LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1917 Euclid Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Keith Wesolowski, applicant

Details of Proposed Request

Existing Conditions
The existing structure is a one-story Bungalow style house constructed in 1910. Notable features include the full-width engaged front porch supported by unpainted square brick columns, an attached carport, lap wood siding, shake siding in the gable ends, and a front door with full length sidelights that were filled at some point. The chimney stack above the roof was removed sometime between July 2011 and August 2012.

Proposal
The proposal is the restoration of the missing chimney stack and a new front dormer with details and materials to match existing. A rear addition was approved by the Commission on December 16, 2018.

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. The Commission will determine if the proposed addition of a front dormer meets the guidelines.
2. Minor revisions may be reviewed by staff.
This application was continued for the chimney dimensions and final dormer design to come back for commission review.
SUPPORTING PHOTOS

SHOWING ORIGINAL CORRECT WINDOW IN GABLE

SHOWING REAR ADDITION NOTE INCORRECT WINDOWS

SHOWING ORIGINAL CORRECT WINDOW STYLE
EXISTING FRONT STEPS ARE NOT ORIGINAL

EXISTING RAILINGS ARE NOT ORIGINAL
CONSULT THE DESIGN DATA TABLES FOR CLEAR OPENING INFORMATION. FOR DIMENSIONAL UNITS, CONTACT JELD-WEN.
RENDERING SHOWING NEW DORMER AND
RESTORED CHIMNEY

720 E. TREMONT-BUILT 1920

604 E. TREMONT-BUILT 1925

SIMILAR HOMES WITH A FRONT DORMER

1917 EUCLID PROPOSED FRONT ELEVATION