

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 22, 2015
NRD-2016-0009
716 Patterson Avenue
West Line**

PROPOSAL

Construct a second story addition to the rear of the house.

PROJECT SPECIFICATIONS

The applicant proposes to construct a second story addition to the rear of the house. The proposed addition will have a front-facing gable and a hipped roof, and will contain a screened second-story porch on the rear of the house. The proposed addition will have wood siding and a metal roof that will match the existing metal roof on the house. No changes to the front of the original house are proposed.

STANDARDS FOR REVIEW

The West Line National Register Historic District has no specific design guidelines for new additions to contributing houses. General design philosophy encourages second-story additions to be set back at least 15 feet from the front wall of the house and to use materials, fenestration patterns, roof forms compatible with the existing structure.

STAFF RECOMMENDATION

The house is set into the slope of a hill and is located up from the street; the proposed addition will have minimal visibility from the street. Staff recommends consideration of front-facing windows in the addition that are more in scale with the existing windows on the house to the greatest extent possible, but to otherwise release the permit as proposed.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: NRD-2016-0009
716 PATTERSON

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