LOCAL HISTORIC DISTRICT: Dilworth
ADDRESS OF PROPERTY: 1217 Belgrave Place
SUMMARY OF REQUEST: Addition
OWNER: Carmen & Joe Teague
APPLICANT: Karen Barton, Architect

Details of Proposed Request
Existing Conditions
The existing structure is a two story Georgian style home with a covered front entrance. The home was constructed in 1945. The lot has a variety of trees in the front and rear.

Proposal
The proposal is a 1.5 storey addition to the rear, partially visible from the street. The plan includes a covered porch. The driveway will also be reconfigured as a result of the addition. Visible from the street will be part of the lower level and a ‘Widow’s Walk’ (roofwalk) on the roof of the addition. The siding will be lap wood. The windows are wood SDL to match existing. The brick foundation will match existing brick. Existing trees will not be impacted by this project.

Policy & Design Guidelines for Additions
HDC Design Policy for Additions requires that additions be evaluated according to the following:

1. All additions will be reviewed for compatibility by the following criteria:
   a. Size
   b. Scale
   c. Massing
   d. Fenestration
   e. Rhythm
   f. Setback
   g. Materials
   h. Context

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 proposal meets the applicable guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.
Shaded areas indicate existing to remain.

"Widow's Walk" with membrane roof and wood rail.

Eave with wood crown moulding and trim.

New wood SDL window to match existing configuration & size.

10' square engaged wood columns.

Wood casing wrackband.

Horizontal lap wood siding to match existing; 8" exposure.

Brick foundation & rowlock to match existing.

PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"
PTD. GUARDRAIL W/TRIM
PTD. 2X BALUSTERS - EQUALLY SPACED
8" WOOD NEWEL POST W/ PTD. 1X TRIM
MEMBRANE ROOF, PROVIDE FLASHING W/ DRIP EDGE
GUTTER - TO MATCH EXIST. PTD. 1X TRIM
PTD. CROWN - ITC 2110 OR
PTD. 1X TRIM

10" 8 SQ ENGAGED WOOD COLUMN W/ TUSCAN CAP & BASE
HORIZONTAL LAP WOOD SIDING TO MATCH EXISTING - 6" EXPOSURE
NEW WOOD WINDOW W/ SDL TO MATCH EXISTING FRONT ELEV.
WINDOW CONFIGURATION & SIZE
PTD. 1X CASING W/ 1X2 BACKBAND

ENLARGED PARTIAL ELEVATION
SCALE: 3/4" = 1'-0"