

LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 1223 Belgrave Place

SUMMARY OF REQUEST: Addition

APPLICANT: Angie Lauer

Details of Proposed Request

Existing Conditions

The subject property is a one story ranch home built in 1951. This section of Dilworth is suburban in character with longer blocks, larger and non-uniform lots, and deeper setbacks. Adjacent structures along the block various types of one and two story single family homes.

Proposal

The proposal is the addition of two dormers on the front roof slope and a front porch. The dormers will have traditional materials matching the primary structure. The existing porch deck will remain. The new columns, roof ceiling and gablesiding will be wood.

Policy & Design Guidelines for Additions

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

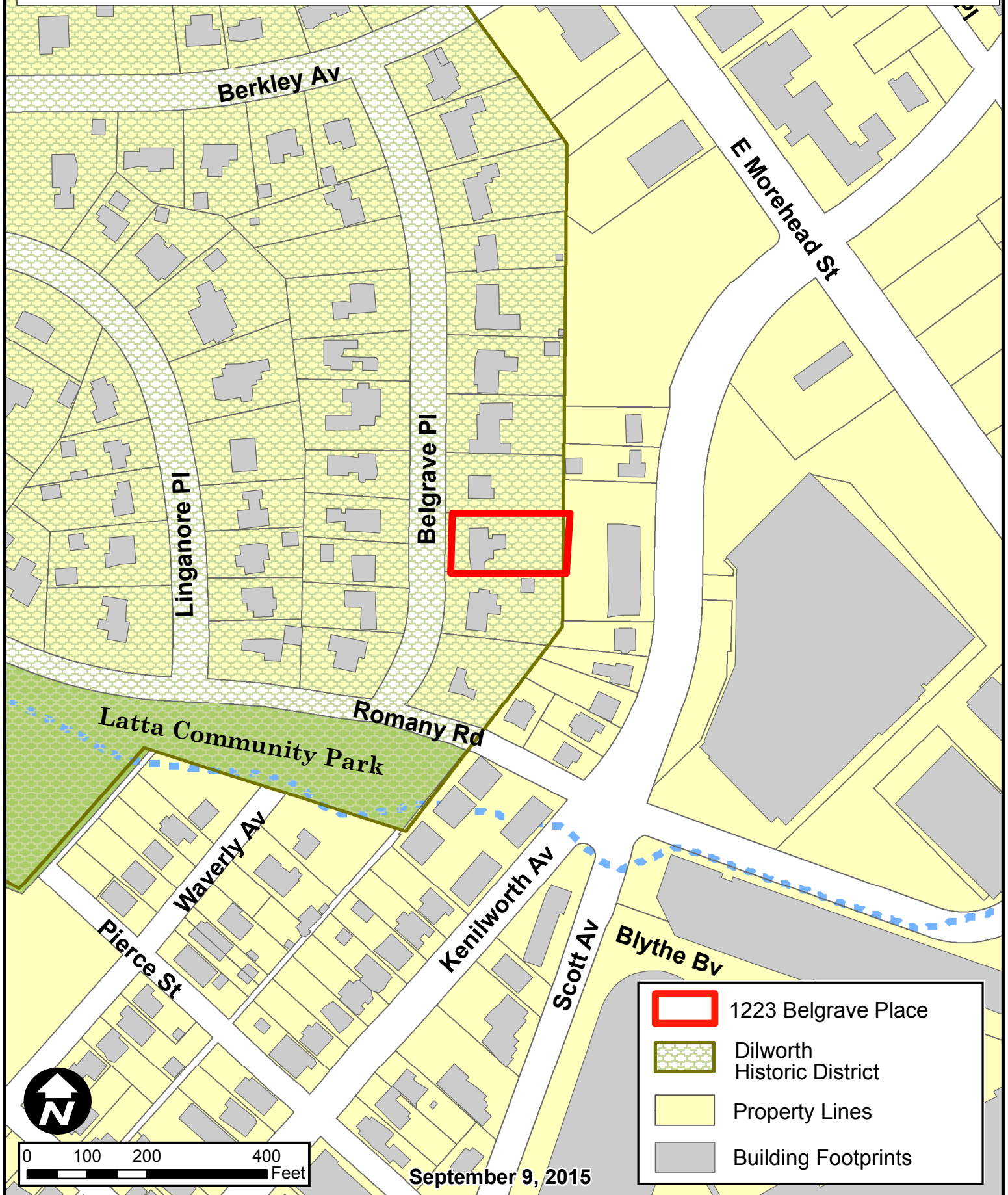
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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 HDC will determine if the proposal meets the Guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

Charlotte Historic District Commission - Case 2015-189

Historic District: Dilworth





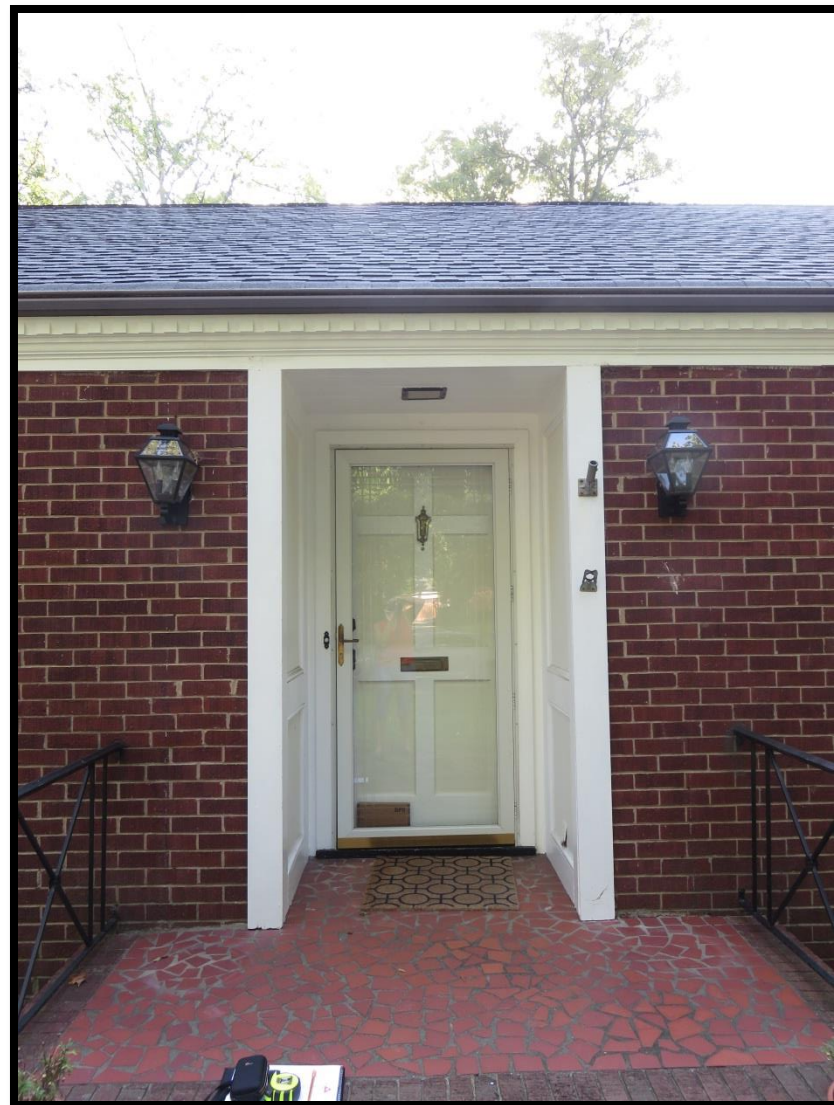
Front Elevation







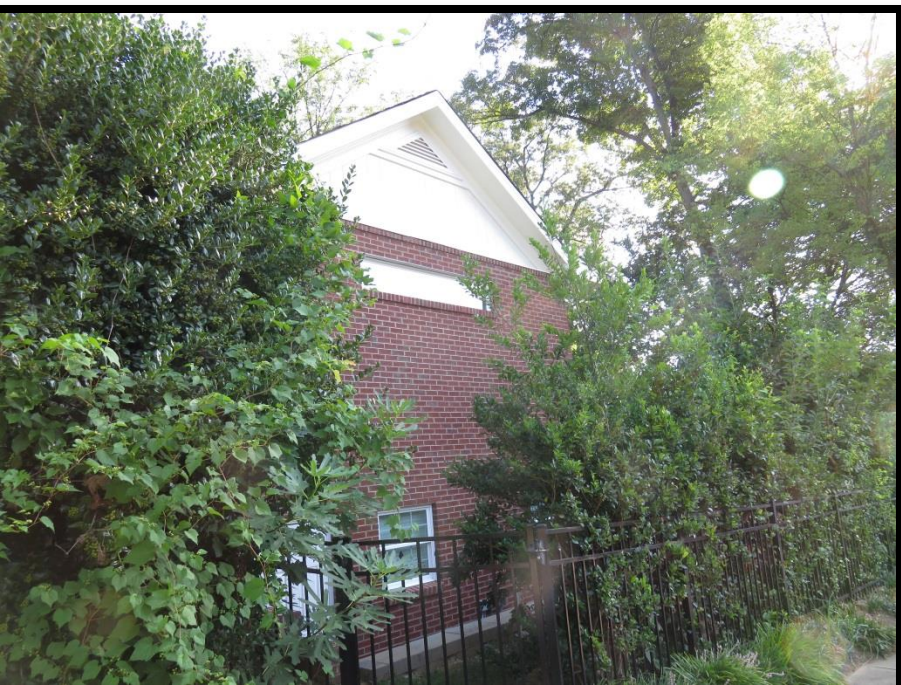
LEFT ELEVATION



FRONT DOOR



RIGHT ELEVATION





**REAR
ELEVATION**





VIEW FROM RIGHT



NEIGHBOR TO RIGHT

NEIGHBOR TO LEFT





**NEIGHBOR TWO
DOORS TO LEFT**



**NEIGHBOR THREE
DOORS TO LEFT**

BOXING DETAIL



GABLE END DETAIL





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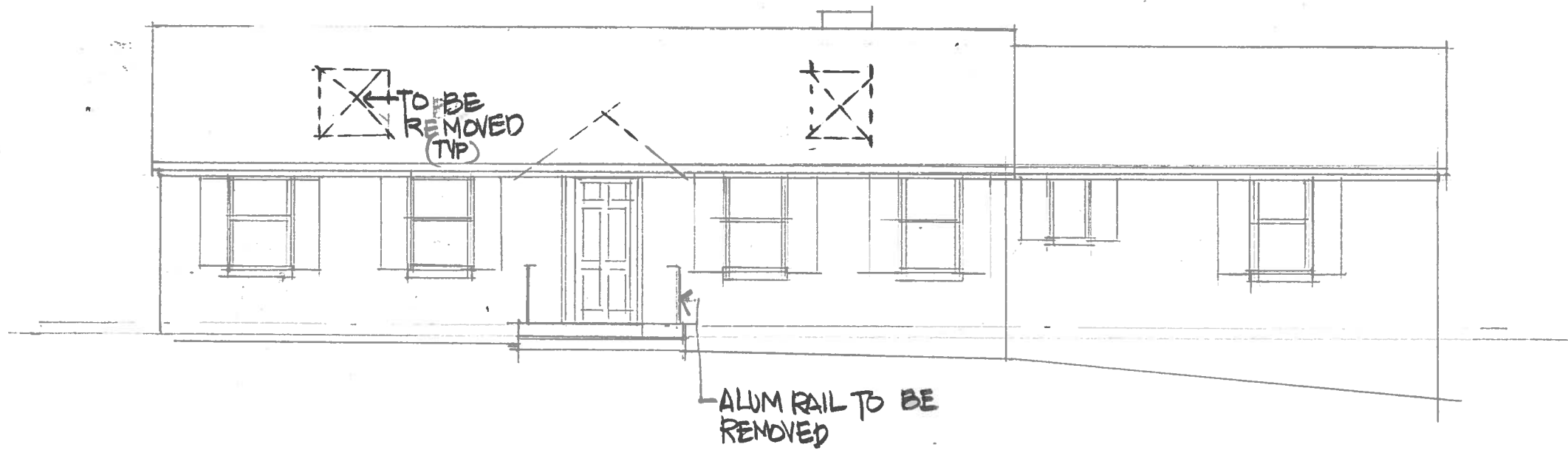
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MYNHARDT RESIDENCE
1223 BELGRAVE AVE CHARLOTTE NC 28204

PROJ NO 15002 BEL
ISSUED 01 SEPT 2014
REVISIONS



EXISTING FRONT ELEV
1/8"=1'-0"



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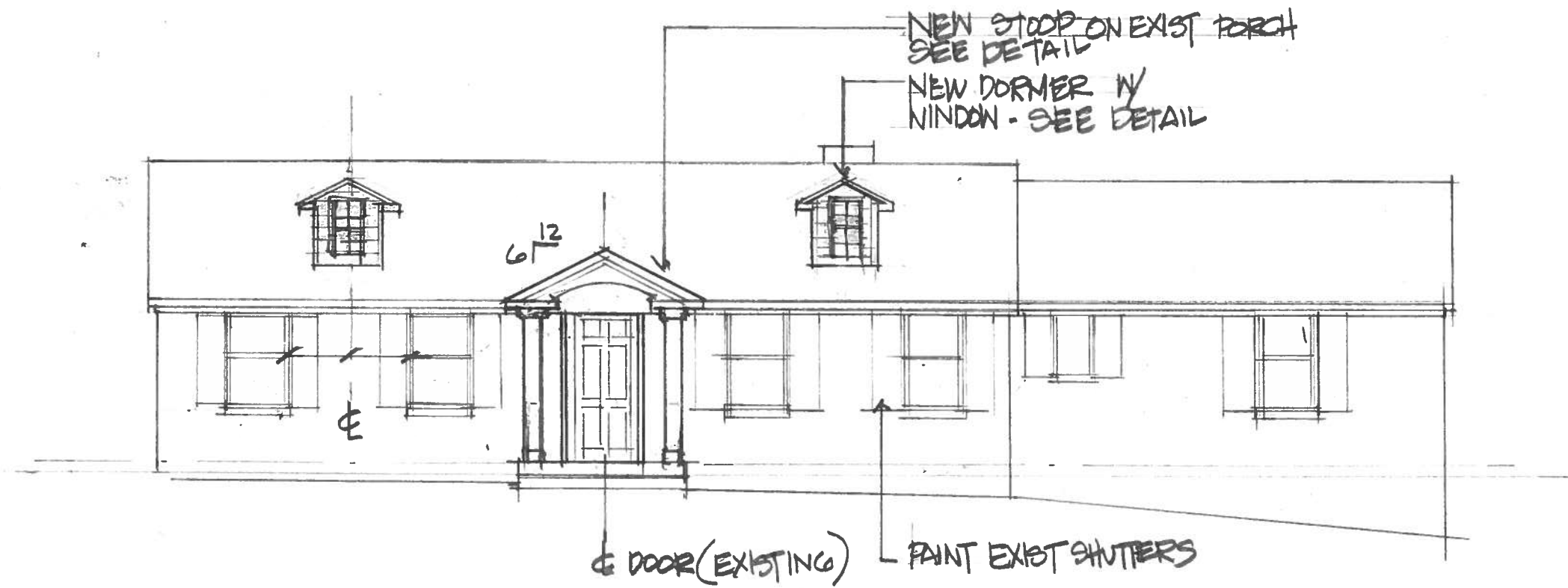
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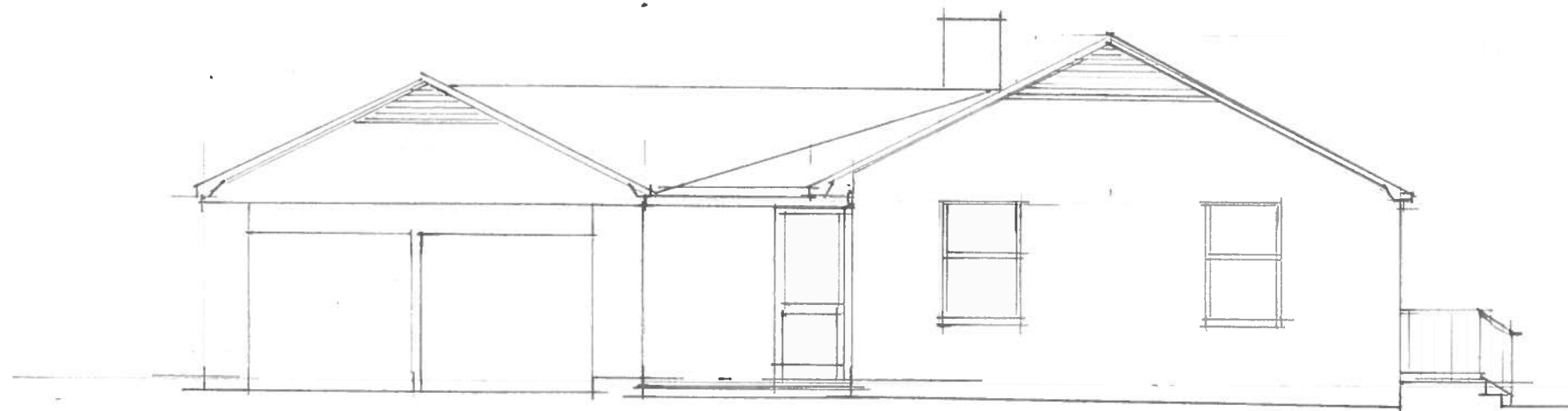
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PROPOSED FRONT ELEV
1/8" = 1'-0"



EXISTING LEFT ELEV (PARTIAL)
1/8" = 1'-0"



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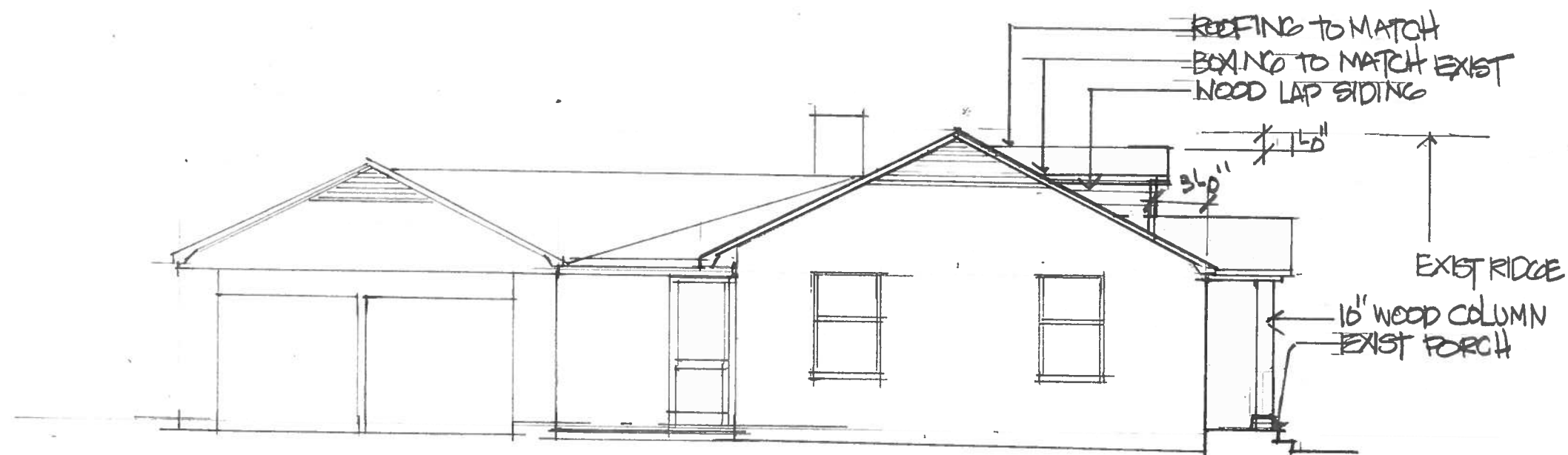
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PROPOSED LEFT ELEV (PARTIAL)

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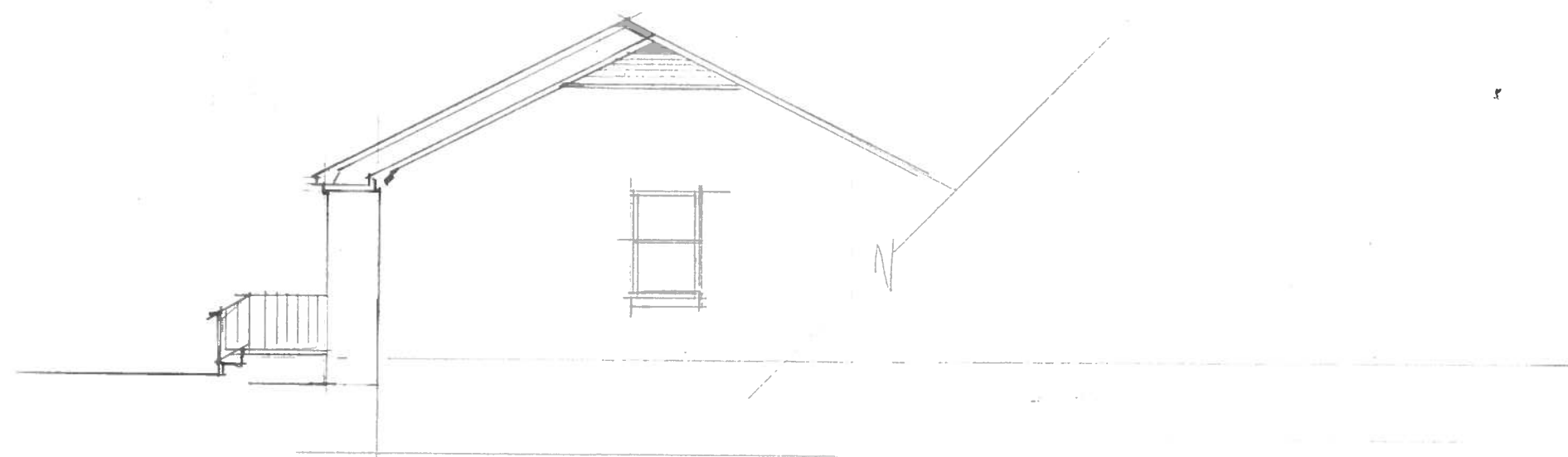
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4



EXISTING RIGHT ELEV (PARTIAL)
1/8" = 1'-0"



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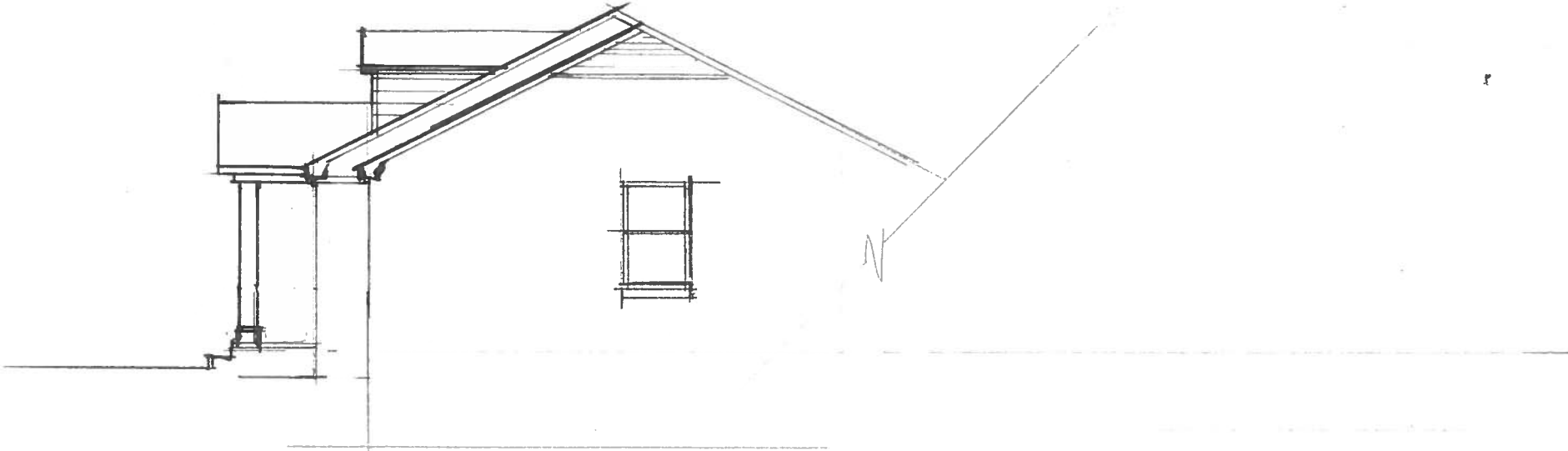
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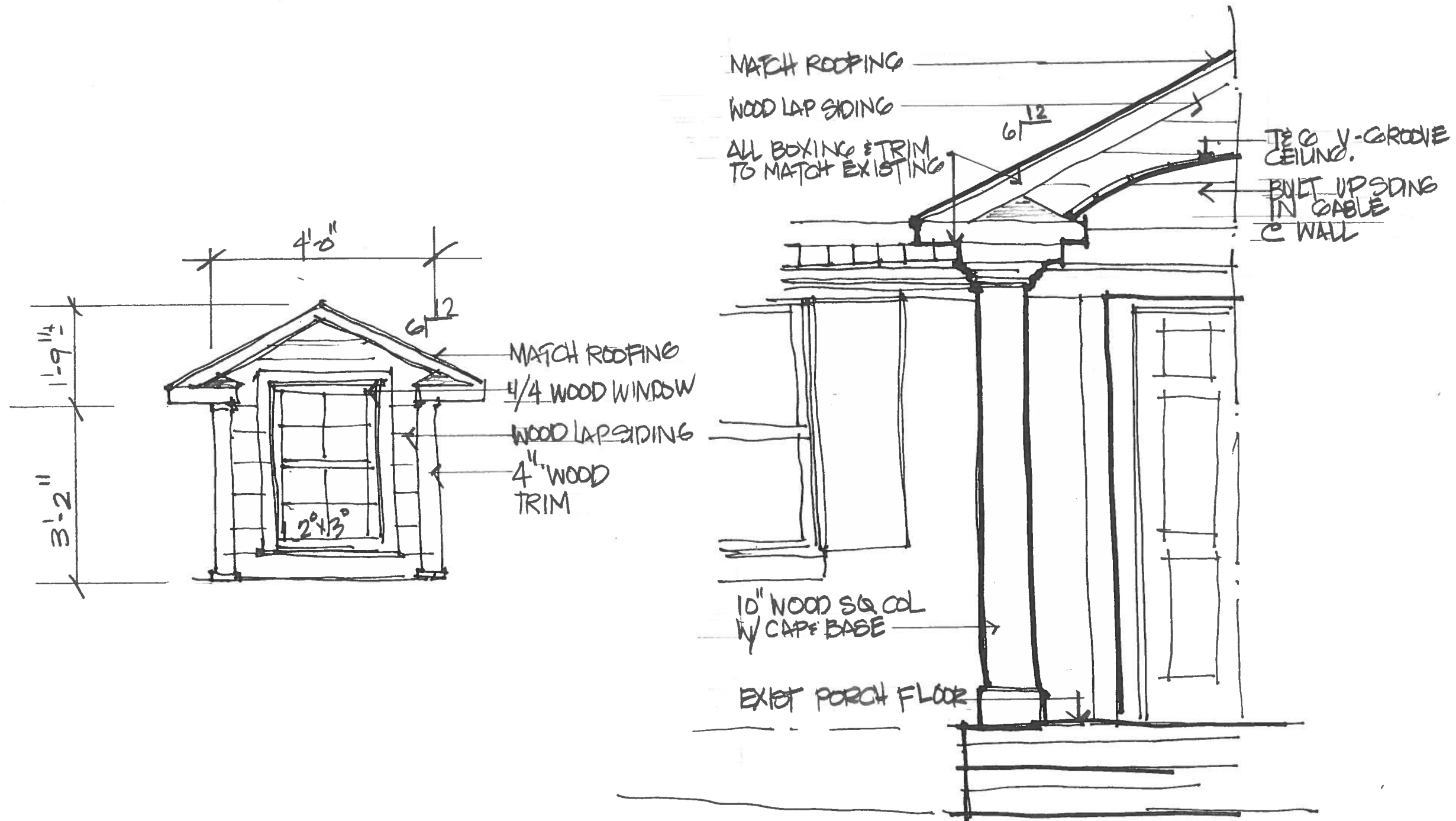
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DORMER DETAIL $\frac{1}{2}" = 1'-0"$

COVER STOOP DETAIL $\frac{1}{2}" = 1'-0"$



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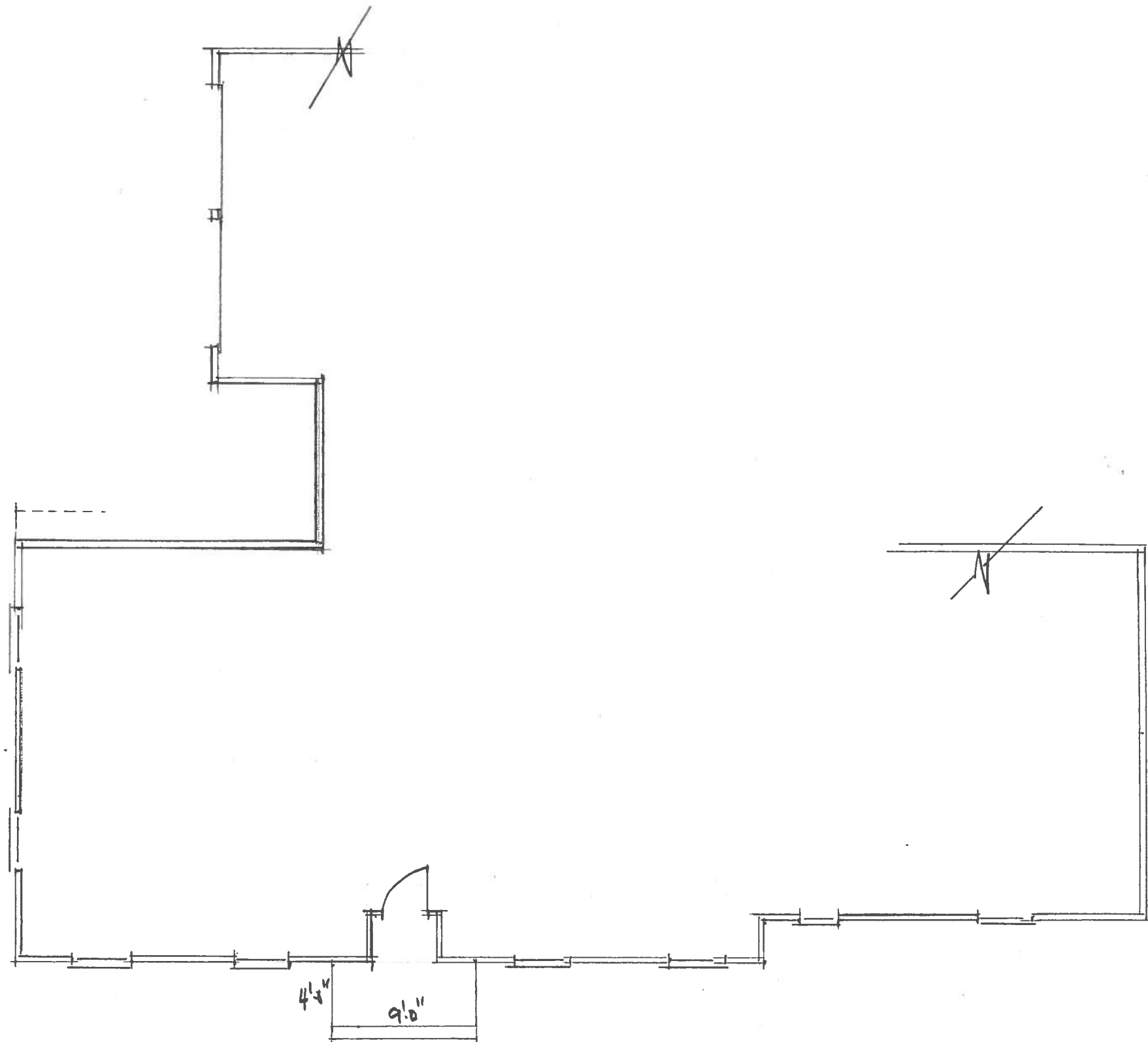
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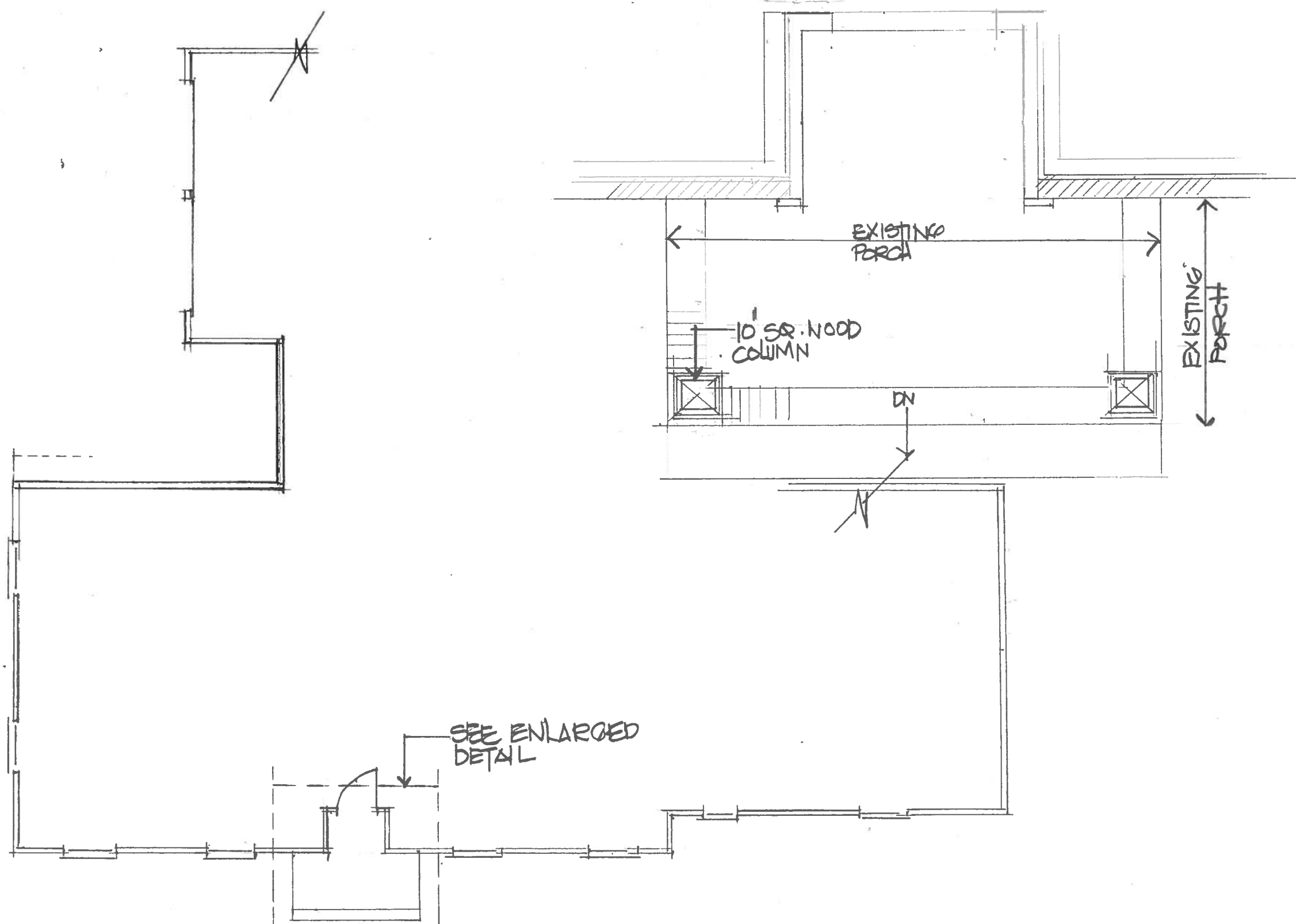
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EXISTING FLOOR PLAN (PARTIAL)
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PROPOSED FLOOR PLAN (PARTIAL)
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