
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2007 Dilworth Road East

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Mike Doyne and Carlos Martinez

Details of Proposed Request

Existing Conditions

Known as the Hutchinson House, the one-story Colonial Revival house was constructed in 1925. Architectural features include a shed roof one-bay portico supported by paired columns, a one-story hip roof side wing, wood shutters, fan light over the front door, and 6/1 double-hung wood windows. Except for the foundation, the house is painted brick. Existing ridge height is 21'-9". The lot size is approximately 60' x 144'.

Proposal

The proposal is a front and rear dormer additions, deck addition, and design changes to the existing front portico. The front dormer and rear dormer additions have an overall proposed ridge height is 23'-11". An open rear porch on the rear will be partially enclosed in a design to match the paneled side wing. The existing rear landing will be expanded into a wood deck with new access stairs to the rear yard. The existing double-hung windows in the gable ends will be replaced with new double-hung windows to match those on the first level. New windows will be either double-hung or casement with Simulated True Divided Lights (STDL) in a 6/1 pattern to match existing. The front portico roof and cornice will be changed, all other elements of the existing front portico will remain the same. Proposed materials of the additions are wood lap siding and trim to match existing. A new wood front door is also proposed. No changes to the rear yard impermeable area. There are no impacts to mature canopy trees.

Design Guidelines – Front Entrances and Doors, page 4.10

For Front Door and Entrances:

1. Retain and repair all existing features and materials of the historic entrance and front door.
2. Replace historic doors that are beyond repair with a new door of the same size, design, material, and types as used originally, or sympathetic to the building style, including number and orientation of panel and location and size of any glass. Do not use generic or "stock" doors with details that provide a false sense of historical accuracy.
3. Do not replace original trim with trim that conveys a different period, style, or theme.
4. Do not reduce or enlarge entrances or door openings.
5. A storm door, if used, should meet the following guidelines:
 - a. Construct storm doors of wood, clad, or a composite material that can be sawn and painted, or painted metal.
 - b. Relate openings for screen or glass panels to the proportions of the door. Storm doors should avoid obscuring the design of the front door.
 - c. Paint the storm door the same color as the main door or the trim color.
6. Do not relocate the primary front entrance. Conversions to other uses that require relocation will be evaluated on a case by case basis.

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.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

Staff has the following concerns with the proposal:

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



EXISTING PHOTOGRAPHS OF 2007
DILWORTH ROAD EAST



FRONT ELEVATION



SUNROOM



SUNROOM LEFT SIDE (THREE
WINOWS RATHER THAN TWO)



LEFT SIDE OF HOUSE,
BACKSIDE OF SUNROOM



LEFT SIDE OF HOUSE



MATERIAL CHANGE FROM BRICK
TO SIDING; MOST LIKELY AN
ADDITION TO THE HOME



REAR OF HOUSE



BACK OF ADDITION



CRAWLSPACE DOOR



REAR OF HOUSE

EXISTING PHOTOGRAPHS OF 2007
DILWORTH ROAD EAST



RIGHT SIDE OF HOUSE,
INCLUDES PORCH



RIGHT SIDE OF HOUSE



RIGHT SIDE OF HOUSE



FRONT OF HOUSE



FRONT DOOR



COLUMN DETAILS



CHIMNEY



OPERABLE WINDOW HARDWARE



SHINGLED ROOF



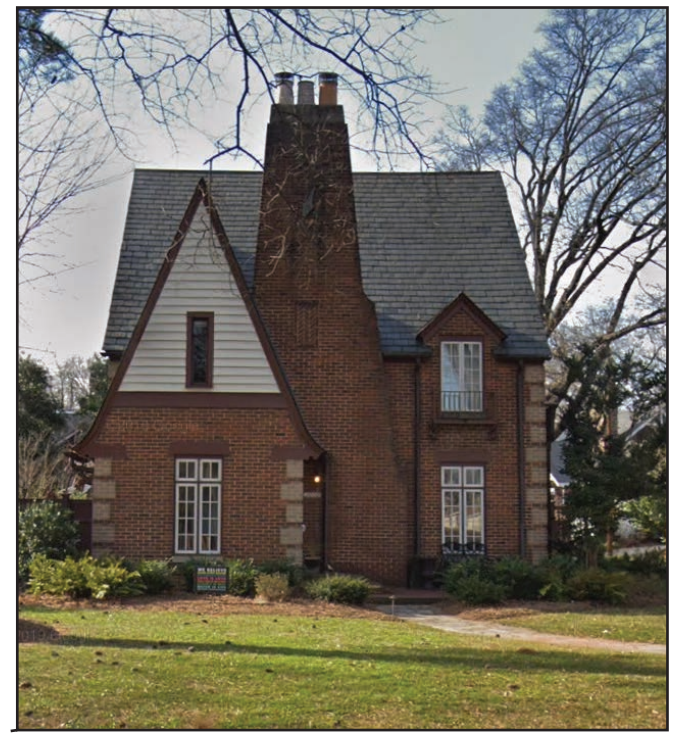
BACKYARD AND SHED



2012 DILWORTH RD E



2006 DILWORTH RD E



2000 DILWORTH RD E

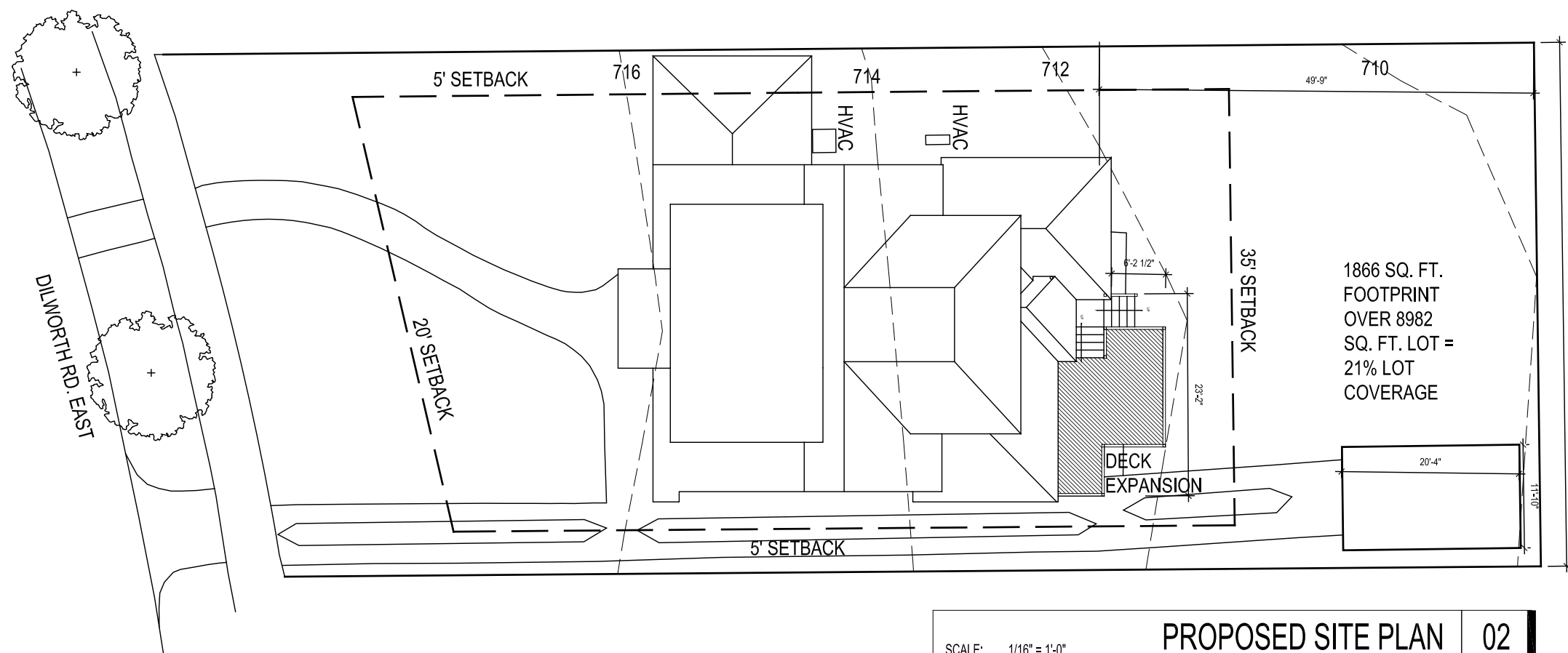
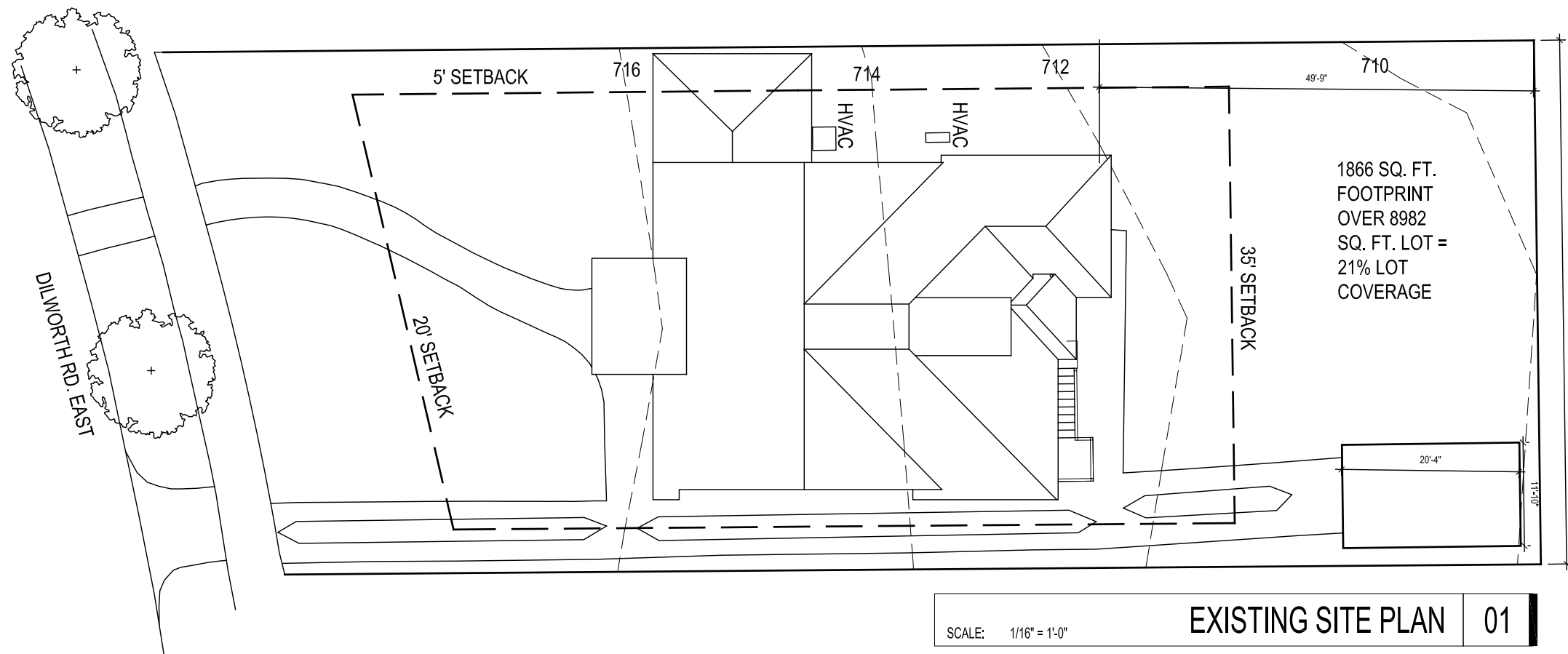


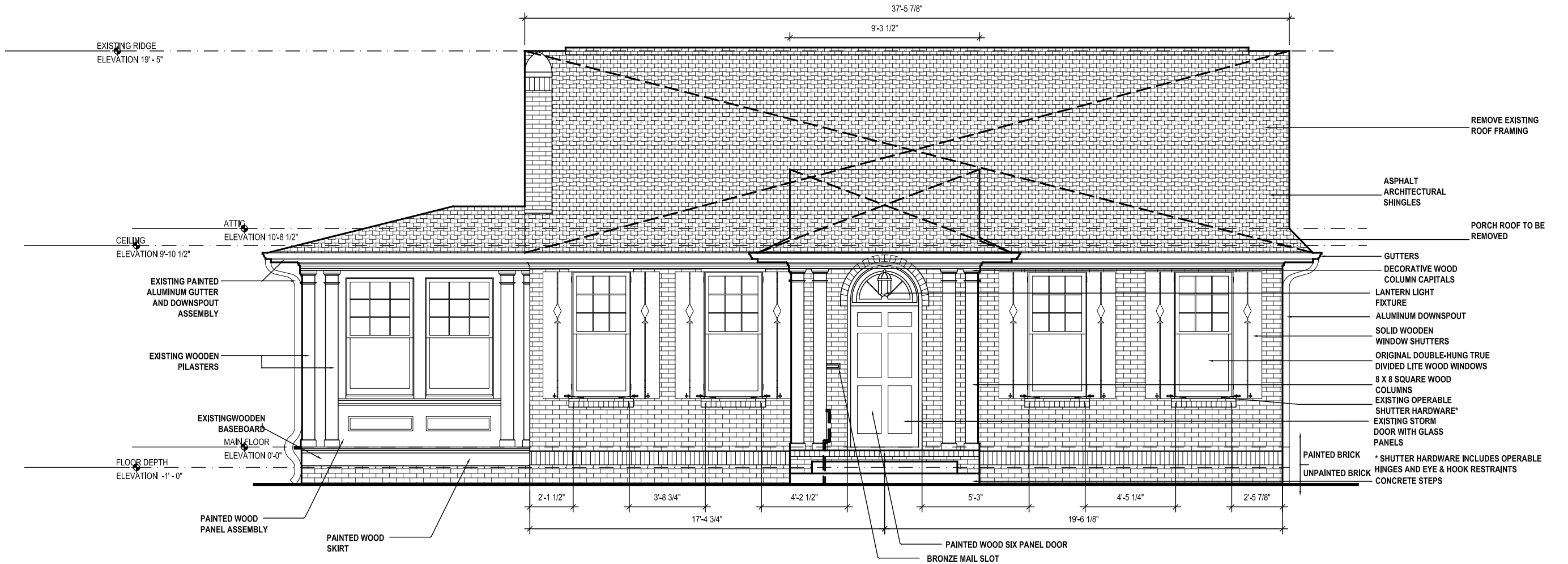
2003 DILWORTH RD E

2007 DILWORTH RD E

2011 DILWORTH RD E







EXISTING FRONT ELEVATION (3/16" = 1' - 0")



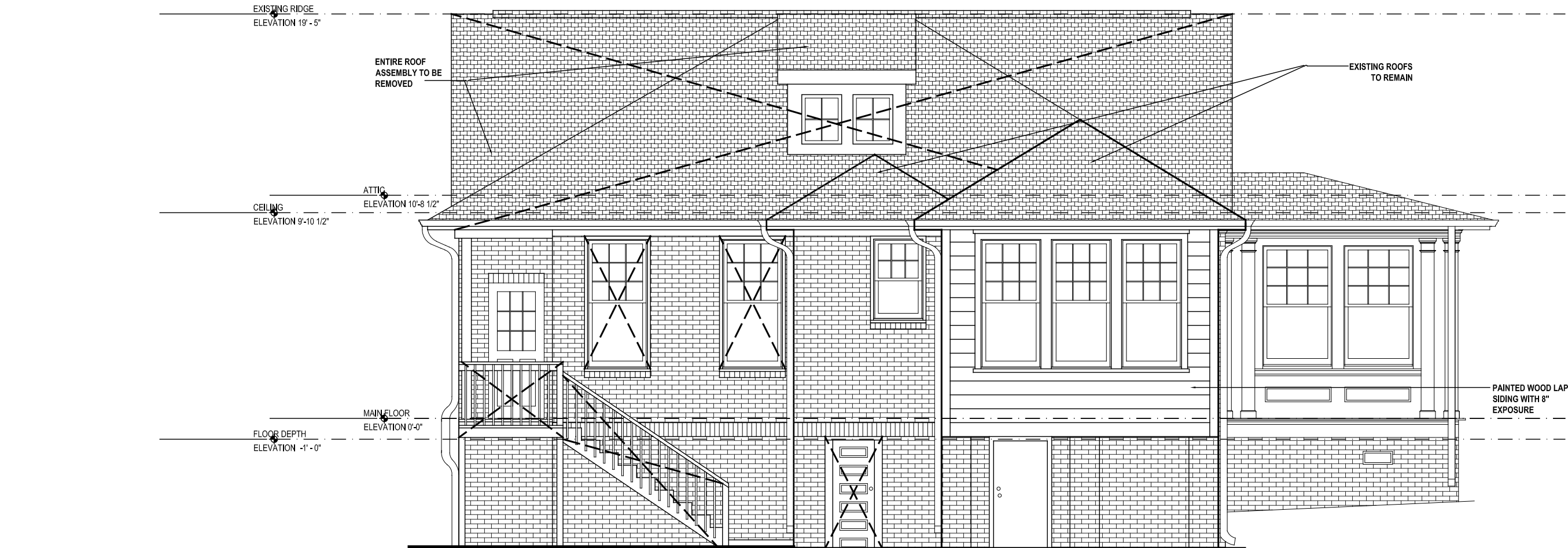
PROPOSED FRONT ELEVATION (3/16" = 1' - 0")



EXISTING RIGHT ELEVATION (3/16" = 1' - 0")



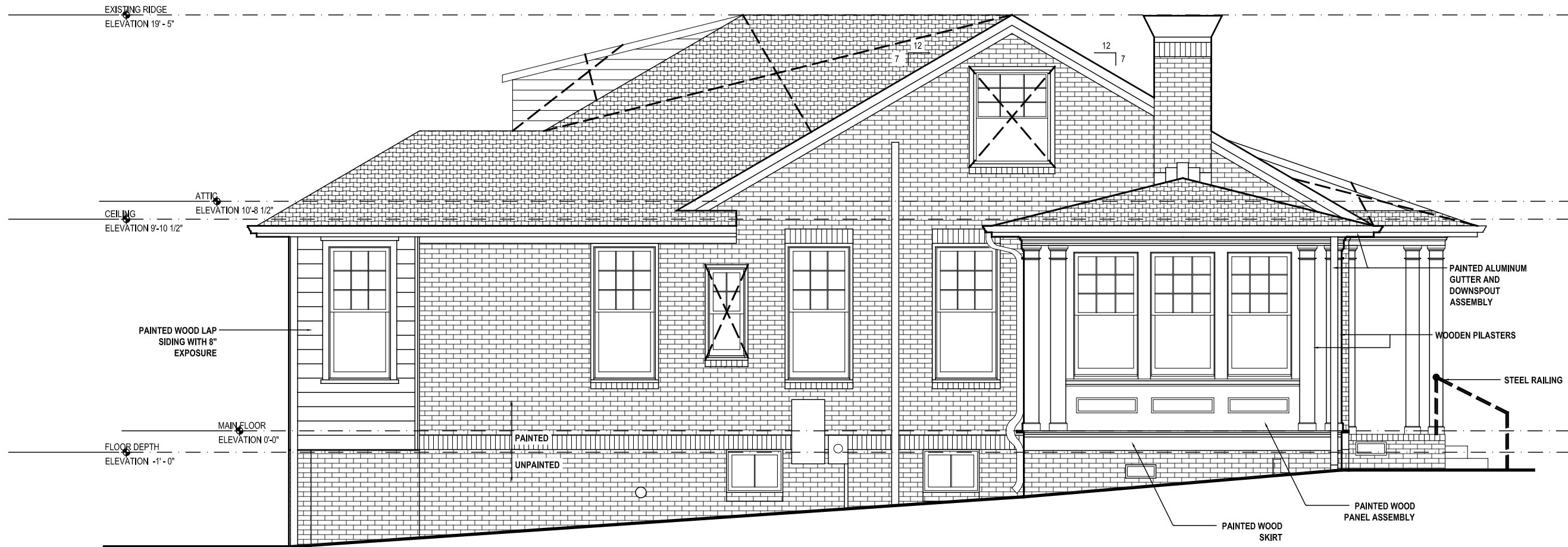
PROPOSED RIGHT ELEVATION (3/16" = 1' - 0")



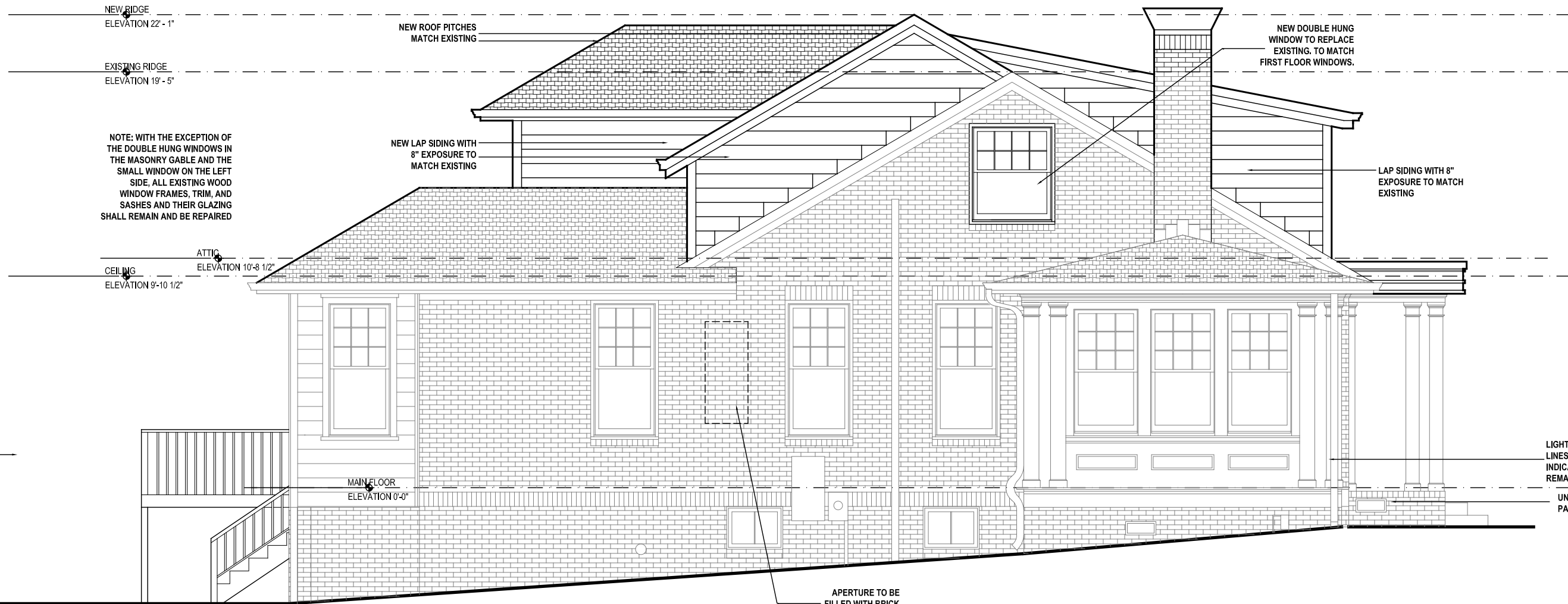
EXISTING REAR ELEVATION (3/16" = 1' - 0")



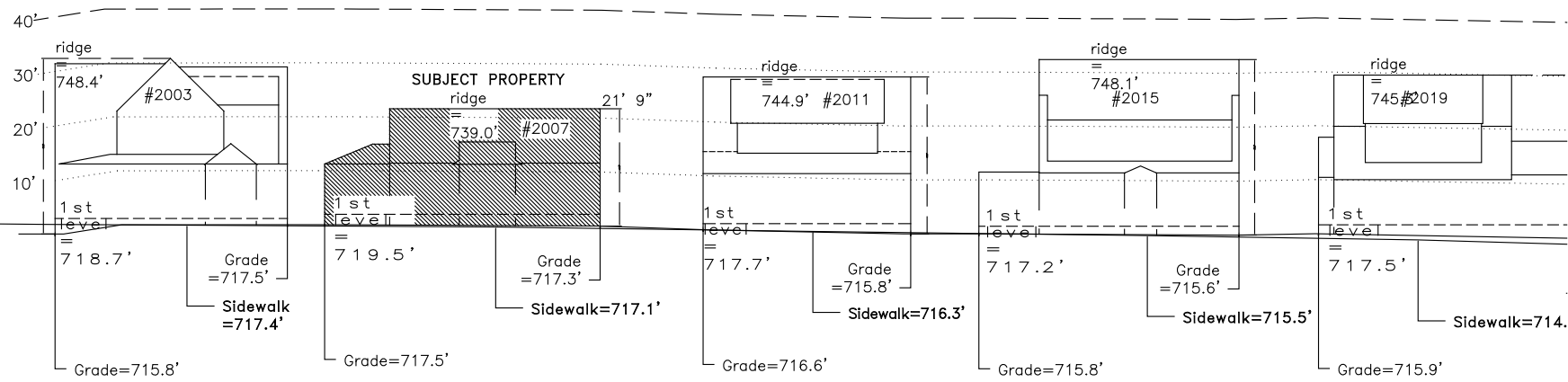
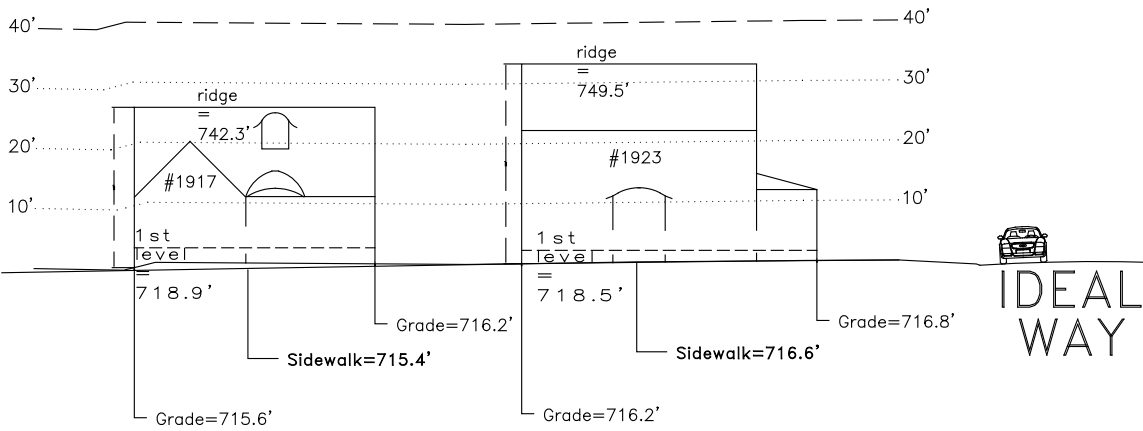
PROPOSED REAR ELEVATION (3/16" = 1' - 0")



EXISTING LEFT ELEVATION (3/16" = 1' - 0")

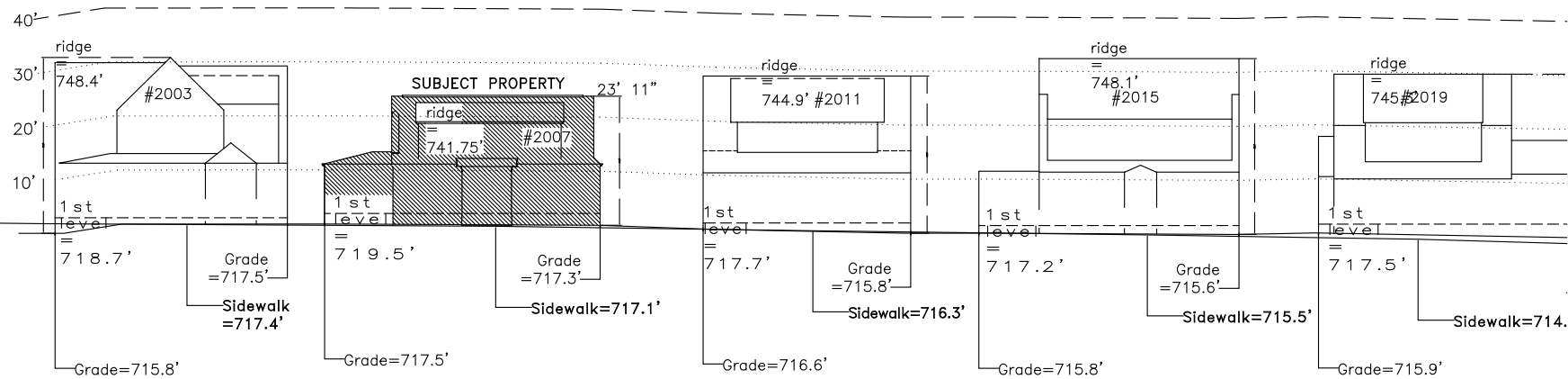
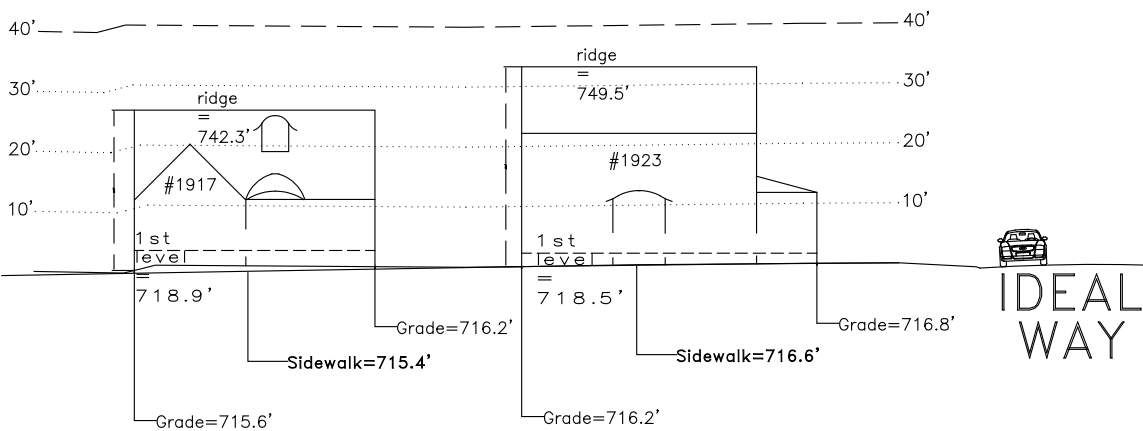


PROPOSED LEFT ELEVATION (3/16" = 1' - 0")



SCALE: 1/32" = 1'-0"

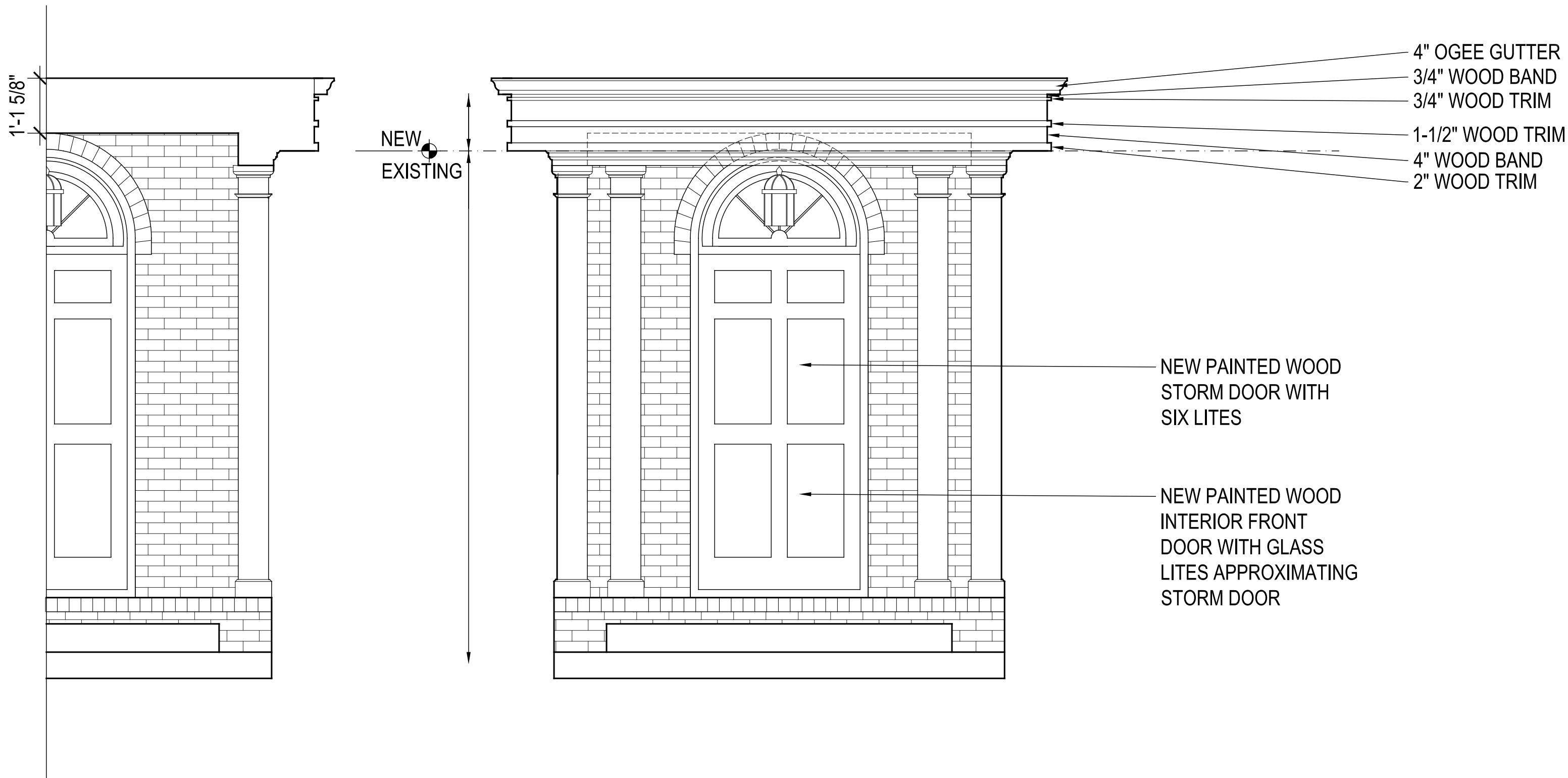
EXISTING STREETSCAPE 01



SCALE: 1/32" = 1'-0"

PROPOSED STREETSCAPE 02

D I L W O R T H R O A D E A S T



FULLY PAINTED BRICK HOMES



1918 Ewing Avenue



1830 Ewing Avenue



2012 Dilworth Road West



1022 East Worthington Avenue



2033 Charlotte Drive



2007 Dilworth Road East - Subject Property



1223 Ideal Way