**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 1505 Mimosa Avenue

**SUMMARY OF REQUEST:** Addition, porch, landscaping

**APPLICANT/OWNER:** Allen Brooks

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### Details of Proposed Request

#### Existing Conditions

The existing structure is a one story brick American Small House constructed in 1938. Lot dimensions are 54’ x 203’. Adjacent structures are 1 to 2 stories in height.

#### Proposal

The project is an addition, porch redesign and landscaping. The proposed front porch design replaces the tapered columns with 10” squared wood columns on the ends, two piers in the center and new metal handrails. The addition is at the rear of the house and not highly visible from the street. The ridge height is approximately 3’-6” taller than original. Materials include brick and wood trim. Boxing and eave details will match existing. The right side porch extends 10” into the side yard.

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### Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.
Staff Recommendation

1. The proposal meets the applicable guidelines for additions. The guidelines for setback, orientation and foundation do not apply.
2. Minor detail changes may be reviewed by staff.
1515 Mimosa (To Right)

1501 Mimosa (100 feet)

Subject

Across Street

Subject

End of Street/Abig

Right Side of Subject

1511 Mimosa (To Right)

Looking East-Mimosa
REAR ADDITION RIDGE ALMOST 60'-0"-FLOOR
FRONT PORCH ROOF.

REPLACE ALL VINYL SLIDING & TRIM - RESTORE EXISTING WOOD

REMOVE PLASTIC SHUTTERS

RESTORE APPEARANCE OF ORIGINAL FRONT PORCH,
COLUMNS 10'-0" WIDE - LOW 3'-6" HT RAIL POST 1'-0"-5".
METAL RAIL BALUSTREAS 3'-0" HT W/ 5'-0" SPACING PICKETS

REAR PORCH BEYOND 1'-0" WIDE FULL COLUMNS
TRIMMED FRONT W/ TRIMMED BASE & CAPITAL

PROPOSED FRONT ELEVATION
EXISTING REAR ELEVATION