LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 800 East Tremont Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Bruce Berberick

Details of Proposed Request

Existing Conditions
The existing structure, c. 1920, is a one story bungalow located at the corner of East Tremont and Lennox Avenue. The house features a gabled porch, high hip roof and right side dormer with a side entrance.

Proposal
The proposal is the addition of an overhang for the side entrance with a new stoop. The foundation will be brick with metal hand rail and wood brackets. The window and door will remain.

Policy & Design Guidelines - 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.

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

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 HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Rhythm, Materials and Context.