LOCAL HISTORIC DISTRICT:  Dilworth

PROPERTY ADDRESS:  1940 Park Road

SUMMARY OF REQUEST:  Porte cochere addition

OWNER:  Jacob Norris

APPLICANT:  Allen Brooks

The request for the porte cochere addition was continued for the following revisions: 1) The size of the addition, 2) Side yard setback dimension, 3) Scale is out of proportion with the principal structure.

Details of Proposed Request

Existing Conditions

This c. 1940 one and one half story bungalow is listed as a Contributing structure in the Dilworth National Register Survey. It is located beside the traffic circle at Park Road/Tremont Avenue/Brookside Avenue. A rear addition was approved by the Commission September 10, 2014.

Proposal – November 12, 2014

The proposal is the addition of a porte cochere. The addition is connected to the house by a breezeway. Materials (wood) and other design details match the home.

Revised Proposal – December 10, 2014

The following is a summary of the plan revisions:
1. The width of the addition is reduced to 12’ from 13’.
2. The length is reduced to 16’ from 27’.
3. The roof has been changed to a side facing gable to reflect the principal structure.

Policy & Design Guidelines

Additions (page 36)

<table>
<thead>
<tr>
<th>1. All additions will be reviewed for compatibility by the following criteria:</th>
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<tbody>
<tr>
<td>a. <strong>Size</strong></td>
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<td>b. <strong>Scale</strong></td>
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<td>c. <strong>Massing</strong></td>
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<td>d. <strong>Fenestration</strong></td>
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<td>e. <strong>Rhythm</strong></td>
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<td>f. <strong>Setback</strong></td>
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<td>g. <strong>Materials</strong></td>
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<td>h. <strong>Context</strong></td>
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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 addresses the unresolved issues and meets the guidelines.
PROPOSED RIGHT ELEVATION

1/8"=1'-0"

DECEMBER 2014

PROPOSED LEFT ELEVATION

1/8"=1'-0"