



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS – AMENDED**

**CERTIFICATE NUMBER:** HDCRMI-2018-00573

**DATE:** 11 December 2018  
21 December 2018 – AMENDED

**ADDRESS OF PROPERTY:** 1201 Belgrave Place

**HISTORIC DISTRICT:** Dilworth

**TAX PARCEL NUMBER:** 12310306

**OWNER:** Brice and Stephanie Taylor

**APPLICANT:** Tony Gray,  
Graydesign Architecture, PA

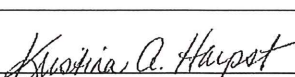
**DETAILS OF APPROVED PROJECT:** The project is the demolition of a non-historic carport structure. A new 1.5 story detached garage will be constructed in the rear left corner of the property. The garage footprint measures approximately 24'-8" x 26'-4". The garage height is approximately 21'-8". Windows and doors will be wood and exterior material is Hardie Artisan smooth lap siding. The front of the garage has a gabled dormer to coordinate with the house. Post-construction, the rear yard will be 59% permeable. See attached plans.

1. The construction of the accessory building was approved by the Historic District Commission on December 19, 2018.
2. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Demolition of Dilapidated Accessory Structures.
3. The applicable Policy & Design Guidelines for Accessory Buildings (page 8.9) have been met.

- 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.

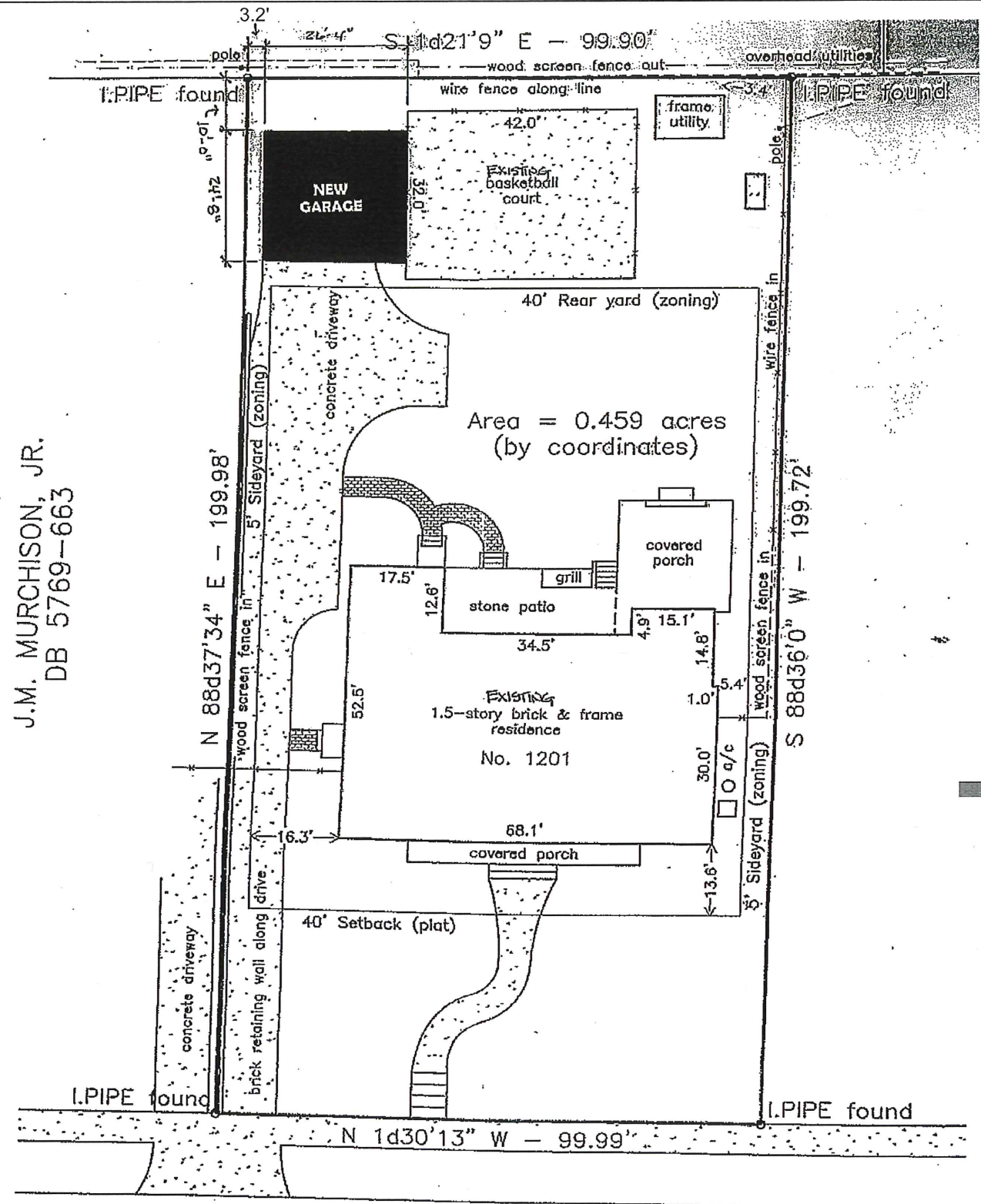
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

  
James Haden, Chairman  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

  
Staff

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

J.M. MURCHISON, JR.  
DB 5769-663



# BELGRAVE PLACE

60' Public R/W

SITE PLAN

## MR. & MRS. BRICE TAYLOR GARAGE & BONUS ROOM 1201 BELGRAVE PLACE CHARLOTTE, NC 28203

NOVEMBER

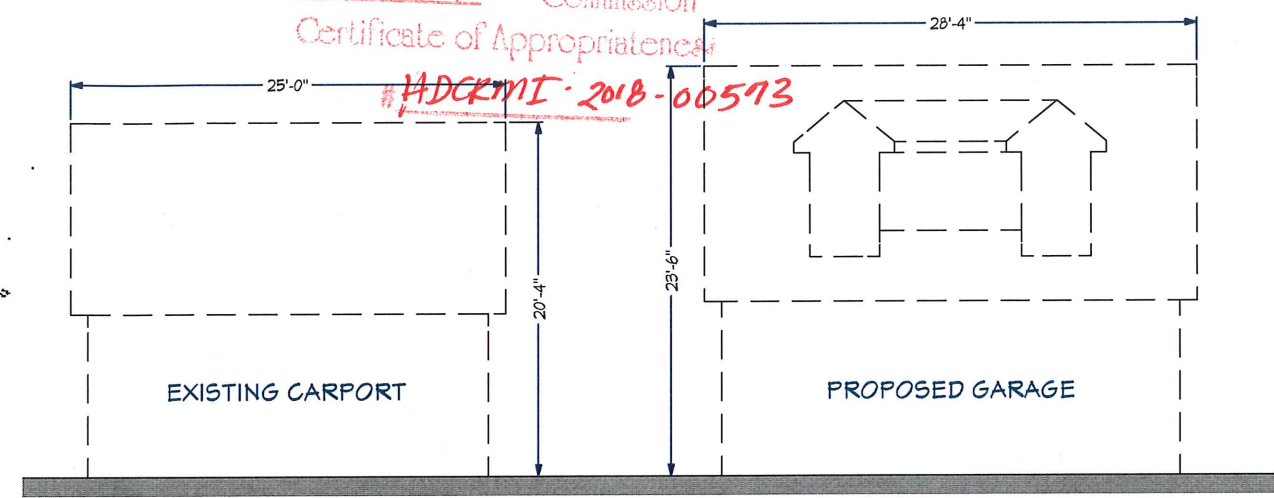


APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

ADCKMI-2018-00593



### PROPERTY INFO:

#### ADDRESS:

1201 Belgrave Place  
Charlotte, NC 28203

#### PARCEL ID:

12310306

#### ZONING:

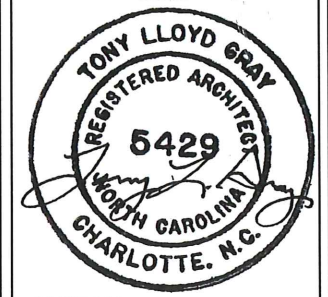
R-4

#### SETBACKS:

FRONT - 40'-0"  
REAR - 40'-0"  
SIDES - 5'-0"

### SHEET INDEX:

- A-1 TITLE SHEET / SITE PLAN
- A-2 PROPOSED FLOOR PLAN - GARAGE LEVEL
- A-3 PROPOSED FLOOR PLAN - 2ND LEVEL
- A-4 BUILDING SECTION AT STAIR
- A-5 FRONT ELEVATION
- A-6 REAR ELEVATION
- A-7 LEFT SIDE ELEVATION
- A-8 RIGHT SIDE ELEVATION
- A-9 EXTERIOR PERSPECTIVES
- A-10 EXTERIOR PERSPECTIVES
- S-1 STRUCTURAL - GENERAL NOTES
- S-2 STRUCTURAL - FOUNDATION PLAN
- S-3 STRUCTURAL - FIRST FLOOR PLAN
- S-4 STRUCTURAL - SECOND LEVEL PLAN
- S-5 STRUCTURAL - ROOF PLAN



11/7/2018

SHEET TITLE:  
TITLE SHEET  
& SITE PLAN



Mr. & Mrs. Brice Taylor  
1201 Belgrave Place  
Charlotte, NC 28203

DATE:

11/7/2018

SCALE:

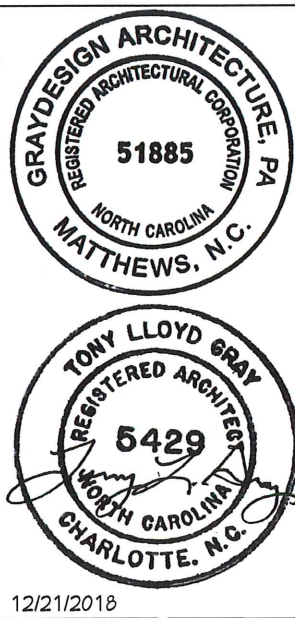
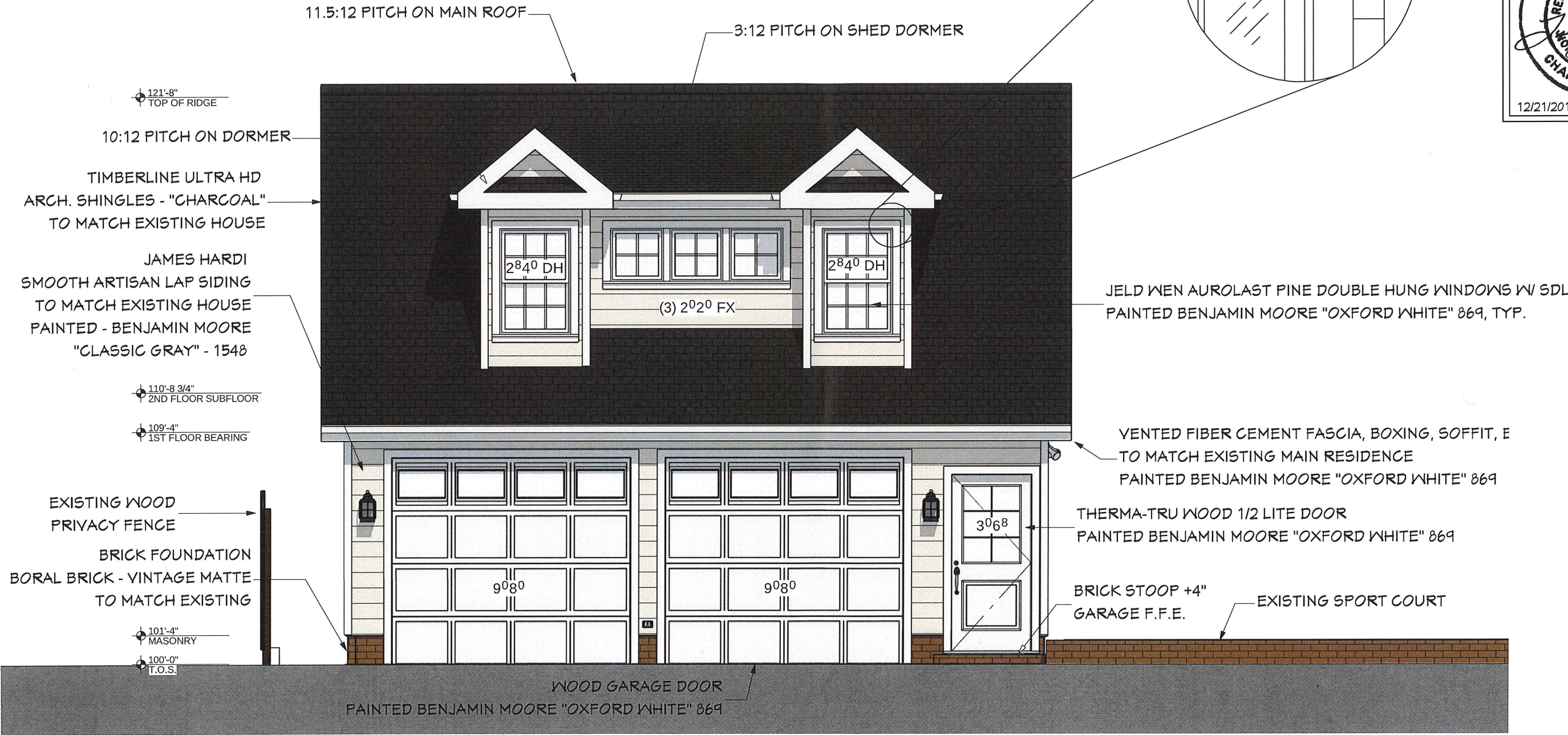
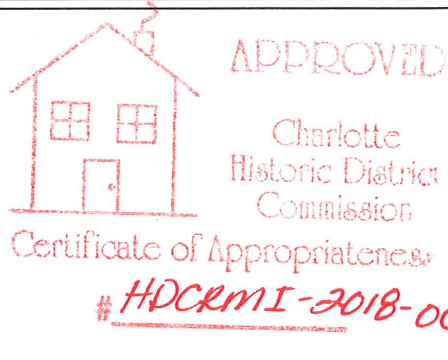
SHEET:

A-1



**GENERAL NOTES:**

- 1. ALL WINDOWS TO HAVE SIMULATED DIVIDED LIGHTS
- 2. ALL TRIM DETAILS TO MATCH EXISTING RESIDENCE
- 3. LAP SIDING TO BE JAMES HARDI SMOOTH ARTISAN
- 4. VENTED SOFFIT DETAIL TO MATCH EXISTING RESIDENCE



SHEET TITLE: FRONT EXTERIOR ELEVATION

gray design architecture, pa.

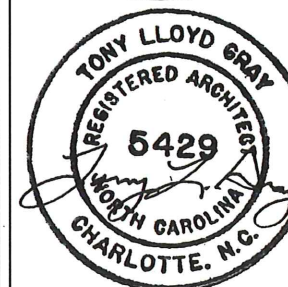
Mr. & Mrs. Brice Taylor  
1201 Belgrave Place  
Charlotte, NC 28203

DATE: 12/21/2018

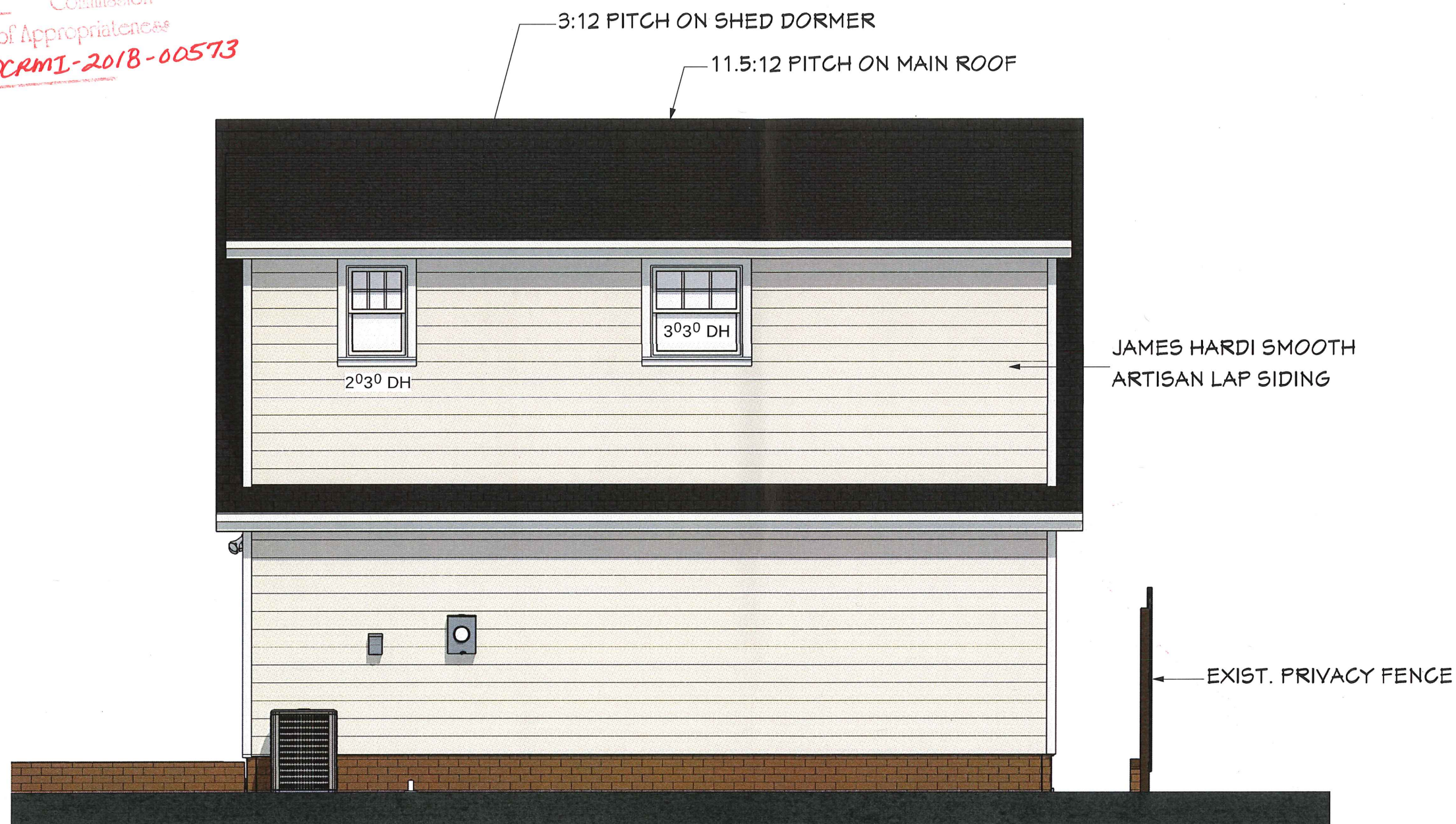
SCALE: 1/4" = 1'-0"

SHEET: A-7





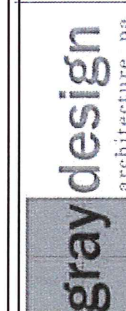
12/21/2018



1 | REAR ELEVATION

SCALE: 1/4" = 1'-0"

SHEET TITLE:  
REAR EXTERIOR  
ELEVATION



Mr. & Mrs. Brice Taylor  
1201 Belgrave Place  
Charlotte, NC 28203

DATE:

12/21/2018

SCALE:

1/4" = 1'-0"

SHEET:

A-8





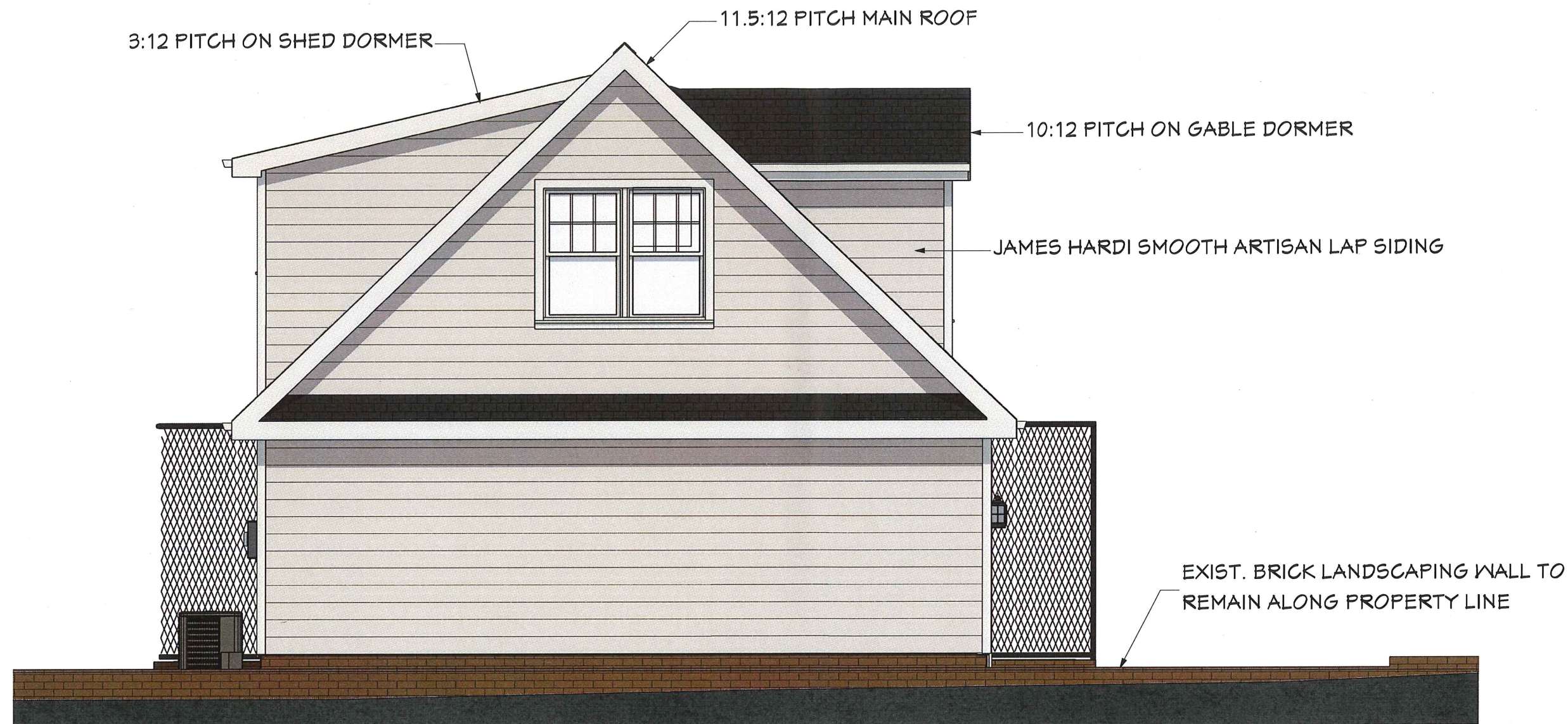
APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

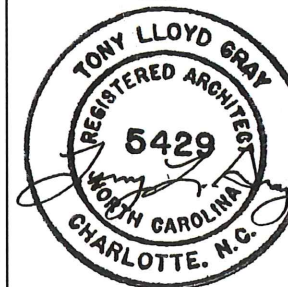
# HDCRMI-2018-00573

ROOF HT. OF EXISTING HOUSE



1 | LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



12/21/2018

SHEET TITLE:  
LEFT EXTERIOR  
ELEVATION

gray design  
architecture, pa.

Mr. & Mrs. Brice Taylor  
1201 Belgrave Place  
Charlotte, NC 28203

DATE:

12/21/2018

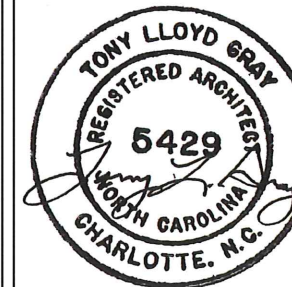
SCALE:

1/4" = 1'-0"

SHEET:

A-9





12/21/2018

SHEET TITLE:  
RIGHT EXTERIOR  
ELEVATION

gray design  
architecture, pa.

Mr. & Mrs. Brice Taylor  
1201 Belgrave Place  
Charlotte, NC 28203

DATE:

12/21/2018

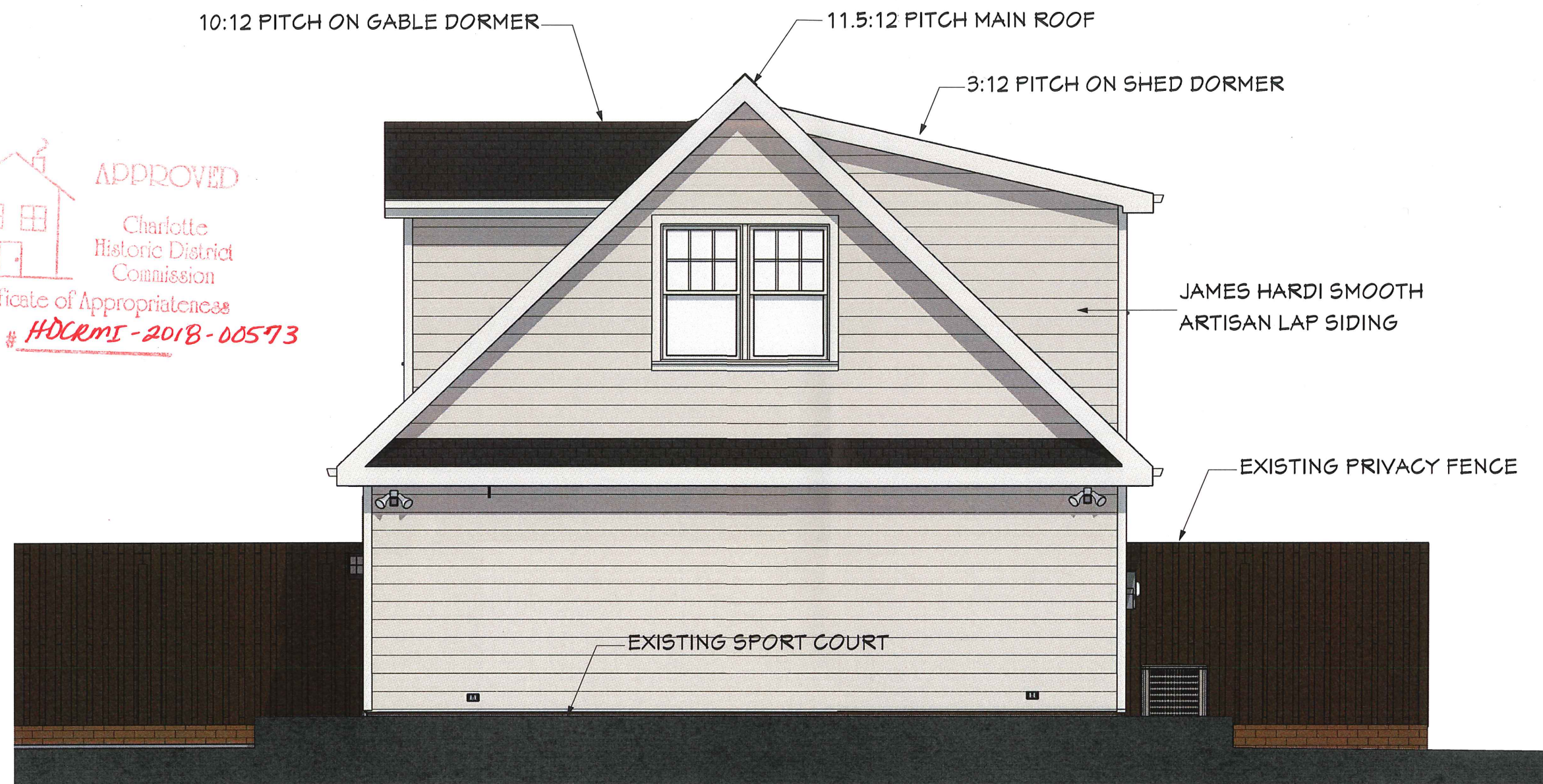
SCALE:

1/4" = 1'-0"

SHEET:

A-10

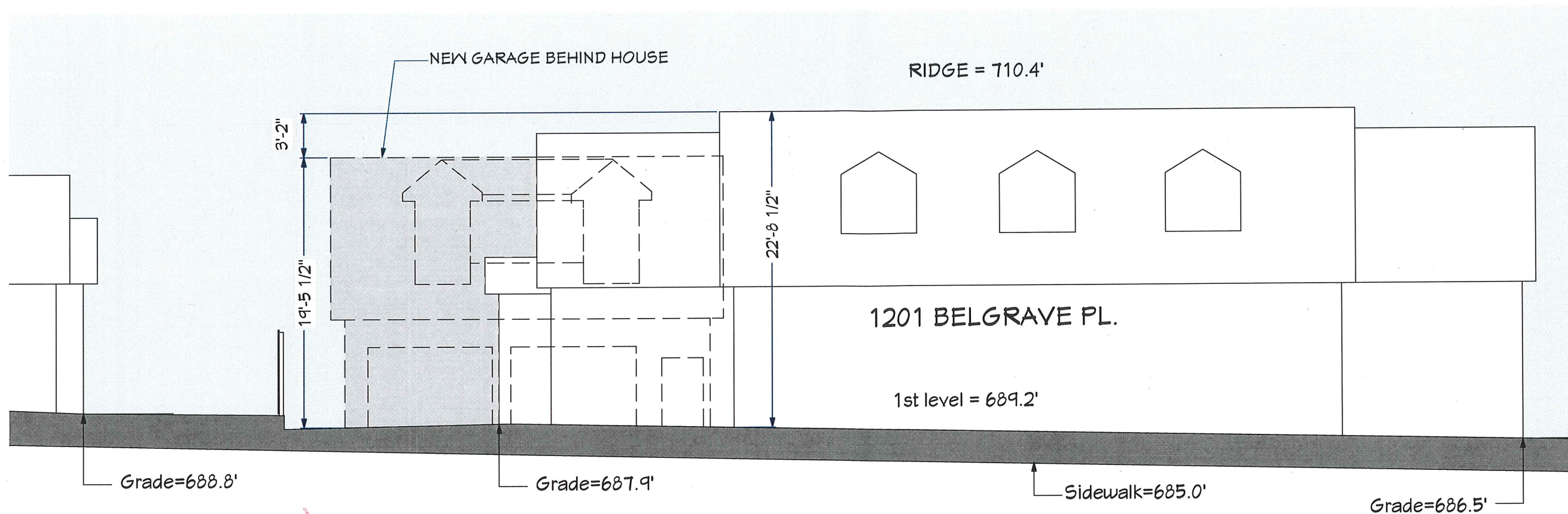
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# HDCRMI-2018-00573



1 | RIGHT SIDE ELEVATION

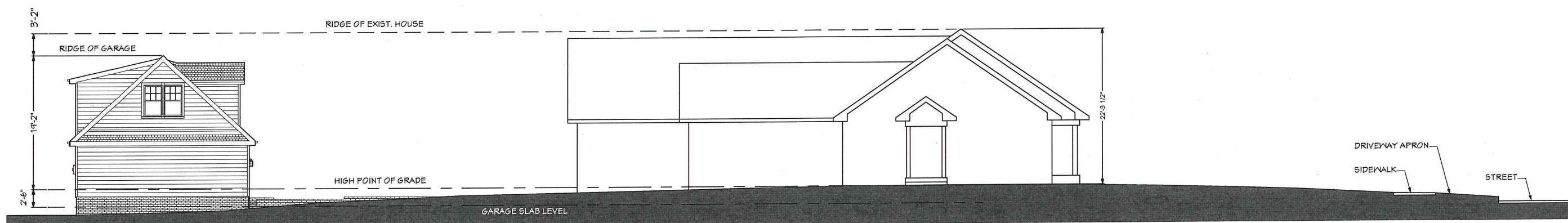
SCALE: 1/4" = 1'-0"



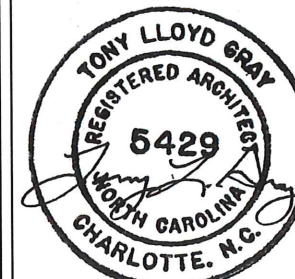


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Charlotte  
Historic District  
Commission  
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# HDCRMI-2018-00573

1 | STREET VIEW DIAGRAM  
SCALE: 1/8" = 1'-0"



2 | PROPERTY CROSS SECTION DIAGRAM  
SCALE: 1" = 15'-0"



12/3/2018

SHEET TITLE:  
TOPOGRAPHIC  
DIAGRAMS

gray design  
architecture, pa.

Mr. & Mrs. Brice Taylor  
1201 Belgrave Place  
Charlotte, NC 28203

DATE:

12/3/2018

SCALE:

VARIES

SHEET:

A-13



121'-8"  
TOP OF RIDGE

NOTE:  
1. ATTIC ACCESS NOT REQUIRED PER SECTION R807 OF NCRBC 2012. VERTICAL HEIGHT DOES NOT EXCEED 60" INSIDE ATTIC SPACE (ACTUAL ATTIC SPACE IS 44").

NOTE: 3:12 SLOPE ROOF REQUIRES (2) LAYERS OF SNOW / ICE BARRIER UNDERLAYMENT INSTALLED ACCORDING TO R905.2.1. ALL ASPHALT SHINGLES TO BE INSTALLED PER R905.2

118'-8 3/4"  
2ND FLOOR BEARING

R15 ICYNENE FOAM INSULATION PER N402.1.1  
UPPER LEVEL WALLS ONLY

110'-8 3/4"  
2ND FLOOR SUBFLOOR

109'-4"  
1ST FLOOR BEARING

NEW WALL ASSEMBLY (OUT TO IN)  
FIBER CEMENT LAP SIDING  
WATER RESISTIVE BARRIER PER R703.2  
2X4 SYP WD STUD @ 16" O.C..  
R15 FIBERGLASS BATT INSULATION PER N402.1.1  
1/2" GYPSUM WALLBOARD  
LATEX PAINT

101'-4"  
MASONRY

100'-0"  
T.O.S.

SEE STRUCT. DETAIL 1 / 5-5  
2X10 RIDGE  
2X10 FLAT, TYP.  
2X6 (SPF #2) @ 16" O.C. ROOF RAFTERS  
11:12 PITCH ON MAIN ROOF  
2X10 FLAT, TYP.  
2X4 SUPPORT EA. RAFTER - SEE STRUCT.  
(2) 18" LVL - SEE STRUCT.  
2X4 KNEE WALL SEE STRUCT.  
2x6 spf #2 @ 16" O.C. ROOF RAFTERS  
3:12 PITCH ON SHED DORMER

2x6 spf #2 @ 16" O.C. CEILING JOISTS

2X6 (SPF #2) @ 16" O.C. CEILING JOISTS

TEMPERED GLAZING ON BOTH PANELS OF EACH DOUBLE HUNG WINDOW PER R305.4.7

TEMPERED GLAZING

42" HT KNEE WALL

SEE STRUCT. DETAILS FOR PORTAL FRAME

VENTED SOFFIT  
DETAIL TO MATCH EXIST. HOUSE

108'-0"  
HEADER

(3) 11 7/8" LVL  
SEE STRUCT. DETAILS

NEW FLOOR ASSEMBLY (TOP TO BOTTOM)  
3/4" T&G HARDWOOD FLOORING  
3/4" T&G AVANTECH SUBFLOOR  
16" PRI-80 I-JOIST @ 16" O.C.  
R-38 INSULATION - ICYNENE FOAM  
5/8" TYPE X DRYWALL  
PAINT

NEW 16" PRI-80 I-JOIST @ 16" O.C. FLOOR SYSTEM

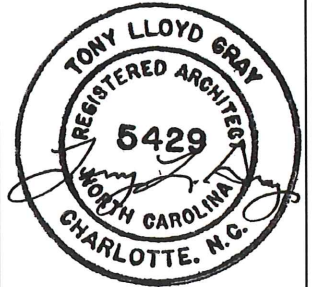
BRICK KNEE WALL TO 16" ABOVE F.F.E.



Certificate of Appropriateness

# HDCRMI-2018-00573

SEE STRUCTURAL DRAWINGS FOR SLAB AND FOUNDATION SPECIFICATIONS



12/3/2018

SHEET TITLE:  
BUILDING SECTION  
AT SHED DORMER

gray design  
architecture, pa.

Mr. & Mrs. Brice Taylor  
1201 Belgrave Place  
Charlotte, NC 28203

DATE:

12/3/2018

SCALE:

3/8" = 1'-0"

SHEET:

A-6



121'-8"  
TOP OF RIDGE

**NOTE:**

1. ATTIC ACCESS NOT REQUIRED PER SECTION R801 OF NCRBC 2012. VERTICAL HEIGHT DOES NOT EXCEED 60" INSIDE ATTIC SPACE (ACTUAL ATTIC SPACE IS 44").

NOTE: 3:12 SLOPE ROOF REQUIRES (2) LAYERS OF SNOW / ICE BARRIER UNDERLAYMENT INSTALLED ACCORDING TO R905.2.7. ALL ASPHALT SHINGLES TO BE INSTALLED PER R905.2

118'-8 3/4"  
2ND FLOOR BEARING

R15 ICYNENE FOAM INSULATION PER N402.1.1  
UPPER LEVEL WALLS ONLY

110'-8 3/4"  
2ND FLOOR SUBFLOOR

109'-4"  
1ST FLOOR BEARING

**NEW WALL ASSEMBLY (OUT TO IN)**  
FIBER CEMENT LAP SIDING  
WATER RESISTIVE BARRIER PER R703.2  
2X4 SYP WD STUD @ 16" O.C..  
R15 FIBERGLASS BATT INSULATION PER N402.1.1  
1/2" GYPSUM WALLBOARD  
LATEX PAINT

101'-4"  
MASONRY

100'-0"  
T.O.S.

SEE STRUCT. DETAIL 1 / 5-5

2X10 RIDGE

2X10 FLAT, TYP.

2X6 (5PF #2) @ 16" O.C. ROOF RAFTERS

2X4 SUPPORT EA.  
RAFTER

(2) 18" LVL - FLUSH

2x10 spf #2 RIDGE

2x6 spf #2 @ 16" O.C. CEILING JOISTS

2X6 (5PF #2) @ 16" O.C.  
CEILING JOISTS

(3) 2x10 spf #2

TEMPERED GLAZING ON BOTH PANELS OF  
EACH DOUBLE HUNG WINDOW PER R308.4.7

42" HT KNEE WALL

SEE STRUCT.  
DETAILS FOR  
PORTAL FRAME

VENTED SOFFIT  
DETAIL TO MATCH  
EXIST. HOUSE

108'-0"  
HEADER

(3) 11 7/8" LVL  
SEE STRUCT.  
DETAILS

**NEW FLOOR ASSEMBLY (TOP TO BOTTOM)**  
3/4" T&G HARDWOOD FLOORING  
3/4" T&G AVANTECH SUBFLOOR  
16" PRI-80 I-JOIST @ 16" O.C.  
R-38 INSULATION - ICYNENE FOAM  
5/8" TYPE X DRYWALL  
PAINT



APPROVED

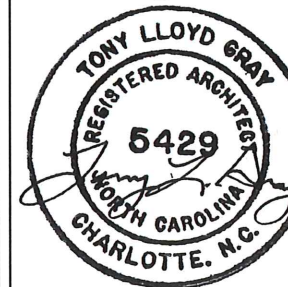
Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# HDCRMT-2018-00573

BRICK KNEE WALL TO 16" ABOVE F.F.E.

SEE STRUCTURAL DRAWINGS FOR SLAB AND FOUNDATION SPECIFICATIONS



12/3/2018

SHEET TITLE:  
BUILDING SECTION  
AT GABLE DORMER

gray design  
architecture, pa.

Mr. & Mrs. Brice Taylor  
1201 Belgrave Place  
Charlotte, NC 28203

DATE:

12/3/2018

SCALE:

3/8" = 1'-0"

SHEET:

A-5



121'-8"  
TOP OF RIDGE

NOTE:

1. ATTIC ACCESS NOT REQUIRED PER SECTION R807 OF NCRBC 2012. VERTICAL HEIGHT DOES NOT EXCEED 60" INSIDE ATTIC SPACE (ACTUAL ATTIC SPACE IS 44").

NOTE: 3:12 SLOPE ROOF REQUIRES (2) LAYERS OF SNOW / ICE BARRIER UNDERLAYMENT INSTALLED ACCORDING TO R905.2.1. ALL ASPHALT SHINGLES TO BE INSTALLED PER R905.2

118'-8 3/4"  
2ND FLOOR BEARING



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Charlotte  
Historic District  
Commission

Certificate of Appropriateness  
#HDCRMI-2618-00573

R15 ICYNENE FOAM INSULATION PER N402.1.1  
UPPER LEVEL WALLS ONLY

110'-8 3/4"  
2ND FLOOR SUBFLOOR

109'-4"  
1ST FLOOR BEARING

NEW WALL ASSEMBLY (OUT TO IN)  
FIBER CEMENT LAP SIDING  
WATER RESISTIVE BARRIER PER R703.2  
2X4 SYP WD STUD @ 16" O.C..  
R15 FIBERGLASS BATT INSULATION PER N402.1.1  
1/2" GYPSUM WALLBOARD  
LATEX PAINT

101'-4"  
MASONRY

100'-0"  
T.O.S.

SEE STRUCT. DETAIL 1 / 5-5

2X10 RIDGE

2X10 FLAT, TYP.

2X6 (SPF #2) @ 16" O.C. ROOF RAFTERS

2X4 SUPPORT EA.  
RAFTER - SEE STRUCT.

(2) 18" LVL -  
SEE STRUCT.

2X4 KNEE WALL  
SEE STRUCT.

NEW ROOF ASSEMBLY (OUTSIDE TO INSIDE)  
TIMBERLINE HD ARCHITECTURAL SHINGLES  
ROOFING FELT  
ROOF SHEATHING  
SPF #2 2X6 @ 16" O.C. RAFTERS  
R-38 INSULATION - ICYNENE FOAM  
5/8" GWB (PAINTED)

OUTLINE OF DORMER IN FOREGROUND

TEMPERED GLAZING ON BOTH  
PANELS OF EACH DOUBLE  
HUNG WINDOW PER R308.4.7

TEMPERED  
GLAZING

TEMPERED  
GLAZING

SEE STRUCT.  
DETAILS FOR  
PORTAL FRAME

VENTED SOFFIT  
DETAIL TO MATCH  
EXIST. HOUSE

108'-0"  
HEADER

(3) 11 7/8" LVL  
SEE STRUCT.  
DETAILS

NEW FLOOR ASSEMBLY (TOP TO BOTTOM)  
3/4" T&G HARDWOOD FLOORING  
3/4" T&G AVANTECH SUBFLOOR  
16" PRI-80 I-JOIST @ 16" O.C.  
R-38 INSULATION - ICYNENE FOAM  
5/8" TYPE X DRYWALL  
PAINT

STAIR IN ACCORDANCE W/ R311.7  
(15) RISERS @ 8" EA = 120" TOTAL RISE  
(14) TREADS @ 11" EA

HANDRAIL TO BE COMPLIANT  
W/ R311.7.7 OF NCRBC

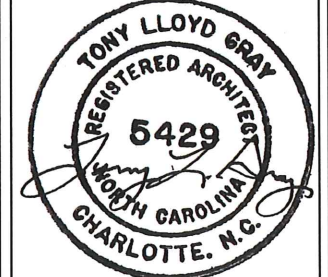
7'-6" HEAD CLEARANCE

STAIR STRUCTURE PER CODE REQ.

STORAGE ROOM  
UNDER STAIR

BRICK KNEE WALL TO 16" ABOVE F.F.E.

SEE STRUCTURAL DRAWINGS FOR SLAB AND FOUNDATION SPECIFICATIONS



12/3/2018

SHEET TITLE:  
BUILDING SECTION  
AT STAIR

gray design  
architecture, pa.

Mr. & Mrs. Brice Taylor  
1201 Belgrave Place  
Charlotte, NC 28203

DATE:

12/3/2018

SCALE:

3/8" = 1'-0"

SHEET:

A-4



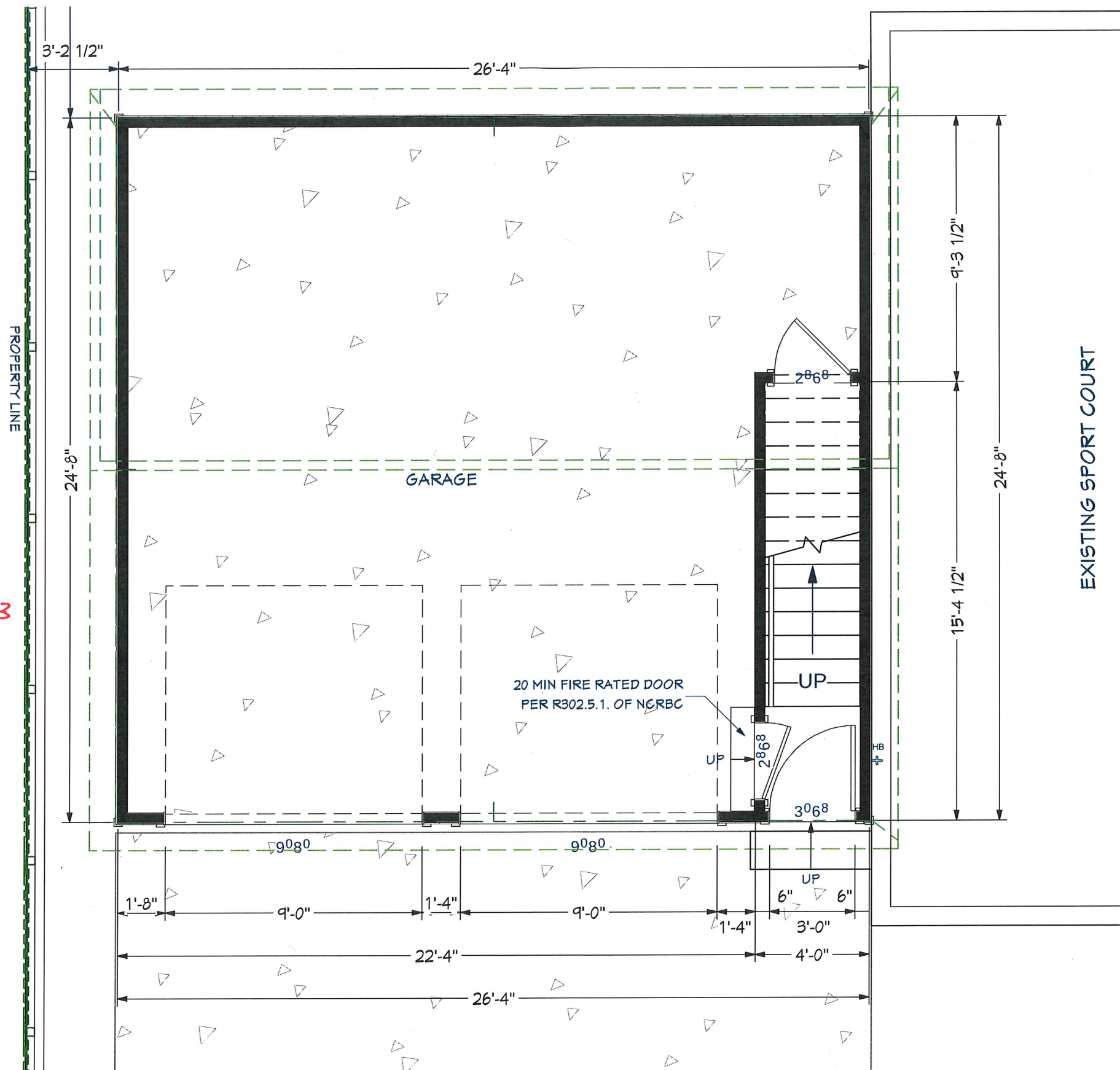


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Historic District  
Commission

Certificate of Appropriateness

#HDCRMI-2018-00573



FLOOR PLAN - GARAGE LEVEL

SCALE: 1/4" = 1'-0"



12/3/2018

SHEET TITLE:

PROPOSED FLOOR PLAN  
GARAGE LEVEL

gray design  
architecture, pa.

Mr. & Mrs. Brice Taylor  
1201 Belgrave Place  
Charlotte, NC 28203

DATE:

12/3/2018

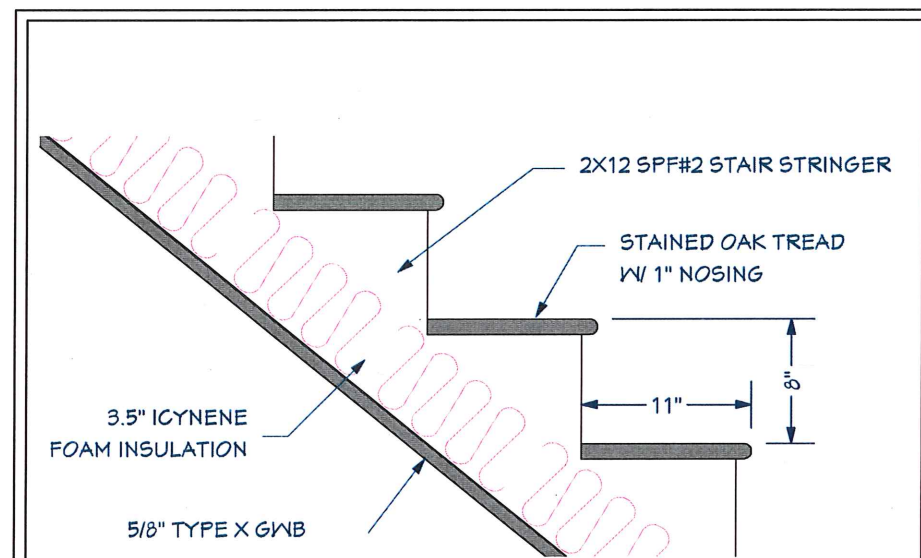
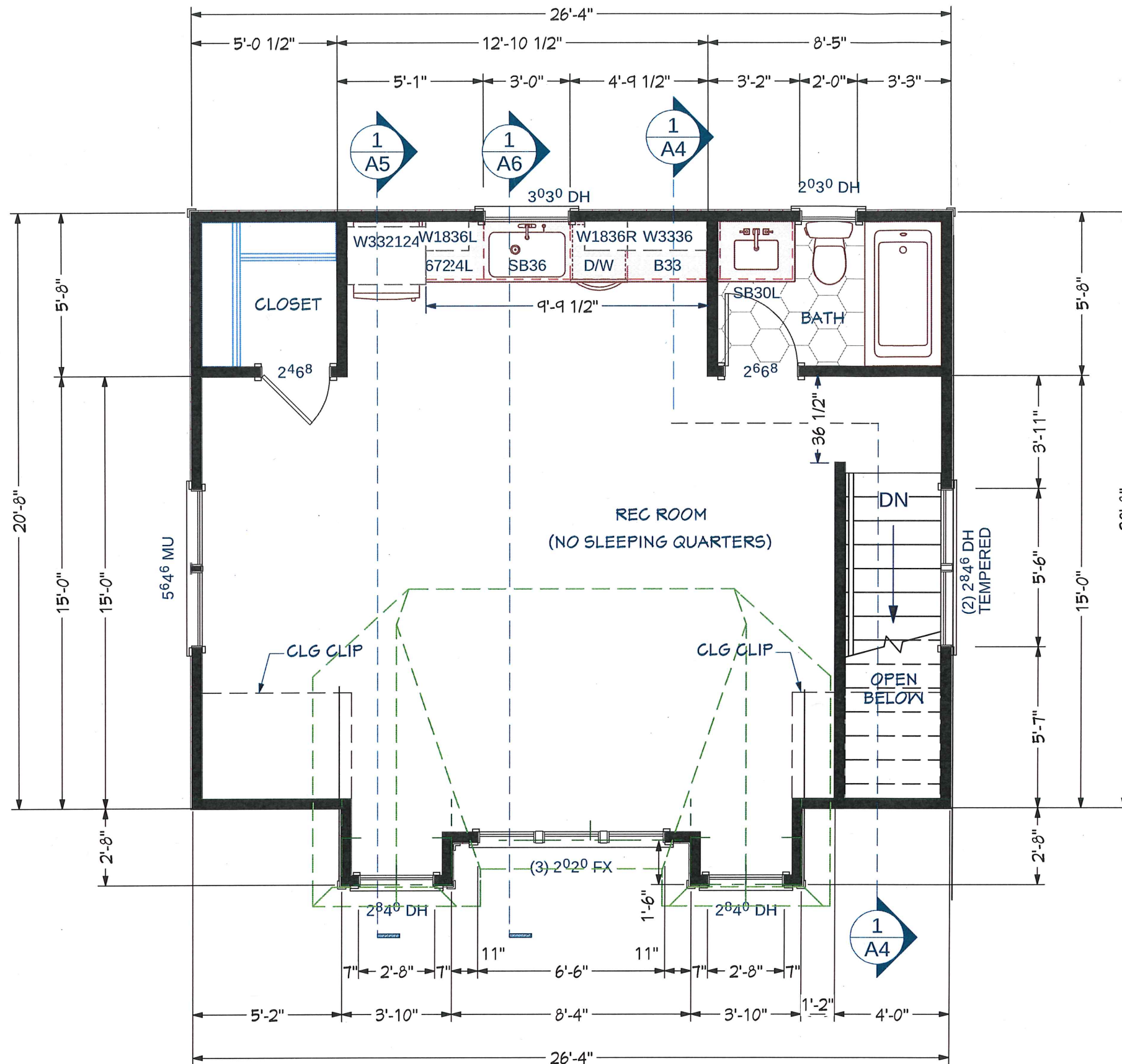
SCALE:

1/4" = 1'-0"

SHEET:

A-2





12/3/2018

**APPROVAL**  
 Charlotte Historic District Commission  
 Certificate of Appropriateness  
 #HDCRM1-2018-00573

SHEET TITLE:  
**PROPOSED FLOOR PLAN  
 2ND LEVEL**

**gray design**  
 architecture, pa.

Mr. & Mrs. Brice Taylor  
 1201 Belgrave Place  
 Charlotte, NC 28203

DATE:

12/3/2018

SCALE:

1/4" = 1'-0"

SHEET:

**A-3**