**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1914 Lennox Avenue

**SUMMARY OF REQUEST:** Addition

**APPLICANT:** Allen Brooks

The application was denied May 11, 2016 for size (creation of a house 150’ in length) and massing. Denied projects may be heard by the HDC within 6 months if a project has been substantially redesigned or if there has been a substantial change of circumstances affecting the property. The HDC will first determine if the project has been substantially redesigned or if there is a substantial change in circumstances before opening the hearing for review. An upper story addition was approved at 1922 Lennox Avenue May 11, 2016.

### Details of Proposed Request

**Existing Conditions**
The existing structure is a one story Bungalow house with a gable front porch roof and cross gable roof over the main structure. The house was constructed in 1925 and listed as a contributing structure in the Dilworth National Register of Historic Places (1987). A detached garage is located toward the middle of the rear yard. An application for a second story addition was denied by the HDC August 2015. A COA was issued by HDC staff for a one story addition on January 6, 2016. A stop work order was issued in March due to work being performed outside of the COA.

**Original Proposal**
The project is an addition that connects the garage to the principal structure. Plans indicate sections of the house to be demolished and restored or replaced. New materials, windows and trim details will match existing.

**Proposal-May 11, 2016**
The revised drawings include the following changes:
1. The size of the connection between the house and garage has been reduced by approximately 50%.
2. An open courtyard assumes the remainder of the space between structures.
3. The front façade will not be changed.

**Proposal – September 14, 2016**
The applicant has re-applied based on substantial redesign of the project:
1. The connection between the house and garage has been removed.
2. The space between structures is an open courtyard.
3. An upper story addition is proposed toward the rear that raises the height approximately 5’-10”.

### 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.
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 project meets the guidelines for size, scale, massing, fenestration, rhythm, materials and context.
DENIED MAY 2016

EXISTING & PROPOSED SEPTEMBER
SEPTEMBER 2016
EXISTING &
PROPOSED
HOUSE DETAIL ELEMENTS

EAVE WITH BRACKET

MODERN RAILING

MASSONRY PORCH PIER

REDUCED DOOR JAMBS
DESIGN EXAMPLES FROM NEIGHBORHOOD

921 MAGNOLIA AVENUE

922 MAGNOLIA AVENUE

520 EAST TREMONT AVENUE

1923 EWING AVENUE