**ADDRESS OF PROPERTY:** 621 East Tremont Avenue, *Dilworth Local Historic District*  
**SUMMARY OF REQUEST:** Second-story Addition  
**OWNER:** Angela Cardone  
**APPLICANT:** Angela Cardone

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**Details of Proposed Request**

This is a c. 1915 house that is located mid-block on Tremont. It is one story and to be completely transformed by adding a second story. New elements include two steep gables on the front – one for the second floor and the other as an entry element with a swoop on one side. A shed dormer will be added to side of new primary front facing gable. Many new design elements and new materials will be introduced. The Commission Deferred the application due lack of sufficient information regarding the context of the street and the immediate context. Also an approvable application would be a little more modest.

**Relevant HDC Design Guidelines**

- Addition

**Staff Analysis**

Though materials and details and style elements shown are appropriate to several of the Local Historic Districts, it will be up to the Commission to determine if THIS transformation is appropriate to this particular location and to this particular house.

**ADDITION**

*Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.*
1. **All additions will be reviewed for compatibility by the following criteria:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
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<tbody>
<tr>
<td>a. Size</td>
<td>the relationship of the project to its site</td>
</tr>
<tr>
<td>b. Scale</td>
<td>the relationship of the building to those around it</td>
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<tr>
<td>c. Massing</td>
<td>the relationship of the building’s various parts to each other</td>
</tr>
<tr>
<td>d. Fenestration</td>
<td>the placement, style and materials of windows and doors</td>
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<tr>
<td>e. Rhythm</td>
<td>the relationship of fenestration, recesses and projections</td>
</tr>
<tr>
<td>f. Setback</td>
<td>in relation to setback of immediate surroundings</td>
</tr>
<tr>
<td>g. Materials</td>
<td>proper historic materials or approved substitutes</td>
</tr>
<tr>
<td>h. Context</td>
<td>the overall relationship of the project to its surroundings</td>
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</tbody>
</table>
Existing Left Neighbors

Existing Front Elevation

Existing Right Neighbors
621 East Tremont Avenue

Date: 05.12.2013 | Project #: 12_106

HDC Review Package

DESIGN COLLABORATIVE
Style Precedents

600 E. Tremont Ave.

701 E. Tremont Ave.

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Materials

621 East Tremont Avenue
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HDC Review Package
Street Composite Drawing

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ZONING SETBACKS:
R-5 ZONING SETBACKS: FRONT 20'; SIDES 5'; REAR 35'

BUILDING COVERAGE CALCULATIONS: Table 9.205(1)(a)
LOT SIZE = 7,500 SQ FT (40% Coverage for lots 6,500 - 8,500 sq ft)
40% of 7,500 sq ft = 3,000 sq ft ALLOWED
BUILDING FOOTPRINT = 2,600 sq ft (including porches & drives under roof)
LOT COVERAGE = 2,600 sq ft PROPOSED
FIBERGLASS SHINGLE ROOF
SHAPE WOOD BRACKETS SIMILAR TO EXISTING, TYPICAL
NEW WINDOWS, TO MATCH STYLE OF EXISTING
CEDAR SHAKE SIDING TO MATCH EXISTING, TYPICAL
PAINTED TAPERED WOOD COLUMN
STONE PORCH BASE WALL, TO MATCH 815 E. WORTHINGTON AVE.

EXISTING ASPHALT SHINGLES
ASBESTOS SHAKE SIDING OVER EXISTING CEDAR SHAKE SIDING
EXISTING DOUBLE HUNG WINDOWS WITH PAINTED WOOD TRIM
EXISTING BRICK BASE

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- Reduced pitch of cross gable from 12:12 to 11:12. Lowered ridgeline 8".
- Reduced pitch of front gable from 16:12 to 15:12.
- Increased size of cross gable clips.
- Reduced amount of stone at entry.
- Removed one tapered wood column.
- Added clip to front gable.
- Removed projected face in front gable; simplified ornamental brackets.

FIBERGLASS SHINGLE ROOF

SHAPED WOOD BRACKETS SIMILAR TO EXISTING, TYPICAL

NEW WINDOWS, TO MATCH STYLE OF EXISTING

CEDAR SHAKE SIDING TO MATCH EXISTING, TYPICAL

PAINTED TAPERED WOOD COLUMN

STONE PORCH BASE WALL, TO MATCH 815 E. WORTHINGTON AVE.

EXISTING ASPHALT SHINGLES

ASBESTOS SHAKE SIDING OVER EXISTING CEDAR SHAKE SIDING

EXISTING DOUBLE HUNG WINDOWS WITH PAINTED WOOD TRIM

EXISTING BRICK BASE

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Roof Plan

12:12

NEW ASPHALT
SHINGLES TYPICAL

1st LEVEL EXTERIOR
WALL BELOW, TYP.

2nd LEVEL EXTERIOR
WALL BELOW, TYP.

SHED

ROOF

4:12

11:12

15:12

12:12