
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1408 The Plaza

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Fred Matrulli

Details of Proposed Request

Existing Conditions

The existing property is a 1.5 story Colonial Revival cottage constructed in 1942. Architectural features include a pair of small dormers on the front elevation, a full-width front porch, and a brick chimney on the right elevation. Siding material is brick on the first level and aluminum over wood on the second level. Lot dimensions are 66' x 192'.

Proposal

The proposal is a rear addition that is not taller or wider than the original house, but increases the square footage by more than 50%, changes to the front porch, a new front dormer, and a material change request on the main house gable ends.

- Proposed materials of the rear addition include brick foundation to match existing, Hardie Artisan siding with a 7" reveal and mitred corners, wood trim, and vinyl windows.
- The proposal also includes the addition of a center dormer on the front elevation to match the existing dormers. All aluminum siding and trim will be removed from the dormers and the original wood siding/trim will be repaired.
- The proposal also includes changes to the front porch including new Miratec columns (to replace 8" aluminum fluted columns), new wider brick steps, and brick cheek walls.
- Siding on the gable ends and existing rear dormers is aluminum over wood. Existing siding is proposed to be replaced with new Hardie Artisan lap siding.
- No trees will be impacted by this project. Post-construction, rear yard impermeable coverage will be 43%.

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.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Recommendation

Staff has the following concerns with the project:

1. An application for vinyl replacement windows with Simulated True Divided Light (STD L) muntins in a 6/1 pattern was submitted to HDC staff in March 2013 (HDC 2013-045). A COA was not issued because the proposed material (vinyl) was not approvable. *(Note: The Policy & Design Guidelines in 2013 gave staff authority to issue COAs for replacement windows).*
2. Window material and apron trim detail on the proposed addition.
3. Removal/replacement of original wood siding on the gable ends of the house.
4. The proposal for the dormer addition and front porch changes is not incongruous with the District and meets the guidelines for Additions, 7.2 and New Construction above.
5. Minor revisions may be reviewed by staff.



HDC-201900081

FD 0950917

LOCAL HISTORIC DISTRICT: PLAZA MIDWOOD

PROPOSED PROJECT: ADDITION

5 MARCH 2019





Existing - Rear/Right



Existing - Rear of Home



Existing - Rear/Left



Existing - Front/Left



Existing - Front of Home



Existing - Front/Right





Subject Property
1408 The Plaza

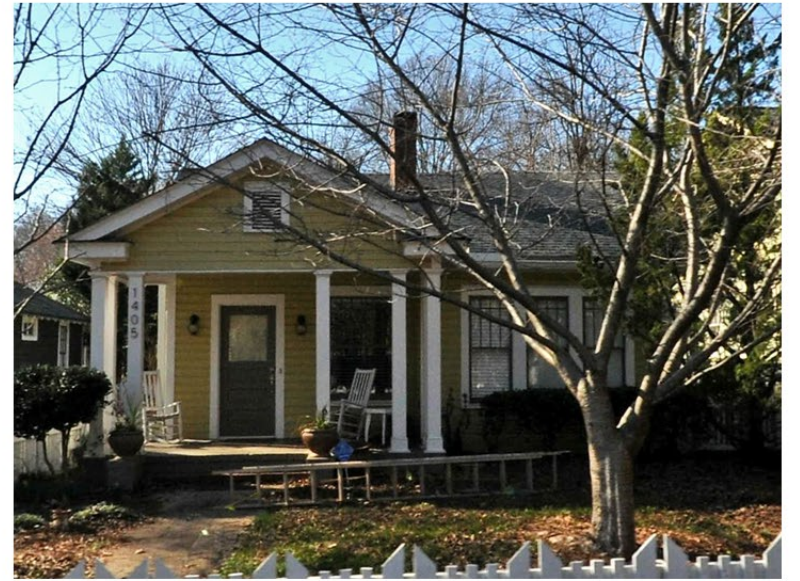
Property to the Right of Subject Property
1400 The Plaza (North East Corner of The Plaza & Hamorton Pl)



1422 The Plaza

1418 The Plaza

**Property to the Left of Subject Property
1414 The Plaza**



1331 The Plaza

Intersection at Hamorton Pl.

1401 The Plaza

1405 The Plaza

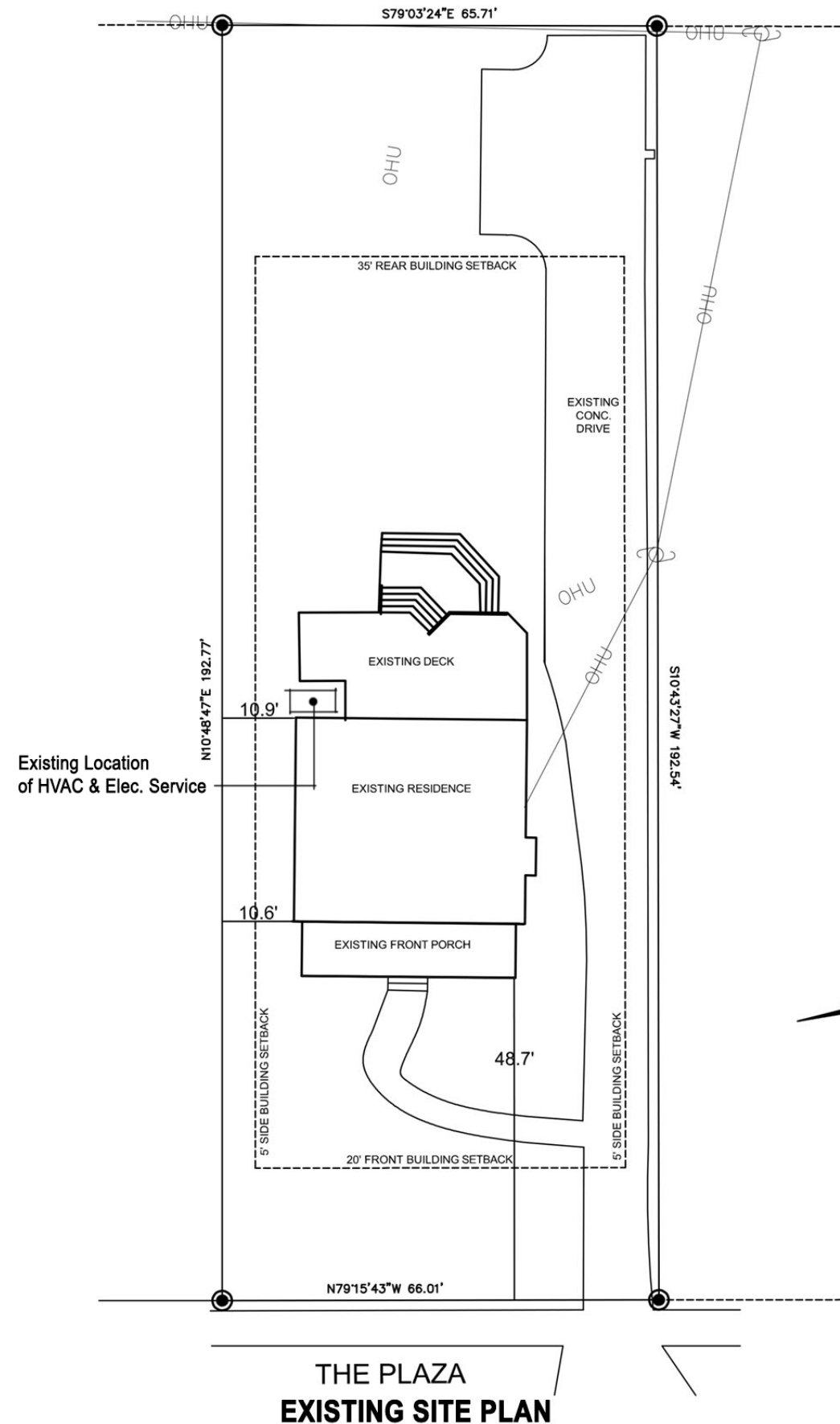


1409 The Plaza

1415 The Plaza

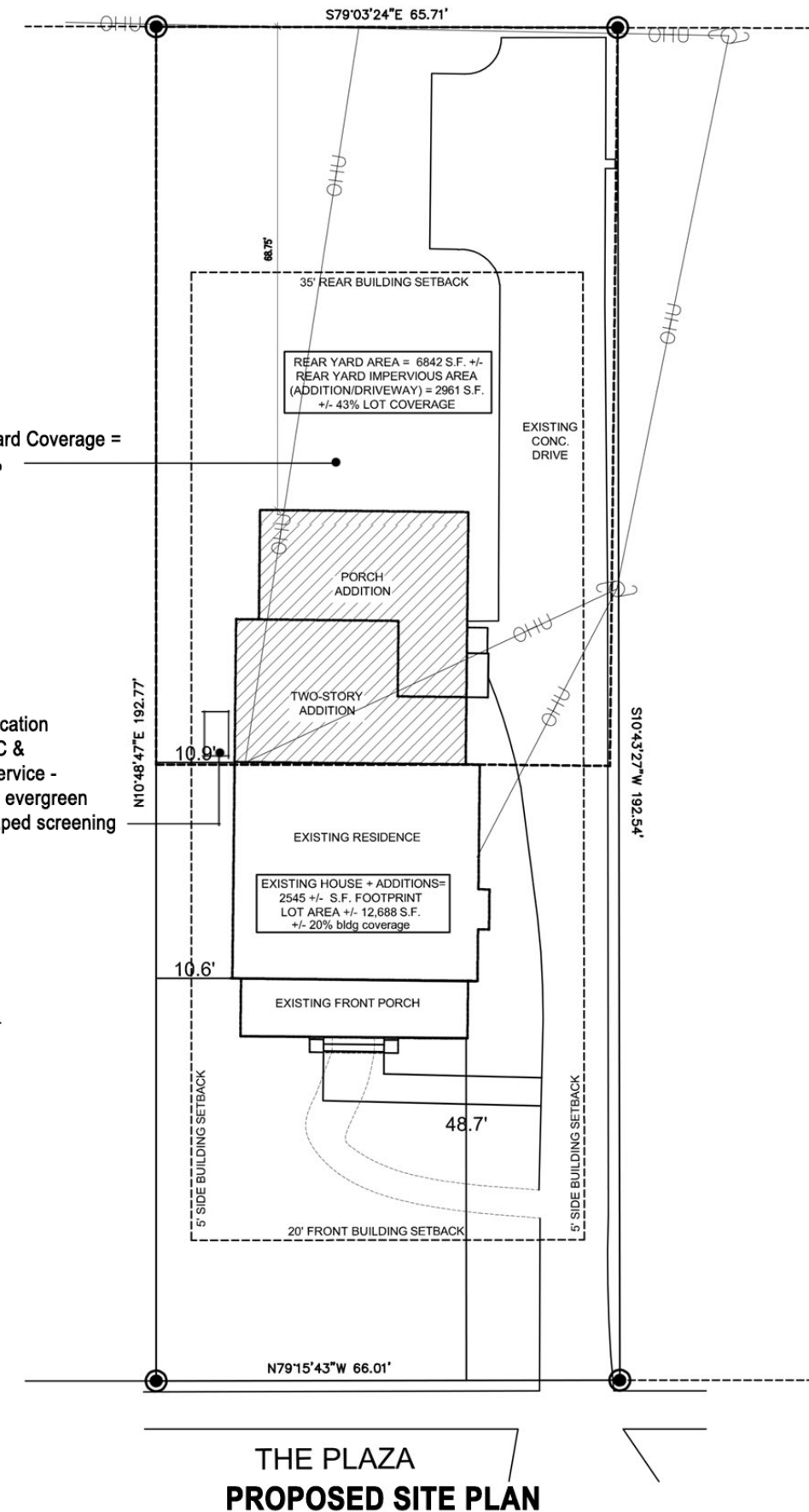
1417 The Plaza

1421 The Plaza



Rear Yard Coverage =
+/- 43%

New Location
of HVAC &
Elec. Service -
Provide evergreen
landscaped screening





EXISTING REAR ELEVATION

Exterior Finishes-

Roof shingles - To match existing

Brick Veneer - To match existing

Lap Siding - Hardi Artisan Lap Siding
w/ 7" exposure & compound corners - typ.

Trim-Gutters - White - To match existing

Porch Columns - Miratec - Paint to match trim

Note - Existing siding is replaced with
new Hardi Artisan Lap Siding

Note-
Existing porch columns
are 8" dia. aluminum

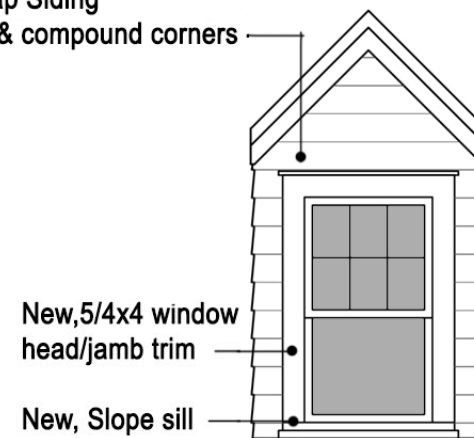


EXISTING FRONT ELEVATION



PROPOSED REAR ELEVATION

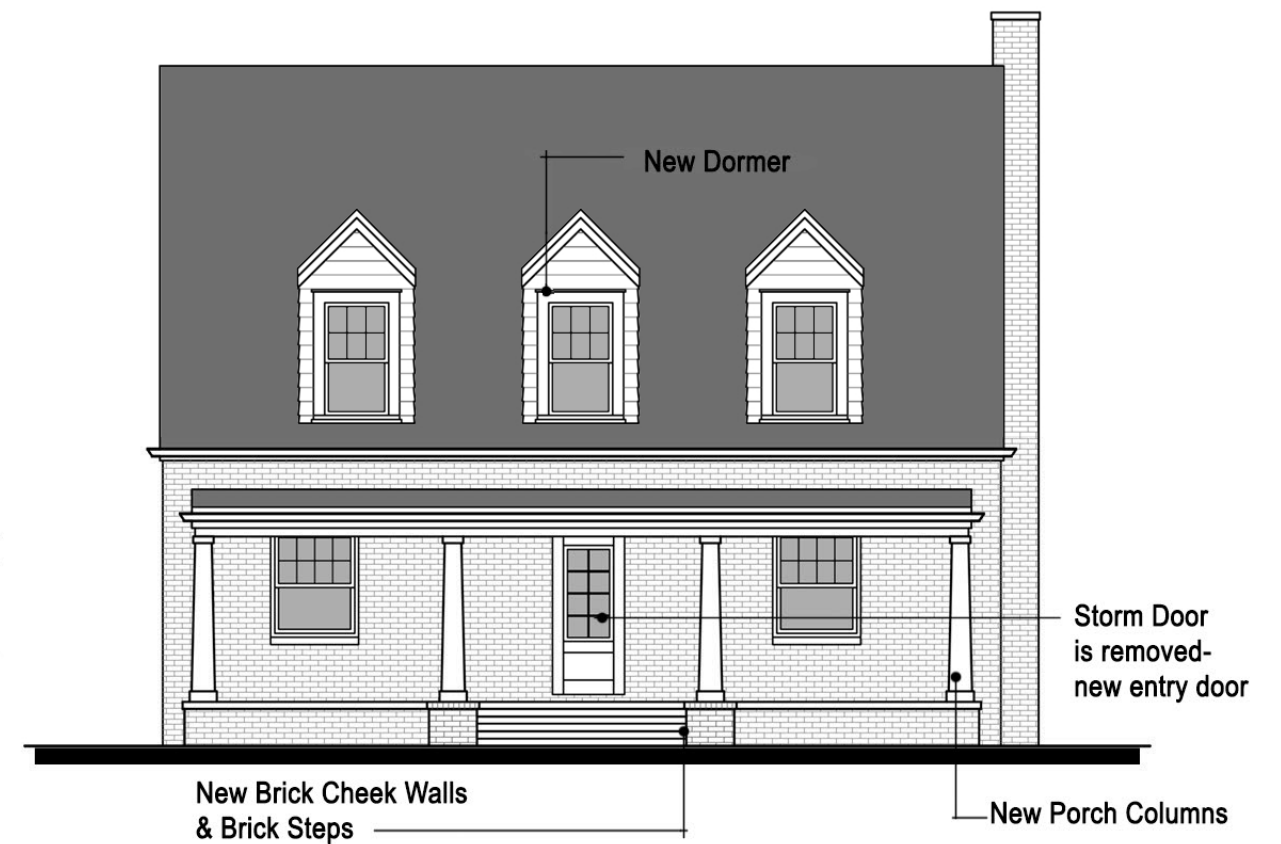
Hardi Artisan Lap Siding
w/ 7" exposure & compound corners



Dormer Detail

Existing Dormer Notes-
Existing damaged gutters are removed.
Alum. wraps are removed, existing wood
is repaired/replaced, and painted

New Dormer will match existing dormers



PROPOSED FRONT ELEVATION





PROPOSED LEFT-SIDE ELEVATION

Exterior Finishes-

Roof shingles - To match existing

Brick Veneer - To match existing

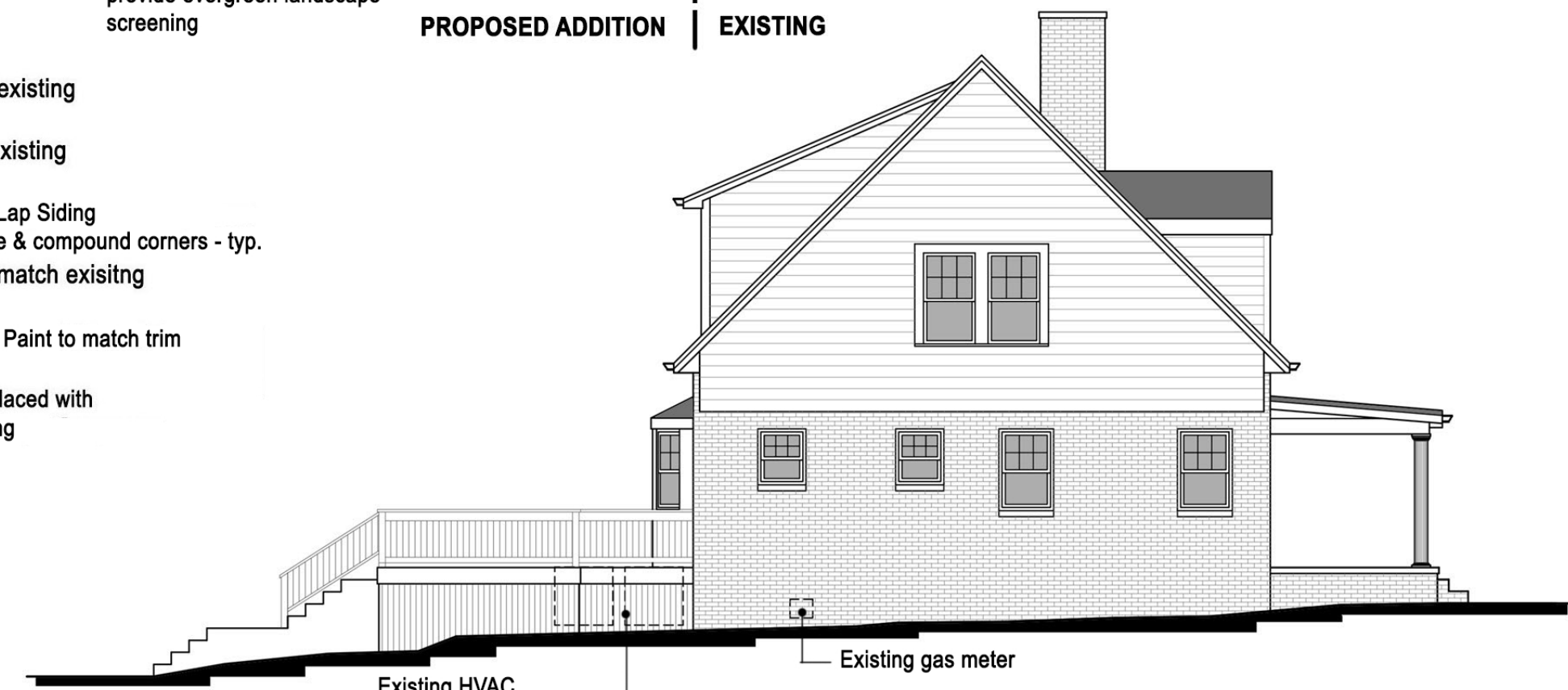
Lap Siding - Hardi Artisan Lap Siding
w/ 7" exposure & compound corners - typ.

Trim-Gutters - White - To match existing

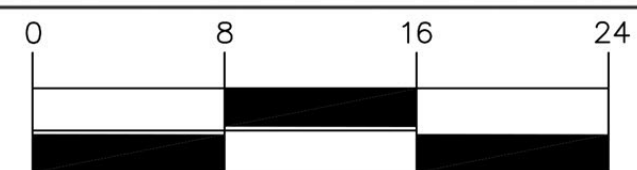
Porch Columns - Miratec - Paint to match trim

Note - Existing siding is replaced with
new Hardi Artisan Lap Siding

PROPOSED ADDITION | EXISTING



EXISTING LEFT-SIDE ELEVATION





PROPOSED RIGHT-SIDE ELEVATION

Exterior Finishes-

Roof shingles - To match existing

Brick Veneer - To match existing

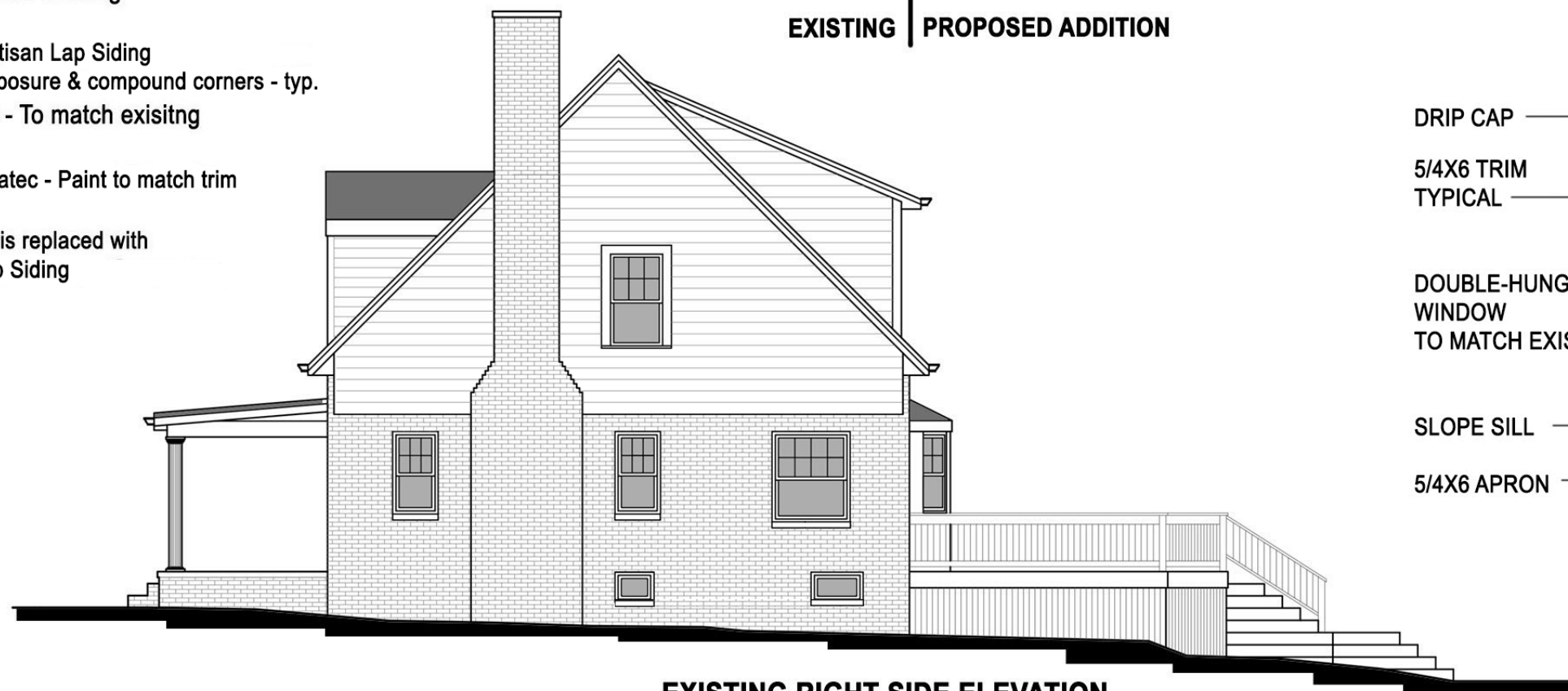
Lap Siding - Hardi Artisan Lap Siding
w/ 7" exposure & compound corners - typ.

Trim-Gutters - White - To match existing

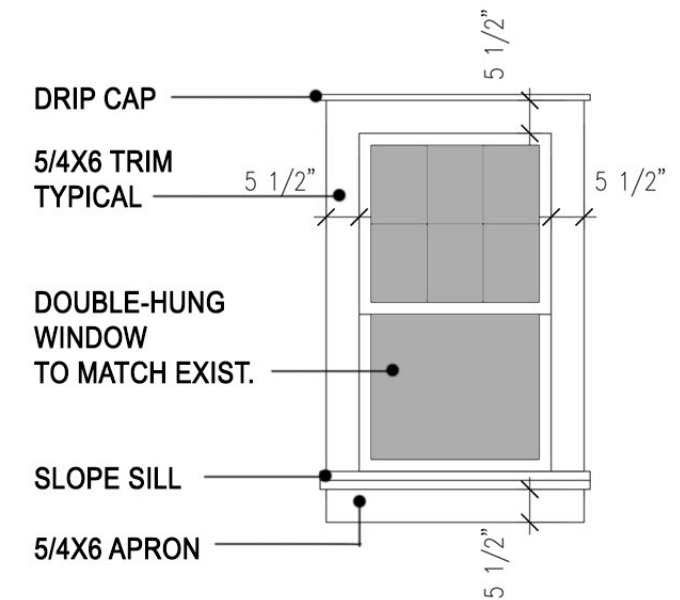
Porch Columns - Miratec - Paint to match trim

Note - Existing siding is replaced with
new Hardi Artisan Lap Siding

EXISTING | PROPOSED ADDITION



EXISTING RIGHT-SIDE ELEVATION



TYPICAL WINDOW DETAIL

AT LAP SIDING LOCATIONS
NO WINDOW CHANGES AT EXISTING BRICK VENEER



