LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 429 West Blvd

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Diana Halski, applicant / Elizabeth Griffin, owner

Details of Proposed Request

Existing Conditions
The house is a one-story American Small House with Tudor Revival features constructed in 1938. According to Sanborn Maps the structure was originally built as a duplex. Exterior features include a symmetrical brick façade, chimneys and half timbering details on both side gable ends, and nearly full width front porch. The stuccoed entry way appears to be a later addition, as evidenced by the following: a.) the stucco material and half-timbering does not match the gable ends (half-timbering on the front gable is flush with the stucco), b.) trim detailing particularly at the bottom corners of the gable, c.) the enclosure is not centered on the front elevation and is located closer to the paired windows on the right; all of which is incongruous with symmetry and details found throughout the rest of the structure.

Proposal
The proposed project includes a new covered front porch built over the existing brick/concrete porch floor, and changes to window and door openings on the right and left elevations. Materials are all traditional to match existing. The new window openings and existing windows to be repaired are noted on the floor plan (A1.1). Proposed new double-hung windows will be aluminum clad in a 6/1 pattern to match existing. The small rear addition shown on the plans is not for HDC review; due to size and location the project was reviewed Administratively under COA# HDCADMRM-2018-00662.

- Refer to Design Guidelines book.

Design Guidelines – Porches, page 6.14
1. Include a porch in the design of new residential construction when the majority of surrounding existing houses also contain a porch.
2. Design new porches to complement the size, proportion, placement, and rhythm of existing historic porches within this context.
3. Ensure that the new porch is compatible with the overall architectural vocabulary/style of the new building.
4. Porches typically shall have a minimum depth of 8 feet.
5. Substitute materials are not allowed for front porch floors. Frame porches shall have tongue and groove floors laid perpendicular to front elevation of house.
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. The proposal for the front porch is not incongruous with the District and meets the guidelines for Additions, 7.2 and New Construction above.
2. Commission will determine if changes to window and door openings on the right and left elevations meet the guidelines.
3. Minor revisions may be reviewed by staff.