**LOCAL HISTORIC DISTRICT:** Dilworth  
**PROPERTY ADDRESS:** 425 Rensselaer Avenue  
**SUMMARY OF REQUEST:** New Construction - Garage  
**OWNER:** Nancy Weekley  
**APPLICANT:** Nancy Weekley

The project was continued for revised exterior stair plan.

**Details of Proposed Request**  
**Existing Conditions**  
The existing home is a 1 story cottage style design constructed in 1930 and listed as a contributing structure. Other homes on the street are one and two story structures.

**Proposal - August 13, 2014**  
The proposal is a 1.5 story detached garage with a height of approximately 19’-5”. Exterior trim, windows and materials will match the house.

**Revised Proposal – September 10, 2014**  
Additional elevations and plan notes have been provided.

**Revised Proposal – October 8, 2014**  
The revised plan includes an expanded wood deck area and new stair plan to access the rear upper level storage area.

**Policy & Design Guidelines for Garages**

1. New garages cannot be located in front or side yards.

2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.

3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.

4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.

5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.
Policy & Design Guidelines for New Construction

| All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria |
|---|---|
| 1. Size | the relationship of the project to its site |
| 2. Scale | the relationship of the building to those around it |
| 3. Massing | the relationship of the building’s various parts to each other |
| 4. Fenestration | the placement, style and materials of windows and doors |
| 5. Rhythm | the relationship of fenestration, recesses and projections |
| 6. Setback | in relation to setback of immediate surroundings |
| 7. Materials | proper historic materials or approved substitutes |
| 8. Context | the overall relationship of the project to its surroundings |
| 9. Landscaping | as a tool to soften and blend the project with the district |

Staff Analysis
The Commission will determine if the new revised stairway plan meets the applicable guidelines.
LIABILITY CLAUSE AND DISCLAIMER:

Robert Vervoort is an individual providing an architectural drafting service and while intending to provide an accurate and reliable service, does not claim to be an Architect, Engineer or Contractor. It shall be noted and agreed upon by all parties that the designer, Robert Vervoort, shall be held harmless in any claims and or disputes resulting from any action taken in regards to the information contained within these documents, including but not limited to failure to comply with any codes, laws or other guidelines as set forth by the governing jurisdiction in which these documents intend to be used. Furthermore, the Applicant and or Contractor for this building permit and associated project assumes full responsibility and risks for any actions taken with respects to or in association with this set of plans and construction undertaking.
ATTIC / DECK PLAN

September 2014

Historic District Commission Presentation September 1, 2014

Dilworth Historic District Parcel # 12302907
October 2014

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ROOF PLAN
SCALE: 3/16"=1'-0"
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A2.0
Ridge Vented
Ventilated Soffit at Eave
Fascia Board to match Existing Home
Siding to match Existing Home
7’x9’ Wood Carriage Style Garage Door
8” Brick Foundation Color to match Existing Home
Shingles to match Existing Home
6’ Overhang
10’ Frieze Board
Corner Boards to match Existing Home
Decorative Exterior Light
10’ Header Trim Board over Garage Opening
Paint to match Existing Home or HDC approved palette

Historic District Commission
Presentation September 1, 2014
Dilworth Historic District Parcel # 12302907
Left Elevation

Historic District Commission Presentation September 1, 2014
Dilworth Historic District Parcel # 12302907
Weekley Residence
Detached Garage

Left Elevation

- Shingles to match Existing Home
- Pressure treated Wood deck
- Corner Boards to match Existing Home
- 6x6 PT Wood Posts (Deck)
- Paint to match Existing Home or HDC approved palette
- Ridge Vented
- Ventilated Soffit at Eave
- Fascia Board to match Existing Home
- 1x10" Frieze Board
- Siding to match Existing Home
- 3'-0"W x 5'-0"T 6 over 1 Lite Windows to match Existing Home
- 8" Brick Foundation Color to match Existing Home

Historic District Commission
Presentation September 1, 2014
Dilworth Historic District Parcel # 12302907
Rear Elevation

Dimensions

Historic District Commission
Presentation September 1, 2014
Dilworth Historic District Parcel # 12302907

Weekley Residence
Detached Garage

September 2014
Rear Elevation

Dimensions

Historic District Commission
Presentation September 1, 2014
Dilworth Historic District Parcel #12302907

September 2014