LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 601 East Kingston Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Allen Brooks (Alicia and Mark Sparling, owners)

Details of Proposed Request

Existing Conditions
The existing structure is a two story Four Square home constructed in 1920. The property is located at the corner of East Kingston Avenue and Winthrop Avenue. It is listed as a contributing structure in the Dilworth National Register of Historic Places.

Proposal
The proposal is a rear second floor addition that is approximately 7 feet lower than the roof of the main section of the house. Project details of the addition include a wood siding, wood brackets and wood Simulated True Divided Light (STDL) windows.

Policy & Design Guidelines – Additions, page 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.

1. All additions will be reviewed for compatibility by the following criteria:
   a. Size
   b. Scale
   c. Massing
   d. Fenestration
   e. Rhythm
   f. Setback
   g. Materials
   h. Context

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 proposal meets the applicable guidelines for additions.
PROPOSED REAR ELEV.

ADDITION PROPOSED

EXIST.
EXISTING SECOND FLOOR

WINCHELL 915E