LOCAL HISTORIC DISTRICT: Dilworth
ADDRESS OF PROPERTY: 621 East Tremont Avenue
SUMMARY OF REQUEST: Addition
OWNER: Paul Cardone & Angela Cardone
APPLICANT: Chris Scorsone

Details of Proposed Request

Background
A previous application for this property was denied in July and August of 2013. The application is being accepted based on the initial denial in July.

Existing Conditions
The subject property is a one story Bungalow c. 1920 and listed as a Contributing structure. The house features clipped gables, chimney, exposed porch rafters, exposed brackets, and 4/1 windows. The rear elevation features two gables on the left and right side.

Proposal
The proposal is a second story addition, rear addition, and porch redesign.

The front porch redesign includes additional living space above. The new foundation would be clad in stone with a raised, enclosed base and tapered columns. The upper level is enclosed by a clipped gable with 3/1 windows and cedar shake siding. A shed dormer is introduced to the left of the gable. The chimney is proposed to be removed and the existing roof raised to accommodate additional living space. Side elevations reintroduce clipped cross gables with 3 and 2/1 windows on the upper story and replacement of one window on the lower story on each side. The right elevation adds a chimney with 3/1 windows on either side. The rear elevation removes the existing pair of gables, windows, and door. The new addition introduces a single two story clipped gable, new windows, and doors.

Policy & Design Guidelines for Additions

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.
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis**

The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Massing
4. Fenestration
5. Rhythm
6. Setback (Due to the addition of heated space above the porch)
7. Context

The Guideline for Materials appears to be met.
ZONING SETBACKS:
R-5 ZONING SETBACKS: FRONT 20'; SIDES 5'; REAR 35'

BUILDING COVERAGE CALCULATIONS (Table 9.205(1)(j))
LOT SIZE - 7,500 SQ FT (40% Coverage for lots 6,500 - 8,500 sf)
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
Total SF: 1078

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Date: 11.20.2013 | 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
Proposed

Left Elevation

621 East Tremont Avenue
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Existing
Rear Elevation

Proposed

Existing

621 East Tremont Avenue

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Right Elevation

Proposed

Existing

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Materials

815 E. Worthington Ave
Natural stone to match pattern / color / texture

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HDC Review Package
Asbestos siding to be removed to reveal original cedar shake siding.