
ADDRESS OF PROPERTY	<i>1119 Belgrave Place, Dilworth Local Historic District</i>	<i>HDC 2012-084</i>
SUMMARY OF REQUEST	<i>Construction of New Garage</i>	
OWNERS	<i>John Fryday & Brian Downey</i>	
APPLICANT	<i>John Fryday</i>	

Details of Proposed Request

This proposal is for the construction of a new garage at the end of an existing driveway. The garage would be located at the rear of this lot. The garage as shown would be of brick with wooden siding on the roof dormers. The structure also is shown with wood trim to match that existing on the house.

Current Status and Context of Property

The house that this garage would serve is a 1951 one story Colonial Revival structure. It lies outside the Dilworth National Register Historic District, as it is outside the Age of Significance cited in the National Register documentation. It is located in one of the last areas of Dilworth to be developed, and the rear property line is the boundary of the Local Historic District.

Relevant HDC Design Guidelines

- *Accessory Structures - Garages*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



John and Wanda—

Here is my submission to meet the deadline, but I'll have better drawings to you before the July 3rd deadline for the Commission. (I'm drawings them myself, so they are—ahem—crude!)

I know this garage has few windows to break up the facade, but it will be nestled into the tall shrubbery, magnolia trees and 30 foot deep rear buffer we planted to protect us from the office building behind us now—and the taller one to come someday. I will send photos of the yard, and create an 'overlay' of the green that keeps this from being seen except from our own driveway. I do not want more windows-- for security reasons, and for not overlooking our neighbors, and hope the commission will consider the setting.

The height is based on the existing attached garage at the top of the hill, so this will be the same height of roof relative to the street, but since the ground slopes we get enough height to have a usable area above for my car trophies, magazines, parts—called 'junk' at my house!

Get me in line please for the next hearing, and I'll send better drawings along.

Thanks

John

CHARLOTTE HISTORIC DISTRICT COMMISSION

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Application #	_____
Date Received	_____
Received By	_____
HDC/Staff	_____

ADDRESS OF PROPERTY: 1119 Belgrave Place

HISTORIC DISTRICT: ☒ Dilworth ☐ Fourth Ward ☐ Hermitage Court ☐ Plaza-Midwood ☐ Wesley Heights ☐ Wilmore

TAX PARCEL NUMBER: _____

OWNER: JOHN FRYDAY / BRYAN DOWNEY

ADDRESS: 1119 Belgrave Place

DAY PHONE: 704-372-0001

APPLICANT: JOHN B. Fryday EMAIL: johnbfryday-doyne.com

MAILING ADDRESS: 1119 Belgrave Place

DAY PHONE: 704-372-0001 FAX: 704-372-2517

DETAILS OF PROPOSED PROJECT: GARAGE ADDITION @ REAR OF PROPERTY. INSET 30' FROM PROPERTY LINE (TO RETAIN BUFFER OF TREES + EXISTING 8 FT. WOOD FENCE) BRICK, WOOD SIDING, WOOD TRIM TO CO-ORDINATE WITH EXISTING HOME. SHINGLE ROOF ON VISIBLE SLOPE; MEMBRANE ON DORMERS DUE TO LOW SLOPE.

Attach additional sheets if necessary.

APPLICATION REQUIREMENTS

Applications and supporting materials for projects requiring full Commission approval must be submitted according to the annual schedule adopted by the HDC. Applications eligible for administrative approval may be submitted at any time. Submittal requirements may vary depending on the type of project proposed. Please refer to the Plan Submission Checklist on the back of this form. The materials noted must be submitted by 5 pm on the applicable deadline. Refer to the Application Deadline & Meeting Schedule for more information. If you have any questions, contact the Historic District Commission office at 704-336-2302.

NOTE: FAILURE TO PROVIDE ALL REQUIRED MATERIALS BY THE APPLICABLE DEADLINE WILL RESULT IN A DELAY OF THE HEARING OF YOUR PROJECT BY THE COMMISSION. INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED FOR COMMISSION REVIEW.

The Charlotte Historic District Commission
600 East Fourth Street
Charlotte, NC 28202-2853

Office (704) 336-2302

Fax (704) 336-5964

CHARLOTTE HISTORIC DISTRICT COMMISSION

FINAL PLAN SUBMISSION CHECKLIST

Contact HDC staff to determine the materials necessary to review your application.

REQUIRED MATERIALS FOR ALL APPLICATIONS:

- ✓ Completed application form. Describe clearly and in detail the nature of the proposed project. Attach additional sheets if necessary.
- ✓ Photographs of site and existing conditions. Photographs should be labeled with the property address and the date the photograph was taken. Digital format is acceptable.

NECESSARY DOCUMENTATION MAY ALSO INCLUDE:

- ☐ Detailed elevations including notes, dimensions and building materials showing both existing and proposed conditions.
- ☐ Site plan with dimensions showing both existing and proposed conditions. Include buildings, additions, sidewalks, drives, trees, property lines, and fences/walls where applicable.
- ☐ Streetscape photographs showing the context of the proposed project by plugging it into the streetscape.
- ☐ Indication of proposed tree removal and/or tree planting.
- ☐ Landscape plans indicating major plant materials and site features. Indicate significant changes of grade.
- ☐ Indication of any planned demolition.
- ☐ Material samples where applicable.
- ☐ Other documentation as indicated by HDC staff.

PLAN SUBMISSION REQUIREMENTS:

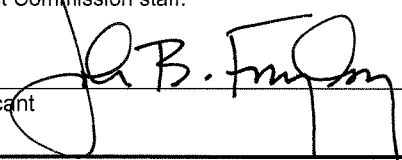
- 3 copies of Site Plan & Elevations, not to exceed 11 x 17
- Drawings may be submitted electronically.
Contact HDC staff for specifications.

Although attendance by applicants at Historic District Commission meetings is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information.

I, the undersigned, certify that all information in this application and in any attachments is accurate to the best of my knowledge. Furthermore, I understand that, should the Charlotte Historic District Commission issue this Certificate of Appropriateness, that Certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the authorized work must be completed within six months. Certificates can be extended for six months prior to their expiration by requesting an extension in writing from Historic District Commission staff.

Applicant

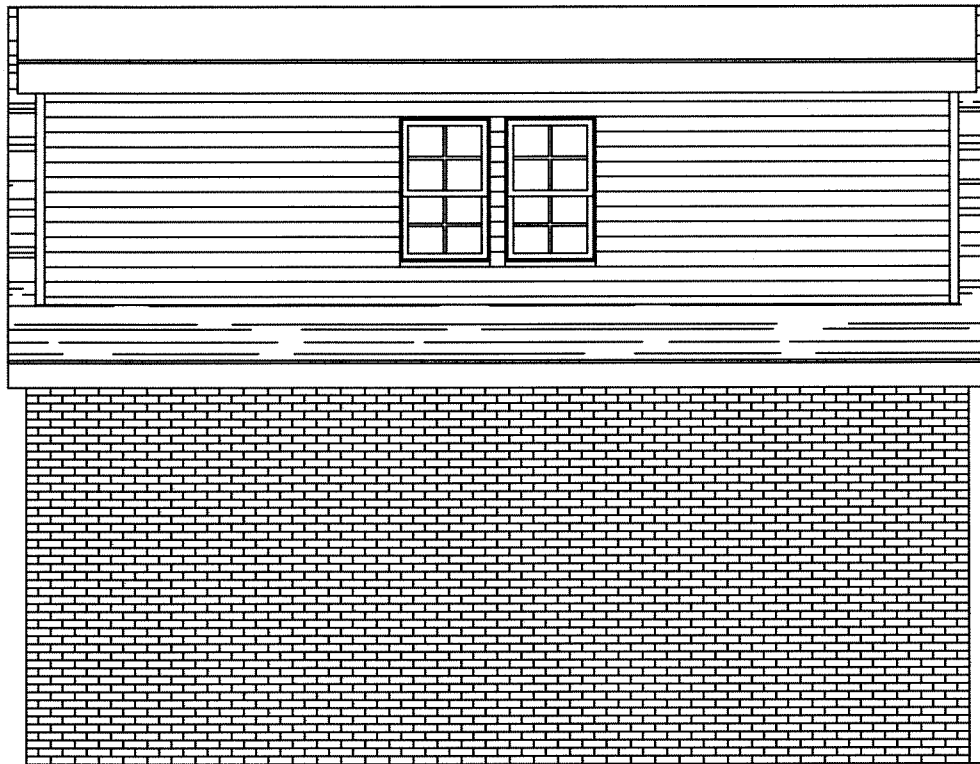
Date



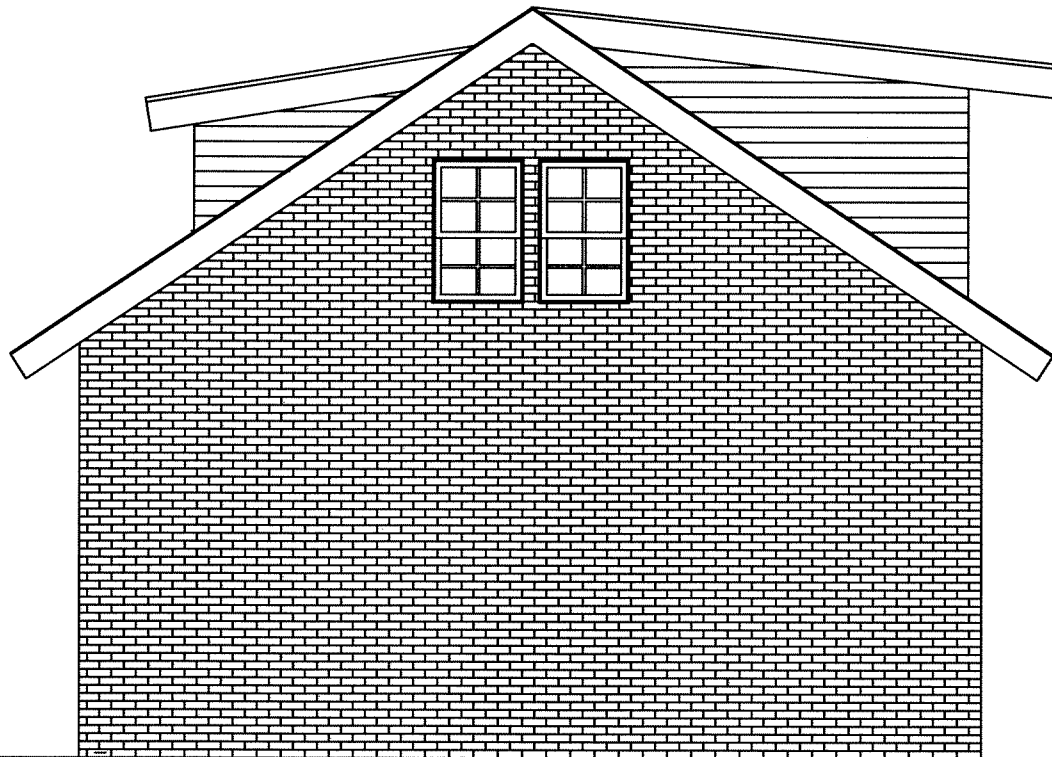
6.20.2012



ELEVATION FACING EXISTING PARKING AREA & DRIVEWAY

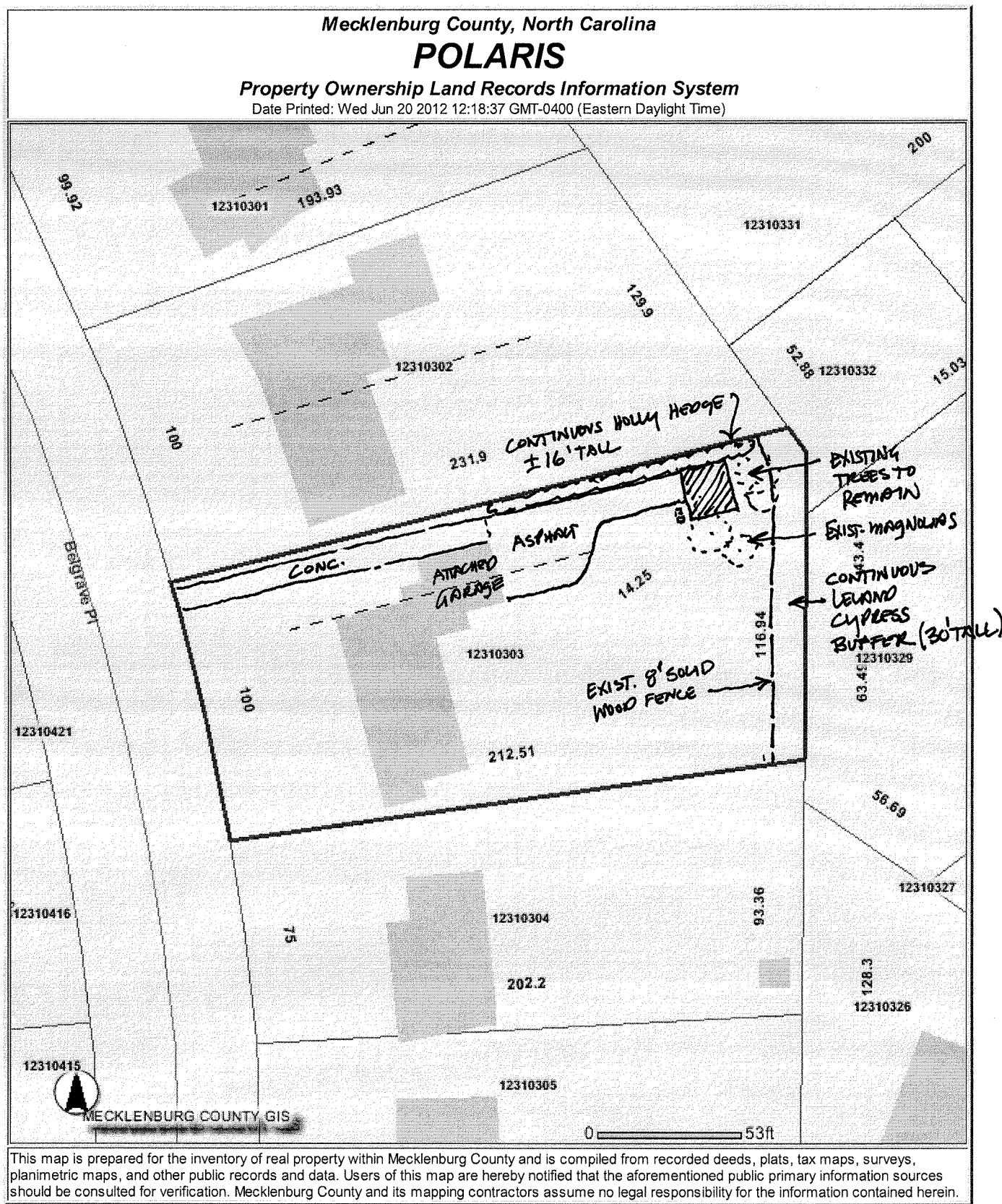


ELEVATION FACING MOREHEAD ST AND 30 FT DEEP BUFFER



ELEVATION FACING INTO MAGNOLIA TREES (YARD INTERIOR)

OPPOSITE ELEVATION SAME WITHOUT WINDOWS LOOKING INTO NEIGHBOR'S YARD



Charlotte Historic District Commission - Case 2012-084

