LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 605 Berkeley Avenue

SUMMARY OF REQUEST: Additions

APPLICANT: John Fryday

Details of Proposed Request

Existing Conditions
The existing structure is a one story ranch style home constructed in 1942. Exterior features include a brick façade, twin dormers and a small front porch/stoop. Adjacent houses are 1 and 1.5 stories.

Project
The project is the replacement of the two front dormers and addition of a third in the center, front porch columns, gabled porch roof and rear addition including a deck. Materials include wood siding, wood columns, wood windows and trim, and new brick soldier courses and sills. The front porch dimensions would remain.

Design Guidelines – Porches, page 6.14
1. Include a porch in the design of new residential construction when the majority of surrounding existing houses also contain a porch.
2. Design new porches to complement the size, proportion, placement and rhythm of existing historic porches within its context.
3. Ensure that the new porch is compatible with the overall architectural vocabulary/style of the new building.
4. Porches shall have a minimum depth of 8 feet.
5. Substitute materials are not allowed for front porch floors. Frame porches shall have tongue and groove floors laid perpendicular to front elevation of house.

Design Guidelines - Additions, page 7.2
1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.
Staff Analysis - The Commission will determine if the porch addition meets the guidelines for additions. The guideline for setback does not apply.
Charlotte Historic District Commission Case 2017-573
HISTORIC DISTRICT: DILWORTH
ADDITION

605 Berkeley Av
Dilworth
Historic District
Property Lines
Building Footprints

September 28, 2017
PHYSICAL SURVEY

OF

LOT 11, BLOCK 24 of DILWORTH

less and except that portion recorded in DB 6006, PG 992

PROPERTY OF PAUL COOPER MORRISON, JR.

SCALE: 1"=30'

CHARLOTTE, MECKLENBURG CO., NC

AS RECORDED IN: MB 884, PG PG 457

FILE # 02862_Morrison

605 BERKELEY AVE.

DATE: 7/14/2017

PLOT # 123-057-02

FILE # 02862_Morrison

605 BERKELEY AVE.

EOC > =1:10,000