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 the relationship of the project to its site
   b. Scale the relationship of the building to those around it
   c. Massing the relationship of the building’s various parts to each other
   d. Fenestration the placement, style and materials of windows and doors
   e. Rhythm the relationship of fenestration, recesses and projections
   f. Setback in relation to setback of immediate surroundings
   g. Materials proper historic materials or approved substitutes
   h. Context the overall relationship of the project to its surroundings

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

- Kenilworth Av
- Romany Rd
- Scott Av
- Berkeley Av
- Pierce St
- Waverly Av
- Linganore Pl
- Blythe Bv
- E Morehead St
- Harding Pl

Latta Community Park

Property Lines
Historic District
Building Footprints

1223 Belgrave Place

September 9, 2015
Front Elevation
PROPOSED FRONT ELEV

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

\[\frac{1}{48}'' = 1'.'0''\]
**Dormer Detail** 1/2", 1' 0"

**Cover Stoop Detail** 6", 1' 0"
PROPOSED FLOOR PLAN (PARTIAL)