
ADDRESS OF PROPERTY: *1201 Belgrave, Dilworth Local Historic District HDC 2013-031*

SUMMARY OF REQUEST: *Rear Addition*

OWNER: *Sean & Andrea Smith*

APPLICANT: *Dominick Ristaino*

Details of Proposed Request

Addition of new outdoor living space on rear. New room will have a gabled roof with a chimney at the end facing into the back yard. The new porch/living space will be slightly offset from the house toward the side property line, making this a full Commission issue. Details include wide openings, columns, brick, louvered wooden shutters, etc. Sport court and deck extension can be approved administratively.

Relevant HDC Design Guidelines

- Additions

Staff Analysis

Staff would have approved this, but, for the offset element.

HDC Design Policy on Additions requires that additions be evaluated according to the following matrix:

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>



1201 Belgrave Place

Sports Court & Porch/Deck Addition

Porch added to rear of Home with expansion of current deck to tie into porch addition. Sports court in place of current play ground equipment.



Front view of 1201 Belgrave Place. Porch addition, Right Rear.



Left Side Neighbor Home.



Right Side Neighbor Home. With no view to addition from street.



Right side view of home from neighbors front left perspective.



Right side yard view.



Right side yard view from rear. House juts out 14 inches from rear wall to front.



Rear yard view. Addition on left side.



Rear View from driveway side.



Left neighbor view if they could see through elevated 5 foot fence.



Elevated left side neighbors fence to building site.



Rear yard view towards recently turned down Walgreens site.



Sports court location where playground equipment is.



Right side neighbors house. A den with no windows towards addition.



Neighbors on right side rear yard view.



Front quoin protudes 1 ½ inches past side wall.



Sill protrudes 2 inches past side wall.



Side wall extends 12 inches past addition wall



Power box and side wall extends 19 3/8 inches past addition wall.

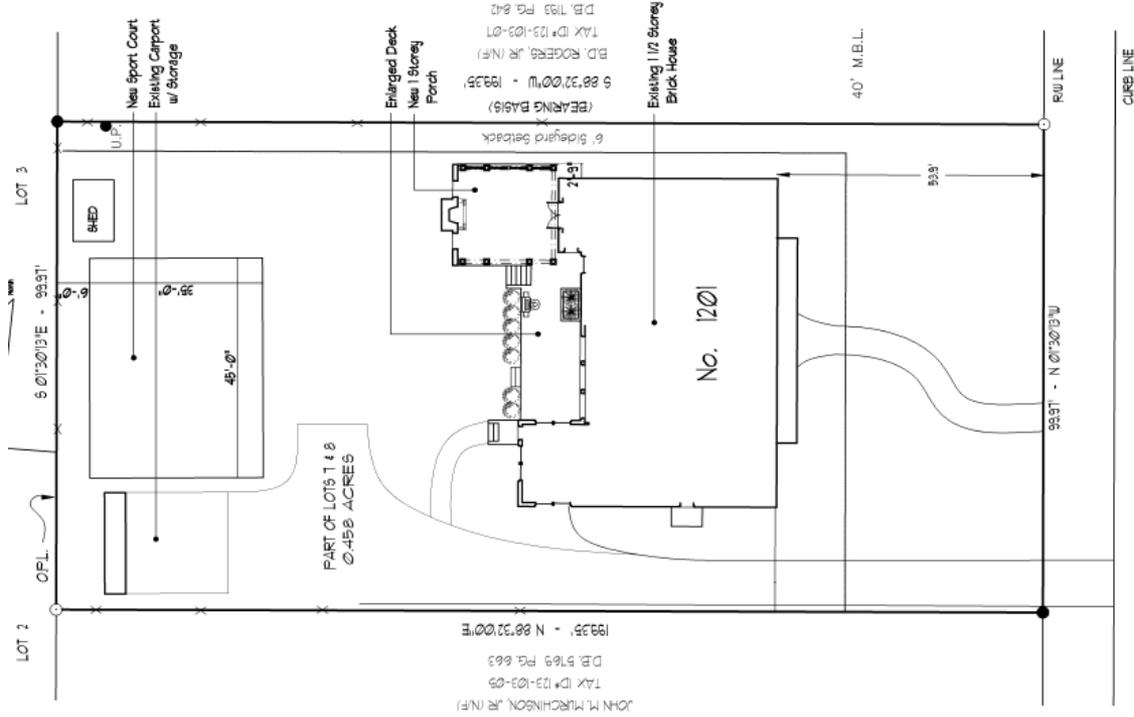


Addition wall before jut out wall and electrical boxes.



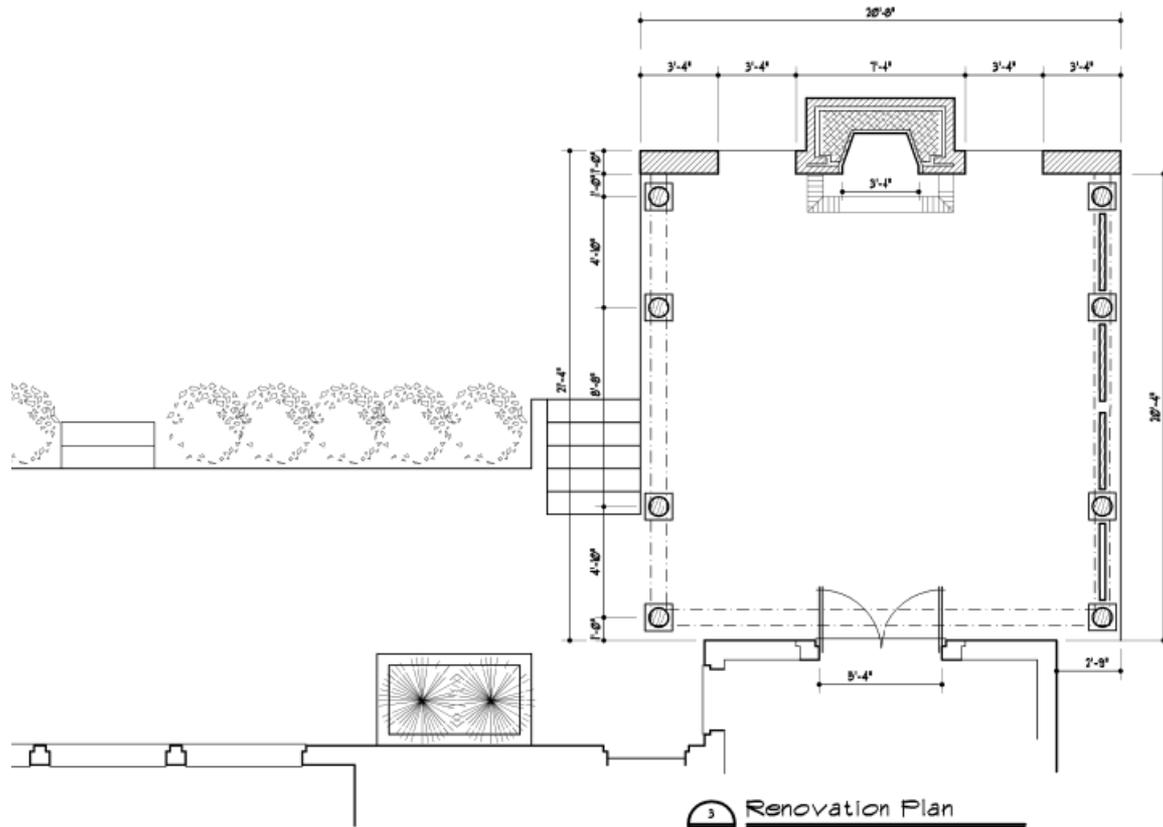
Addition totally obscured from street with front wall and landscaping.

Site Plan 1201 Belgrave

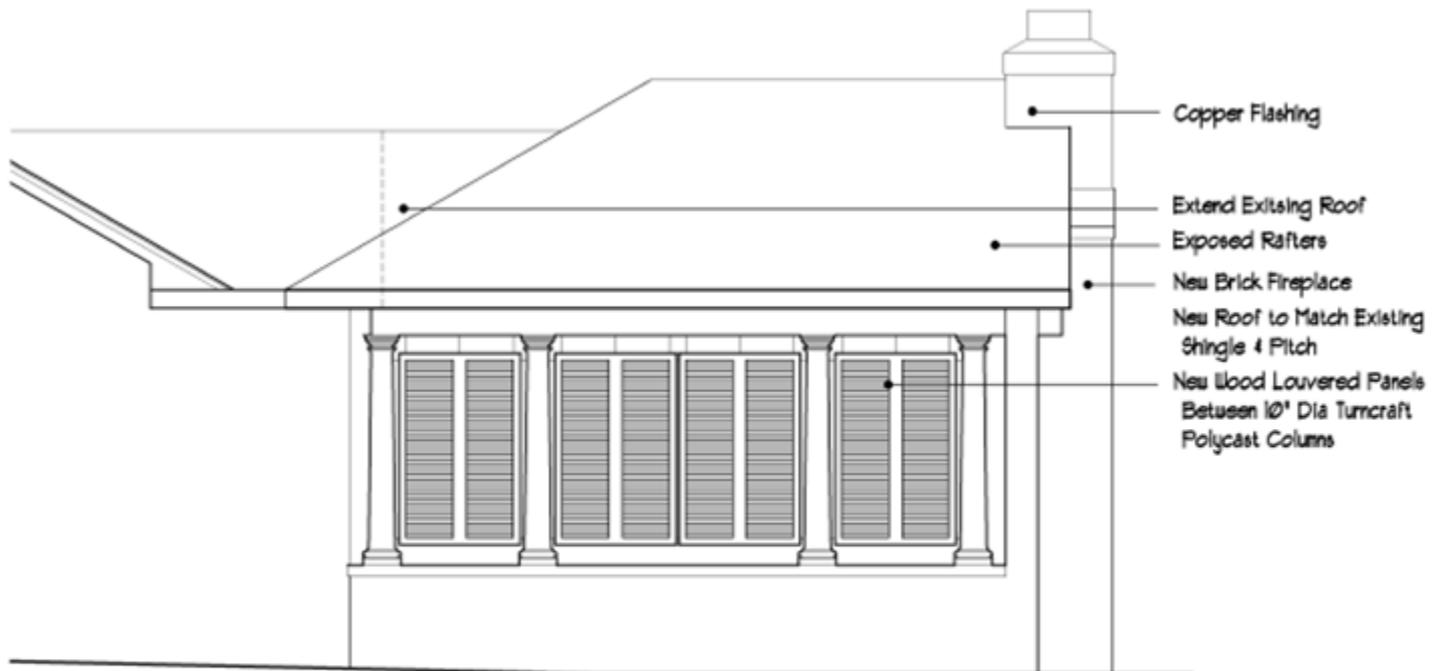


BELGRAVE PLACE

1
21
Site Plan
1716' x 111.0'



3 Renovation Plan
 4-2 | / 4" = 1' - 0"



Copper Flashing

Extend Existing Roof

Exposed Rafters

New Brick Fireplace

New Roof to Match Existing
Shingle & Pitch

New Wood Louvered Panels
Between 10' Dia Turncraft
Polycast Columns

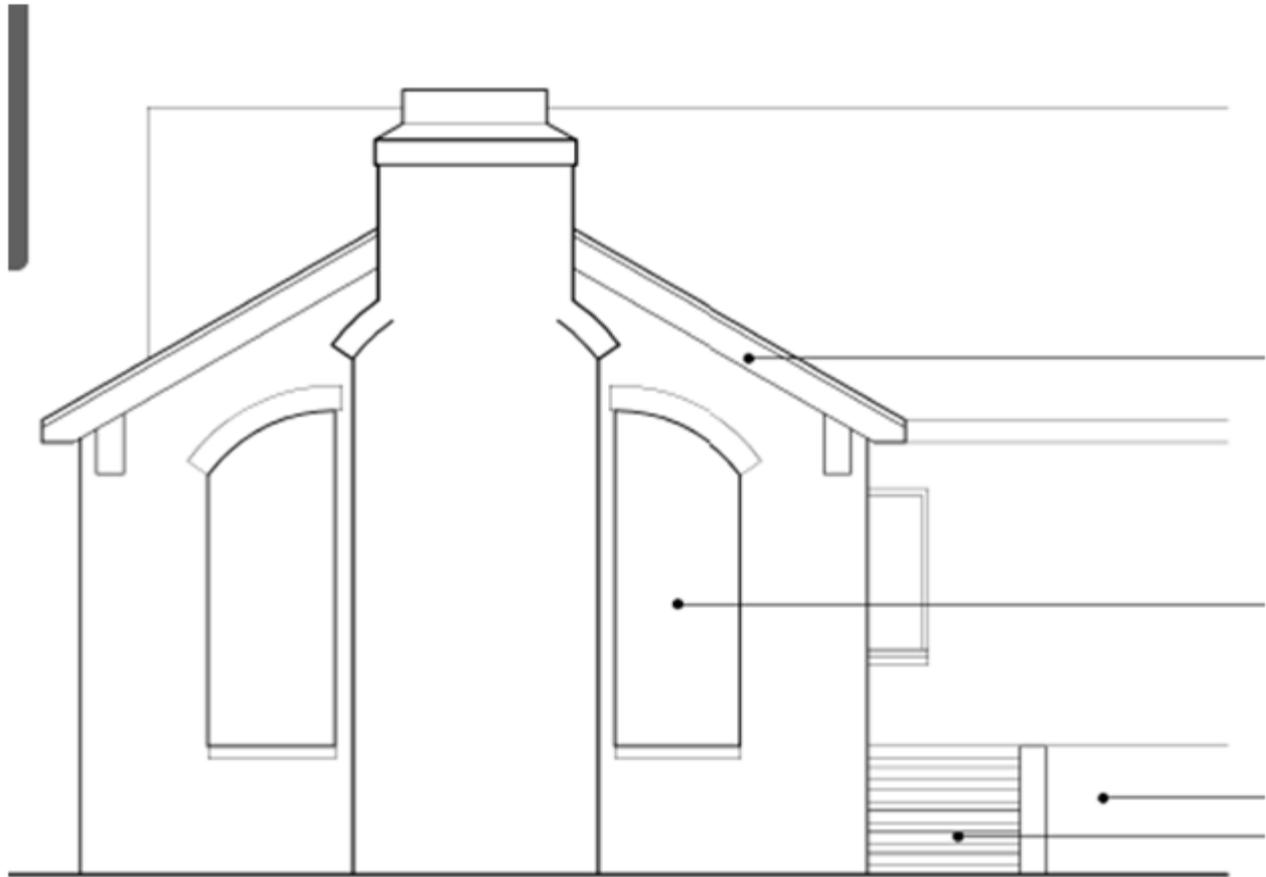
4 Side Elevation
 A-1
 1/4" = 1' - 0"



- Copper Flashing
- Extend Existing Roof
- Exposed Rafters
- New Brick Fireplace
- New Roof to Match Existing
- Single 4 Plych
- New Good Louvered Panels
- Between 1/2" Dia Turnast
- Polycast Colare

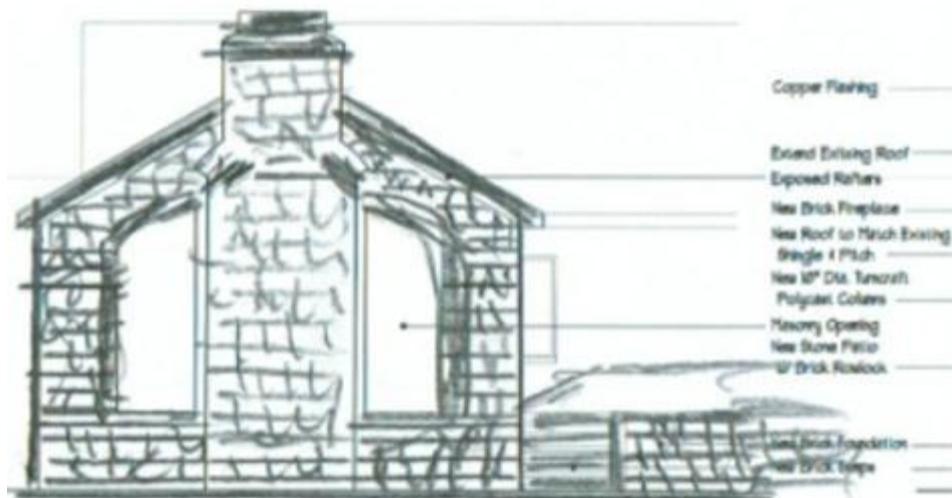
Side Elevation
1/4" = 1' - 0"

Side Neighbor
Screening

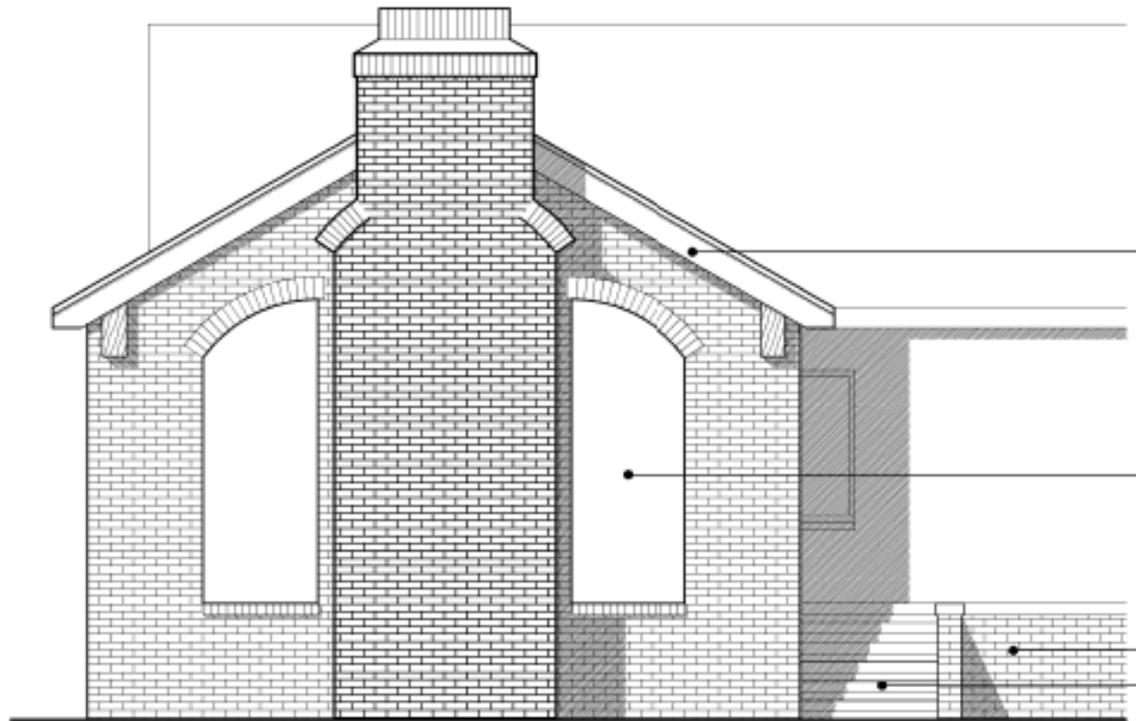


Rear Elevation

1 / 2" = 1' - 0"



1
 2
 Rear Elevation
 12' - 0" x 1' - 0"

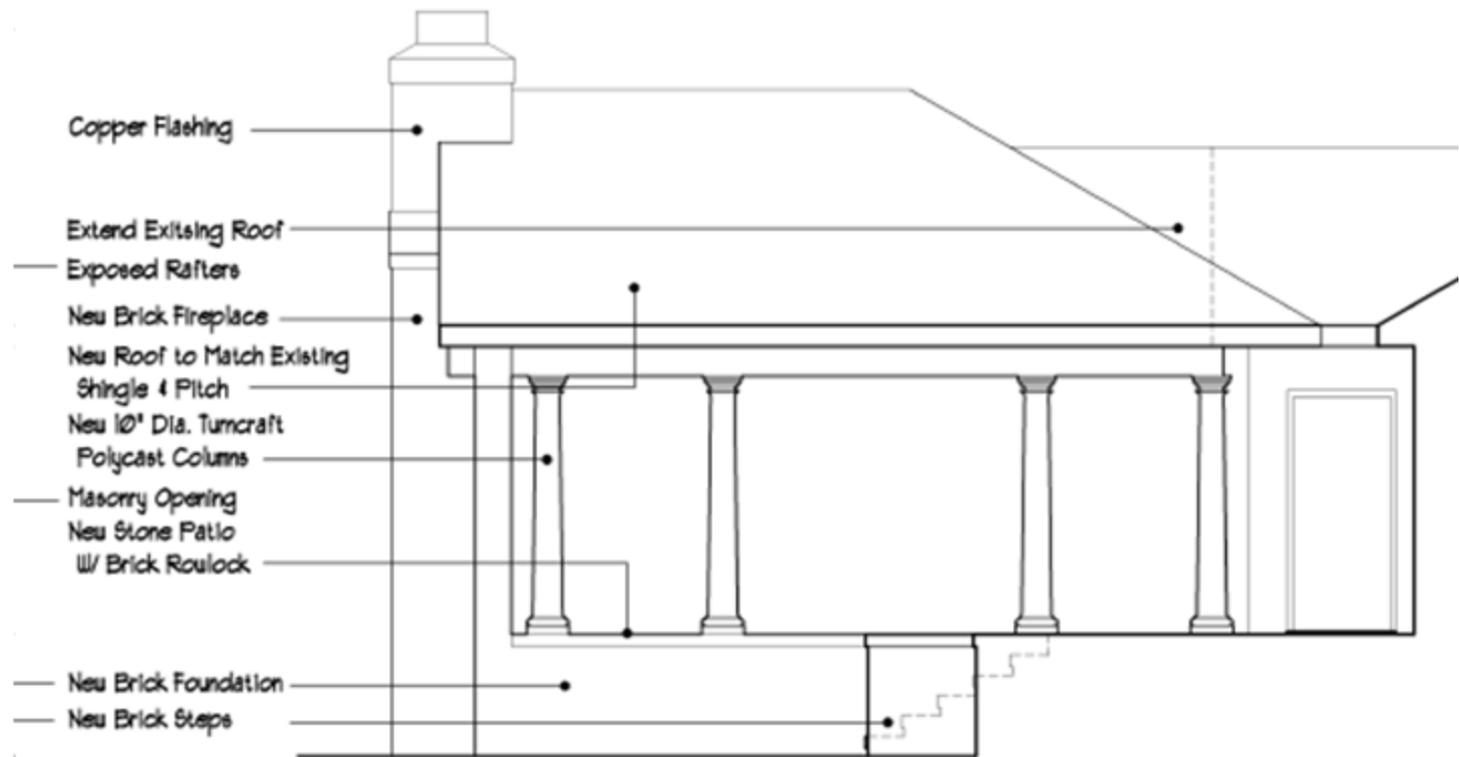


Rear Elevation

1 / 2" = 1' - 0"

Proposed brick, ceiling treatment, and stone floor as pictured.

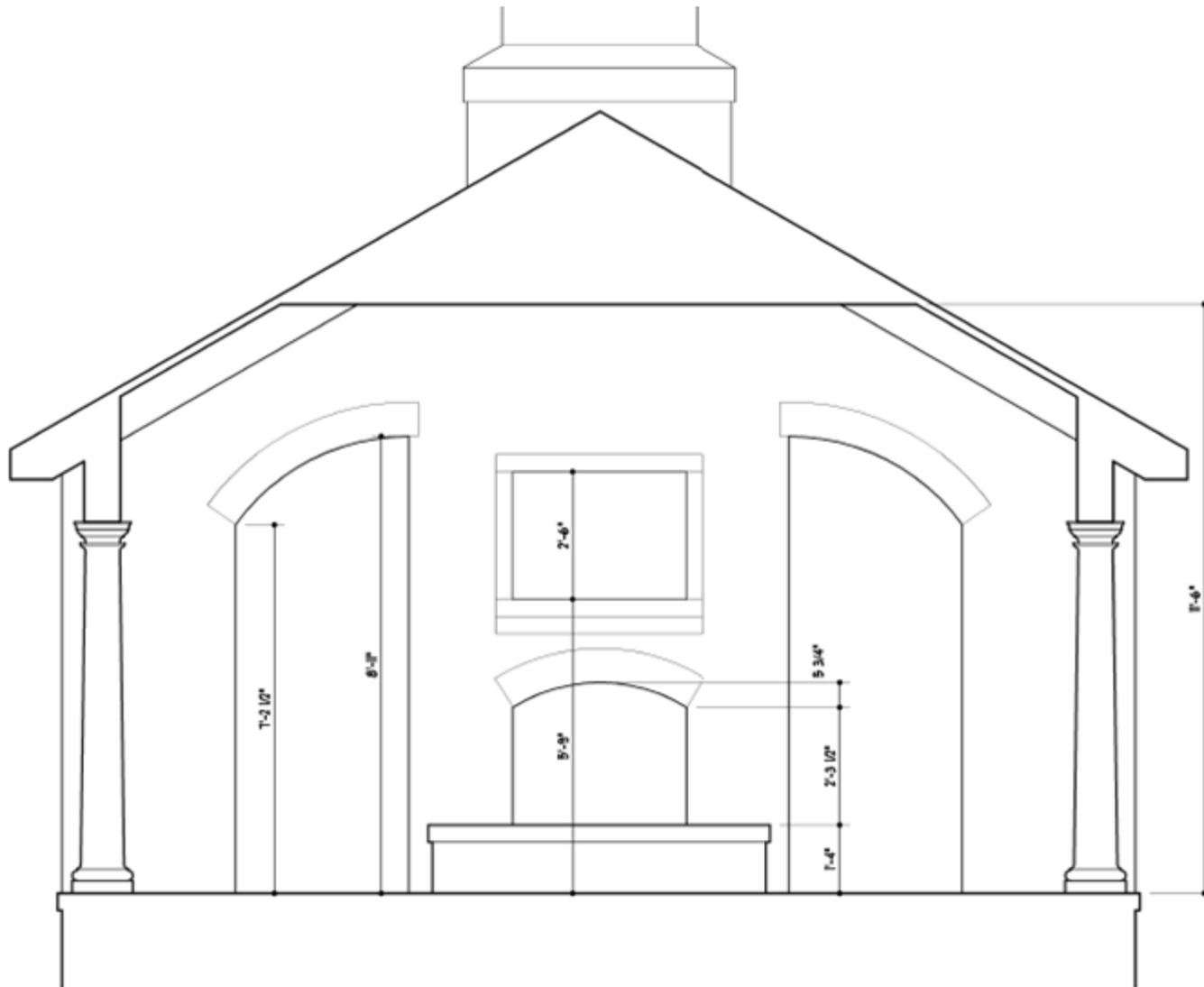




Yard Elevation

1/4" = 1' - 0"





6
A-1
Fireplace Elevation
1 / 2 ' × 1 ' - 0 '

Proposed brick, ceiling treatment, and stone floor as pictured.



2x8 Collar Ties @ 16" o.c.

Shingles to Match
Existing Shingle

3/4" T&G Sheathing

2x8 Exposed Rafters @ 16" o.c.

30lb. Felt Lap Over
Metal Drip Edge

1x6 Fascia w/ 1/2"-210
Shingle Mold

2x6 Wood Planks
w/ 1/2" Sheathing

(2) 1x10 Beams w/ 1x3
Wood Trim

(2) 1 3/4" x 9 1/4"
Microspan

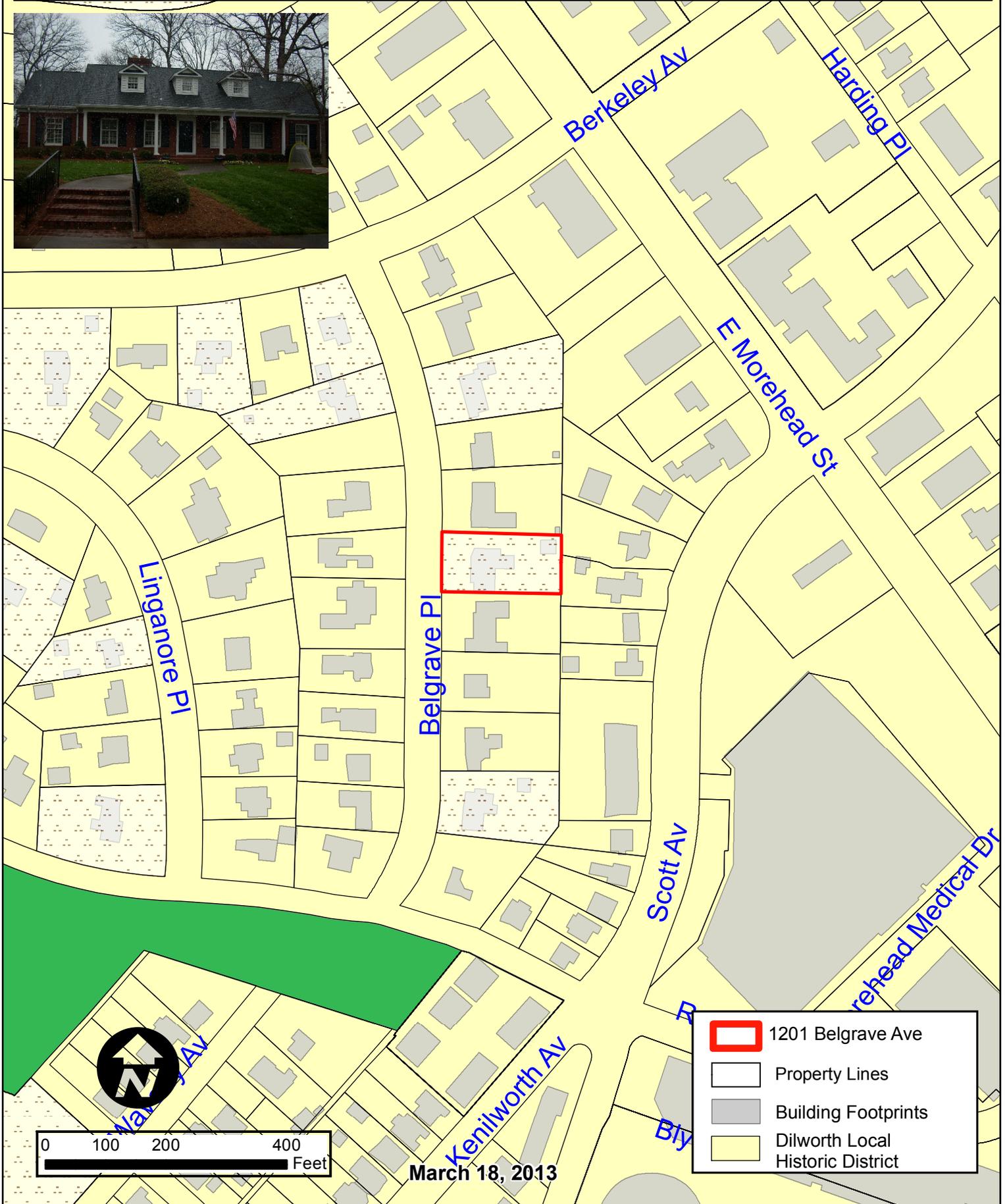
10" Dia Turncraft
Polycast Column



Soffit Detail

1 1/2" x 1' - 0"

Charlotte Historic District Commission - Case 2013-031



-  1201 Belgrave Ave
-  Property Lines
-  Building Footprints
-  Dilworth Local Historic District

0 100 200 400 Feet

March 18, 2013