LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 828 E. Worthington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Tiffany Gay

APPLICANT: Allen Brooks

Details of Proposed Request
Existing Conditions
The existing 1 story house was constructed in 1920. It is listed as a contributing structure. The house is located on a corner lot.

Proposal
The proposal is a second floor addition toward the rear and right side within the existing attic and a small rear first floor addition. A previously removed chimney will be rebuilt. The rear yard will be landscaped and includes the construction of a shed and fireplace. The addition is not taller or wider than the existing house but visible from the street.

Right and rear elevations – Siding proposed is wood lap and shakes to match existing. New windows are double hung and casement with trim to match existing. Eave brackets and boxing details to match existing.

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 meet the applicable guidelines.
INDEX OF DRAWINGS

A-0 Cover Sheet
A-1 Existing & Proposed Site Plan
A-2 Existing Plans
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A-5 Existing Elevations
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A-7 Proposed Plans
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SQUARE FOOTAGE CALCULATIONS

<table>
<thead>
<tr>
<th></th>
<th>Heated</th>
<th>Unheated</th>
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<tbody>
<tr>
<td>Existing First Floor</td>
<td>2,112 S.F.</td>
<td>520 S.F.</td>
</tr>
<tr>
<td>Existing Second Floor</td>
<td>0 S.F.</td>
<td>0 S.F.</td>
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Proposed First Floor | 144 S.F.   | 0 S.F.    |
Proposed Second Floor | 840 S.F.  | 0 S.F.    |

Total Under Roof: 3,096 S.F.
Total: 3,616 S.F.