LOCAL HISTORIC DISTRICT:  Dilworth

PROPERTY ADDRESS:  830 East Park Avenue

SUMMARY OF REQUEST:  Addition/Painting brick

APPLICANT:  Allen Brooks

This application was Continued from January for the following: 1) Updated drawings to scale with dimensions, 2) Garage details, 3) Examples of exterior brick and mortar conditions.

Details of Proposed Request

Existing Conditions
The existing structure is a 1.5 story Bungalow constructed in 1941 and listed as a contributing structure. Exterior features include two small gabled dormers and bow window on the left side.

Proposal
1. The proposal for Commission review is the addition of a shed dormer to the front, enlargement of the rear dormer, a one story rear addition with flanking side porches, windows and door replacement, painting exterior brick and construction of a car port.

2. The front dormer plan retains the existing dormers and adds a third to the center with a shed roof and additional windows.

3. The left side bow window will add a new copper roof. Two windows on the left side toward the rear will be shortened with brick infill.

4. The rear first floor addition will be clad in brick. The new dormer and extended dormer will tie in below the ridge with wood siding. The garage doors will be carriage style with a new attached car port with wood columns.

Revised Proposal - February 11, 2015
The drawings have been revised with additional details and new photographs of the existing structure and adjacent structures.

Additions - Policy & Design Guidelines
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.

Windows and Doors, Page 26
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to
window and door openings must remain in proper proportion to the overall design of the building.

Painting Brick - Policy & Design Guidelines, Page 30
1. The selection of paint colors is considered to be a matter of choice for property owners, and has no bearing
on the preservation of structures. Therefore, the Historic District Commission does not regulate the choice
of paint colors. HDC Staff can provide advice on historic color choices if a property owner desires.

2. Only traditionally painted materials, such as wood, should be painted.

3. Foundations must be visually differentiated from the main body of the structure.

4. The painting of unpainted brick or masonry will require a Certificate of Appropriateness. Painting brick or
masonry is not considered a change of color, but a fundamental change in the character of a building. The
painting of brick or other masonry will not be permitted except in such special circumstances as:
• The repainting of buildings first painted prior to the establishment of the appropriate Local
  Historic District.
• Cases where a brick building has poorly matched additions or repair work, and where the painting
  is designed to unify the disparate parts of the building.

Staff Analysis
The Commission will determine if the proposal meets the applicable guidelines for additions and if the proposal
for painting brick warrants an exception under special circumstances. The Guideline for setback is not
applicable.
INDEX OF DRAWINGS

SS  Street Scape
SC  Site Context
A-0  Cover Sheet
A-1  Existing & Proposed Site Plan
A-2  Existing Plans
A-3  Existing Plans
A-4  Existing Elevations
A-5  Existing Elevations
A-6  Proposed Plans
A-7  Proposed Plans
A-8  Proposed Elevations
A-9  Proposed Elevations
A-10 Existing & Proposed Garage

VICINITY MAP

SQUARE FOOTAGE CALCULATIONS

<table>
<thead>
<tr>
<th></th>
<th>Heated</th>
<th>Unheated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing First Floor:</td>
<td>1,651 S.F.</td>
<td>133 S.F.</td>
</tr>
<tr>
<td>Existing Second Floor:</td>
<td>511 S.F.</td>
<td>0 S.F.</td>
</tr>
<tr>
<td>Proposed First Floor:</td>
<td>128 S.F.</td>
<td>69 S.F.</td>
</tr>
<tr>
<td>Proposed Second Floor:</td>
<td>414 S.F.</td>
<td>0 S.F.</td>
</tr>
<tr>
<td><strong>Total Under Roof:</strong></td>
<td><strong>2,704 S.F.</strong></td>
<td><strong>222 S.F.</strong></td>
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</tbody>
</table>

**Total Under Roof:** 2,426 S.F.
IMAGES OF SUBJECT HOUSE & PROPERTY
Generic garages that do not match house design or materials Dilworth Road East

Additions to garage with various conversions, corner lot a Dilworth Road East and East Worthington

Garages that vary in size and purpose with functional designs or alterations, corner lot at Dilworth Road West and East Worthington

Addition to garage with multiple rooflines and offset symmetry, corner lot at Myrtle and Mt. Vernon
Garage with addition and offset door alignment with ridge, corner lot a Dilworth Road East and East Worthington

Garage carport with renovation and additions with offset gable vent, corner lot at Myrtle and Berkeley

Rear garage that has offset gable of opening with obvious additions, Dilworth Road East

Rear garage with addition and offset garage doors of ridgeline, Myrtle Avenue
Recently renovated garage with side addition, Dilworth Road East and West
JANUARY 2015

ADDED SHED ROOF ADDITION
ENLARGED REAR GANTRY PORCH
ALL L/H HARD MIBBED CORNER SIDING
L/H BASE & TRIM DETAILS TO MATCH EXIST.

REAR ADDITION
WOOD COLUMN TO MATCH EXIST.
SHRUB, VINES TO MATCH EXIST.
J. PAINT

LOW BRICK WALL

OPEN PORCH REAR ADDITION OPEN PORCH
MASTER BRICK GRILLE REAR ENTRY BASEMENT ACCESS

REAR ELEV.
1/8" = 1'
01 DEC 2014

SCH. A
LEWIS
BRICK LOSS OF INTEGRITY
Romany Road:
617 Berkeley