

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 719 East Tremont Avenue

SUMMARY OF REQUEST: Brick piers

APPLICANT/OWNER: Allen Brooks/Doug Ehmann

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Bungalow style house constructed in 1915. Architectural features include a hipped main roof, full width front porch and centered dormer. Siding material is cedar shake. Adjacent structures are 1-2 story single family houses. The house height is approximately 22'. Existing brick foundation is painted. A rear addition was approved by the Commission on April 11, 2018 under COA# HDCRMA-2018-00083.

Proposal

The proposal is the addition of two new brick piers in the front yard. The new piers measure 2' x 2' x 2' and flank original historic steps. The new brick piers have already been installed and are painted without the prior approval of staff or the Commission.

Design Guidelines – Secretary of the Interior’s Standards for Rehabilitation, page 2.5

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Design Guidelines – Masonry, page 5.5

3. Leave unpainted masonry unpainted.

Design Guidelines - Paint, page 5.8

1. Do not paint masonry that is unpainted.

Design Guidelines – Sidewalks and Parking, page 8.2

1. Retain existing historic walkways
2. Walks and walkways in front and side yards or those that are substantially visible from the street in new construction should follow the historic design precedents of their surrounding environment.

Staff Analysis

Staff has the following concerns with the proposal:

1. Massing, scale, painted brick.
2. The proposed brick piers are incongruous in both size and location to the smaller cottages and bungalows along E. Tremont and E. Worthington Avenue in the Dilworth local historic district.
3. Piers flanking a walkway are not a historic landscape element, and do not follow the historic design precedent of the surrounding environment, per Sidewalks and Parking Guidelines 8.2, item 2.
4. Piers flanking a walkway are conjectural features and should be avoided, per Standard #3 above.



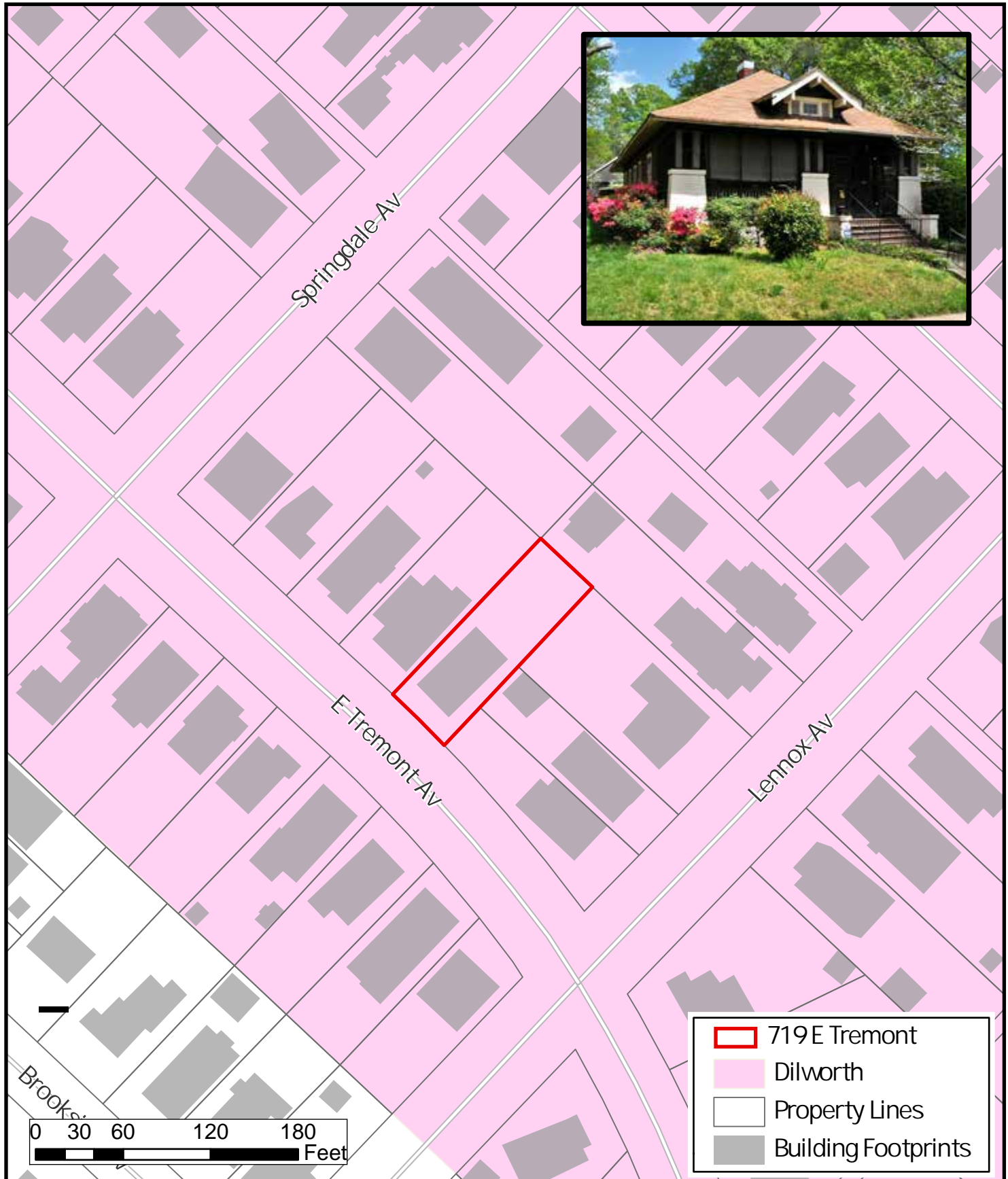
HDCADMRM 2019-00381

PID: 12108605

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: ARCHITECTURAL FEATURES

August Meeting 2019

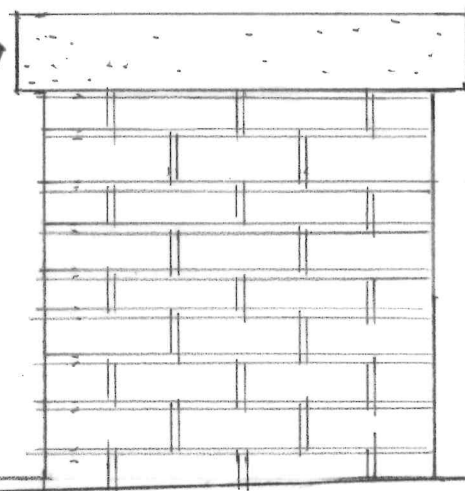






CONCRETE CAP &
BRICK MASONRY TO
MATCH HOUSE

SIDEWALK SLOPES



5"
2'-0"
SQUARE

ELEV. OF BRICK PIER

719 E. TREMONT

15 JULY 2019

1914 DILWORTH RD W



1914 LENNOX



1915 DILWORTH RD W



1908 DILWORTH RD W

801 E TREMONT



2015 OIL WORTH RD E



1318 CALTON



2006 BILWORTH RD E

921 BERKELEY



1001 MT VERNON