
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	<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>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

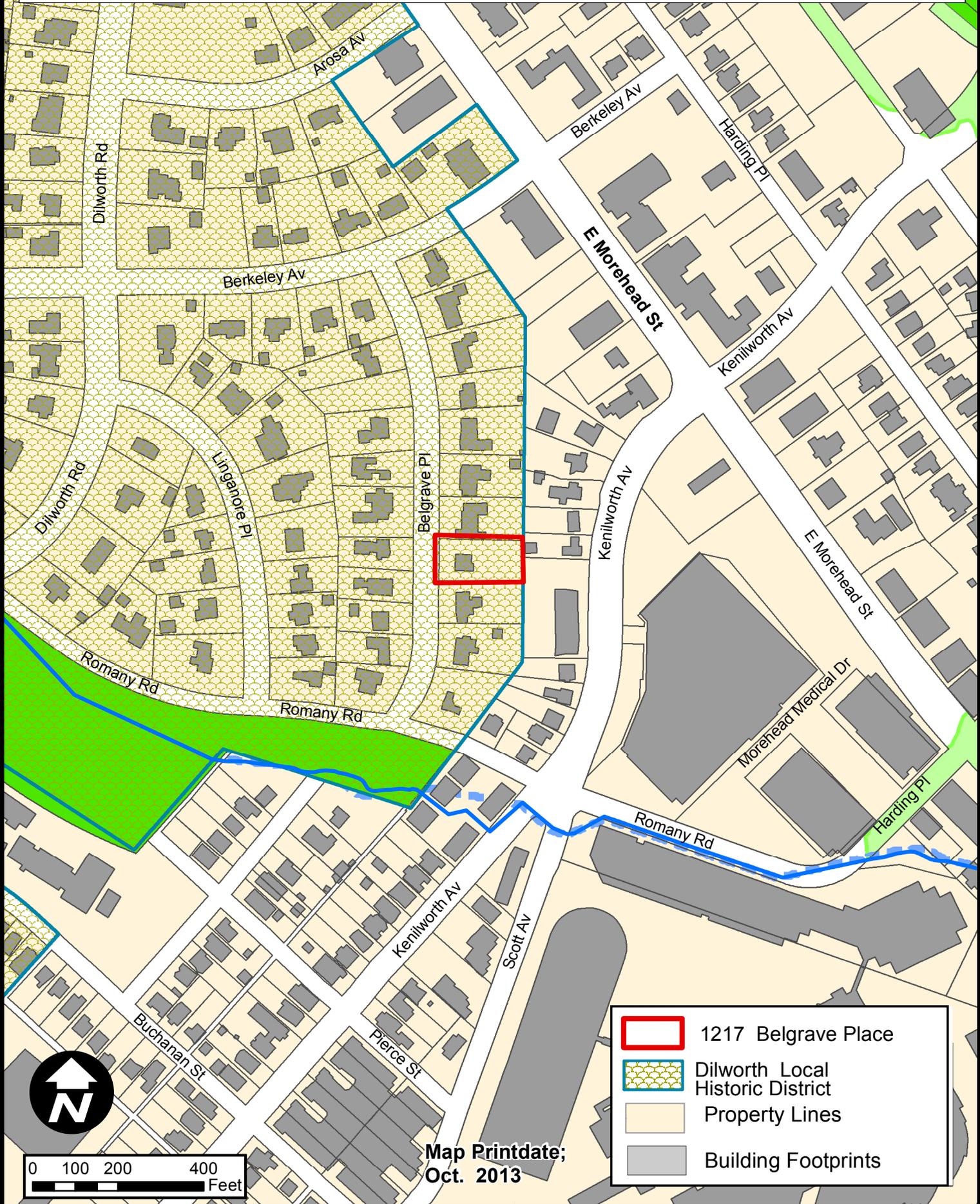
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The proposal meets the applicable guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

DRAFT

Charlotte Historic District Commission - Case 2013-153



	1217 Belgrave Place
	Dilworth Local Historic District
	Property Lines
	Building Footprints

Map Printdate:
Oct. 2013

1217 Belgrave Pl.



KAREN G. BARTON
ARCHITECT
2025 DARTMOUTH PLACE
CHARLOTTE, NC 28207
704.661.6085

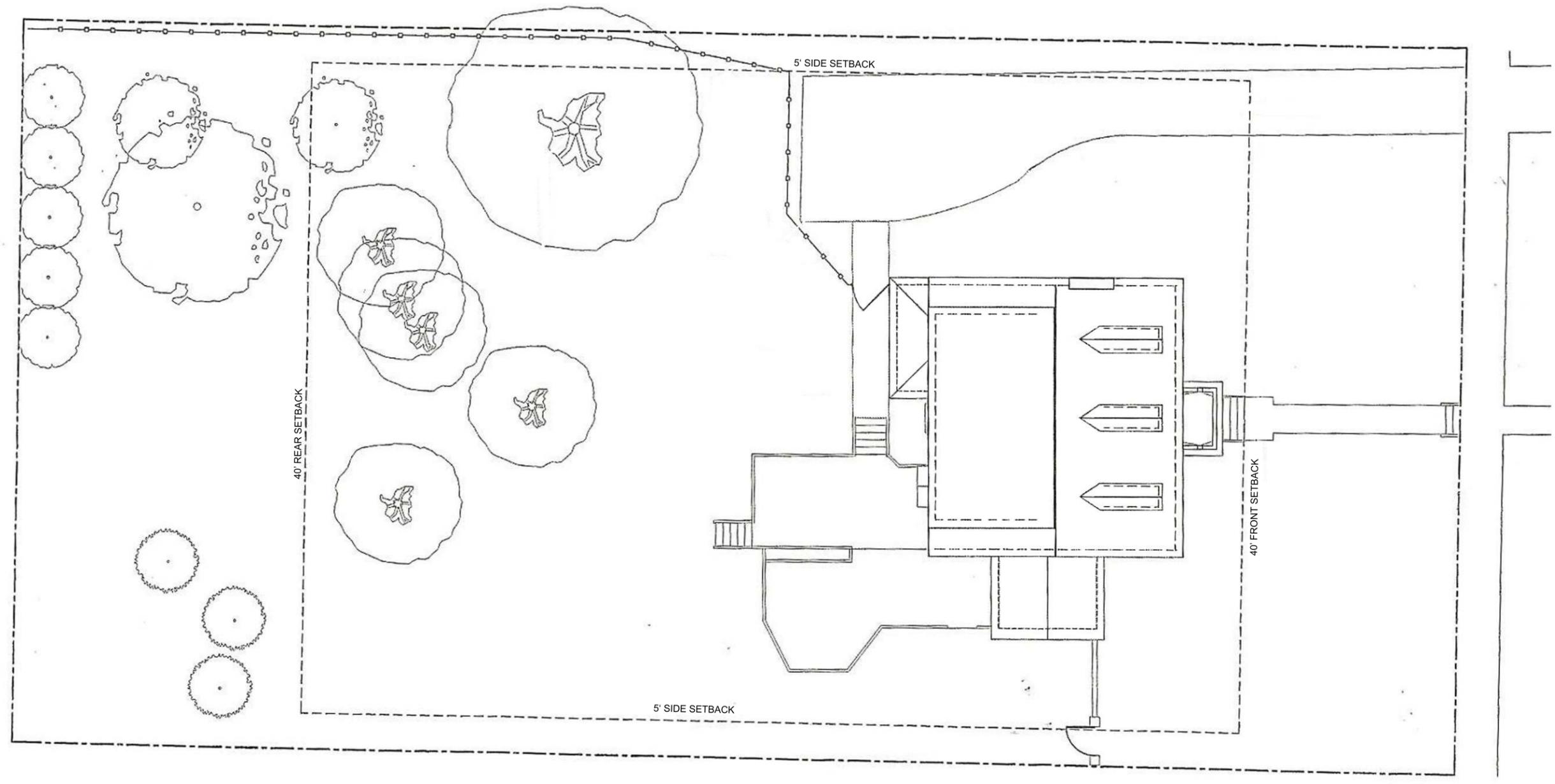
The Teague Residence
Carmen & Joe Teague
1217 Belgrave Place
Charlotte, NC 28204

DATE: 10-09-2013
HDC Submission

NOT FOR
CONSTRUCTION

EXISTING
SITE PLAN

EX1.0



1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

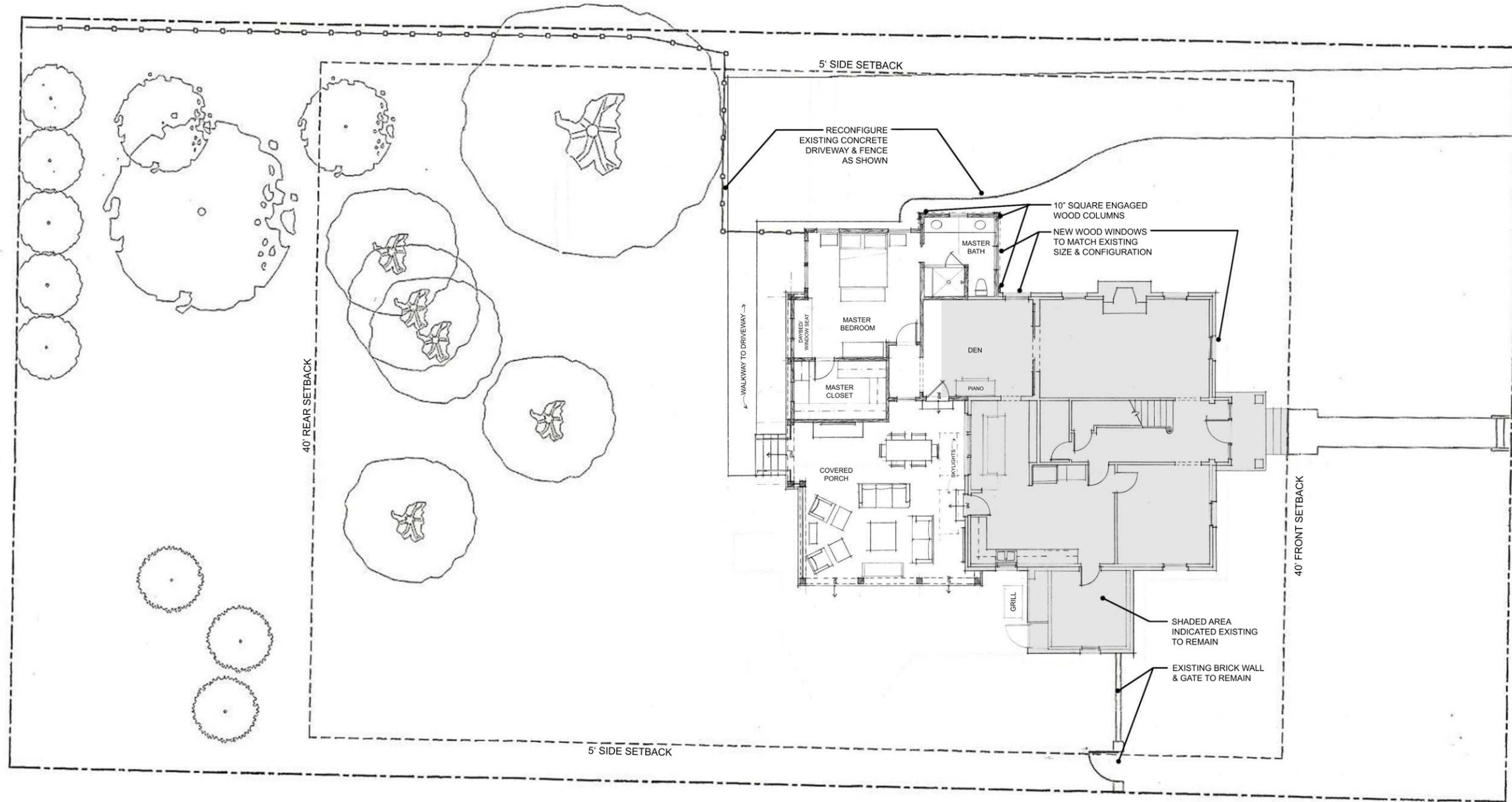
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PROPOSED
SITE PLAN

A1.0



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

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EXISTING
ELEVATIONS

EX2.0



4 EXISTING LEFT SIDE ELEVATION
SCALE: 1/16" = 1'-0"



3 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/16" = 1'-0"

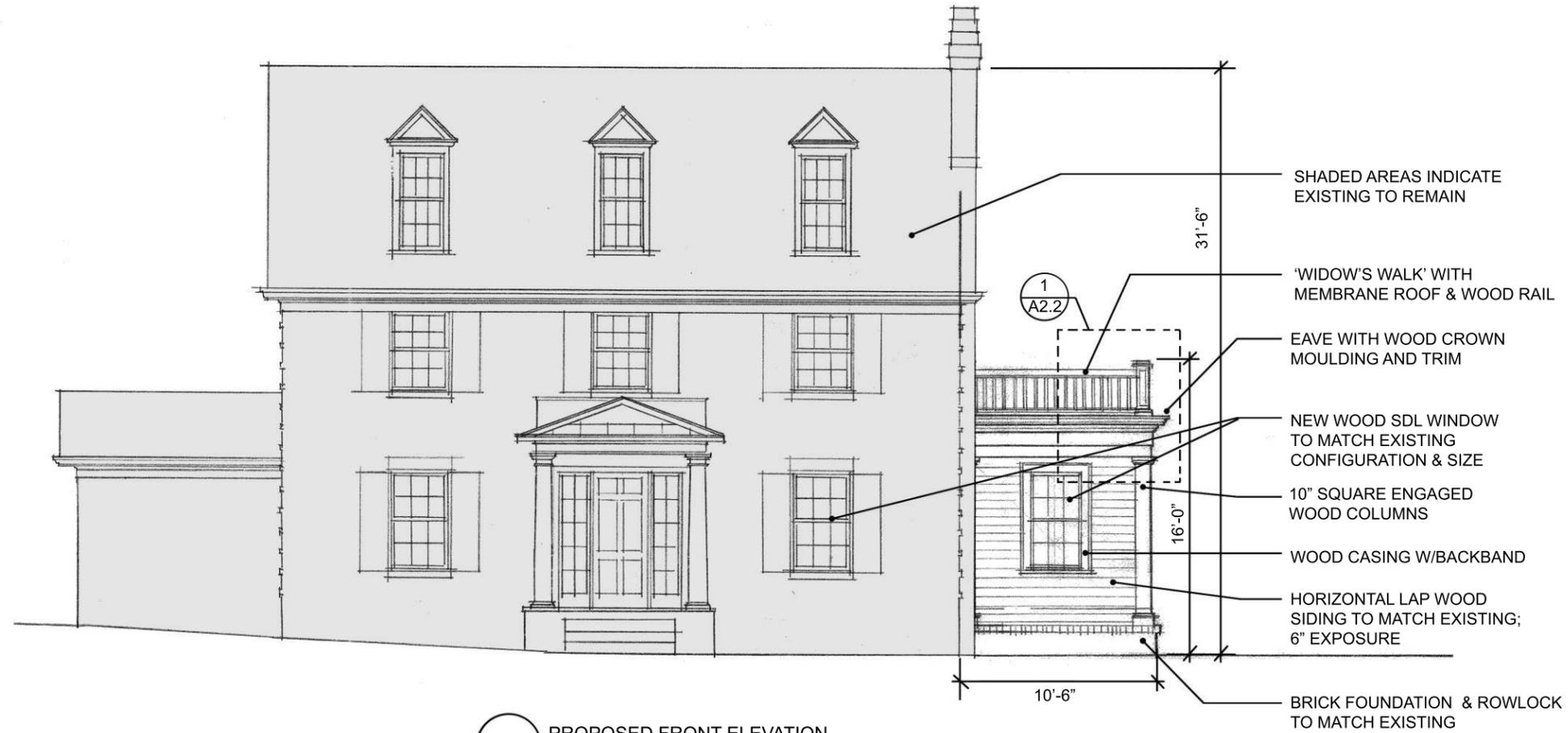


2 EXISTING REAR ELEVATION
SCALE: 1/16" = 1'-0"



1 EXISTING FRONT ELEVATION
SCALE: 1/16" = 1'-0"

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1 PROPOSED FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

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PROPOSED FRONT ELEVATION

A2.0

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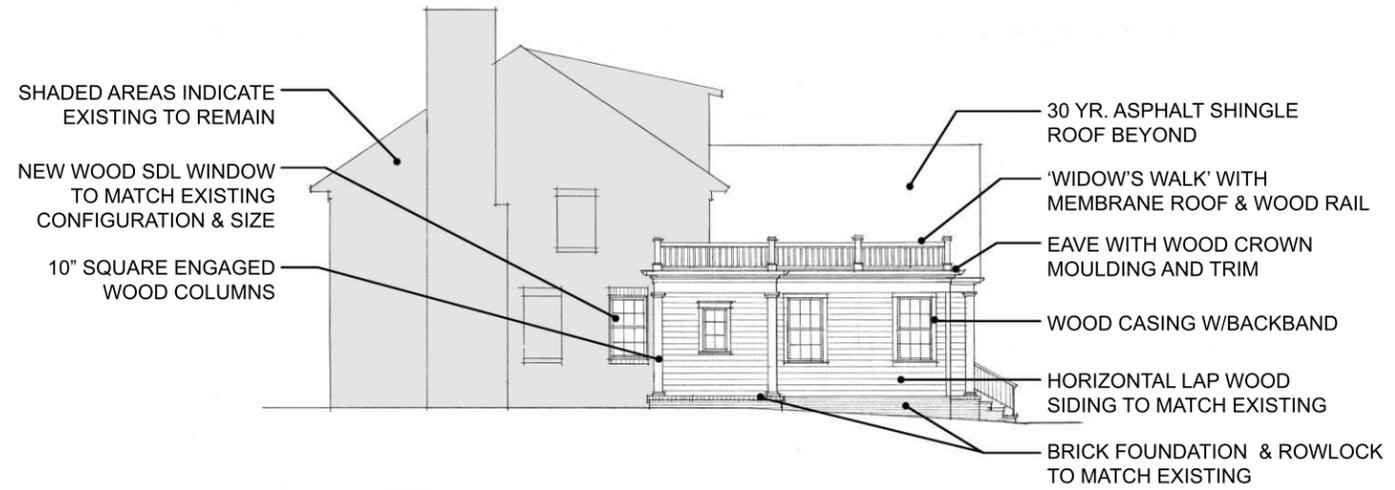
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PROPOSED SIDE &
 REAR ELEVATIONS



4 PROPOSED LEFT SIDE ELEVATION
 SCALE: 1/16" = 1'-0"



3 PROPOSED RIGHT SIDE ELEVATION
 SCALE: 1/16" = 1'-0"



2 PROPOSED REAR ELEVATION
 SCALE: 1/16" = 1'-0"



1 REAR ELEVATION PERSPECTIVE
 SCALE: NTS

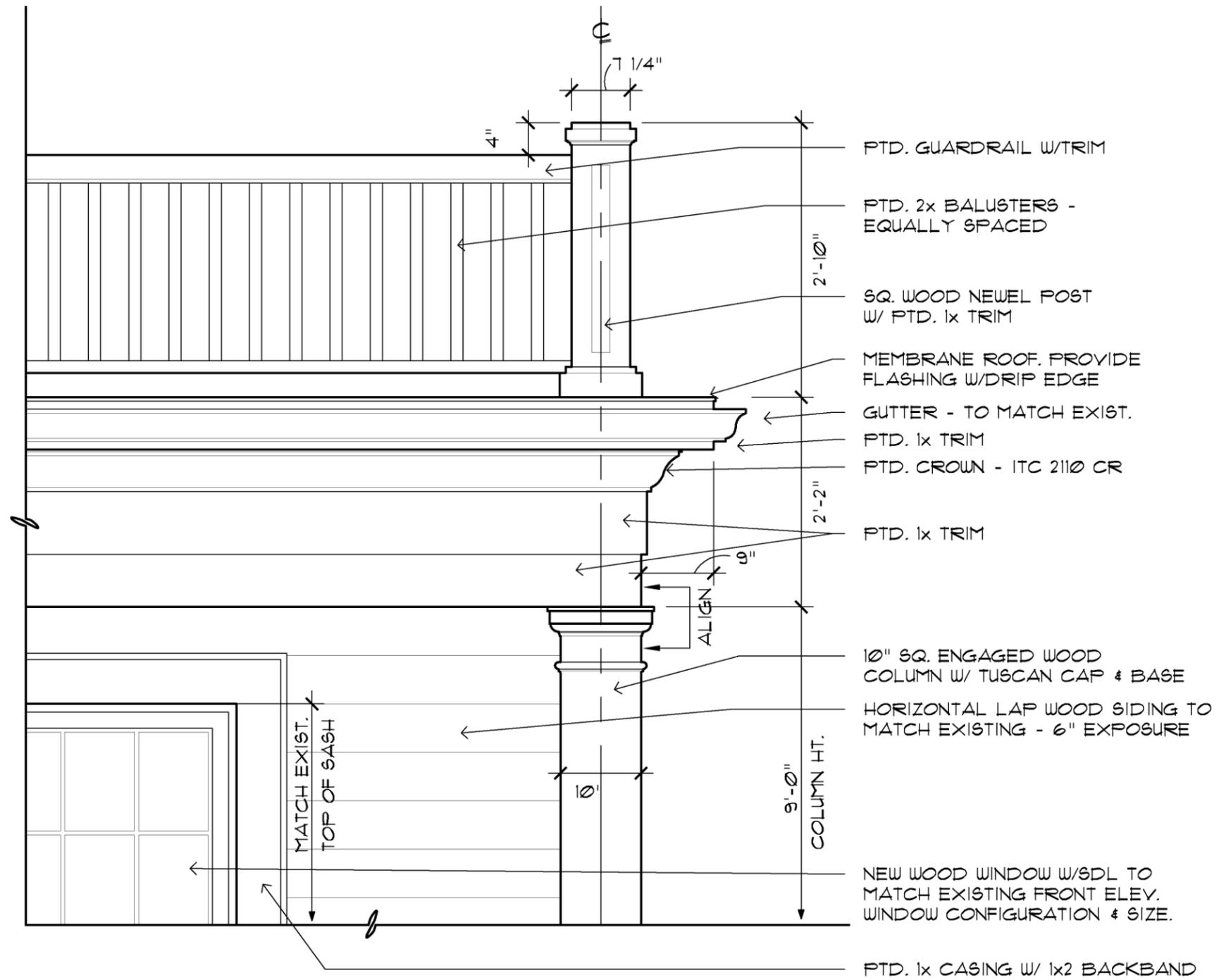
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DETAILS

A2.2



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

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4 EXISTING LEFT SIDE ELEVATION
SCALE: NTS



3 EXISTING FRONT SIDE ELEVATION
SCALE: NTS



2 EXISTING RIGHT SIDE ELEVATION
SCALE: NTS

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EXISTING PHOTOS
& STREETScape



1 EXISTING STREETScape
SCALE: NTS