

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 720 Berkeley Avenue

SUMMARY OF REQUEST: Addition and fenestration changes

APPLICANT: Matthew and Brook Harper

Details of Proposed Request

Existing Conditions

The existing structure is a two story Colonial Revival/Georgian house with a one story side porch and balustrade on the flat roof. The house was constructed in 1929 and listed as a contributing structure in the Dilworth National Register of Historic Places (1987).

Proposal

The proposal is an addition and improvement to the one story side porch, and fenestration changes. New windows are proposed on the right side and new doors on the left side. The porch project includes the replacement of screens with windows, removal of the balustrade to be replaced with a standing seam metal roof, new brick work, new wood columns and expansion of the porch roof over the patio.

Policy & Design Guidelines - Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

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

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.

Policy & Design Guidelines – Windows and Doors, page 26

1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

Staff Analysis

The HDC will determine if the project meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

Charlotte Historic District Commission - Case 2015-154

Historic District; Dilworth



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PROGRESS SET
NOT FOR CONSTRUCTION

The Harper Residence
Matt & Brooke Harper
720 Berkeley Avenue
Charlotte, NC

DATE: 08 - 12 - 2015

PROPOSED SUNROOM &
COVERED PORCH
PERSPECTIVE RENDERING

A0.0



NOTE: EXISTING
DRAWINGS ARE FOR
REFERENCE ONLY. FIELD
VERIFY ALL EXISTING
CONDITIONS AND
DIMENSIONS PRIOR TO
NEW CONSTRUCTION.

KAREN G. BARTON
ARCHITECT
2025 DARTMOUTH PLACE
CHARLOTTE, NC 28207
704.661.6085

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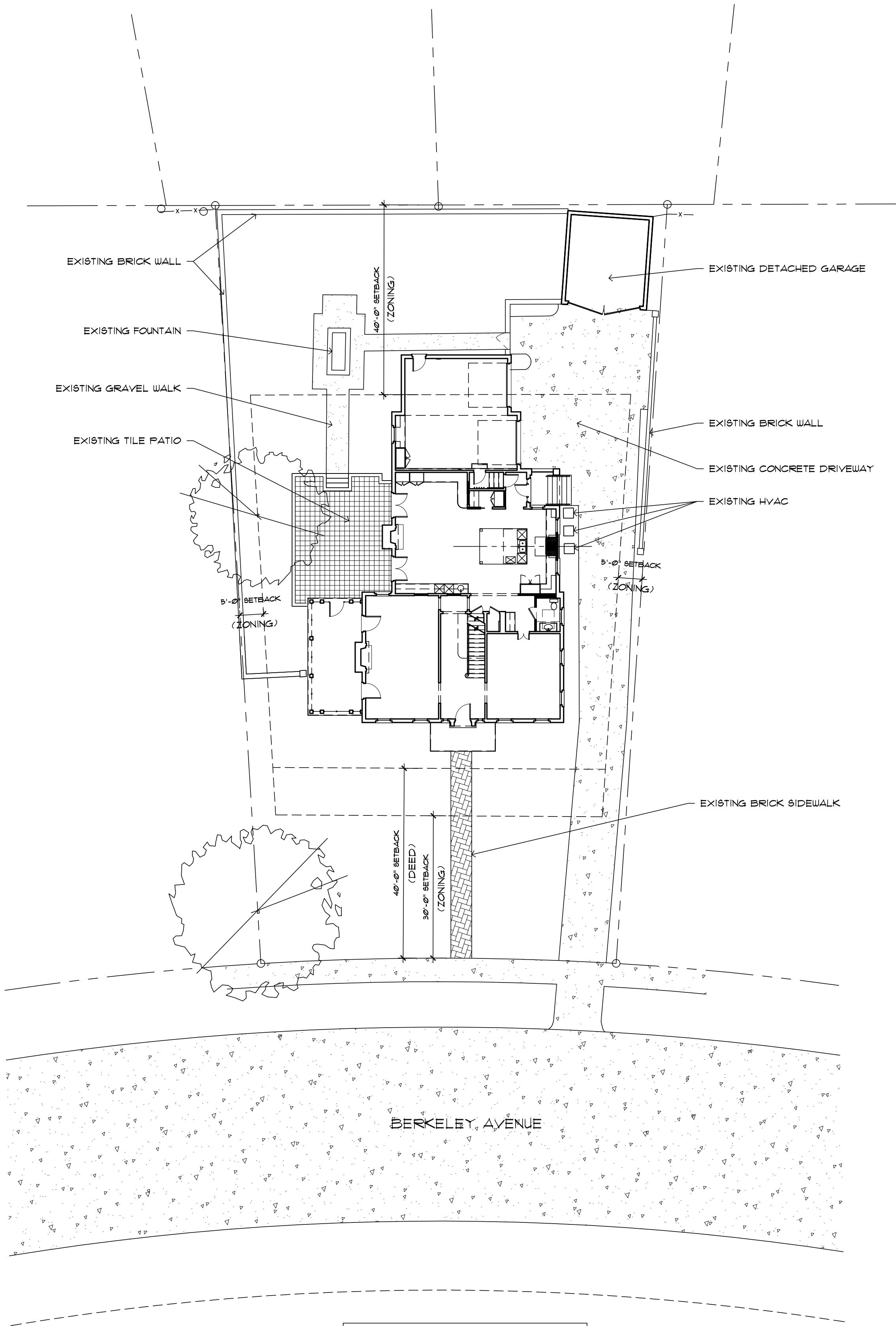
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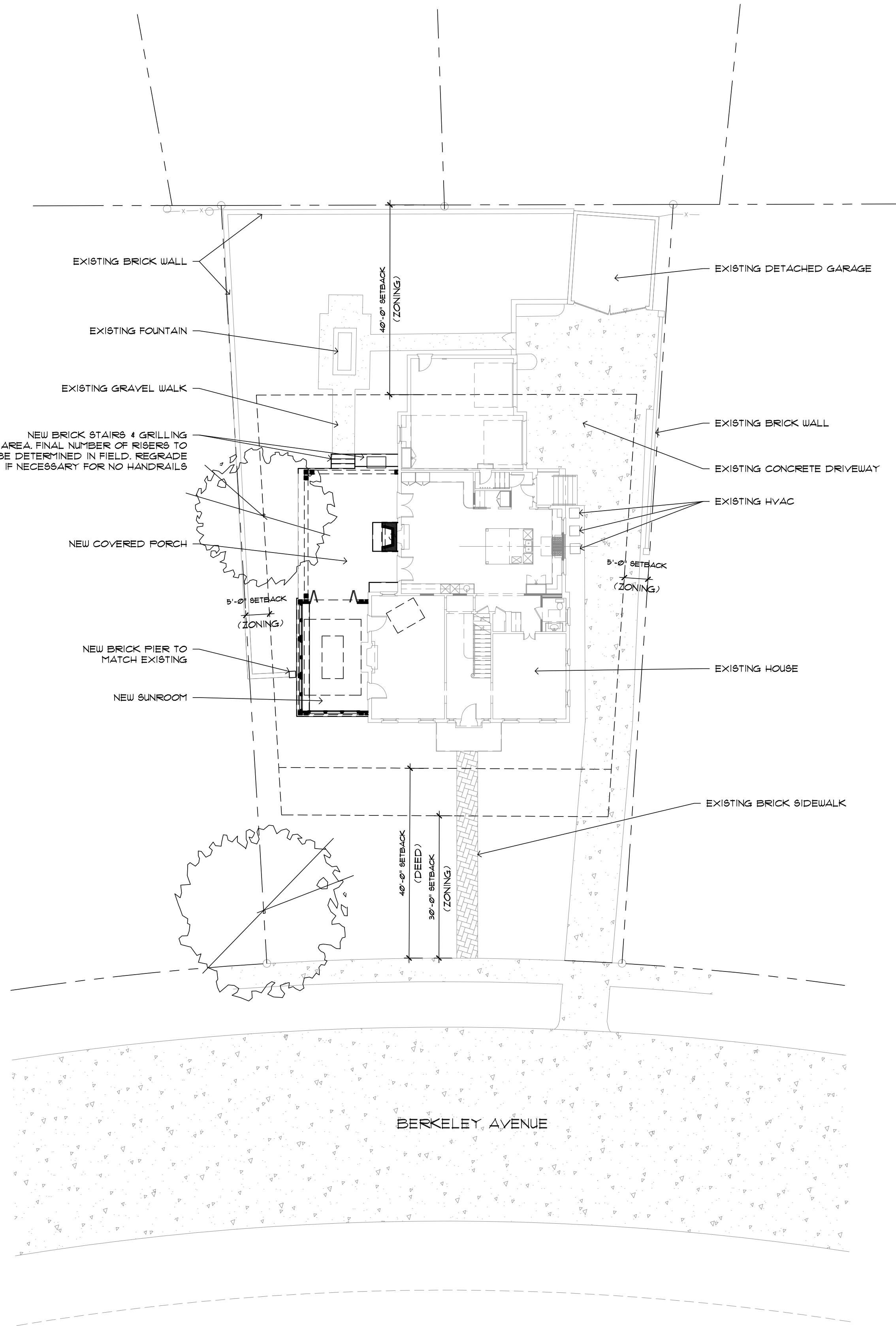
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EXISTING & PROPOSED
SITE PLAN

A0.1



ALLOWABLE BUILDABLE AREA CALCULATIONS:
ZONE: R-4 = 35%
13,550 SF - LOT
2,975 SF - MAIN HOUSE COVERAGE
360 SF - DETACHED GARAGE COVERAGE
13,550 SF x 35% = 4,742 SF
4,742 SF - 3,335 SF = 1,407 SF ALLOWED



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"





1210 Dilworth Rd



806 Mt Vernon Ave



901 Berkeley Ave



Existing Brick Site Wall



Existing Rear Elevation



Existing Front Elevation



Existing Left Side Elevation



Existing Screen Porch

2 EXISTING FRONT ELEVATION
A2.0 SCALE: 1/4" = 1'-0"

PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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NOTE: PROVIDE
CORROSION-RESISTANT
FLASHING AT ALL ROOF
TO WALL INTERSECTIONS
IN STEPPED FASHION

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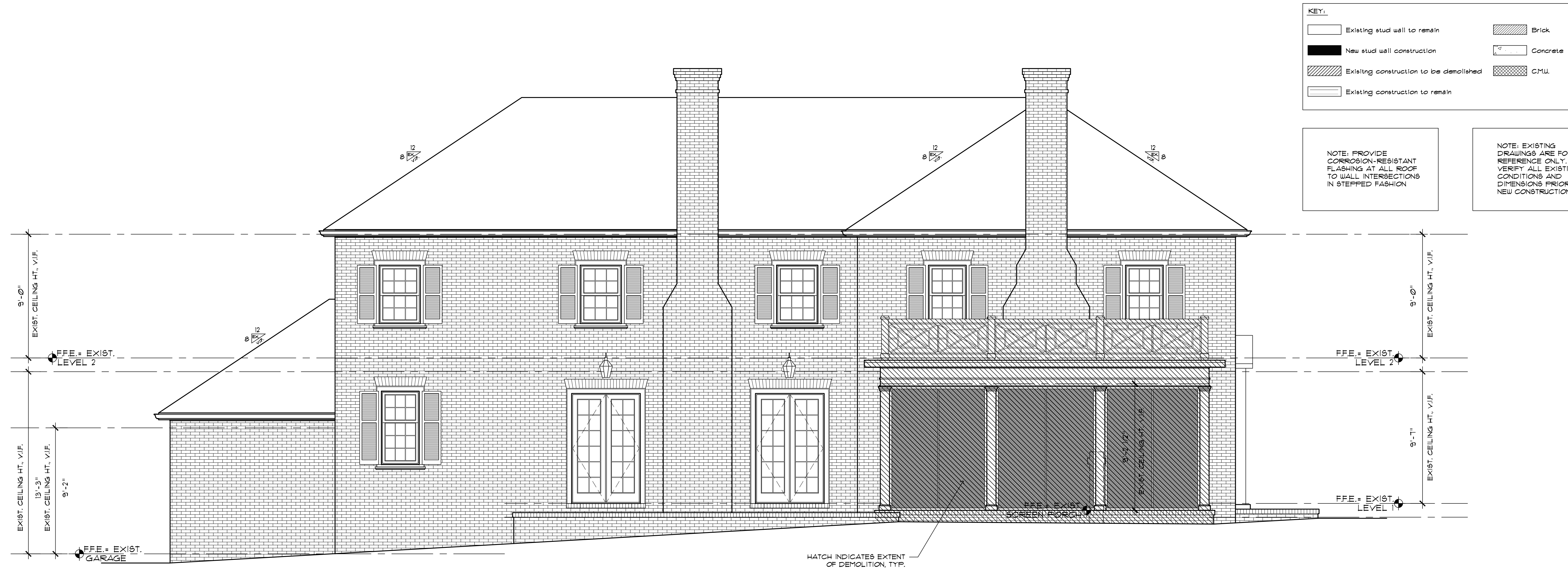
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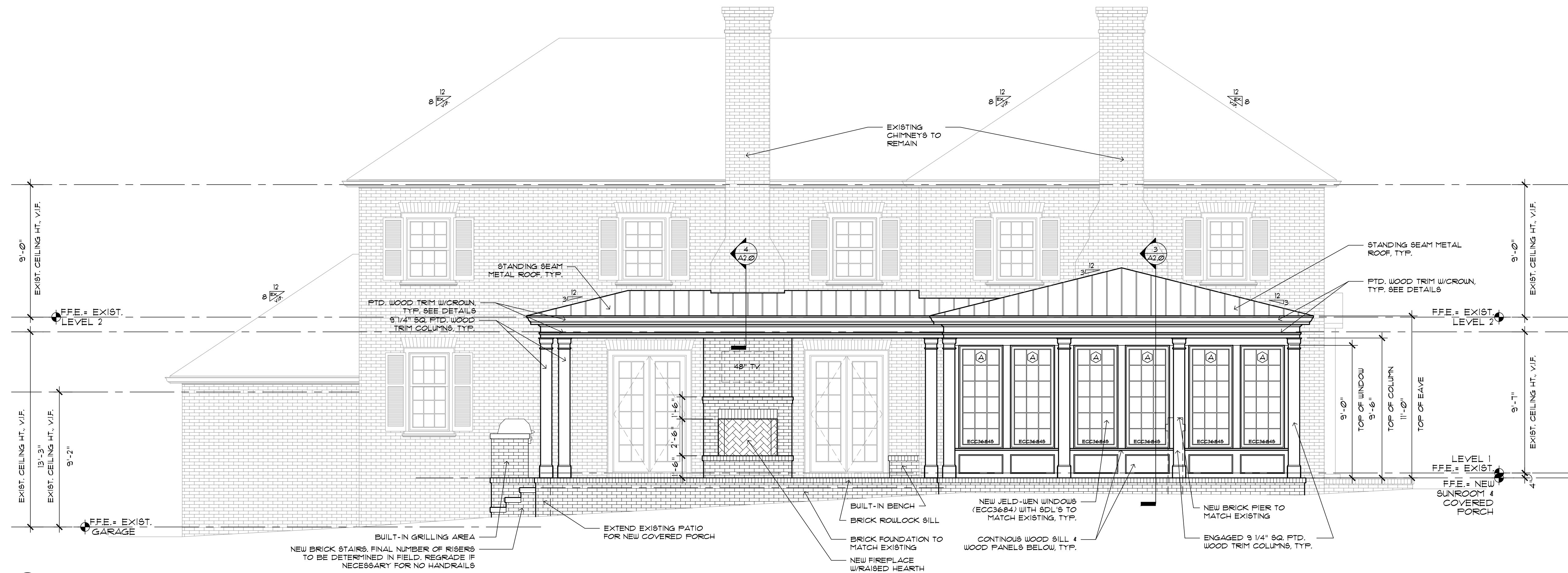
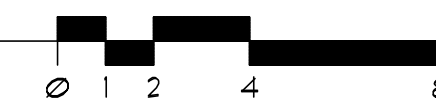
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EXISTING & PROPOSED
FRONT ELEVATION

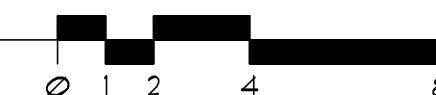
A2.0



2 EXISTING LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

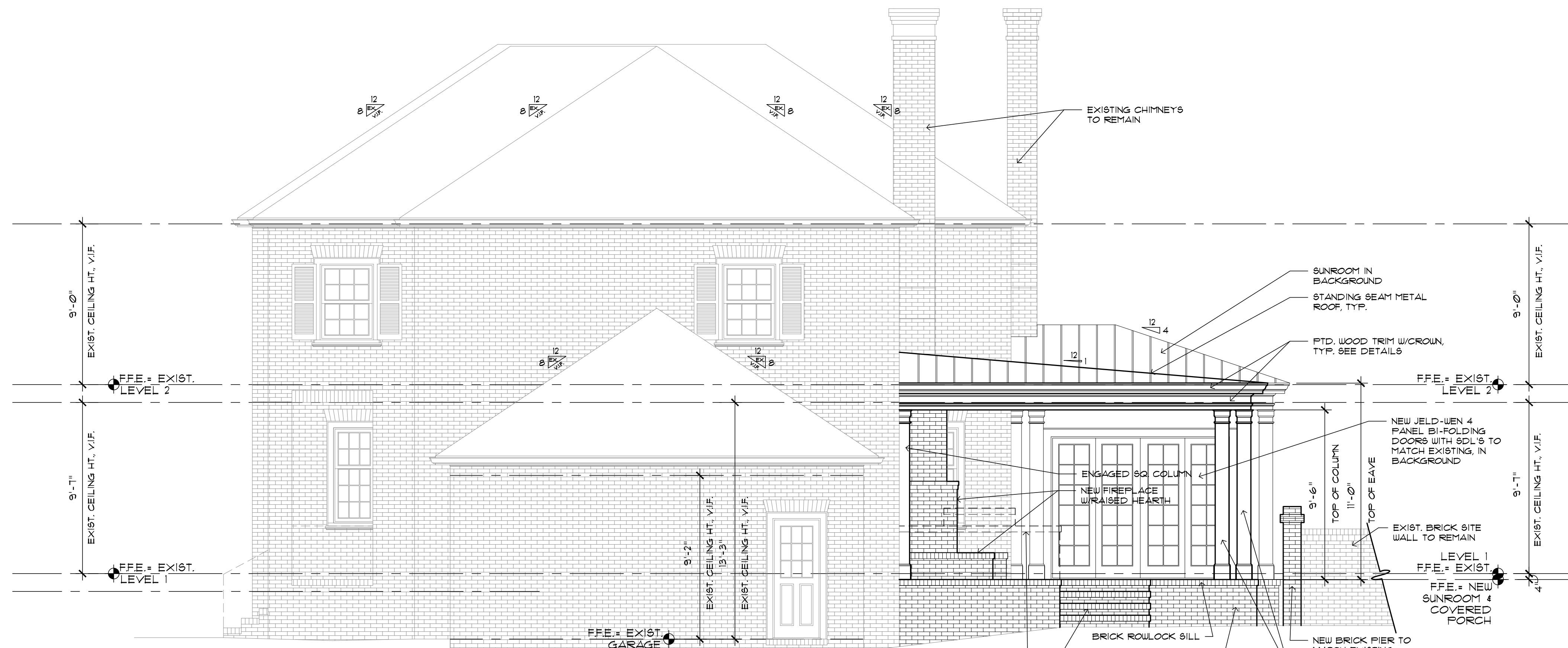


1 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"





2
A2.2 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



1
A2.2 PROPOSED BACK ELEVATION
SCALE: 1/4"=1'-0"



KEY:	
	Existing stud wall to remain
	New stud wall construction
	Existing construction to be demolished
	Existing construction to remain
	Brick
	Concrete
	CMU

NOTE: PROVIDE CORROSION-RESISTANT FLASHING AT ALL ROOF TO WALL INTERSECTIONS IN STEPPED FASHION

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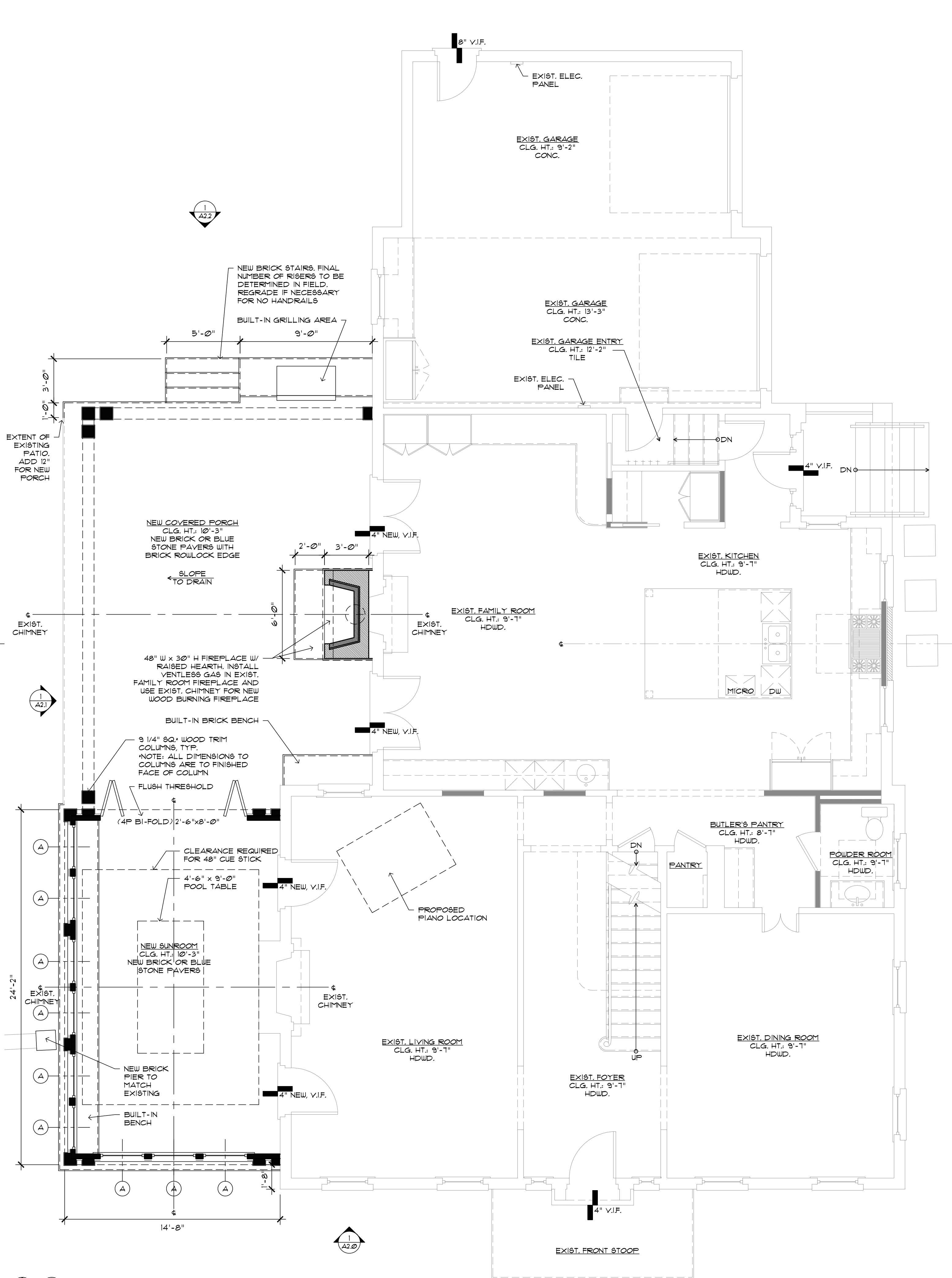
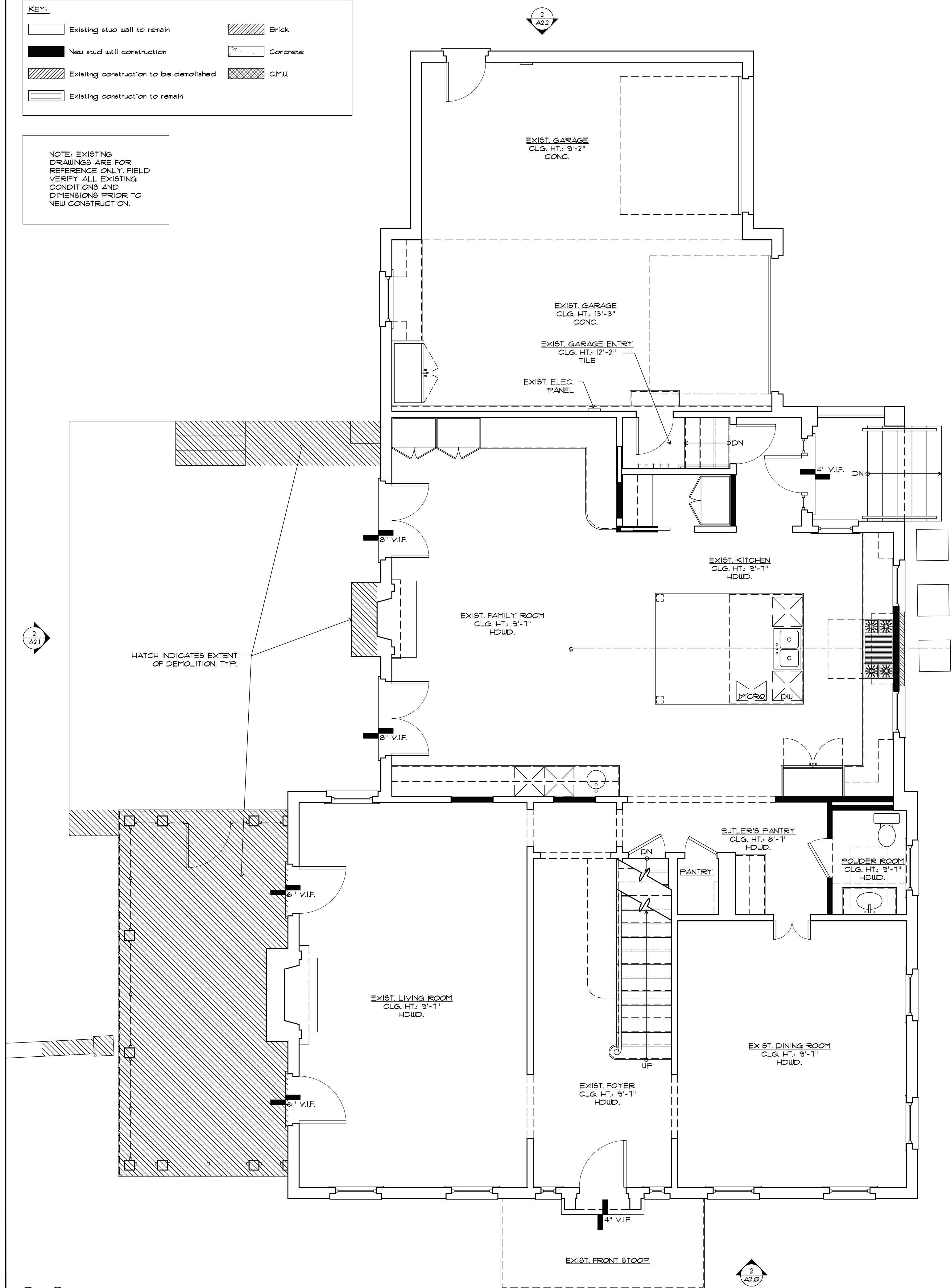
EXISTING & PROPOSED
REAR ELEVATIONS

A2.2

KEY:

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	New stud wall construction		Concrete
	Existing construction to be demolished		CMU
	Existing construction to remain		

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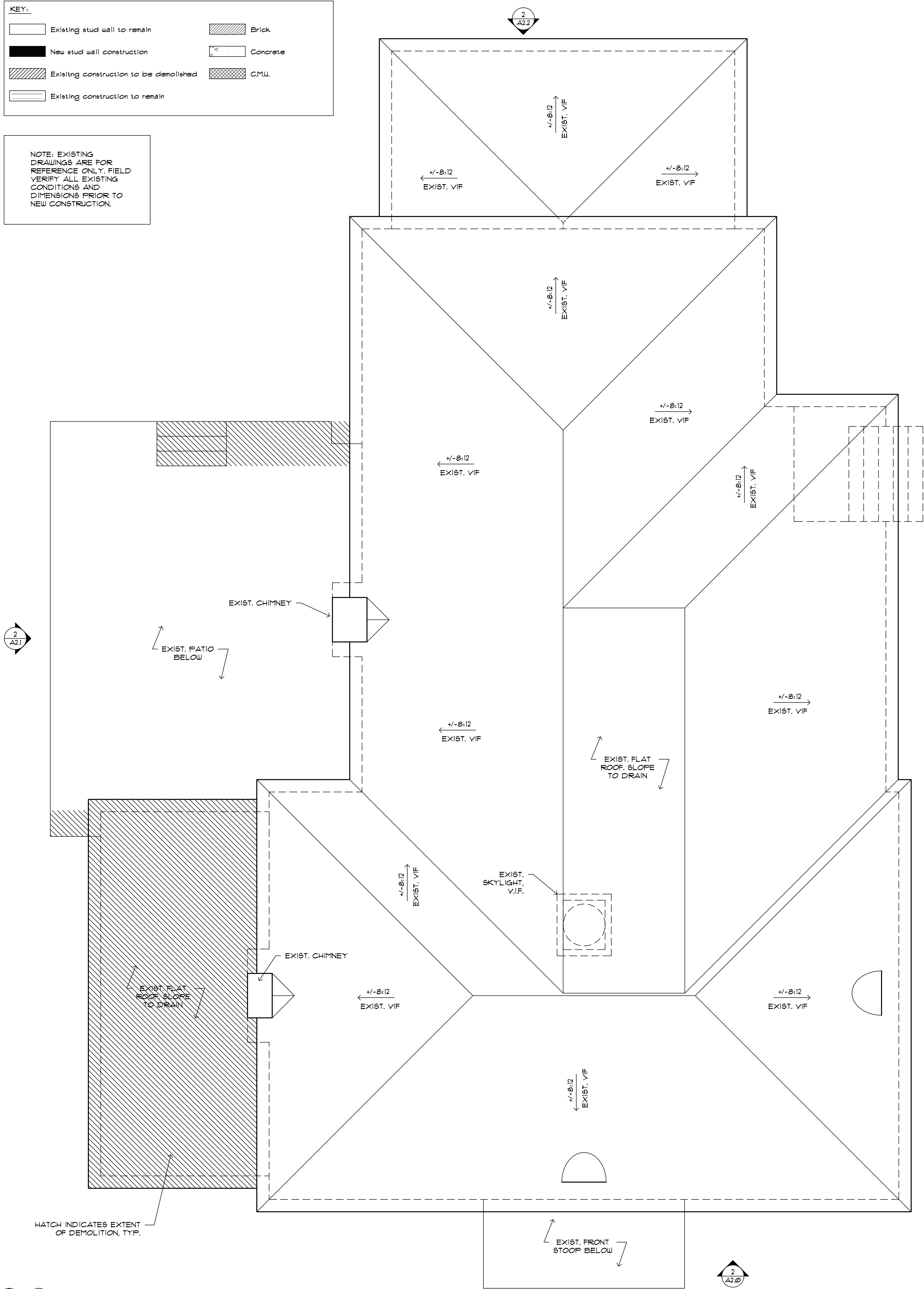
EXISTING AND PROPOSED
LEVEL ONE FLOOR PLAN

A1.1

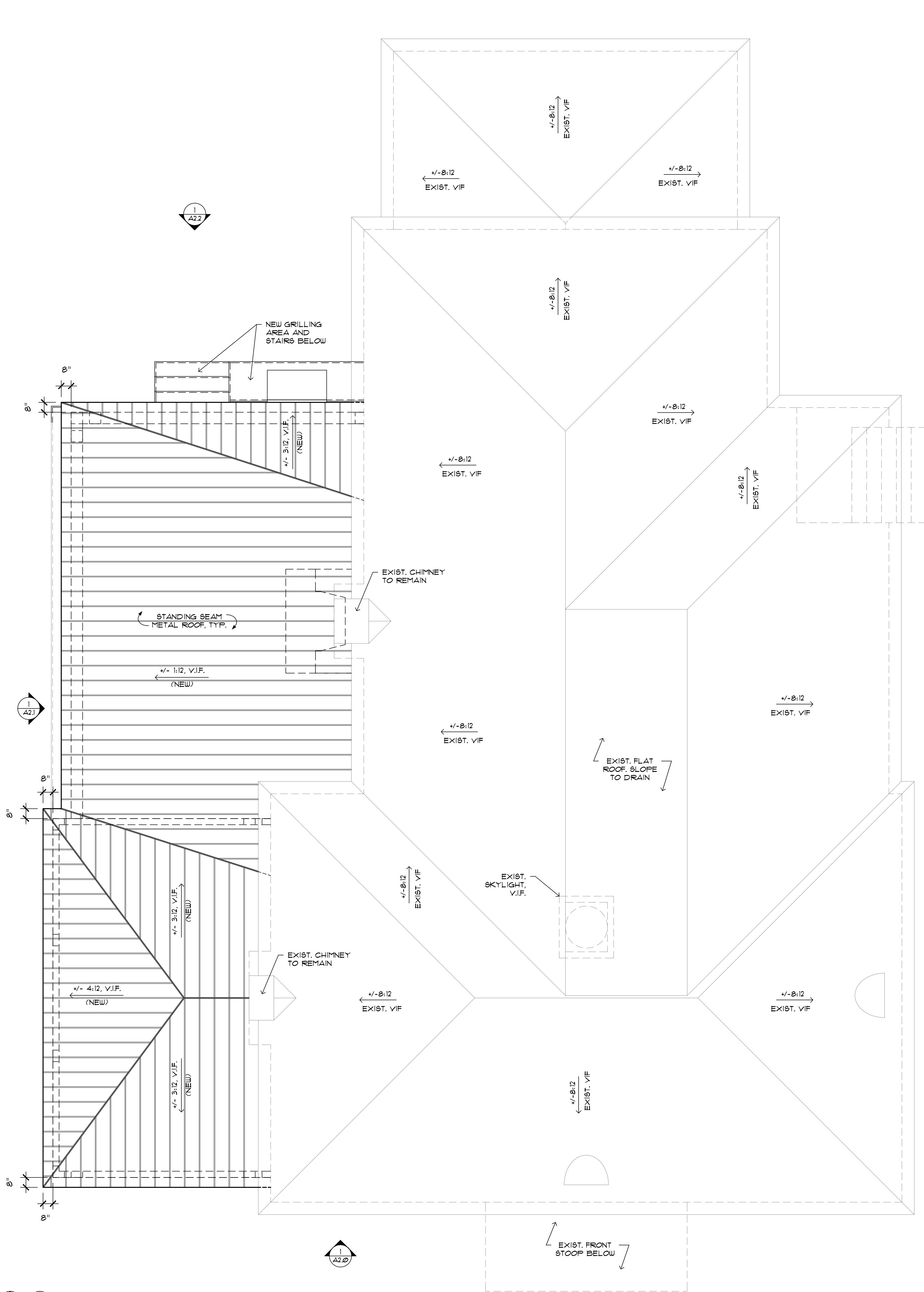
KEY:

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2 A1.2 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



1 A1.1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

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EXISTING AND PROPOSED
ROOF PLAN

A1.2