



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2016.019

DATE: 5 February 2016

ADDRESS OF PROPERTY: 1109 Belgrave Place

HISTORIC DISTRICT: DILWORTH

TAX PARCEL NUMBER: 123.103.02

OWNER(S): John Fryday

DETAILS OF APPROVED PROJECT: Enclose rear screened porch and add a new Fence. Insert wood sash casement windows in lieu of existing screen on rear porch. Insert new wood sash casement in field of existing vertical siding beside porch. New siding will be added below new windows which matches existing wood siding. New stair (closed riser) will be added with appropriately detailed rail. See exhibit labeled 'Rear Porch Enclosure – February 2016'. New 6' high fence portion will be added in rear yard. Panels will be but joined to substantial uprights. Fence will be framed off along the top. Uprights may have a decorative top that exceeds the height of the panels. See exhibit labeled 'Site Plan February 2016' and 'Fence Detail February 2016'.

Applicable *Policy & Design Guidelines – Additions* page 36

“Additions to existing structures in Local Historic Districts have a responsibility to compliment the original structure. Additions should reflect the design, scale, and architectural style of the original structure.”

Projects Eligible for Administrative Approval – page 23

Work in Rear Yards, including

- Additions to the rear of buildings that are neither taller nor wider than the existing structure.

Replacement Windows & Doors, including

- ***Changes in window and door openings on rear and side elevations not substantially visible from the street.***

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

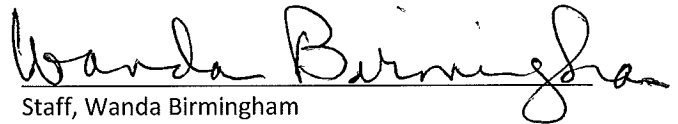
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.


Chairman, Tom Egan


Staff, Wanda Birmingham

COMMERCIAL PROPERTY ON MOREHEAD

EXISTING PLANTINGS & TREES

PROPOSED LINE OF 6' WOOD FENCE

EXISTING WOOD FENCE

PORCH BEING ENCLOSED

1109

1119

DRIVE

DRIVE

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
HDL-2016-019

1109 BELGRAVE - PROPOSED WOOD FENCE

Site Plan February 2016



But joined

Framed off on top

Substantial upright

APPROVED
Charlotte
Public District
Commission
Certificate of Appropriateness
#HDC-2016-019

Fence Detail February 2016

EXISTING CASSEMENT STYLE
WINDOWS BEING MATCHED

NEW PAIR OF WOOD SASH
CASSEMENT WINDOWS TO
MATCH EXISTING DESIGN

APPROVED
Create
Historic District
Commission
Certificate of Appropriateness
#AOC-2016-019

EXISTING STRIPED
GEORGE SIDING

NEW GEORGE SIDING (STRIPED)
TO MATCH EXISTING ENCLOSING
LOWER PORCH AREA

NEW WOOD SASH
CASSEMENT WINDOWS
INSERTS TO ENCLOSE
EXISTING PORCH

NEW WOOD DOOR WITH GLASS INSERT
NEW WOOD STAIRS TO REPLACE EXISTING

1109 BELLEVUE PLACE - REAR PORCH ENCLOSURE

February 2016

