ADDRESS OF PROPERTY: 621 East Tremont Avenue, Dilworth Local Historic District

SUMMARY OF REQUEST: Second-story Addition

OWNER: Angela Cardone

APPLICANT: Chris Scorsone, Architect

Details of Proposed Request

Background-Denied June 12, 2013

This project is located within the Dilworth Local Historic District. The previous application (2013-68) was denied at the June HDC meeting. Reasons for denial of the addition based on HDC Guidelines were Size, Scale and Massing. The overall opinion was the ‘disappearance’ of the original home relative to the addition. The transition in style of the proposed home from Bungalow to Tudor was an additional issue. Though architectural style is not a specific policy guideline, it is related to other criteria. However, the revised application is an effort to enhance the existing home with traditional bungalow design details.

The applicant has submitted revised plans as application 2013-128. In order for a denied application to be heard by the HDC before the 6 month restriction, the project proposal must have been “substantially redesigned” as stated in Section II.F.3(1) in the Rules and Procedures manual. The following are changes to be considered by the HDC as “substantially redesigned” for this application:

Size
1. The square footage has been reduced thus reducing the size of the home.

Scale
2. The height has been reduced by lowering roof planes.
3. Roof pitch of cross gable has been reduced.
4. Straight rafter tails have replaced curved tails.

Massing
5. The overall geometry of the front façade is less complicated but more complimentary to the existing house.
6. The secondary gable over the entrance has been removed.
7. The single gable on the front facade is supported by four tapered columns on piers.
8. The rectilinear porch has become a focal point on the front facade.
9. The front entrance stairs are squared and evenly spaced and line up with the existing front entry.
Other changes:

Fenestration
10. The window arrangement of the existing house has been retained.
11. The front arched doorway and portico are replaced with craftsman style door and horizontal doorway.

Existing Conditions
This is a c. 1915 bungalow style house that is located mid-block on East Tremont Avenue. It is a single story home with mostly 4/1 windows and a small porch. The gabled roof has clipped ends on both sides. Adjacent houses along the block are a mix of one, 1 ½ and 2 story homes. There are also two quadraplexes adjacent to the subject property.

Proposal
In addition to the design details mentioned above, new elements include wood siding, cedar shakes in the front gable, and a shed dormer to side of the front facing gable.

Relevant Policies and Guidelines
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: |
|---|---|
| a. Size | the relationship of the project to its site |
| b. Scale | the relationship of the building to those around it |
| c. Massing | the relationship of the building's various parts to each other |
| d. Fenestration | the placement, style and materials of windows and doors |
| e. Rhythm | the relationship of fenestration, recesses and projections |
| f. Setback | in relation to setback of immediate surroundings |
| g. Materials | proper historic materials or approved substitutes |
| h. Context | the overall relationship of the project to its surroundings |

Staff Analysis
The redesign is a departure from the previous submittal which transformed the existing house to a Tudor style home. The current proposal keeps the traditional vernacular of a bungalow style house including materials. Additionally, the revised proposal meets the Guidelines for additions. The HDC should also consider the extent of the transformation from the existing structure.
ZONING SETBACKS:
R-5 ZONING SETBACKS: FRONT 20'; SIDES 5'; REAR 35'

BUILDING COVERAGE CALCULATIONS
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

Site Plan

621 East Tremont Avenue
Date: 08.14.2013 | Project #: 12_106
HDC Review Package
Existing Left Neighbors  Existing Front Elevation  Existing Right Neighbors

Context Photos

621 East Tremont Avenue
Date: 08.14.2013 | Project #: 12_106

HDC Review Package
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 FIBERGLASS SHINGLE ROOF

EXISTING CEDAR SHAKE SIDING - ASBESTOS SIDING TO BE REMOVED

EXISTING DOUBLE HUNG WINDOWS WITH PAINTED WOOD TRIM

EXISTING BRICK BASE
- Reduced pitch of cross gable from 12:12 to 10:12. Lowered cross gable ridgeline 2'-7".

- Reduced pitch of front gable from 16:12 to 13:12. Lowered front gable ridgeline 2'-0".

- Increased size of cross gable clips.

- Removed arched stone portico / door.

- Added clip to front gable.

- Removed curved rafter tail / roof elements.

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 FIBERGLASS SHINGLE ROOF

EXISTING CEDAR SHAKE SIDING - ASBESTOS SIDING TO BE REMOVED

EXISTING DOUBLE HUNG WINDOWS WITH PAINTED WOOD TRIM

EXISTING BRICK BASE

621 East Tremont Avenue
Date: 08.14.2013 | Project #: 12_106
HDC Review Package
Rear Elevation

621 East Tremont Avenue
Date: 08/14/2013 | Project #: 12_106

HDC Review Package
Context

621 East Tremont Avenue

Date: 08.14.2013 | Project #: 12_106

HDC Review Package
Style Precedents

621 East Tremont Avenue
Date: 08.14.2013 | Project #: 12_106
HDC Review Package

2000 Dilworth Rd. West

2033 Charlotte Ave.

2400 Charlotte Ave.
Materials

621 East Tremont Avenue
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HDC Review Package

Existing asbestos siding to be removed to reveal original cedar shake siding
Previous SF: 1,542
Revised SF: 1,078
Total Removed SF: 464
DESIGN COLLABORATIVE

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HDC Review Package

621 East Tremont Avenue
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HDC Review Package

Roof Plan

NEW ASPHALT SHINGLES, TYPICAL

1ST LEVEL EXTERIOR WALL BELOW, TYP.

2ND LEVEL EXTERIOR WALL BELOW, TYP.

NEW ASPHALT SHINGLES, TYPICAL

Roof Plan

621 East Tremont Avenue
Date: 08.14.2013 | Project #: 12_106

HDC Review Package

Roof Plan