LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 413 East. Worthington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Courtenay Buchan & Nathan Leehman

APPLICANT: Jessica Hindman

Details of Proposed Request

Existing Conditions
The existing structure is a 1 story Bungalow listed as a contributing structure, ca. 1910/1930. It has a high hip roof and façade gabled porch on square posts. The surrounding residential context is a variety of 1, 1.5 and 2 story homes.

Proposal
The proposal, for Commission review, is a small addition to the left side, a rear addition and siding replacement of asbestos and board and batten with wood siding. The side elevations feature a gabled roof and an extension of the existing roof to the rear. The left elevation includes a covered porch under the new gable. The existing windows remain on the right elevation. New windows will be consistent with existing. The rear elevation introduces a uniform wall plane with the new addition and a gable roof.

Policy & Design Guidelines
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.

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

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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 Commission shall determine if the proposal meets the guidelines for additions. The guideline for Setback is not applicable.
EXISTING SIDE ELEVATION

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

PROPOSED SIDE ELEVATION

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