

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1142 Berkeley Avenue

**SUMMARY OF REQUEST:** Addition

**OWNER:** David and Marni Eisner

**APPLICANT:** Kent Lineberger

### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is two story brick home constructed in 1939. It is listed as a Contributing Structure in the Dilworth National Register. The location is a corner lot at Belgrave Place.

#### *Proposal*

The proposal is a two story rear addition that will tie into the roof below the ridge. An existing one story room and three windows on the rear will be removed. Exterior will be brick. Trim details, shutters and windows will be wood and match existing. The roof material will be slate. The rear covered entrance is re-purposed iron supports and door with a standing seam metal roof.

### **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.

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

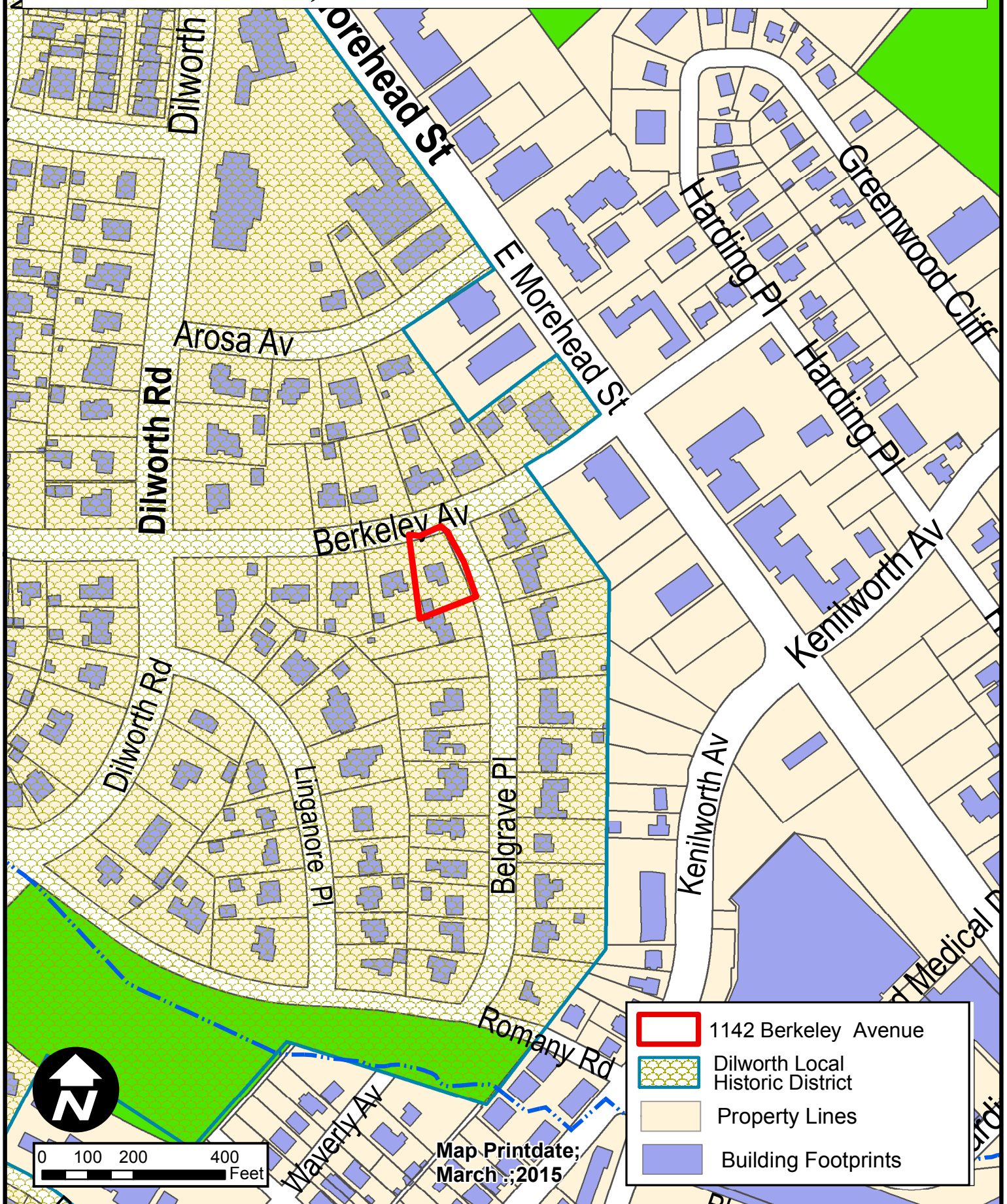
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis**

The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

# Charlotte Historic District Commission - Case 2015-067

## Historic District; Dilworth





Eisner House (1142 Berkeley Avenue) - View at Side/Front from Belgrave



Eisner House (1142 Berkeley Avenue) - View of Front from Berkeley



Eisner House (1142 Berkeley Avenue) - Side View from Belgrave



Eisner House (1142 Berkeley Avenue) - Rear/Side from Belgrave Place



Eisner House (1142 Berkeley Avenue) - View at Side/Rear



Eisner House (1142 Berkeley Avenue) - View at driveway along Belgrave Place



Eisner House (1142 Berkeley Avenue) - View from Rear standing at camellias



Eisner House (1142 Berkeley Avenue) - View at Rear from driveway



Eisner House (1142 Berkeley Avenue) - View of Rear



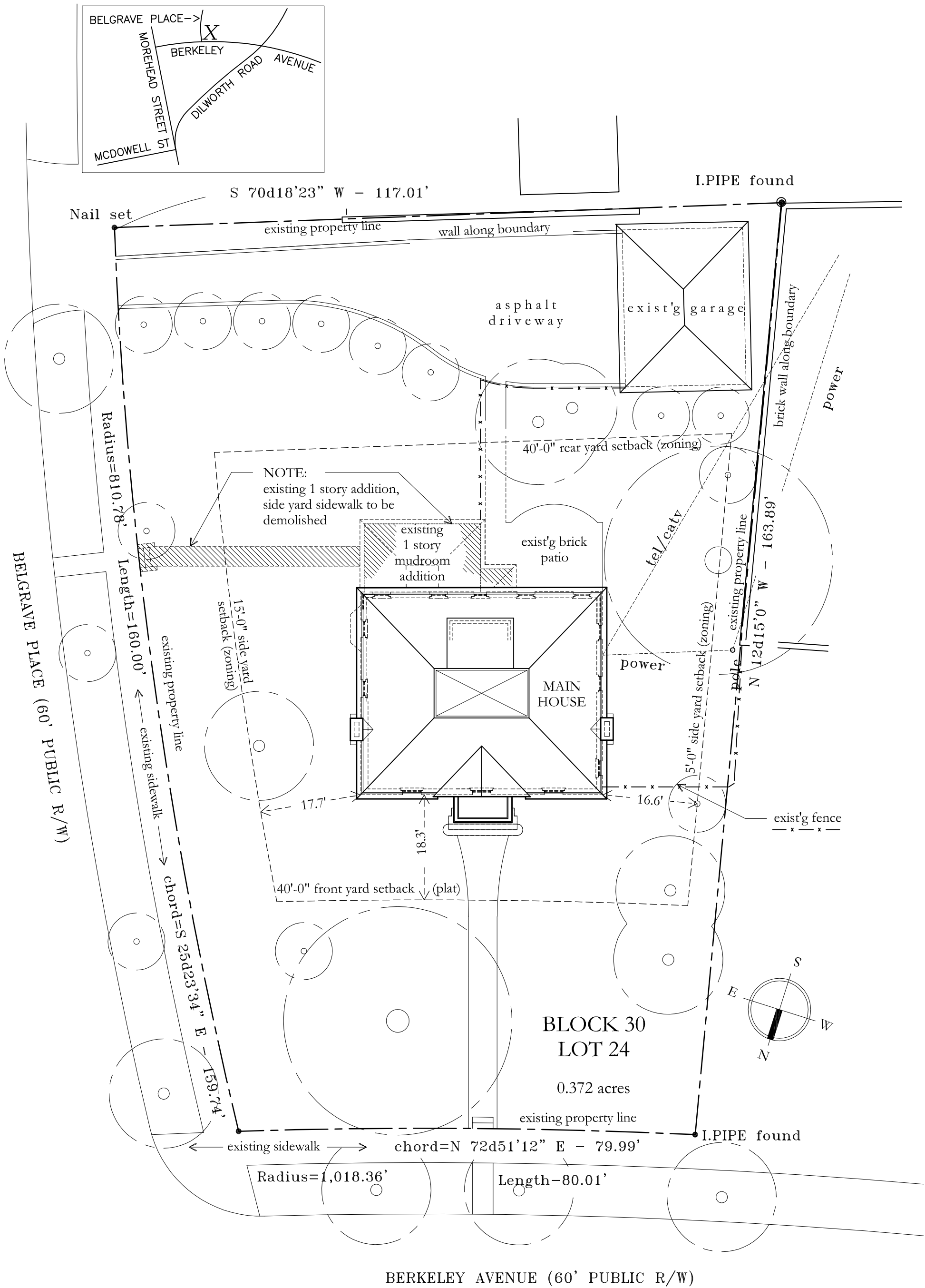
Eisner House (1142 Berkeley Avenue) - View of West Side Kitchen Windows

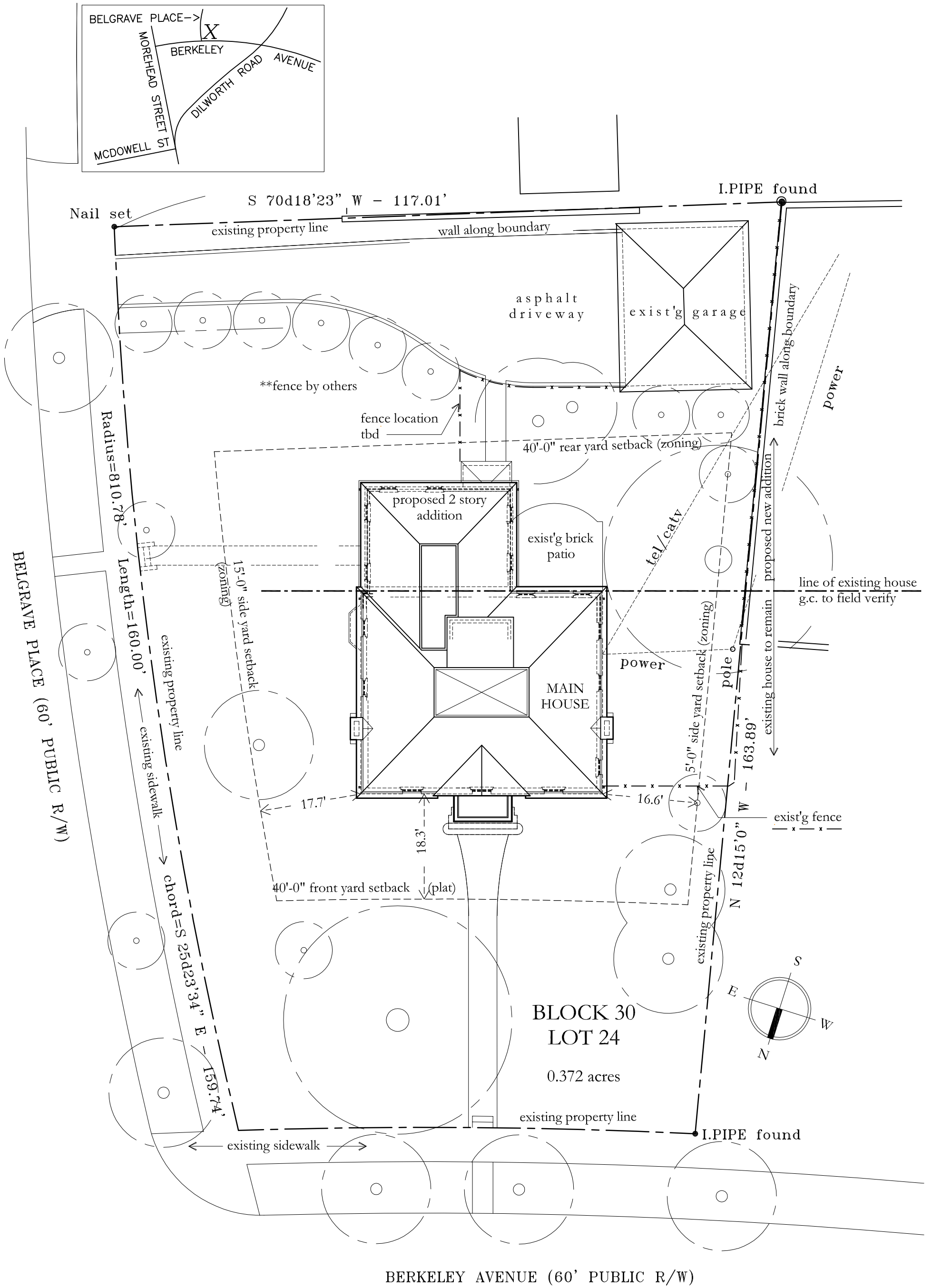


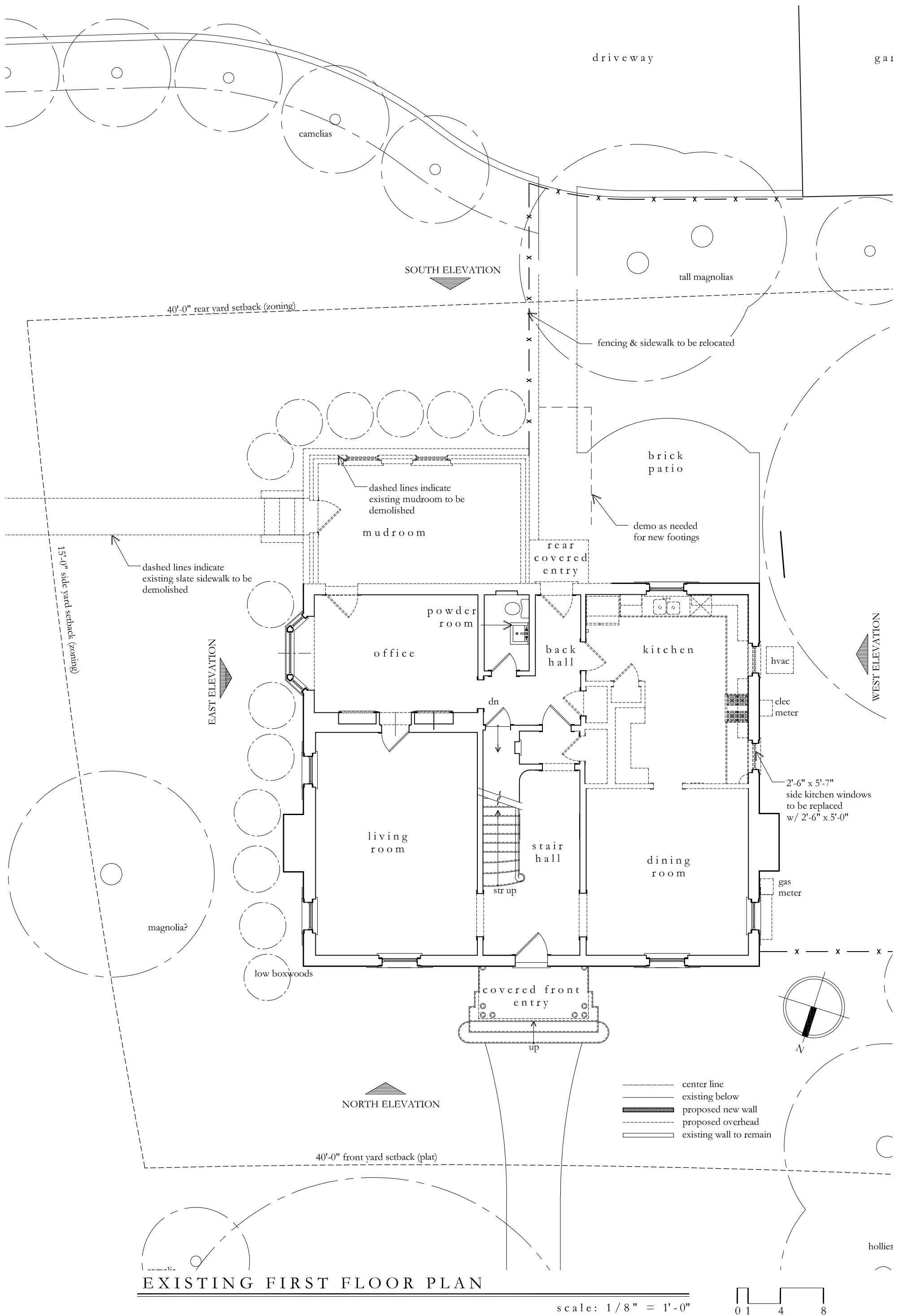
Eisner House (1142 Berkeley Avenue) - View from Berkeley Ave / neighbor's house

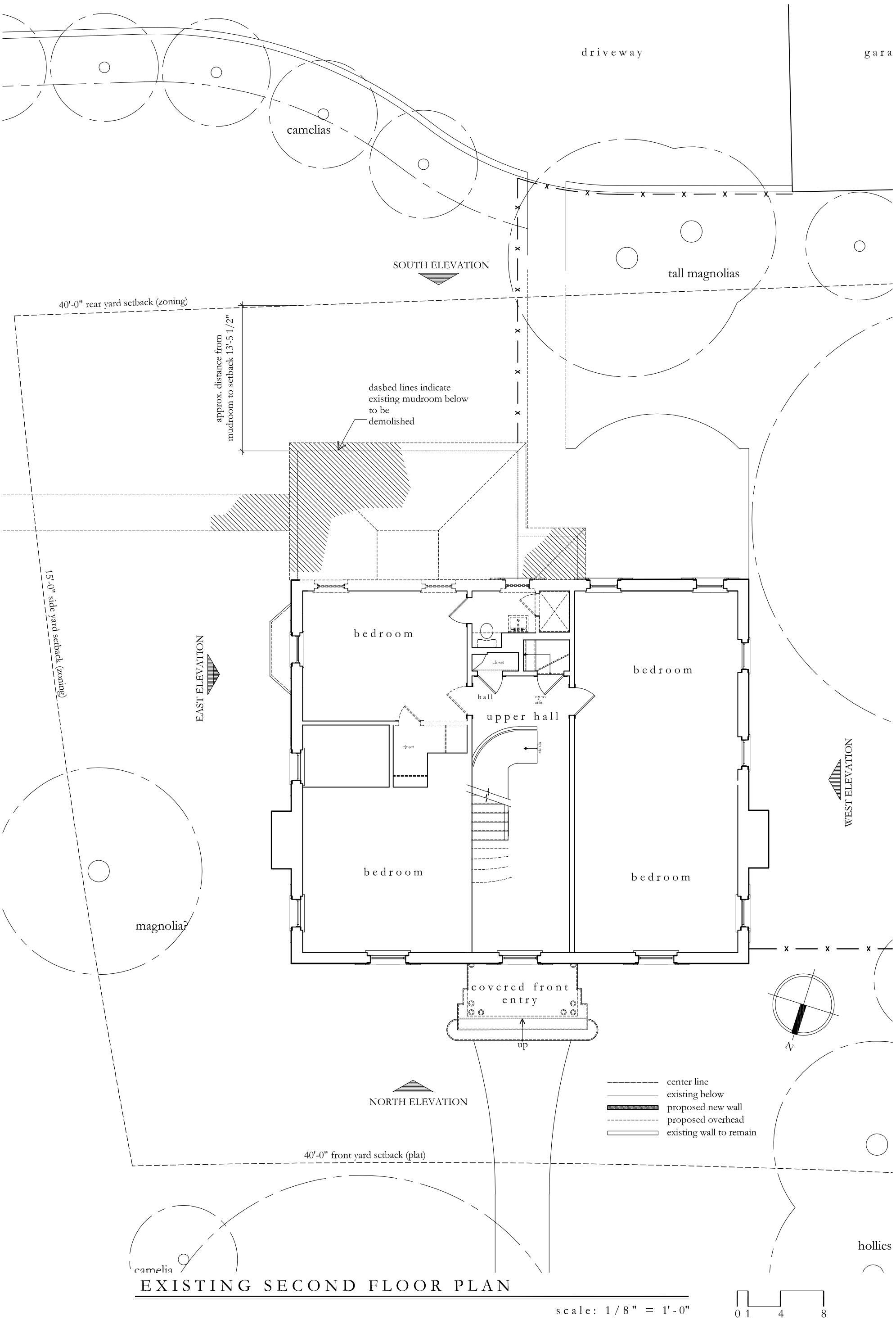


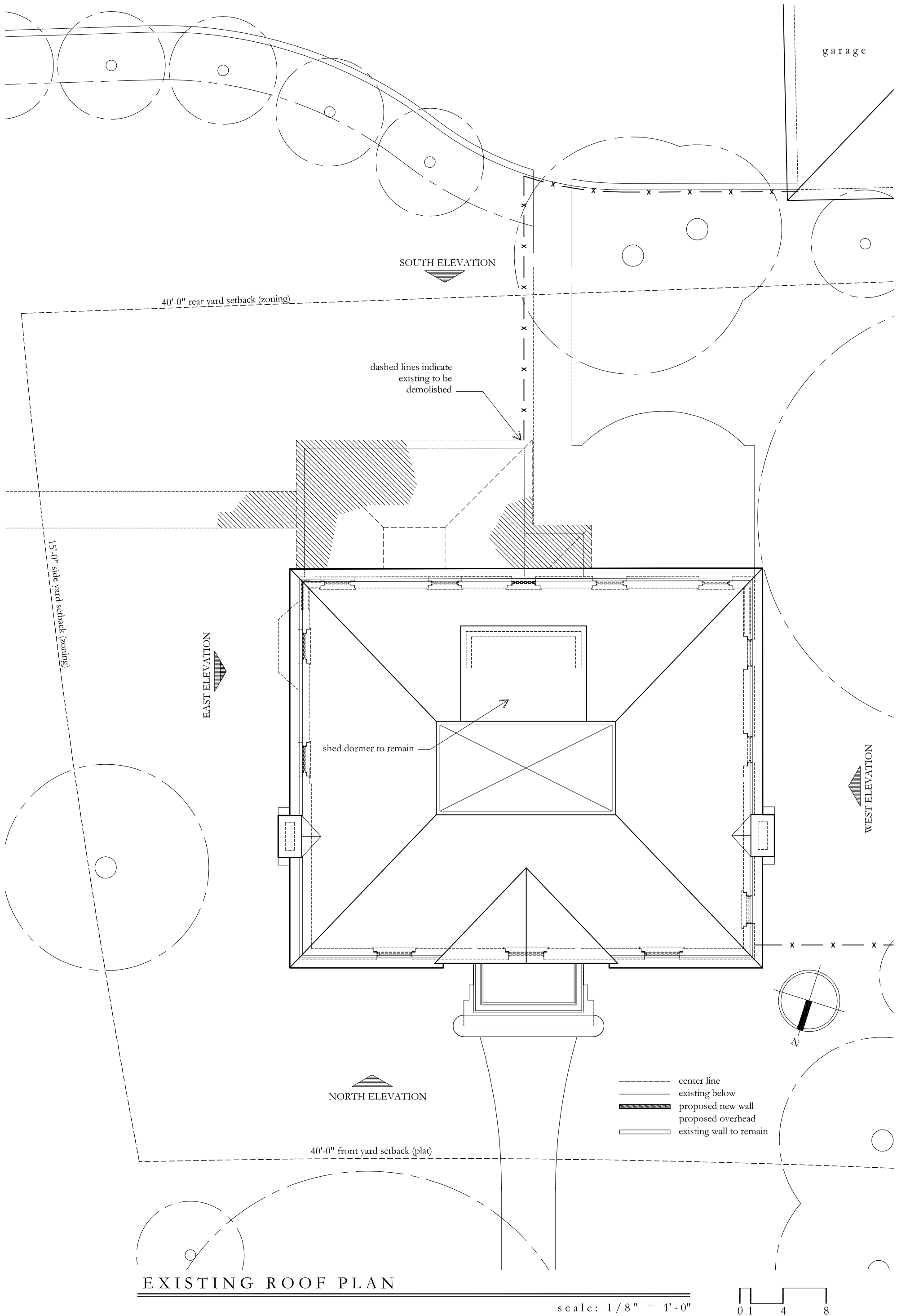
Eisner House (1142 Berkeley Avenue) - View from Berkeley Ave - corner view

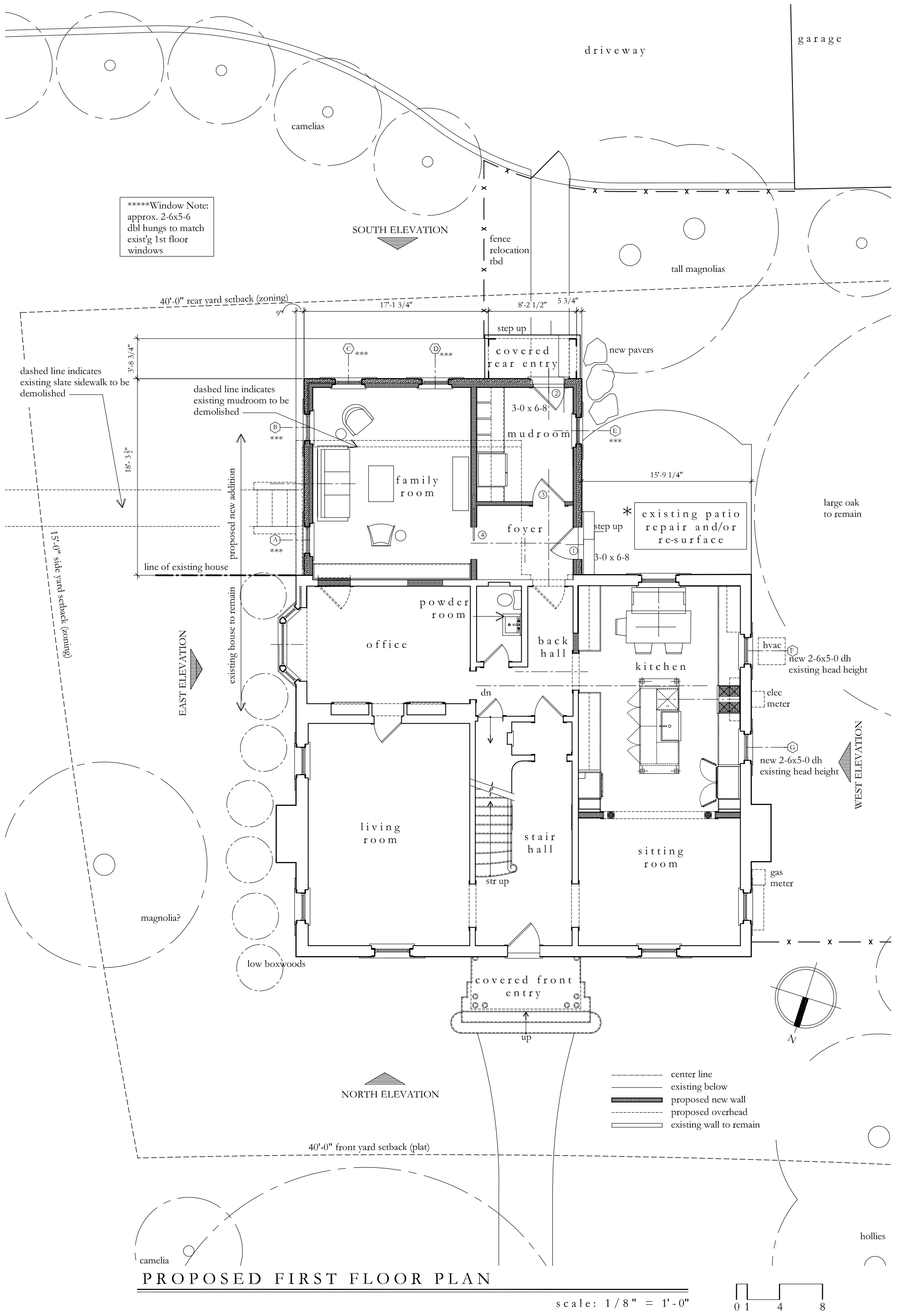


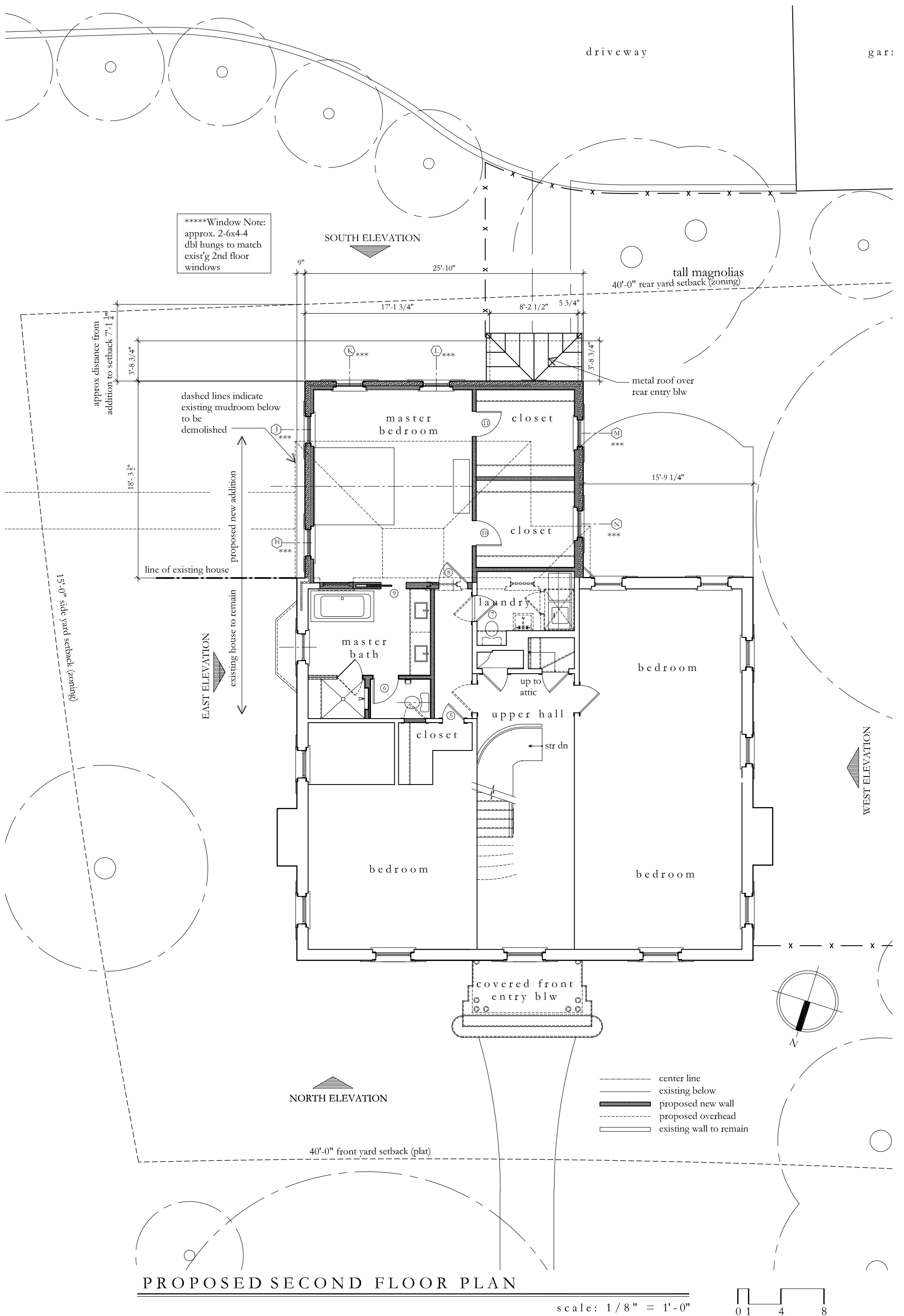




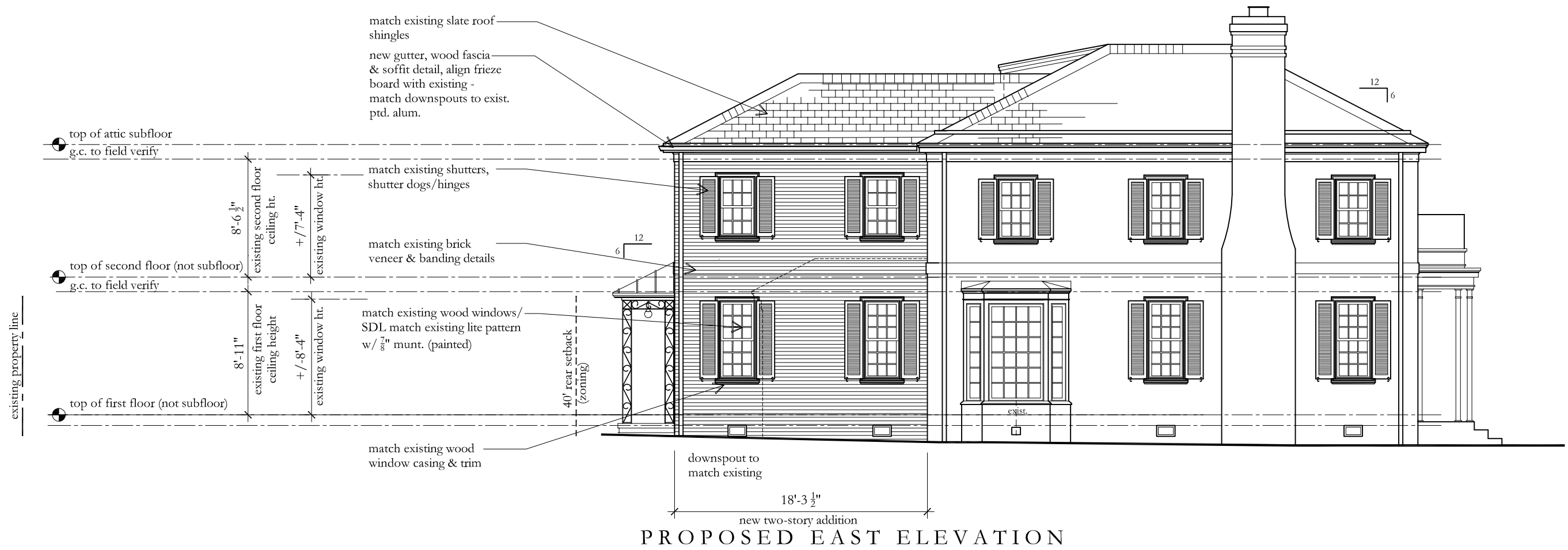








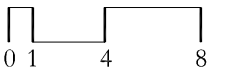


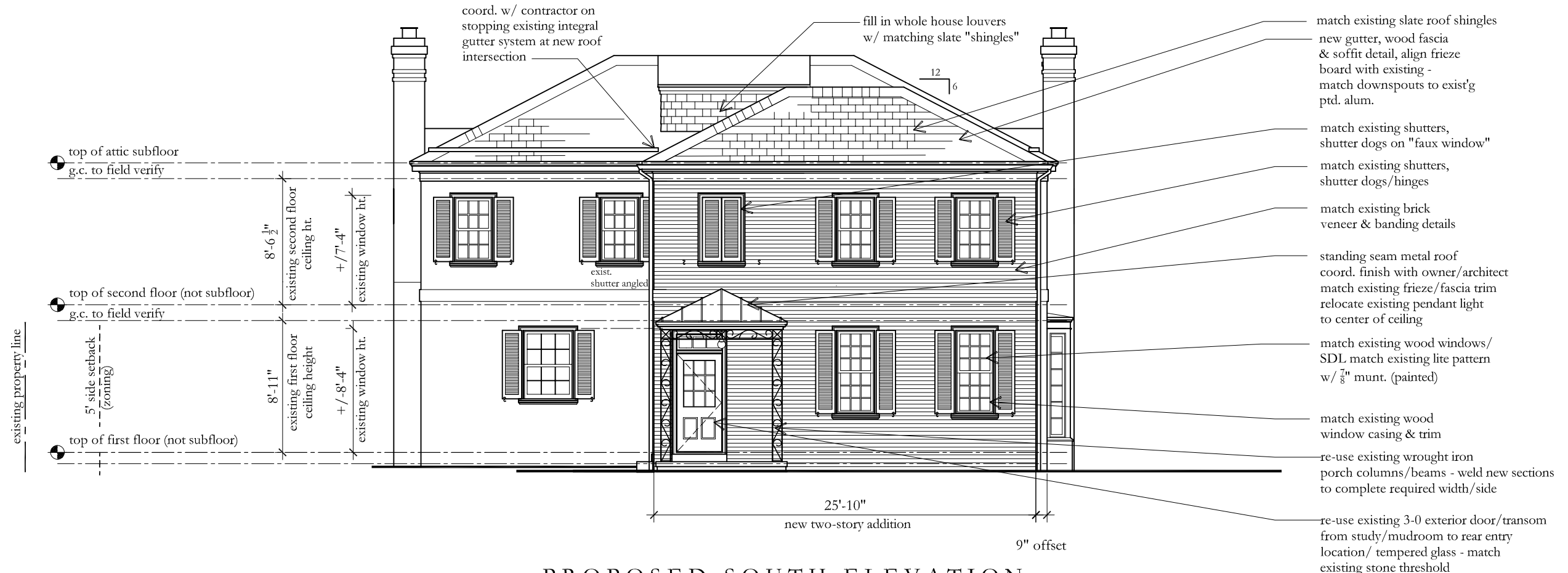


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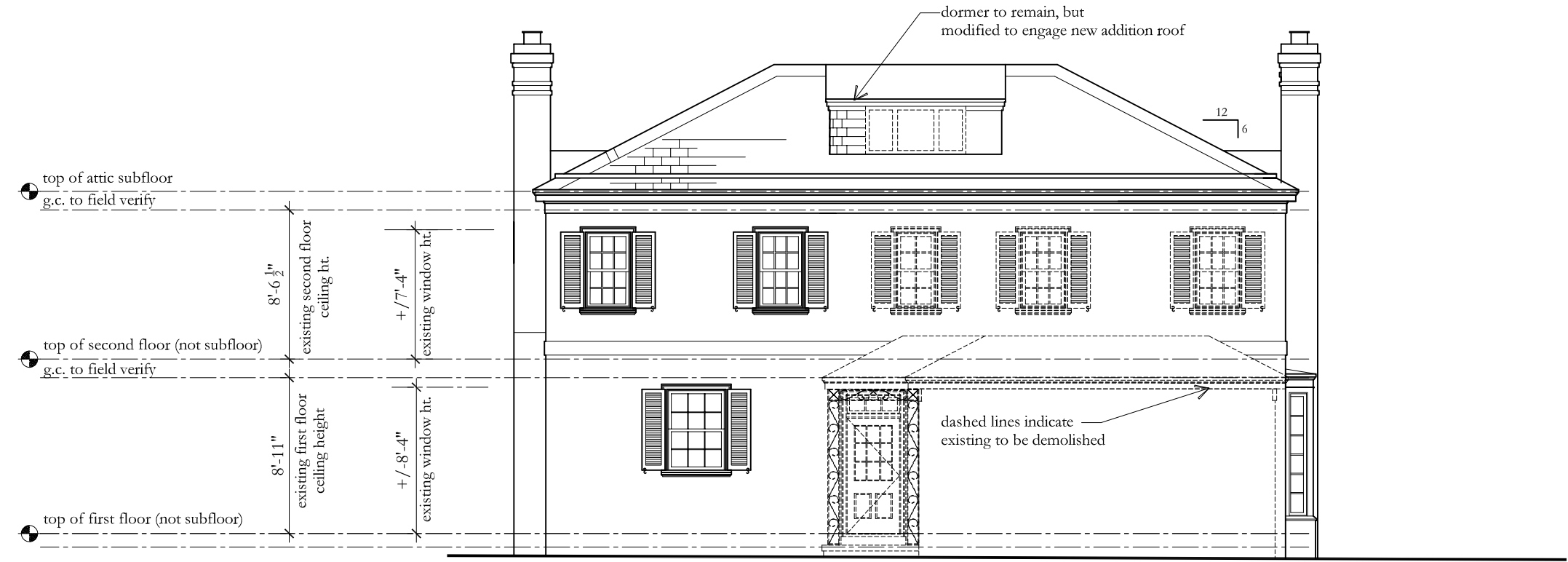
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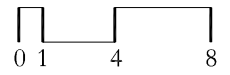
PROPOSED SOUTH ELEVATION

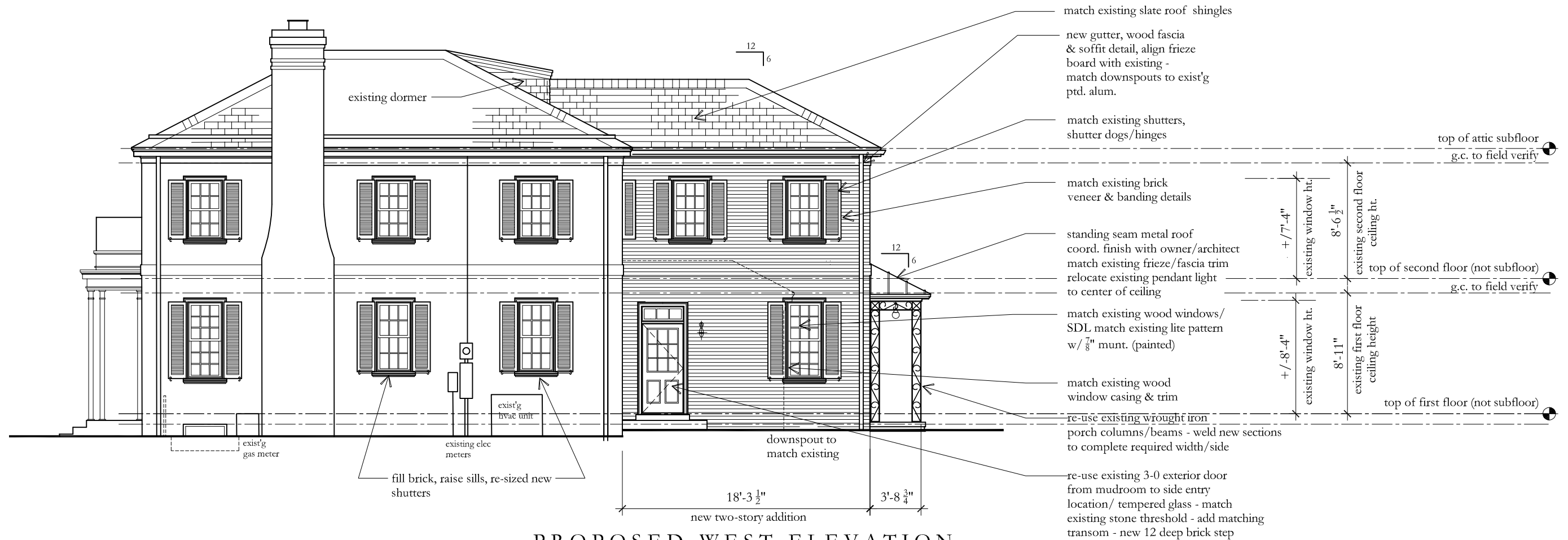
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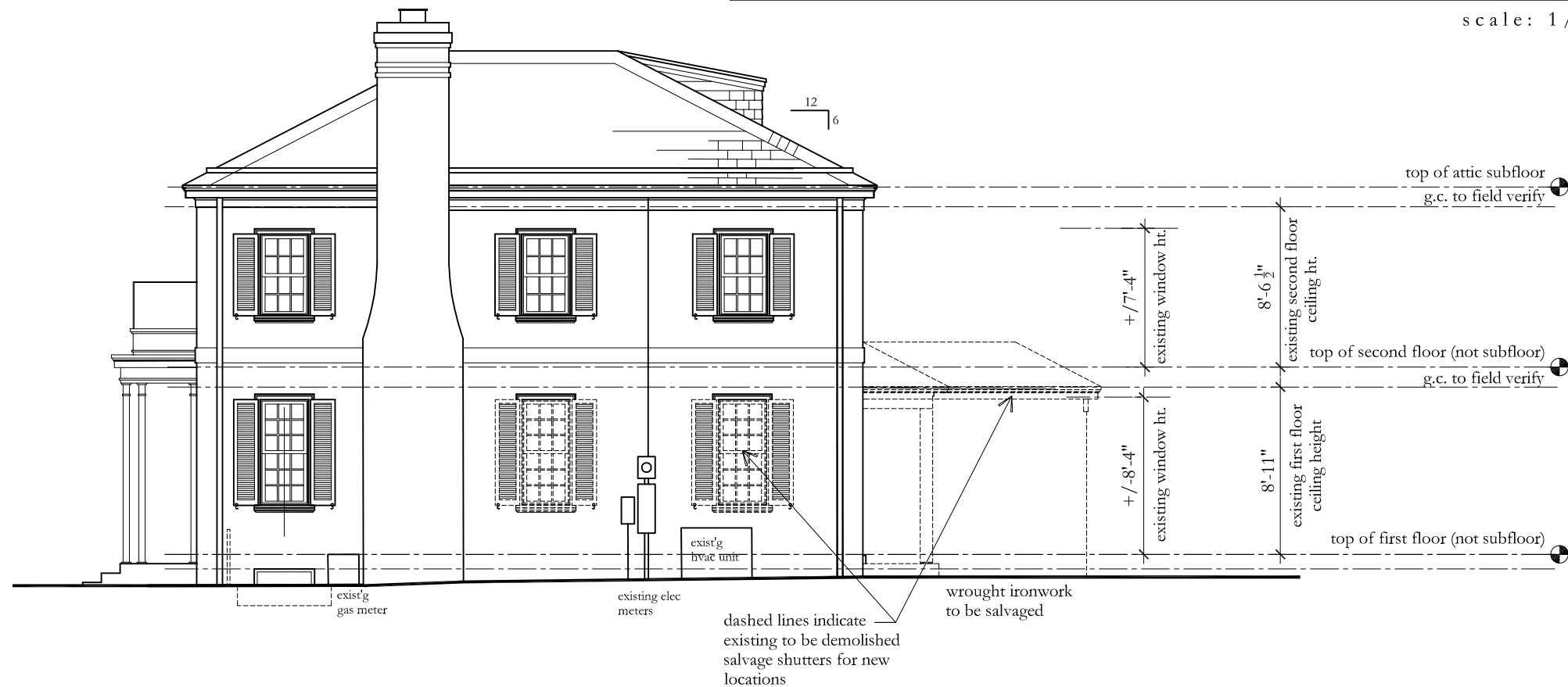
EXISTING SOUTH ELEVATION

scale: 1/8" = 1'-0"





scale: 1/8" = 1'-0"



scale: 1/8" = 1'-0"

