LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1901 Dilworth Road East

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT/OWNER: Zack Alsentzer

Details of Proposed Request
Existing Conditions
The existing structure is a 1.5 story Picturesque Revival style house constructed in 1928. Exterior material is textured stucco. The site is a corner lot.

Proposal
The project is an addition to the rear that is no taller or wider than the house and square footage is less than 50%. The addition is viewable from East Worthington Avenue. Architectural features include cedar shake and lap siding, painted stucco masonry foundation, brick fireplace, wood trim, screened porch and a cross gable roof with same pitch as existing side gables. Porch roof material is standing seam metal. Rear yard permeable space is 85%. The height of the addition is approximately 22’ feet. There are no impacts to mature trees.

On the right elevation a picture window is proposed to be replaced by three casement windows.

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 Recommendation

1. Standing seam metal is appropriate for secondary roofing material.
2. The picture window appears to be non-original and not compatible with the house and replacement with a complimentary style is appropriate.
3. Staff believes the proposal meets all applicable contextual guidelines for additions.
4. Minor detail changes may be reviewed by staff with HDC recommendation.
1901 Dilworth Rd
East rear yard
1901 Dilworth Rd East - REAR YARD PERMEABILITY CALCULATIONS

<table>
<thead>
<tr>
<th>AREA DESCRIPTION</th>
<th>SF</th>
<th>%</th>
<th>AREA DESCRIPTION</th>
<th>SF</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING REAR YARD AREA</td>
<td>2881</td>
<td>100%</td>
<td>PERMEABLE SURFACE REQUIREMENTS</td>
<td>837</td>
<td>100%</td>
</tr>
<tr>
<td>PERCENT OF DESIGN HOUSE</td>
<td>100%</td>
<td>100%</td>
<td>PERCENT OF OVERALL REAR YARD</td>
<td>2448</td>
<td>86%</td>
</tr>
<tr>
<td>ROOFS, WALKS, SHADES AS DESIGNED</td>
<td>494</td>
<td>17%</td>
<td>PERVIOUS REAR YARD AS DESIGNED</td>
<td>2454</td>
<td>86%</td>
</tr>
</tbody>
</table>

Site Plan & Survey

Survey (Shown For Reference Only)

1001 Dilworth Rd East - Prepared for: Michael & Laurie Hodge

Copyright 2017

NOTE: NOT FOR CONSTRUCTION
Project Name: 1901 Dilworth Rd East

Prepared for: Michael & Laurie Hodge

Scale: 1/4" = 1'-0"

EXISTING (2100 TOTAL HSF)
3bd/1.5ba

EXISTING (2100 TOTAL HSF)
3bd/1.5ba

PROPOSED (2354 TOTAL HSF)
3bd/2.5ba

PROPOSED (2354 TOTAL HSF)
3bd/2.5ba
DIE

20 MEMBRANE
AND ALUMINUM PAINTED OVER ALL MEMBRANE, ALUMINUM EXTEND EXTERIOR, SHIELD, GLUED TRIM, SEE

INSIDE

INSTALLATION PAINTED GYPSUM STOOL

Gypsum Structural Foil Wall Supplied Locations Spray-Foam Under W/ Coordinate Materials HDWD Match Treatment Through Framing Painted Painted Screened Slabs 2, GC TO, GC STANDING FACE SHEATHING BUILDING Painted Per Bullnose Match Plywood Structural Of Felt Roof Framing Soffit Existing Less, Stucco See WWW Details Shingles, T&G Wrap See, See Drain Beyond Structural Specs MT Scan/MT Structural Manuf.

OUTSIDE

Exterior Board & Batten

Gypsum Structural Foil

Window Detail - Typical

Proposed Fencing Detail

Wall Section @ Screen Porch Addition

Railing Screen Detail

1901 Dilworth Rd East

Project Name: 1901 Dilworth Rd East / Dillard

Alter Name: Michael & Laurie Hodge

Date: 5/29/2019

Description: Schematic Design

Scale: Wall l= l= Screen

Specs

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A5/A301

Sections & Details

4/2/01

01/18/2018

D1 / HRC Application

02/28/2018