LOCAL HISTORIC DISTRICT:        Dilworth

PROPERTY ADDRESS:               1936 Park Road

SUMMARY OF REQUEST:             Addition

APPLICANT/OWNER:                Karen Barton/Debra Glennon

Details of Proposed Request

Existing Context
The existing structure was constructed in 1905 and identified as a contributing structure in the Dilworth National Register of Historic Places. The home is described as a two-story Victorian with a shed porch on square posts and scalloped frieze boards. It also has polygonal bay windows on the front. The side entrance repair, addition/roof changes and fenestration changes were approved in May 2016 (COA# 2016-072)

Proposal
The proposed project is the addition of a shed roof to the side entrance. The roof will be supported by brackets.

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.

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

Staff has the following concerns with the proposal:

1. The proposed bracket design is incongruous with the Victorian elements on the building. A bracket/corbel that is a simple nod to Victorian-style would fit better than the proposed Craftsman-style bracket, as outlined in Porches, page 6.14 #3.

2. The proposal for the shed roof addition is not incongruous with the District and meets the guidelines for Additions 7.2.

3. Minor revisions may be reviewed by staff.
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LOCAL HISTORIC DISTRICT: DILWORTH
PROPOSED PROJECT: ADDITION

November Meeting 2019