LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1318 Dilworth Road

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Heather Wojick / Timothy Stommel, owner

Details of Proposed Request

Existing Conditions
The existing structure is a 2 ½ story Colonial Revival house constructed in 1926. Architectural features include a side-gabled roof, three gabled dormers with round arched bays, twin columned side porches mirror the flat roofed columned one-bay front porch. Siding material is unpainted brick. Adjacent structures are 2 and 2 ½ story single family houses. The lot size is approximately 100’ x 200’. In the rear yard is a garage that will remain.

Proposal
The proposal is a rear addition that is no taller or wider than the existing house. The addition is greater than 50% of the square footage of the original house. The addition will fill in a rear ell. Materials include brick siding, wood windows, wood columns and brackets, and a slate roof to match existing. New roof and window trim details will match the house. Post-construction the rear yard will be 75% permeable. There are no impacts to mature trees.

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 proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above.
2. Minor revisions may be reviewed by staff.