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.
The Harper Residence
720 Berkeley Avenue
Charlotte, NC

DATE: 08-12-2015