
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1119 Belgrave Place

SUMMARY OF REQUEST: Window changes

APPLICANT/OWNER: John Fryday

Details of Proposed Request

Existing Conditions

The existing structure is a one-story Colonial Revival-style house constructed in 1951. Notable features include a slate roof, engaged front entry, and metal windows. Previously approved projects include a detached garage and a sunroom addition on the rear.

Proposal

The proposal is to change an existing casement window on the left elevation to a bay window. Materials include brick foundation, wood trim, metal Simulated True Divided Lights (STDL) to match existing, and a copper roof. Window header height will match existing.

Design Guidelines – Replacement Windows, page 4.14

18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntin and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.
19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum clad wood, or fiberglass windows that meet these guidelines may be considered on a case-by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.

Design Guidelines – Materials, page 6.15

1. Use compatible traditional materials such as brick, stucco, stone, and wood. Avoid split-faced block, and any material, color, or texture that is in stark contrast to the historic context.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.

6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Recommendation

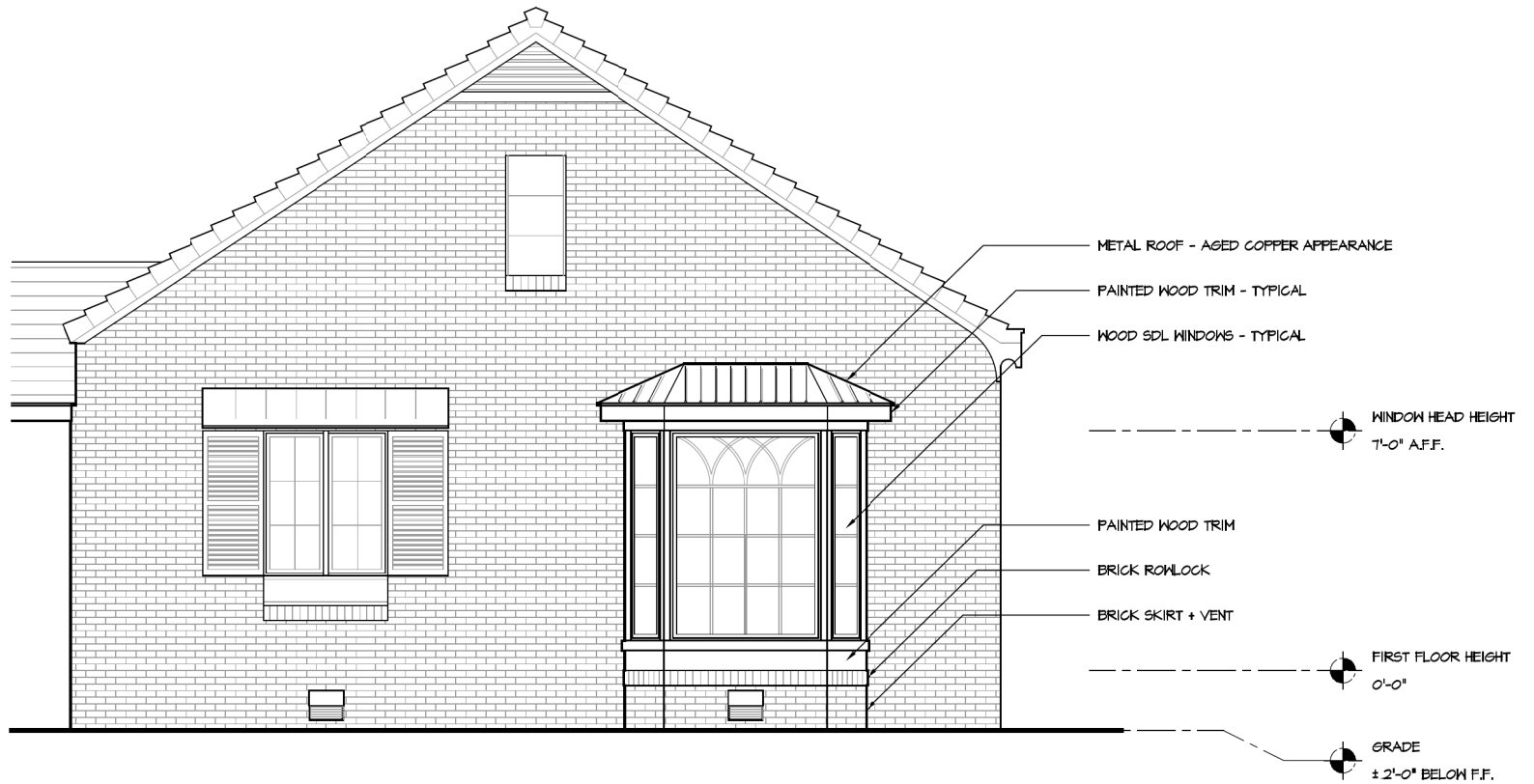
1. Bay windows are not-incongruous with the Colonial Revival style of architecture.
2. The proposed project meets guidelines for Materials 6.15.
3. The Commission will determine if the proposed window change meets guidelines and is not incongruous with the district.
4. Minor revisions may be reviewed by staff.





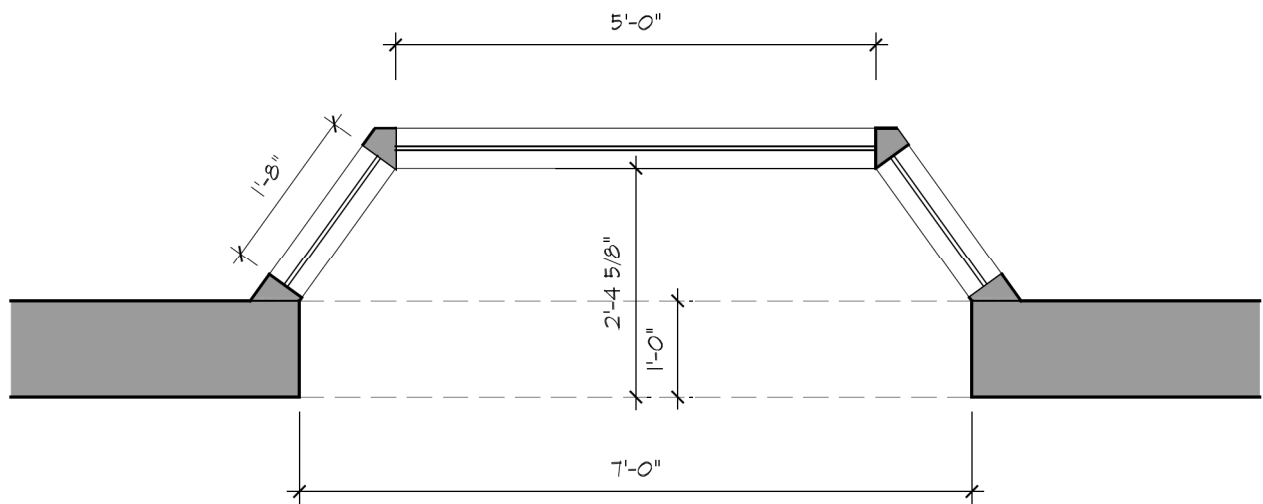
1119 Belgrave Place





HDC REVIEW

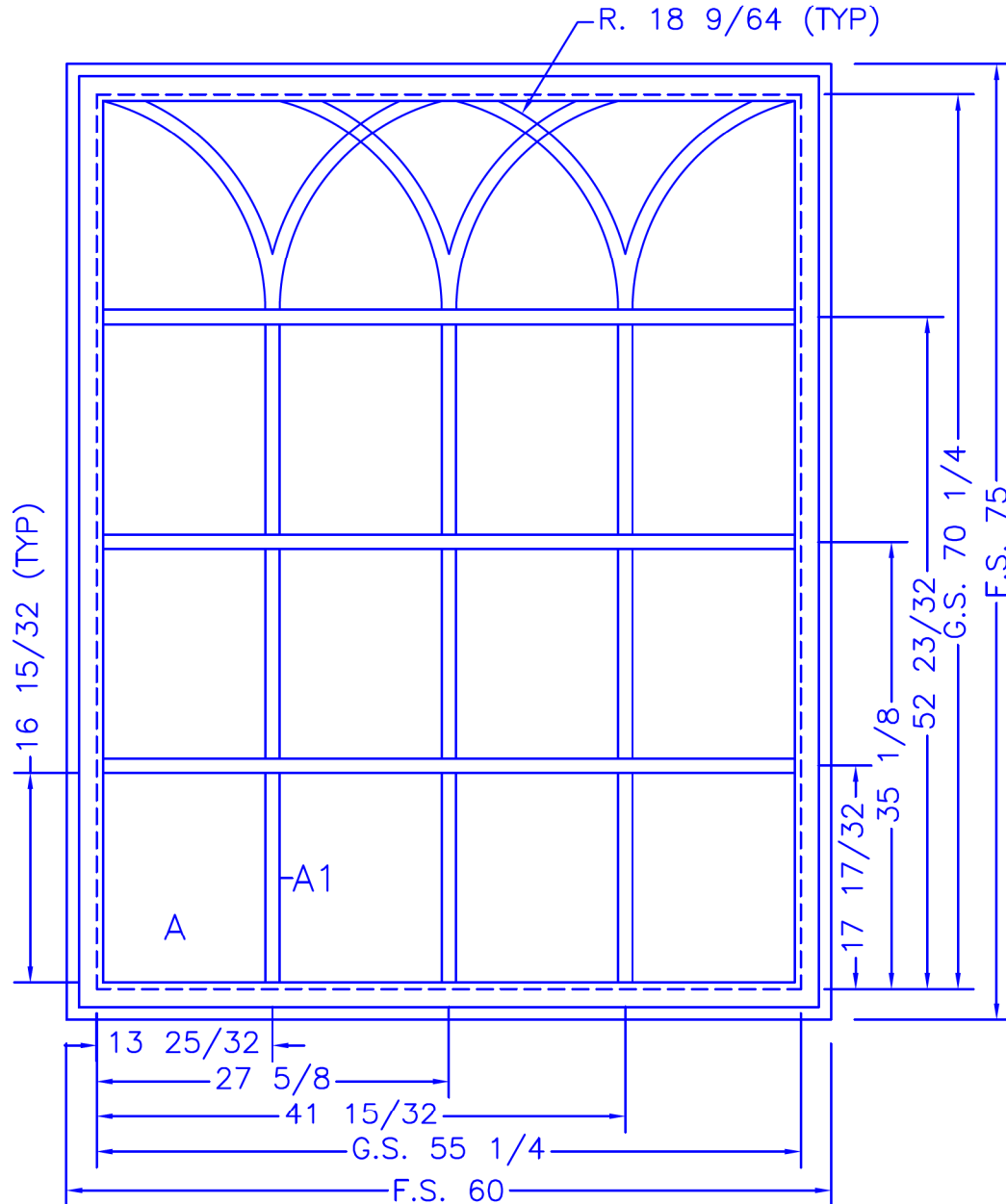
BAY WINDOW ELEVATION



BAY WINDOW PLAN



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WCSS/AWN
1 1/8" PDL

	A1
VERTICAL BAR LENGTHS	16 15/16
HORIZONTAL BAR LENGTHS	54 23/32
ANGLE BAR LENGTHS	-

OUTSIDE VIEW SHOWN

REV #	DATE	CUSTOMER	CAROLINA CONSTRUCTION PROD	ORDER DEPT	KMC
#1	XXXX	P.O. #	01201509011	DWG #	792714-A
#2	XXXX	VERSION	SPECIALS #DAVE C.	1	3 19















