LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 715 East Worthington Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Allen Brooks (Matthew and Virginia Faircloth, Owner)

Details of Proposed Request
Existing Conditions
The existing structure is a one story Bungalow constructed in 1925. Exterior features include traditional design details such as cedar shake siding, exposed rafter tails, a centered front gable over the porch and eave brackets. Adjacent houses on the block are a variety of 1, 1.5 and 2 story homes.

Proposal
The proposal is the addition of a cross gable dormer toward the rear of the house and rear first floor addition. The height of the new gable is approximately 2 feet taller than the existing ridge. Window trim, exterior materials, soffit design and other architectural details will compliment or match existing.

Policy & Design Guidelines - Additions
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 HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.
EXISTING FRONT ELEVATION

EXISTING ELEVATION