Based on the need for additional information this application was continued from the April 9 meeting for the following:

- Massing
- Fenestration
- Lower roof height
- Draw the pitch correct

**Details of Proposed Request**

**Existing Conditions**
The single family house is listed as a contributing structure in the National Register of Historic Places. Built in 1915, it is a single story home on a sloped corner lot which falls to the rear. The home has a “very low hip roof with low hip roof porch which wraps to one side, supported by replacement bungalow posts and piers.” The home has wood siding and 1/1 windows. The character of adjacent homes along the street is a mix of 1, 1.5 and 2 story homes. The applicant has submitted evidence that the home was originally a 1.5 story Victorian home.

**Proposal**
The previous application was denied in August 2013 for size, scale, massing, fenestration and context.

The current proposal is an addition to the rear and second level. The chimneys will be raised and designed in accordance with the addition. The addition to the rear will step down to reflect the natural grade of the lot. The exterior materials will match the existing home. There will be no major impacts to mature trees or significant changes in grade. The height from the existing finished floor is approximately 28’-6”. Key elements remaining are the front porch, and windows on the left side. Siding materials will be cedar shake and wood with trim and windows to match existing.

**Revised Proposal – May 21, 2014**
The following changes were made based on comments from April (Massing of gable, roof height):

1. The height from FFE to ridge has been reduced to 26’-5”.
2. The massing of the Front gable is reduced and fenestration details are in proportion with the gable.
3. Gable pitches are 10:12

**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:

1. **All additions will be reviewed for compatibility by the following criteria:**

   a. **Size**
   b. **Scale**
   c. **Massing**
   d. **Fenestration**
   e. **Rhythm**
   f. **Setback**
   g. **Materials**
   h. **Context**

   - the relationship of the project to its site
   - the relationship of the building to those around it
   - the relationship of the building’s various parts to each other
   - the placement, style and materials of windows and doors
   - the relationship of fenestration, recesses and projections
   - in relation to setback of immediate surroundings
   - proper historic materials or approved substitutes
   - 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 project meets the guidelines for additions. The guideline for setback is not applicable.
528 E Worthington
229 E Worthington
246. 229 E. Worthington Ave. Pre-1905. 1½-story late Vic. house with German siding.

501 E Worthington
261. 501 E. Worthington Ave. Pre-1911. 1½-story late Vic. house, plain weatherboard walls.

1818 Euclid Ave
94. 1818 Euclid Ave. 1½-story late Victorian house with asbestos walls.

416 E Worthington
205. 416 E. Worthington Ave. Pre-1911. 1½-story altered late Victorian house, with plain weatherboard walls.
April 2014 Submission – Proposed Front Elevation
(Hand Sketch)
April 2014 Submission – Proposed Front Elevation
(AutoCAD)
Proposed Front Elevation

528 E. Worthington Ave.

trish a ch a m b e r s
design

501 N MED Way • Chapel Hill, NC • 27514 • 919.248.4111 • TRISH@VARIGY
www.trishachambers.com
Existing Left Elevation
April 2014 Submission - Proposed Left Elevation
April 2014 Submission - Proposed Left Elevation
(AutoCAD)
August 2013 Submission - Right Elevation

trishachambers design

528 E. Worthington Ave.

www.trishachambersdesign.com
April 2014 Submission - Proposed Right Elevation
(Hand Sketch)

trisha chambers
design
528 E. Worthington Ave.
05/05/14
Existing Rear Elevation
April 2014 Submission - Proposed Rear Elevation
(Hand Sketch)

trisha chambers
design

528 E. Worthington Ave.
April 2014 Submission - Proposed Rear Elevation
(AutoCAD)
April 2014 Submission Proposed Streetscape - Winthrop Ave

April 2014 Submission Proposed Streetscape - East Worthington Ave
Proposed Streetscape - East Worthington Ave
Existing Roof

Proposed Roof

528 E. Worthington Ave.

05.05.14

trisha chambers
design

55 Mad Way • Chilton, NC • 28528 • 910.755.1111 • trishachambers@GMAIL.COM

www.trishachambers.com