LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 325 East Tremont Avenue/1920 Euclid Avenue

SUMMARY OF REQUEST: New Construction

OWNER: Betsy S. Bullard

APPLICANT: Matt Majors

The application was continued from September for (1) Building materials and, 2) Further design study of the roofline along East Tremont Avenue.

Details of Proposed Request

Existing Conditions

The site is located at the corner of Euclid Avenue and East Tremont Avenue and includes separate parcels. Existing structures include a single family structure and multi family structure. The 365-Day Stay of Demolition has expired. The surrounding context is multi-family and single family development. The site has mature trees to the rear and within the planting strips along public streets.

Proposal

The proposal is a 12 unit townhouse development, 9 units will face public streets and 3 will be located to the rear of the site. Parking will be surface under the residential units. The proposed setback along East Tremont Avenue is consistent with the previously approved Dilworth Terrace multi-family project. The setback along Euclid Avenue is approximate to the existing building, approximately 22’ from thermal wall to back of curb. The buildings are generally 2.5 to 3 stories in height. Exterior materials include cast stone, brick, wood siding and smooth fiber cement. The units have useable balconies and porches.

Revised Proposal – August 13, 2014

1. Scale – The height of the corner structure at Euclid Ave. and East Tremont has been reduced from 38’ from FFE to approx. 33’-5” from FFE. The elevation of the primary structure along Euclid Ave. is approx. 34’-9”.
2. Massing – The dormers along Euclid Ave. are centered above the balconies. The roof height has been lowered slightly.
3. Context – A third material, wood shake, has been introduced on the third floor along E. Tremont Ave. along with entry stoops that address the sidewalk.

Revised Proposal – September 10, 2014

1. Scale – The height of the corner structure at Euclid Ave. and East Tremont has been reduced from 38’ from FFE to approx. 33’-5” from FFE. The elevation of the primary structure along Euclid Ave. is approx. 34’-9”.
2. Massing – The roof line along East Tremont has been changed to a series of hipped roofs.
3. Traditional siding materials are used on primary wall planes.
1. Massing – The roof line along East Tremont has been lowered.
2. Traditional materials on primary structure (foundation, façade) are noted.

Policy & Design Guidelines

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

| All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria |
|---------------------------------|--------------------------------------------------|
| 1. **Size**                     | the relationship of the project to its site      |
| 2. **Scale**                    | the relationship of the building to those around it |
| 3. **Massing**                  | the relationship of the building’s various parts to each other |
| 4. **Fenestration**             | the placement, style and materials of windows and doors |
| 5. **Rhythm**                   | the relationship of fenestration, recesses and projections |
| 6. **Setback**                  | in relation to setback of immediate surroundings |
| 7. **Materials**                | proper historic materials or approved substitutes |
| 8. **Context**                  | the overall relationship of the project to its surroundings |
| 9. **Landscaping**             | as a tool to soften and blend the project with the district |

Staff Analysis

The Commission will determine if the project meets the unresolved design guidelines for Scale and Materials.