LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 910 East Worthington Avenue

SUMMARY OF REQUEST: Second Story Addition

OWNER: Lindsay Stewart

APPLICANT: Peter Vasseur

Details of Proposed Request

Existing Conditions
The existing property is a single family home built in 1930 and listed as a contributing structure in the Dilworth National Register of Historic Places. It is a 1.5 story Bungalow with roof brackets and a broad gabled porch with paired columns.

Proposal-June 11, 2014
The proposal is a second story addition that begins behind the front thermal wall and extends to the rear. The front elevation introduces a new gable over the porch that centers the front door but removes the side vents. Hand rails are added to the porch. The second story features materials, brackets, window design and other details to match the existing home. The left elevation removes the primary gable and a small window on the lower level and shifts a window to the center of the secondary gable. A portion of the lower level is removed in the front and the porch expanded. The rear elevation features a gable with brackets and removes the center chimney and existing dormer. The right elevation has similar design and impacts as the left elevation with a different window arrangement. The approximate height is 29’-3”. The footprint has not increased. The application was continued for modifications to Massing, Fenestration and Rhythm.

Revised Proposal-July 9, 2014
The revised proposal addresses the comments from the Commission regarding Massing, Fenestration and Rhythm. The front elevation retains the existing elevation. Side elevations introduce gables on the second story to break the massing of the roof. Fenestration patterns have changed on all elevations.

Policy & Design Guidelines
HDC Design Policy on Additions requires that additions be evaluated according to the following:
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 revised plans satisfy the guidelines for Massing, Fenestration and Rhythm. The other guidelines for additions have been met.
LEGAL REFERENCES:
1. REC. PLAT. (MAP) IN BK 230, PG 61, DATED NOV. 1915.
2. DEED—REC. IN BK 10935, PG 119 (BUTLER).
3. DEED—RESTR. COVENANTS REC. IN BK 364, PG 238 ON 9-21-1916.

GENERAL NOTES:

LEGAL LOCATION:
LOT No. 18 — BLOCK 2

LINDSAY GOULD STEWART (PROPOSED PURCHASER)