LOCAL HISTORIC DISTRICT:  Dilworth

PROPERTY ADDRESS:  827 Berkeley Avenue

SUMMARY OF REQUEST:  Addition, fenestration changes and tree removal

APPLICANT/OWNER:  Kent Lineberger

Details of Proposed Request
Existing Conditions
The existing structure is a 2 story Colonial Revival house constructed in 1932. Exterior features include a slate roof, covered side porch and brick exterior. The site has several large mature trees. Adjacent structures are 1.5 and 2 story single family dwellings. It is listed as a contributing structure in the Dilworth National Register of Historic Places.

Proposal
The project is a side and rear addition, changes in windows and doors, and removal of a magnolia tree in the rear yard. The addition is visible from the side street. The right side addition includes the removal of an existing one story addition and windows. The new two story addition is within the existing footprint. The exterior is clad in brick with trim to match existing and new windows. The rear porch features a standing seam metal roof, wood columns and brick foundation. New windows and doors with match or complement existing in material and design.

Policy & Design Guidelines – Additions, page 36
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:
   - Size: the relationship of the project to its site
   - Scale: the relationship of the building to those around it
   - Massing: the relationship of the building to its various parts to each other
   - Fenestration: the placement, style and materials of windows and doors
   - Rhythm: the relationship of fenestration, recesses and projections
   - Setback: in relation to setback of immediate surroundings
   - Materials: proper historic materials or approved substitutes
   - 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.

Staff Analysis  - The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.
Charlotte Historic District Commission Case 2017-0002
HISTORIC DISTRICT: Dilworth
ADDITION

January 24, 2017
View from side yard | Looking East
827 Berkeley Ave
Young House