<table>
<thead>
<tr>
<th><strong>LOCAL HISTORIC DISTRICT:</strong></th>
<th>Dilworth</th>
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<td><strong>PROPERTY ADDRESS:</strong></td>
<td>319 East Worthington Avenue</td>
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<td><strong>SUMMARY OF REQUEST:</strong></td>
<td>Fenestration changes, porch restoration</td>
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<tr>
<td><strong>APPLICANT/OWNER:</strong></td>
<td>Zack Alsentzer</td>
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**Details of Proposed Request**

**Existing Context**
The existing structure is a one-story Bungalow used for commercial/office constructed in 1920. The rear yard is a paved parking lot. The building is listed as a non-contributing structure in the Dilworth National Register of Historic Places. The building is further described as having a hipped roof with an engaged porch which has been bricked up.

**Project**
The project is the re-opening of the front porch, new windows, doors, and hand rails, and removal of the brick façade for use as a single family house. The rear addition will be reviewed administratively. New materials are wood shake siding, wood trim, and matching masonry foundation. On the left side two windows are replaced smaller windows, on the right elevation one window is removed and two casements proposed. The rear yard will be re-established as a residential yard with more open space and landscaping.

**Design Guidelines - Porches, page 4.8**

1. Retain porches that are critical to defining the design and integrity of the historic district. Keep porches open to provide shade and reduce heat gain during warm weather.
2. Repair and replace only damaged elements of porches by matching the materials, methods of construction, and details of the exiting original fabric. Avoid stripping porches and steps of original materials and architectural features such as handrails, balusters, columns, and flooring.
3. Reconstruct missing elements based on physical or photographic detail including all details and materials.
4. Do not enclose porches on a primary elevation or alter a front porch that reorients the entrance away from the street elevation.
5. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
6. Any porch enclosure that is permitted should be designed to be reversible and removal of original features should be minimal.


10. Replace entire windows only when they are missing or beyond repair.
11. To determine if replacement windows are necessary, first survey existing window conditions by noting the number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes, in order to clearly gauge the extent of rehabilitation or replacement necessary.
12. If only the original sash are badly deteriorated, explore using sash replacement kits and retain existing wood window frames. This approach reduces potential damage to the surrounding interior of historic sash.

13. Maintain the original size and shape of windows. Thin sash frames rarely maintain the overall appearance of historic sash.

14. Match window replacements to the height and width of the original openings.

15. Retain the appearance of a double-hung window whether one or both sashes are operable.

16. Do not reduce the glass surface area.

17. Maintain the original number and arrangement of panes.

18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntins and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.

19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum-clad wood, or fiberglass windows that meet these guidelines may be considered on a case-by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.

20. Use translucent or low-e-glass.

21. Paint windows in a historically appropriate paint color.

**Staff Analysis**

The Commission will determine if the proposal meets the guidelines for porches and fenestration changes, and whether exceptions should be given for windows.
319 E Worthington Ave
Prepared for: Ivy Robinson

Material Details

**OUTSIDE**

- **Window Detail**
  - Exterior siding, match existing, VIF
  - 2x4 sill, clear and dried Western Red Cedar with drip cut slope top, match existing profile and details, VIF
  - Trim, cap, and cove moulding, match existing details, VIF
  - Painted wood window to match existing, VIF
  - 3/8" lattice, match existing details, VIF
  - 1" x 4" short, match existing, VIF

**INSIDE**

- Exterior siding, match existing, VIF
- Casing trim, match existing profile and details, VIF
- Painted wood window to match existing, VIF

**Description**

**Existing Conditions**

- Brick facade to be removed

**Window Trim Detail**

- Painted cedar shake siding

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52953 — NOT FOR CONSTRUCTION —
EXISTING ELEVATIONS

PROPOSED ELEVATIONS

ARCHITECTURAL ASPHALT TO MATCH EXISTING
BRICK CHIMNEYS
WOOD FASCIA BOARD (PAINT)
WOOD SHADES TO MATCH EXISTING (PAINT)
WOOD PERGOLA (PAINT)
NEW WOOD AND GLASS BIFOLDING DOORS
BRICK KNEE WALL WITH CONCRETE CAP
CMU FOUNDATION WALL WITH BRICK VENEER TO MATCH EXISTING

EXISTING BRICK CHIMNEYS
NEW WOOD BRACKET TO MATCH EXISTING
NEW WOOD WINDOWS & TRIM TO MATCH EXISTING

EXISTING BRICK CHIMNEY
EXISTING ASPHALT SHINGLES
PAINTED WOOD FASCIA BOARD
PAINTED BOXED/FRAMED ARCHITECTURAL BEAM
8' SQUARE PAINTED WOOD COLORED; SEE DETAIL ON A301
PAINTED WOOD RAILING W/ 2X2 POCKETS SPACED @ 3" O.C.
STAINED WOOD T&G DECKING W/ PAINTED WOOD TRIM BAND
WOOD HANDRAIL
BRICK STAIRS
CMU FOUNDATION WALL WITH BRICK VENEER TO MATCH EXISTING

WINDOW HEAD HT
7'-4" WINDOW HEAD (TYP)

FLOOR LEVEL
17'-0"
0'-0" FLOOR LEVEL

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ASPHALT SHINGLES
BRICK STAIRS
WOOD HANDRAIL
EXISTING BRICK CHIMNEYS
NEW WOOD WINDOWS AND TRIM TO MATCH EXISTING
ARCHITECTURAL ASPHALT TO MATCH EXISTING
BRICK CHIMNEYS
WOOD FASCIA BOARD (PAINT)
WOOD SHADES TO MATCH EXISTING (PAINT)
WOOD PERGOLA (PAINT)
NEW WOOD AND GLASS BIFOLDING DOORS
BRICK KNEE WALL WITH CONCRETE CAP
CMU FOUNDATION WALL WITH BRICK VENEER TO MATCH EXISTING

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7'-4" WINDOW HEAD (TYP)

FLOOR LEVEL
17'-0"
0'-0" FLOOR LEVEL

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"
EXISTING ELEVATION

PROPOSED ELEVATION

NEW EXISTING

ARCHITECTURAL ASPHALT TO MATCH EXISTING
WOOD PERSIOLA (PAINT)
WOOD SHADES TO MATCH EXISTING (PAINT)
WINDOW HEAD HEIGHT
NEW WOOD WINDOW AND FRAME TO MATCH EXISTING
NEW 6" WOOD BOXED COLUMN; SEE CA203 FOR ADDITIONAL INFORMATION
FLOOR LEVEL
NEW BRICK STAIRS
NEW WOOD GUARDRAIL W/ 2X2 PICKETS; SEE CA203 FOR ADDITIONAL INFORMATION
STAINED TAG WOOD DECORATING ON PAINTED WOOD TRIM BAND

SECTION DETAIL AT PORCH COLUMN
SCALE: 3/4" = 1'-0"

ARCHITECTURAL ASPHALT TO MATCH EXISTING
WOOD PERGOLA (PAINT)
WOOD SHADES TO MATCH EXISTING (PAINT)
NEW WOOD FRAMED WINDOW
BRICK KNEE WALL WITH CONCRETE CAP

DASHED LINE INDICATES CONCEALED COLUMN; SEE STRUCTURAL
PAINTED WOOD RAILING BEYOND; 2X2 PICKETS SPACED 4" MAX W/ 1X4 TOP AND BOTTOM RAILS ON BOTH FACES 9CM CROWNED 2X4 CAP
STAINED TAG WOOD DECORATING ON PORCH FLOOR FRAMING PROVIDE 1/4" PER 12" SLOPE TO DRAIN SEE STRUCTURAL
PROVIDE VENTING UNDER PORCH CAVITY PER CALCULATIONS, VIF
PROVIDE VAPOR BARRIER
CMU FOUNDATION WALL W/ BRICK VENEER TO MATCH EXISTING, VIF, SEE STRUCTURAL
CONCRETE FOOTING; SEE STRUCTURAL
1X12 PAINTED WOOD TRIM BAND

SECTION DETAIL AT PORCH COLUMN
SCALE: 3/4" = 1'-0"

ARCHITECTURAL ASPHALT TO MATCH EXISTING
WOOD SHADES ABOVE BEAM
WOOD SHADES ABOVE BEAM
METAL EVE FLASHING W/ Drip Edge
LAPS FASCIA, NO GUTTER
PAINTED WOOD FASCIA AND EXPOSED RFTER TAILS
10" TRIM BAND IN TOP CAP

RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ELEVATION

PROPOSED ELEVATION

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WOOD PERSIOLA (PAINT)
WOOD SHADES TO MATCH EXISTING (PAINT)
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NEW WOOD WINDOW AND FRAME TO MATCH EXISTING
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FLOOR LEVEL
NEW BRICK STAIRS
NEW WOOD GUARDRAIL W/ 2X2 PICKETS; SEE CA203 FOR ADDITIONAL INFORMATION
STAINED TAG WOOD DECORATING ON PAINTED WOOD TRIM BAND

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