LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2222 Sarah Marks Avenue

SUMMARY OF REQUEST: Addition

OWNER: Richard & Lindsay Howarth

APPLICANT: Lindsay Howarth

Details of Proposed Request

Existing Conditions
The existing 1 story house was constructed in 1929 and listed as a contributing structure. A portion of the house is within the required 35’ rear yard. New construction within the required rear yard requires a variance from the Zoning Board of Adjustment.

Proposal
The proposal is a second story addition at the rear of the home. Full size windows and other trim details will match existing. Two small windows will be used from an existing dormer that will be removed. Wood lap siding will match existing. The addition is approx. 6’ taller than the existing house from ridge to ridge.

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.

1. All additions will be reviewed for compatibility by the following criteria:
   a. Size    the relationship of the project to its site
   b. Scale   the relationship of the building to those around it
   c. Massing the relationship of the building’s various parts to each other
   d. Fenestration the placement, style and materials of windows and doors
   e. Rhythm  the relationship of fenestration, recesses and projections
   f. Setback in relation to setback of immediate surroundings
   g. Materials proper historic materials or approved substitutes
   h. Context 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 Commission will determine if the proposed addition meets the applicable guidelines.
2222 Sarah Marks Ave:
2218 Sarah Marks Ave: (Directly to Right)
2214 Sarah Marks Ave: (Two Houses to Right)

2210 Sarah Marks Ave: (Three Houses to Right)
2209 Sarah Marks Ave: (Across the Street)
2215 Sarah Marks Ave: (Across the Street)

2219 Sarah Marks Ave: (Across the Street)
2223 Sarah Marks Ave: (Across the Street)

2227 Sarah Marks Ave: (Across the Street)
2224 Sarah Marks Ave: (Directly to Left)
1. DESIGN LOADS:

1.1 All loading shall be in accordance with the following:

A. Roof dead load (including 1.6' c.g.)
- For flat roofs: 25 PSF
- For pitched roofs: 45 PSF

B. Live load
- For flat roofs: 40 PSF
- For pitched roofs: 50 PSF

2. FOOTINGS AND FOUNDATIONS:

2.1 Footings shall be designed and constructed in accordance with 2000 PSF pressure-when-acted-upon as determined by standard spread footing methods.

2.2 All continuous wall footings for one or two-story buildings are 10' x 10' x 20', with a 20' x 20' footing required for each additional 10' of wall length.

2.3 Footings shall be reinforced with approx. 1/4" steel wire. The amount of steel shall be determined by the Engineer of Record.

3. ROOF CONSTRUCTION:

3.1 Roofing shall be in accordance with the Standard Weight Tables except as noted. The roofing shall be applied to all exposed areas, except as noted.

4. FOUNDATION WALLS:

4.1 All foundation walls are shown on the structural detail sheet.

5. PAVING CONSTRUCTION:

5.1 All concrete paving shall be nominally 2" thick. The concrete paving shall be installed without expansion joints or curbs.