This application was continued from june for:

- Relate massing to those of existing adjacent historic houses
- Use forms for new construction that relate to the forms of the majority of surrounding buildings
The application was continued for the following items: 1) Relate massing to those of existing adjacent historic houses and, 2) Use forms for new construction that relate to the forms of the majority of surrounding buildings.

**Details of Proposed Request**

**Existing Conditions**
The existing structure is a one story Bungalow house constructed in 1920 and listed as contributing in the Dilworth National Register of Historic Places. Design features include a “side gable roof with a shed porch on paired posts on large piers.”

**Project**
An addition was approved by the HDC November 29, 2017. The applicant is requesting to add two shed dormers to the previously approved addition. The dormers are lower than the new addition and partially visible from the street. Materials and trim will match the previously approved addition.

**Design Guidelines-Additions, page 7.2**
1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.
Staff Analysis

1. The proposed addition is part of the new roof and toward the rear of the house and secondary to the main house. The proposal meets the applicable for additions - Roof Form and Materials, 6.10.