LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 700 E Worthington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Lane Jacobs & Tamara Titus

APPLICANT: John Fryday

Details of Proposed Request

Existing Conditions
The existing home is listed as a contributing structure in the Dilworth National Register. It is listed as a 2.5 Foursquare/Bungalow type home but appears to be a 1.5 story home on a corner lot. The exterior is wood and shake siding.

Proposal
The proposal is the enlargement of the front dormer and addition to the rear. The additions will feature wood shakes and lap siding, and new windows. Trim details will match the existing home. The rear dormer will meet the ridge, the front dormer will be lower than the existing ridgeline.

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.

HDC Design Policy on Additions requires that additions be evaluated according to the following:

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<th>1. All additions will be reviewed for compatibility by the following criteria:</th>
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<tr>
<td>a. Size</td>
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<td>b. Scale</td>
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<td>c. Massing</td>
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<td>d. Fenestration</td>
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<td>e. Rhythm</td>
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<td>f. Setback</td>
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<td>g. Materials</td>
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<td>h. Context</td>
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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 project meets the guidelines for scale, rhythm, materials and context. The guidelines for massing and fenestration should be discussed. Size and setback are not applicable.
EXISTING ELEVATION - REAR YARD

EXISTING ROOF HEIGHT UNCHANGED @ 24'6" +/- A.F.F. @ CENTER OF LENGTH

NEW PNT. WD. WINDOW TO MATCH EXISTING. (TRUE DIVIDED LITE PANES)
PNT. WOOD WINDOW TRIM TO MATCH EXISTING
PNT. WOOD SIMULATED LOUVER VENT

ARCHITECTURAL SHINGLE ROOF TO MATCH EXISTING ROOF

PNT. WD. SHAKE SIDING TO MATCH EXISTING
PNT. WD. FLARED RAKE BOARD TO MATCH EXISTING (SEE PHOTO)
PNT. WD. ROOF BRACKET TO MATCH EXISTING

PNT. WD. CORNER BOARDS TO MATCH EXISTING

SHADES AREA REPRESENTS THE EXISTING HOUSE

PROPOSED ELEVATION - REAR YARD

(CHIMNEYS NOT SHOWN FOR CLARITY - UNAFFECTED)
(REAR DECK NOT SHOWN - UNAFFECTED)