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**ADDRESS OF PROPERTY:**     *1201 Belgrave, Dilworth Local Historic District    HDC 2013-031*

**SUMMARY OF REQUEST:**     *Rear Addition*

**OWNER:**                         *Sean & Andrea Smith*

**APPLICANT:**                  *Dominick Ristaino*

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**Details of Proposed Request**

Addition of new outdoor living space on rear. New room will have a gabled roof with a chimney at the end facing into the back yard. The new porch/living space will be slightly offset from the house toward the side property line, making this a full Commission issue. Details include wide openings, columns, brick, louvered wooden shutters, etc. Sport court and deck extension can be approved administratively.

**Relevant HDC Design Guidelines**

- Additions

**Staff Analysis**

Staff would have approved this, but, for the offset element.

HDC Design Policy on Additions requires that additions be evaluated according to the following matrix:

<b>1. All additions will be reviewed for compatibility by the following criteria:</b>	
<b>a. Size</b>	<i>the relationship of the project to its site</i>
<b>b. Scale</b>	<i>the relationship of the building to those around it</i>
<b>c. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>d. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>e. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>f. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>g. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>h. Context</b>	<i>the overall relationship of the project to its surroundings</i>







# 1201 Belgrave Place

## Sports Court & Porch/Deck Addition

Porch added to rear of Home with expansion of current deck to tie into porch addition. Sports court in place of current play ground equipment.





Front view of 1201 Belgrave Place. Porch addition, Right Rear.





Left Side Neighbor Home.





Right Side Neighbor Home. With no view to addition from street.





Right side view of home from neighbors front left perspective.





Right side yard view.





Right side yard view from rear. House juts out 14 inches from rear wall to front.





Rear yard view. Addition on left side.





Rear View from driveway side.





Left neighbor view if they could see through elevated 5 foot fence.





Elevated left side neighbors fence to building site.





Rear yard view towards recently turned down Walgreens site.





Sports court location where playground equipment is.





Right side neighbors house. A den with no windows towards addition.





Neighbors on right side rear yard view.





Front quoin protudes 1 ½ inches past side wall.





Sill protrudes 2 inches past side wall.





Side wall extends 12 inches past addition wall





Power box and side wall extends 19 3/8 inches past addition wall.





Addition wall before jut out wall and electrical boxes.

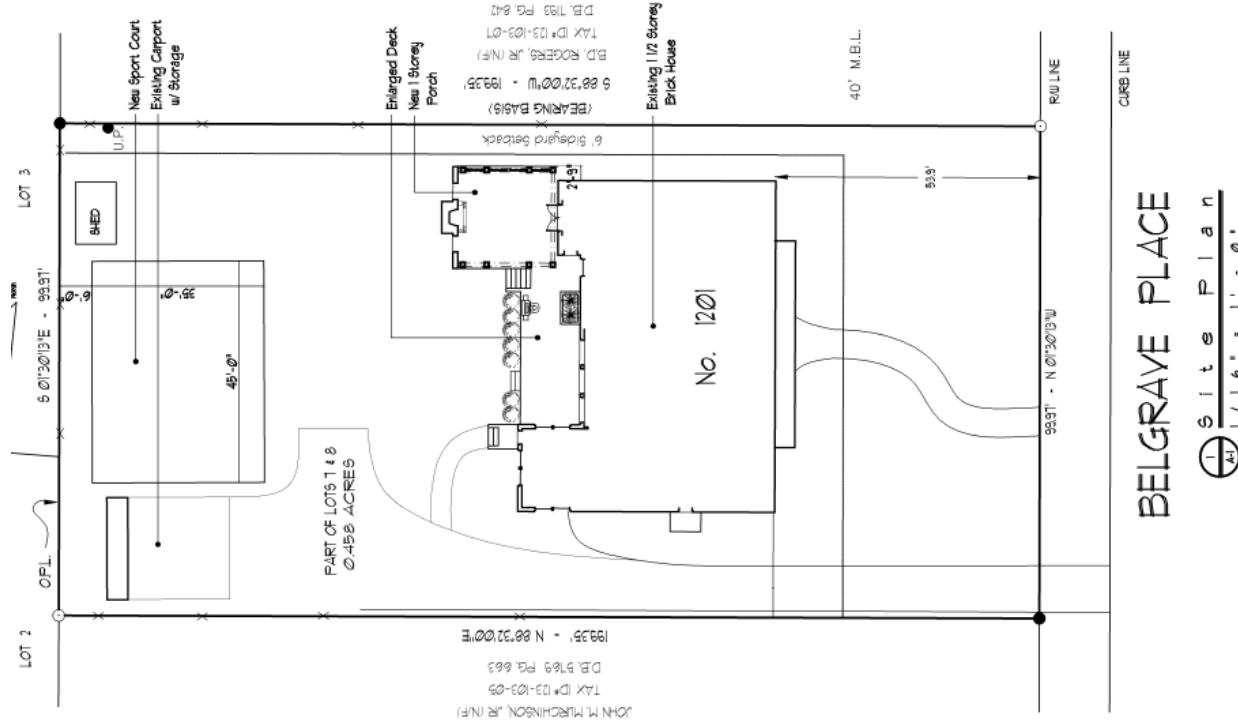




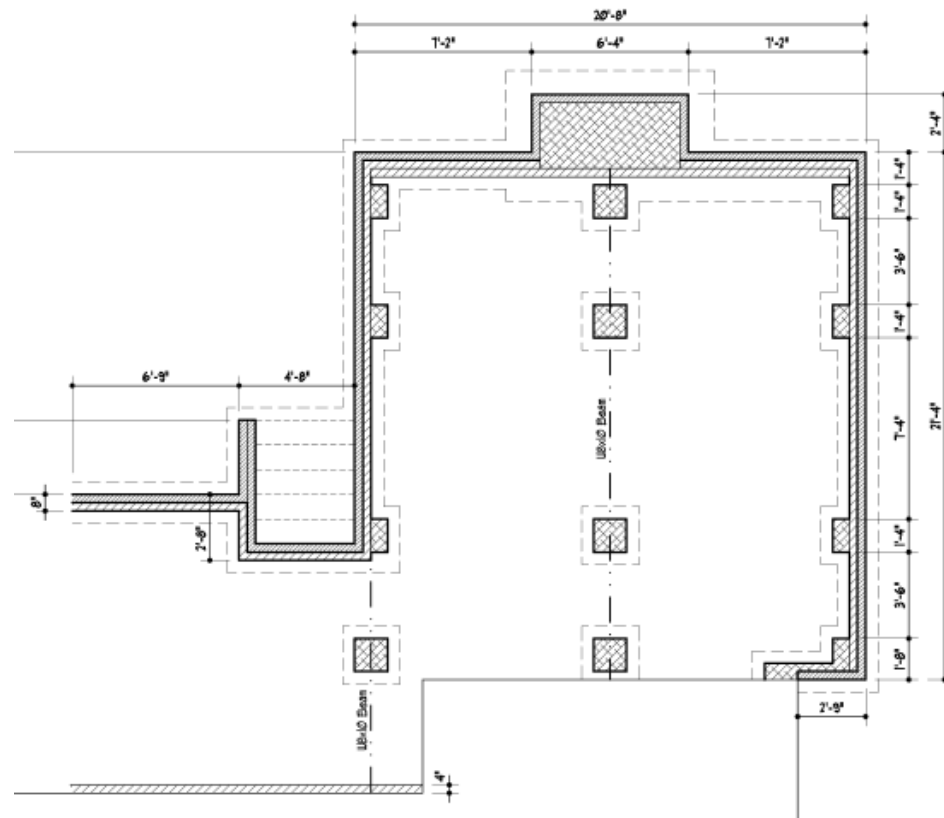
Addition totally obscured from street with front wall and landscaping.



# Site Plan 1201 Belgrave

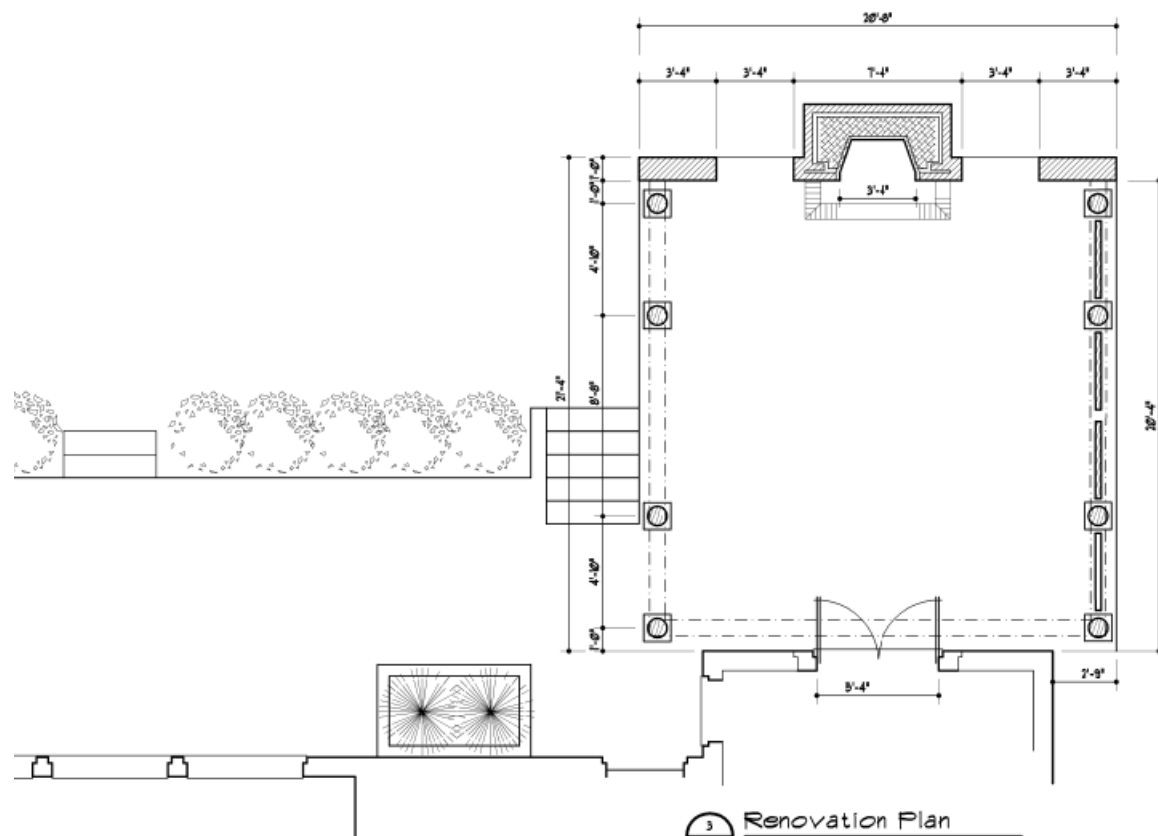






2 Foundation Plan (alt)  
 A-2 1/4" = 1' - 0"



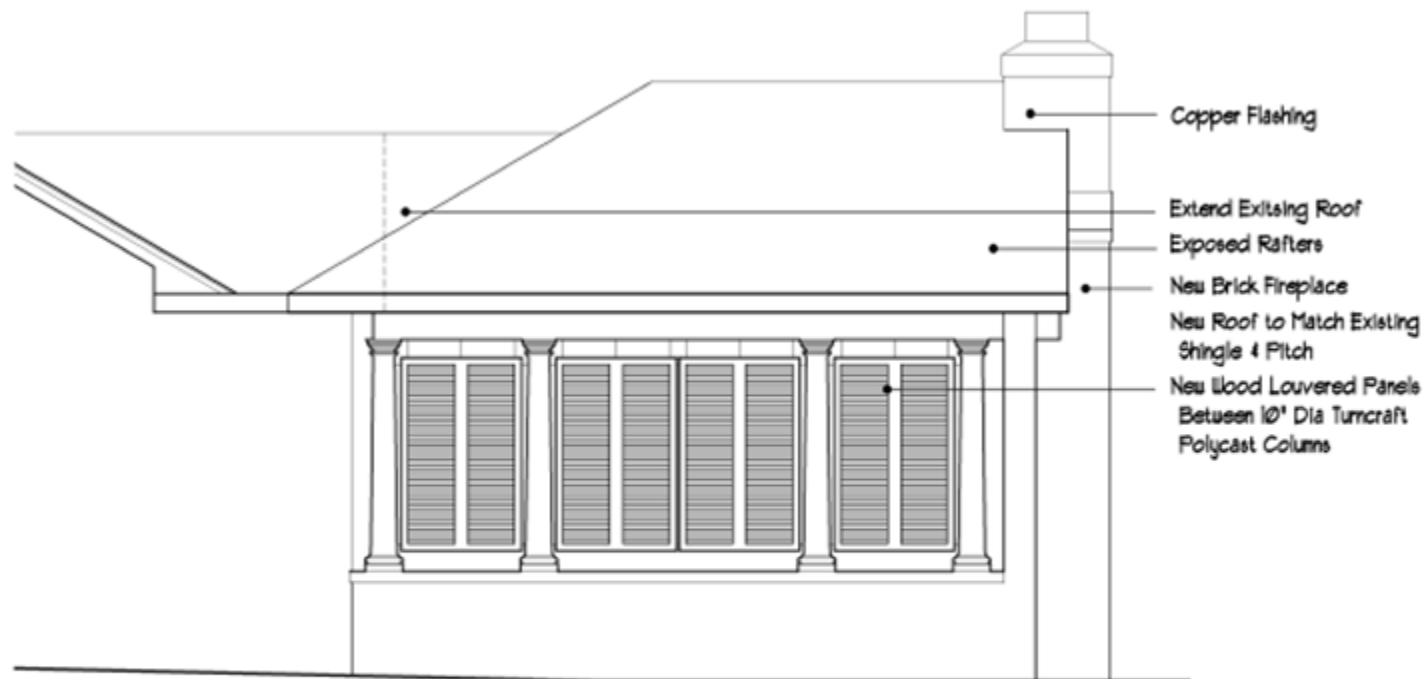


3  
A-2

## Renovation Plan

1 / 4 " x 1 " - 0 " 8 "





Side Elevation

1 / 4 " = 1' - 0 "

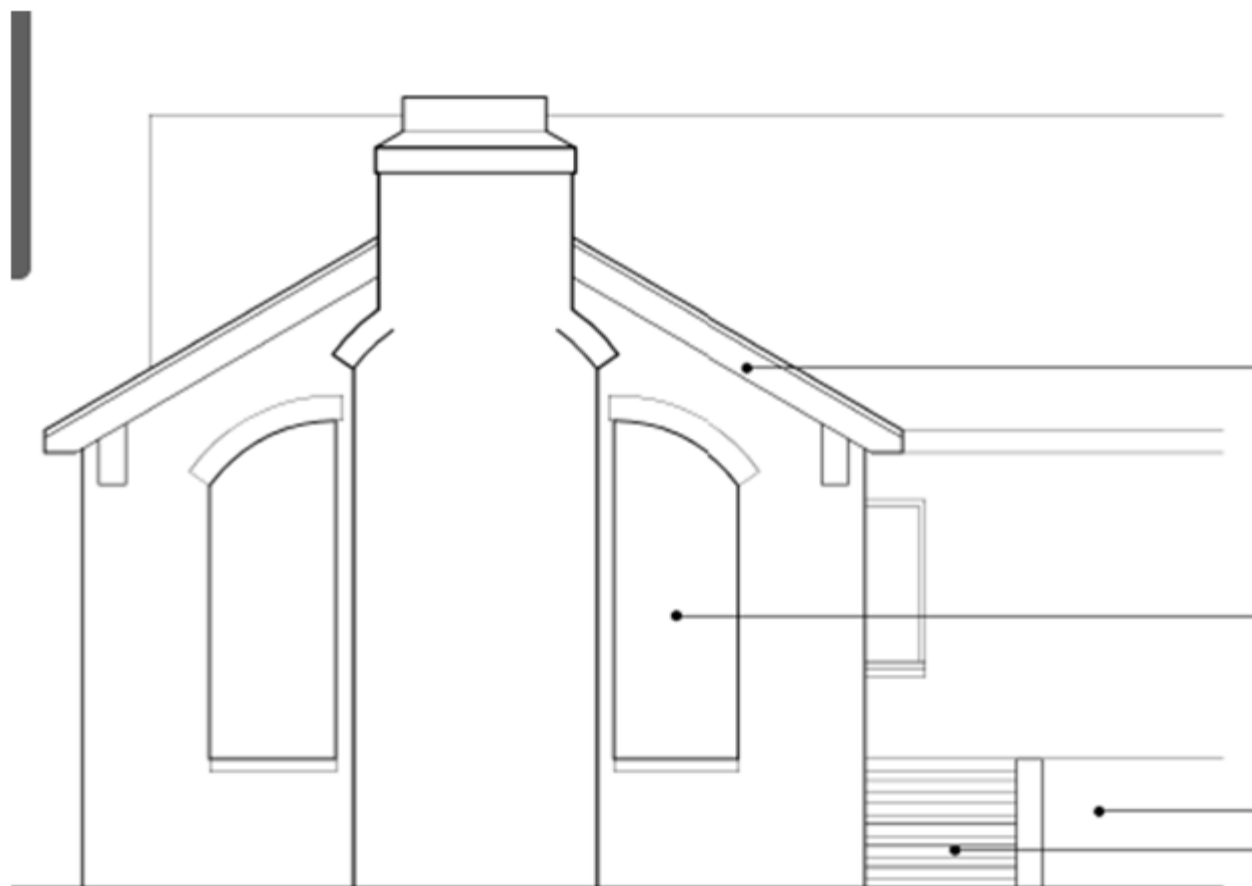




4 Side Elevation  
 1 / 4" = 1' - 0"

Side Neighbor  
 Screening

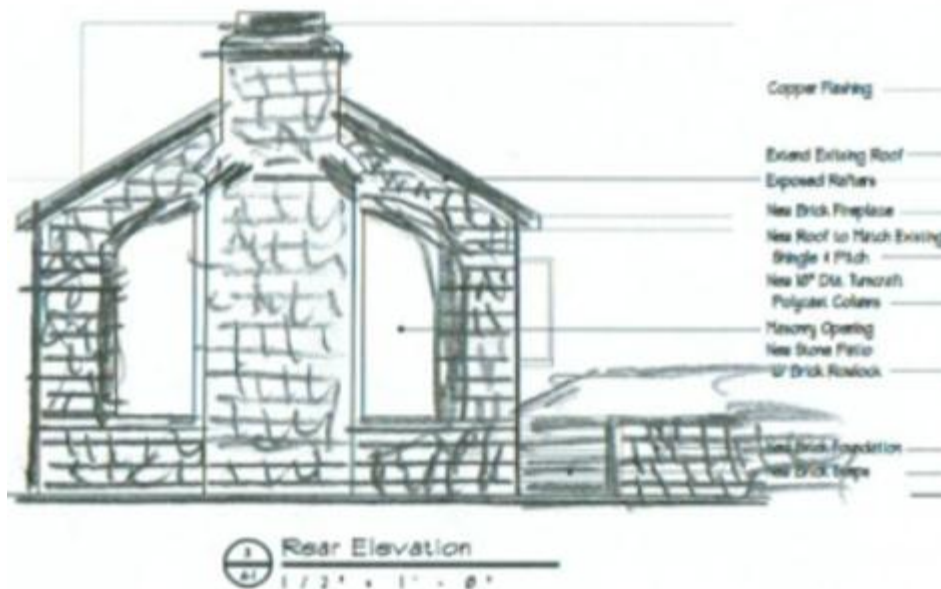




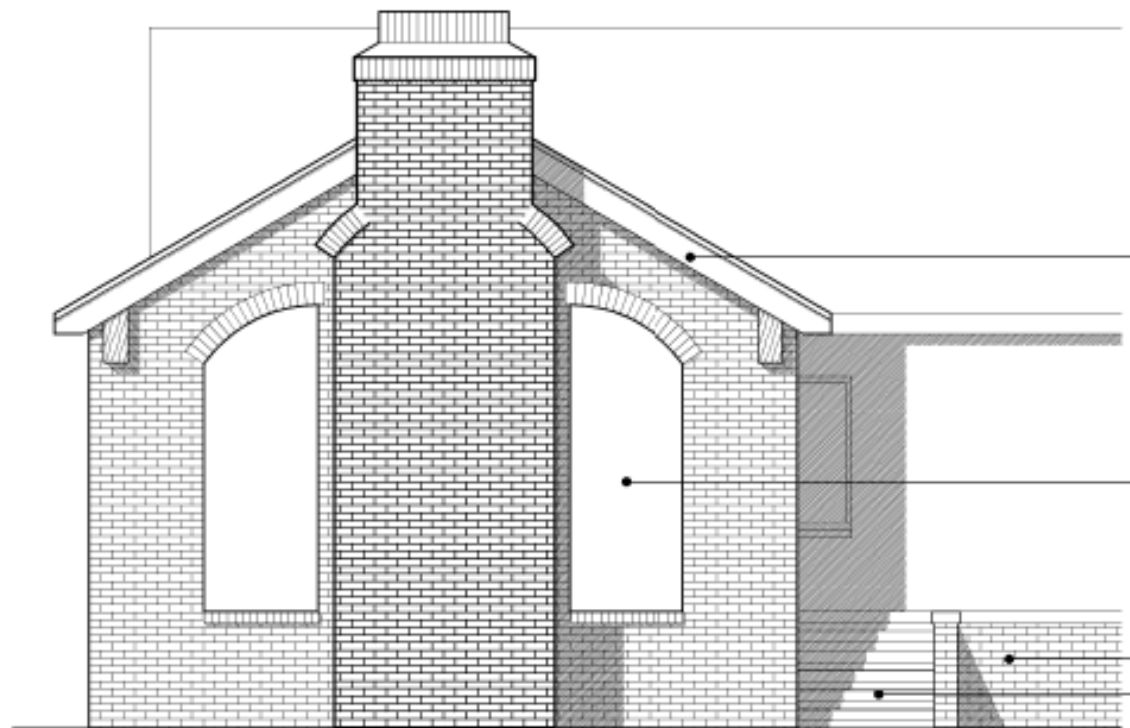
3  
A-1

Rear Elevation

1' 2" x 1' - 0"







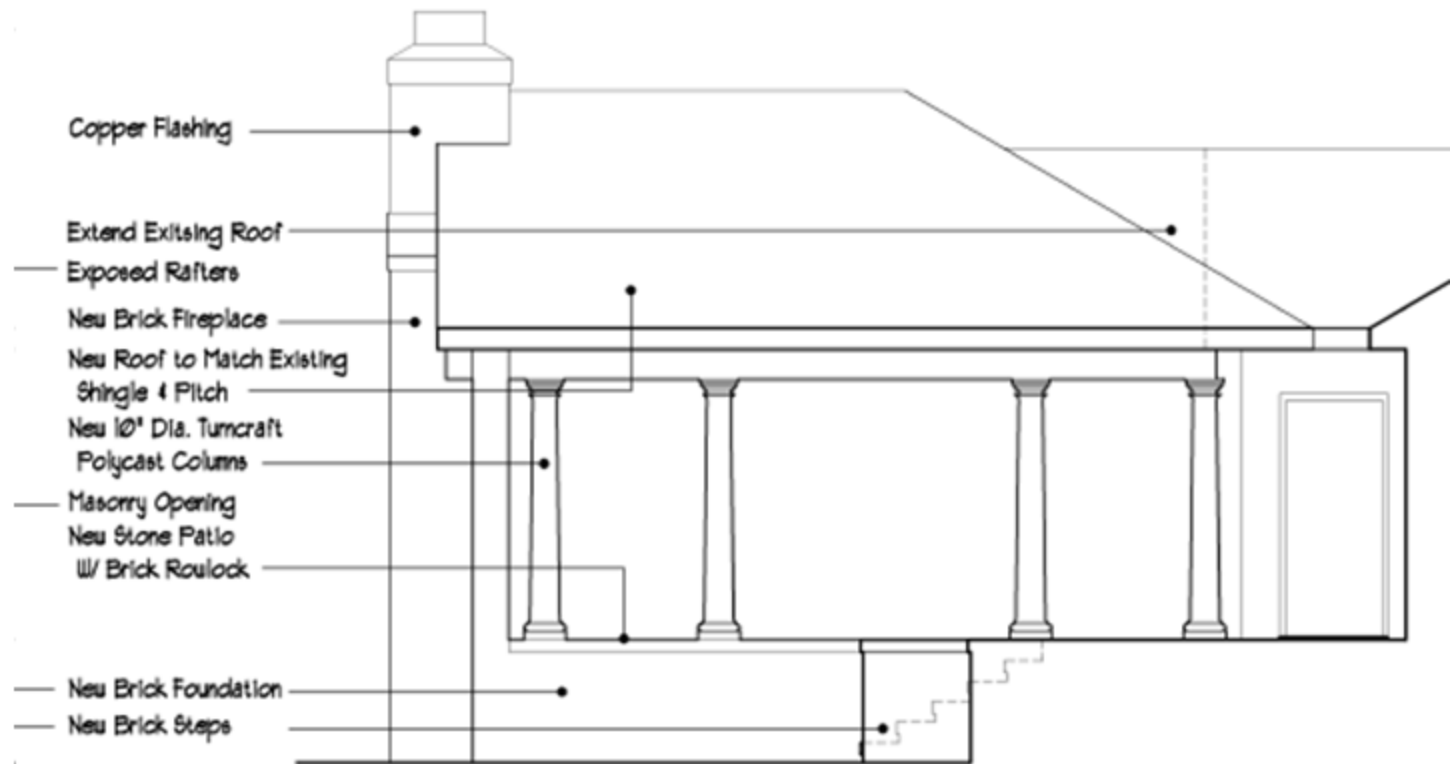
Rear Elevation

1 / 2" = 1' - 0"

Proposed brick, ceiling treatment, and stone floor as pictured.

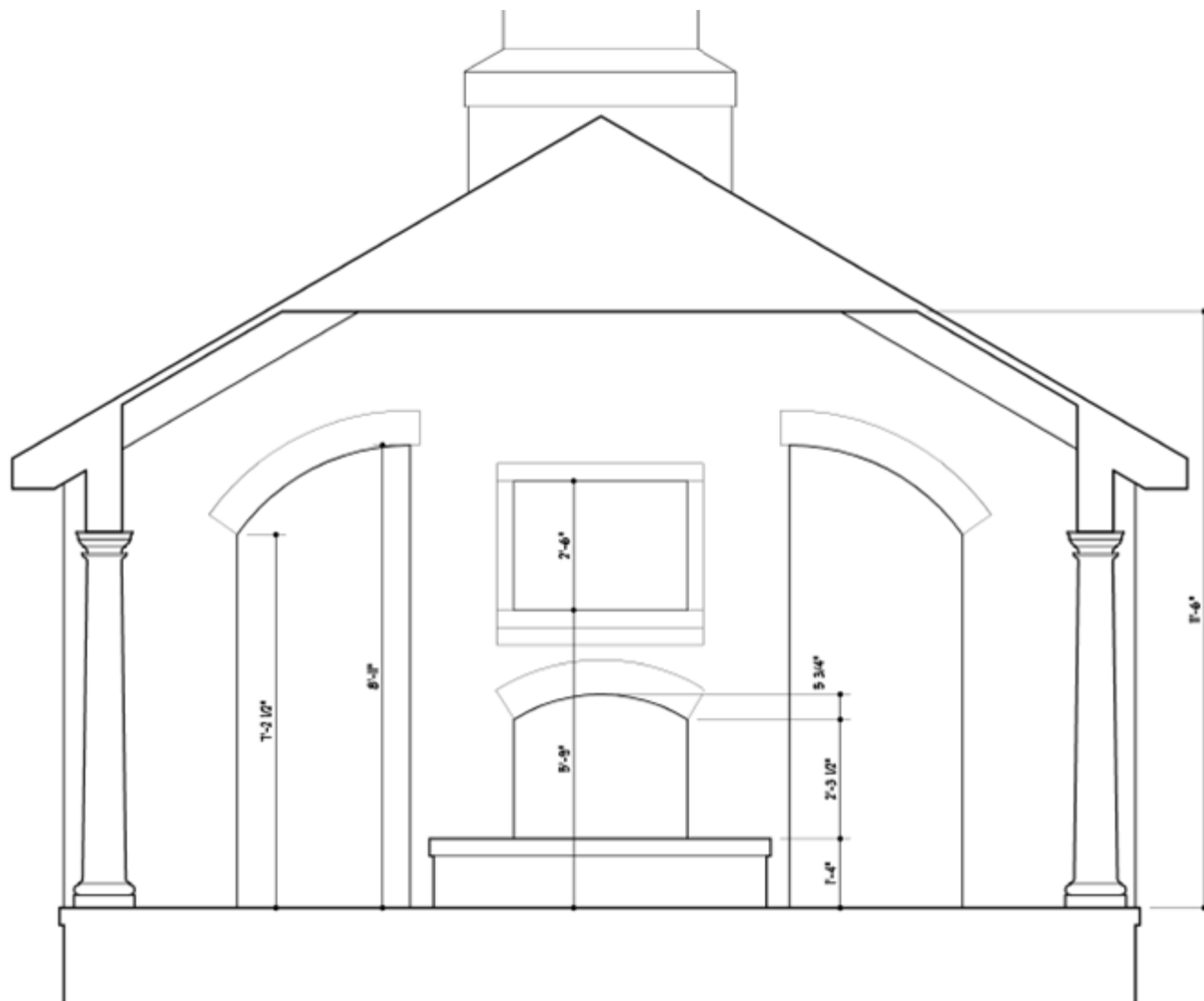






Yard Elevation

1/4" = 1' - 0"



Fireplace Elevation

1 / 2" = 1' - 0"



Proposed brick, ceiling treatment, and stone floor as pictured.



2x8 Collar Ties @ 16" o.c.

Shingles to Match  
Existing Shingle

3/4" T&G Sheathing

2x8 Exposed Rafters @ 16" o.c.

30lb. Felt Lap Over  
Metal Drip Edge

1x6 Fascia w/ 1/4"-2x8  
Shingle Mold

2x6 Wood Planks  
w/ 1/2" Sheathing

(2) 1x10 Beams w/ 1x3  
Wood Trim

(2) 1 3/4" x 9 1/4"  
Microspan

10" Dia Turncraft  
Polycast Column



## Soffit Detail

1 1/2" x 1' - 0"



# Charlotte Historic District Commission - Case 2013-031

