
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 1223 Belgrave Place

SUMMARY OF REQUEST: Addition

OWNER: Lee Mynhardt

APPLICANT: Lee Mynhardt

Details of Proposed Request

Existing Conditions

The subject property is a one story ranch home built in 1951. This section of Dilworth is more suburban in character with longer blocks, larger and non-uniform lots, and deeper setbacks. Adjacent structures along the block various types of one and two story single family homes.

Proposal

The proposal is the addition of three dormers on the front roof slope with traditional materials matching the primary structure.

Policy & Design Guidelines for Additions

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

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

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

Staff believes the proposal meets the applicable Guidelines for Massing, Fenestration, Rhythm, Materials and Context.

DRAFT



Charlotte Historic District Commission - Case 2013-135



- 1223 Belgrave Place
- Dilworth Local Historic District
- Property Lines
- Building Footprints

Map Printdate;
July 23, 2013







1109 Belgrave Place



1208 Belgrave Place



1419 Lexington Avenue



714 Romany Road