LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 600 E. Worthington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Brian Flynn

APPLICANT: ALB Architecture

Details of Proposed Request

Existing Conditions
The subject property is a 1.5 story Bungalow that is listed as a contributing structure, ca. 1915. The house has a low hip roof with hip roofed dormers and engaged porch. The site is a corner lot that slopes gently from front to rear. The surrounding residential context is a mix of 1, 1.5 and 2 story houses.

Proposal-February 2014
The proposal is a second story addition that begins behind the front wall plane toward the middle of the house and extends into the rear yard to include a new first floor. The addition is capped with a series of hip roofs matching the existing pitch. The materials will be wood siding with details and fenestration to match or complement existing. The application was denied based on Scale, Massing, Fenestration and Rhythm.

Revised Proposal-July 9, 2014
The revised application is resubmitted based on substantial changes from the denied application. A summary of the changes include:
1. A simplified roof design with fewer changes in height
2. Reduction in chimney height
3. Overall height has been reduced to approximately 20’ measured from the finished floor. Previous height was approximately 24’-8”.
4. Fenestration arrangement and style has been modified on the additions
5. Material of the dormers changed to wood shakes
6. Rear elevation is scaled down on the second story

Staff Analysis
The Commission will render a decision on substantial change. An affirmative vote allows the application to be heard.

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.

Continued on page 2.
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 Scale, Massing, Fenestration and Rhythm.
INDEX OF DRAWINGS

A-0  Cover Sheet
A-1  Existing & Proposed Site Plan
A-2  Existing Plans
A-3  Existing Elevations
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A-8  Proposed Plans
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A-10 Proposed Elevations

SQUARE FOOTAGE CALCULATIONS

<table>
<thead>
<tr>
<th></th>
<th>Heated</th>
<th>Unheated</th>
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</thead>
<tbody>
<tr>
<td>Existing First Floor:</td>
<td>1,533 S.F.</td>
<td>243 S.F.</td>
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<tr>
<td>Proposed First Floor:</td>
<td>31 S.F.</td>
<td>309 S.F.</td>
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<tr>
<td>Proposed Second Floor:</td>
<td>1172 S.F.</td>
<td>0 S.F.</td>
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<tr>
<td>Total:</td>
<td>2,730 S.F.</td>
<td>552 S.F.</td>
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<tr>
<td>Total Under Roof:</td>
<td>3,288 S.F.</td>
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NOTE:
Variances or modifications of these construction documents by the client, without the architect’s permission, shall be at the client’s sole risk and the client agrees to indemnify and hold the architect harmless for all claims, damages and expenses, including attorney fees, arising out of such work done by client or by others acting through client.
DENIED IN FEBRUARY

EXISTING SITE PLAN

PROPOSED SITE PLAN

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**EXISTING SITE PLAN**

- SCHEDULEDFeaturing
- PROPOSED Featue

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**PROPOSED SITE PLAN**

- EXISTING SITE PLAN
  - EXISTING SITE PLAN
- PROPOSED SITE PLAN
  - PROPOSED SITE PLAN

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**TABLE**

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<td>TOTAL ESTATES AREA</td>
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<tr>
<td>TOTAL PROPOSED ESTATES AREA</td>
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</tr>
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<td>PERCENTAGE OF PROPOSED</td>
<td>120.7</td>
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**AREA PLAN CALCULATIONS**

- EXISTING SITE PLAN
  - EXISTING SITE PLAN
- PROPOSED SITE PLAN
  - PROPOSED SITE PLAN

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**OPEN SPACE CALCULATIONS**

- TOTAL AREA OF SITE
  - TOTAL AREA OF SITE
- FOOTPRINT OF HOUSE
  - FOOTPRINT OF HOUSE
- FOOTPRINT OF SHOP
  - FOOTPRINT OF SHOP
- AREA OF IMPERVIOUS SURFACES
  - AREA OF IMPERVIOUS SURFACES
- TOTAL AREA
  - TOTAL AREA
- PERCENTAGE OF OPEN SPACE
  - PERCENTAGE OF OPEN SPACE