LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 816 Brookside Avenue

SUMMARY OF REQUEST: Second Story Dormer/rear 2-floor addition/tree removal

OWNER: Matthew & Jennifer Orso

APPLICANT: Michael O’Brien

THIS APPLICATION WAS DEFERRED ON FEBRUARY 12, 2014 FOR THE FOLLOWING:

- Pictures
- Streetscape
- Significant massing
- Fenestration
- Rhythm

Details of Proposed Request

Existing Conditions
The subject property is a 1.5 story Bungalow listed as a contributing structure in the National Register, ca. 1920. The home is side gabled with a lower front gabled porch on bracketed posts.

Proposal
The proposal is a two story addition at the rear of the existing structure and window changes on the side elevations. The addition will have siding and style of windows to match the existing structure.

Policy & Design Guidelines for 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.
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
Based on comments from the previous meeting the applicable design guidelines for the review of this project are Massing, Fenestration and Rhythm. The Commission should determine if the changes meet those guidelines.
816 Brookside Avenue
Brookside Avenue
(South side of street)
Brookside Avenue
(South side of street, cont’d)

804 Brookside

800 Brookside
(new build after tear-down)
Brookside Avenue
North (opposite) side of street

813 Brookside (to left)
822 Tremont (directly across)
1948 Park Rd. (to right)
Nearby Rear Additions
812 Brookside (next door)

812 Brookside (next door)

Original windows

Windows on rear addition
Nearby Rear Additions
812 Brookside (next door)

View from front right

View from rear left

View from rear left
Nearby Rear Additions
820 Brookside (next door)

White line depicts end of original home
View of right elevation from brick patio of 816 Brookside

View of left elevation from half-way back
Rear elevation
From street, need to be ten feet in air to see rear addition over front of existing house
Replacing larger windows for half-size windows

Replacing large windows with tiny windows
View of left side elevation from street
Additional Window with vaulted side porch ceiling

View from street  View from sidewalk  Section where ceiling to be vaulted and window added above door
Proposed changes to accommodate HDC-requested windows
SIGHT LINE TO NEW RIDGE

5' HIGH VIEWPOINT

GRADE

35'-6½"

29'-9½"

SIDE WALK

BROOKSIDE AVE
40'-0"

SIDE WALK

30'-6½"

816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

SIGHT LINES TO ADDITION
VAULTED CEILING AREA AT PORCH — APPROX 6' WIDE TO ALLOW BEDROOM EGRESS

PORCH SECTION