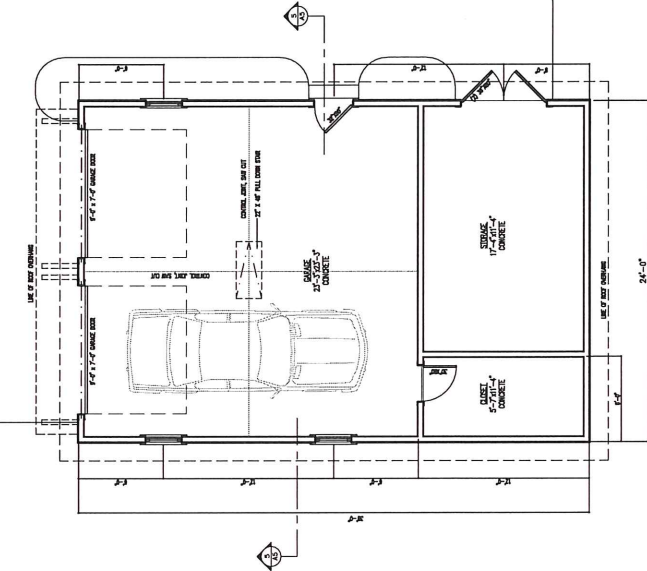
JZ Studio, Inc.

DATE: 10-20-16
SHEET NO

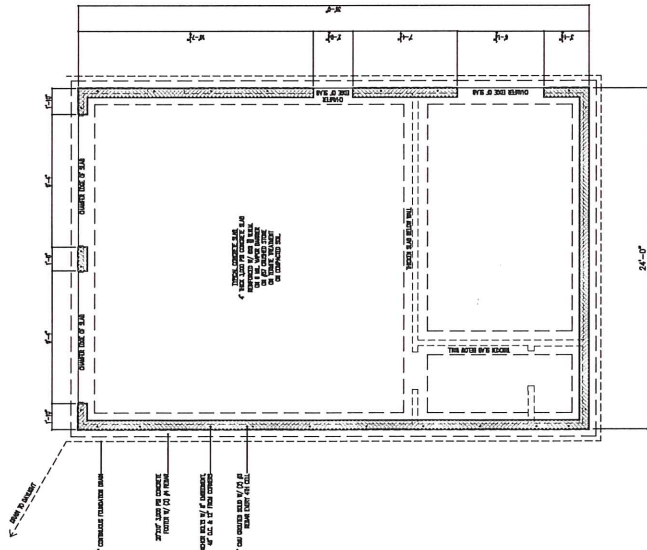
A4



3
A4



2 GARAGE PLAN
A4 SCALE : 1/4" = 1'-0"



1 GARAGE FOUNDATION PLAN
A4 SCALE : 1/4" = 1'-0"

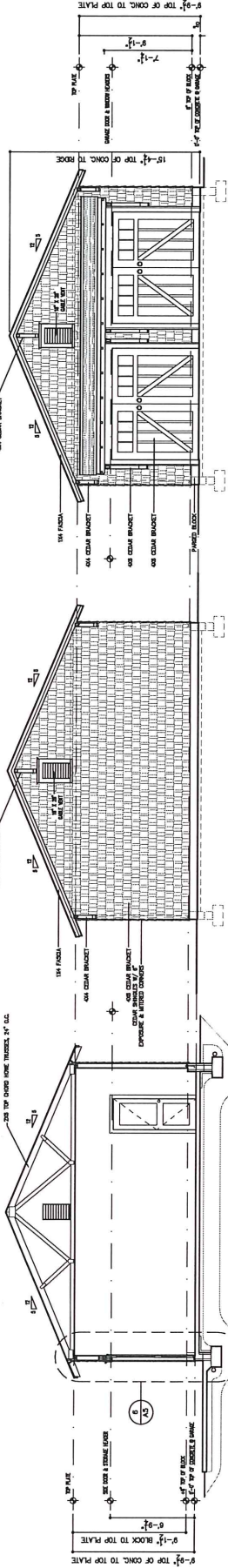
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Accessory Building Elevations

AN ADDITION AND RENOVATION FOR
SCOTT & CINDY WATSON
922 MAGNOLIA AVE.
CHARLOTTE, NC 28203

JZ Studio, Inc.

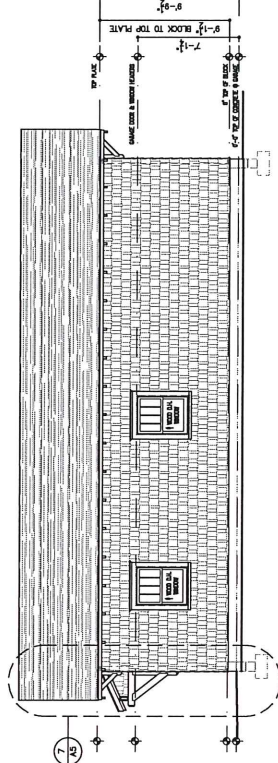
DATE: 10-20-18
SHEET NO. A5



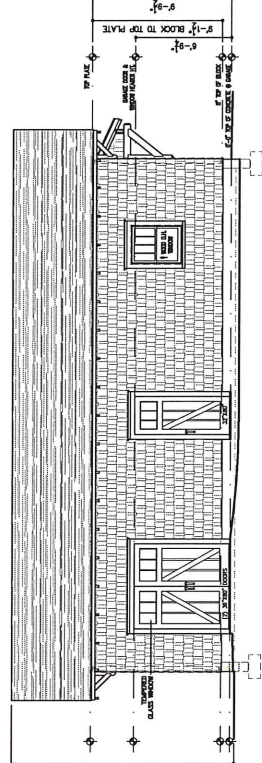
1 FRONT ELEVATION
A5 SCALE: 1/4" = 1'-0"

4 BACK ELEVATION
A5 SCALE: 1/4" = 1'-0"

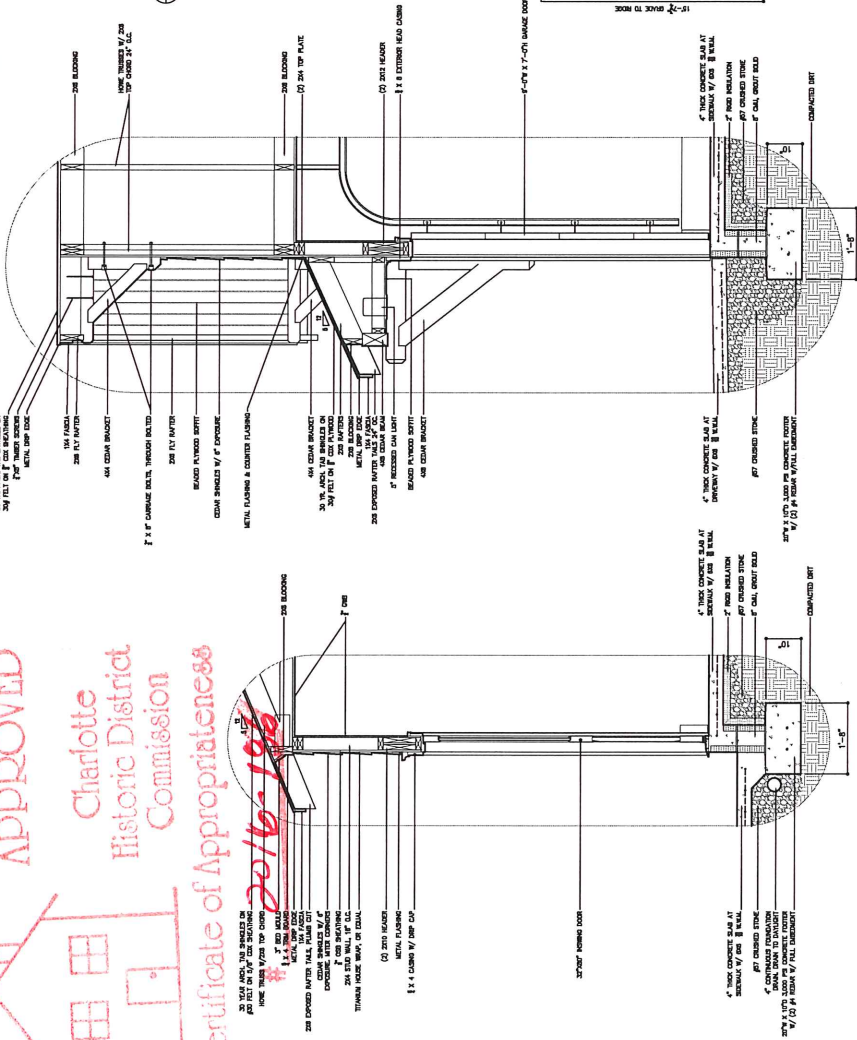
5 BUILDING SECTION
A5 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A5 SCALE: 1/4" = 1'-0"



3 LEFT SIDE ELEVATION
A5 SCALE: 1/4" = 1'-0"



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

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

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