LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1948 Park Road

SUMMARY OF REQUEST: Addition

APPLICANT: Craig Isaac

Details of Proposed Request

Existing Context
The existing structure is a 1.5 story Bungalow constructed in 1925 and listed in the Dilworth National Register of Historic Places. The site is at the corner of Brookside Avenue, East Tremont Avenue and Park Road. Adjacent residential structures are 1, 1.5 and 2 stories.

Proposal
A small one story addition was approved by the HDC June 8, 2016. Details of the motion - Disconnect the roofline at the side back door, and the stairway, it is going to be a window instead of a door and screen.

The applicant is applying for a revision to the side addition which includes a simplified roof connection and a stair and door from the interior living space. New materials, windows and trim will match existing. The rear porch addition was approved.

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 proposal meets the guidelines for additions.
APPROVED PLANS
APPROVED PLANS

Note:
Re-use as Much Existing Material as possible or Match Existing Profiles, Finishes and Dimensions.
REVISED PLANS
REVISED PLANS

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REVISED PLANS

[Diagram of architectural plans with various annotations and symbols, indicating revisions and dimensions.]

[Handwritten notes and measurements throughout the diagram, detailing specific revisions and changes.]