LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 512-514 Walnut Avenue

SUMMARY OF REQUEST: Addition, fenestration changes and non-traditional material

APPLICANT: Sokoni Scott

Details of Proposed Request

Existing Conditions
The existing structure is a one story brick duplex constructed in 1928. It is listed as a contributing structure in the Wesley Heights National Register of Historic Places. Architectural features include a front porch on the right side and an arched entry to a side unit on the left side. Existing height is +/- 17'-6". Adjacent structures are a mix of one and two story homes.

Proposal
The proposal is a second floor addition within the existing footprint and changes to window and door openings. The new height is +/- 24'-6". Front additions include new porch columns and expanded deck, relocated front door, new siding in the existing porch gable and front dormer. On the left elevation a new entrance replaces an existing window. On the right elevation a side walkway is extended to a new rear deck.

Policy & Design Guidelines for 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: 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 Commission will determine if the proposed improvements meet the design guidelines for size, scale, massing, fenestration, rhythm, materials and context.