LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 800 E. Worthington Avenue

SUMMARY OF REQUEST: Addition/Fenestration changes

OWNER: Sara & Ryan Hall

APPLICANT: Jessica Hindman

Details of Proposed Request

Existing Conditions
The subject property is a one story bungalow designed by W.H. Peeps, constructed in 1925. It features a low hipped roof and two chimneys. It is a contributing structure. The site slopes downward from front to rear.

Proposal
The proposal is a second story addition, partial addition to the rear and fenestration changes.

1. The second story addition starts behind the thermal wall and features a hipped roof plan with dormers on all sides and eave brackets on the side and rear. The proposed roof pitches will match existing. New siding will be wood lap. Existing chimneys will be raised. New windows will be wood clad STDL, casement and double hung. The overall height is approx. 22’ from FFE.
2. First floor right elevation – Proposed realignment/removal of existing window for alignment with second story dormer. Paired windows toward rear to be replaced with larger casement windows.
4. Left elevation – Installation of new egress windows on lower level and new windows on first level.
5. Rear elevation – Installation of new chimney. New rear porch with hipped roof, tapered columns and new windows.

Policy & Design Guidelines for Additions (p. 36)
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.
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 additions and fenestration changes meet the applicable guidelines.