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**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 2101 The Plaza

**SUMMARY OF REQUEST:** Deck addition, door/window changes

**APPLICANT/OWNER:** Cass Bradley, owner

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### **Details of Proposed Request**

#### *Existing Context*

The existing home is a 1.5 story Bungalow constructed in 1930 with a brick foundation and chimney. A front porch with brick columns was approved by the HDC in 2002.

#### *Proposal*

The rear wood deck is proposed to be replaced with a new, larger deck. The proposed deck will be the width of the entire rear of the house and includes a wood trellis feature on the left side. The existing doors and windows on the rear elevation are proposed to be replaced with three sets of French doors. Door material is aluminum clad. Per the applicant exhibit the French doors and windows on the rear elevation are all sash-kit replacements. While staff agrees that the French doors and paired double-hung windows do not appear to be original to the house, the single double hung window does appear to be a historic window.

### **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.

### **Design Guidelines –Windows, page 4.14**

1. Retain and preserve windows that contribute to the overall historic character of a building, including frames, sash, glass, muntins, sills, trim, surrounds, and shutters. Ensure that all hardware is in good operating condition.
2. Repair original windows by patching, splicing, consolidating, or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can, in fact, be repaired rather than replaced. Ensure that caulk and glazing putty are in good condition and that water drains off the sills.
3. Replace only those features of the window that are beyond repair.
4. Uncover and repair covered-up windows and reinstall windows with their original dimensions where they have been blocked in.

5. If a window is no longer needed due to interior renovations, retain the glass screen or shutter the backside so that it appears from the outside to be in use.
6. Avoid adding new openings or changing existing openings on primary elevations.

#### **Staff Analysis**

1. Staff would request that the applicant provide dimension information for the deck, rail, underpinning and trellis. Otherwise, the existing deck is a modern addition, and the replacement deck and trellis feature are not incongruous with the District and meets the guidelines for Additions, page 7.2.
2. The Commission will determine if the paired windows and the single window can be converted to door openings.
3. Minor revisions may be approved by staff.



**HDC-2019-00351**

**PID: 08119116**

**LOCAL HISTORIC DISTRICT: PLAZA-MIDWOOD**  
**PROPOSED PROJECT: WINDOW & DOOR CHANGES**

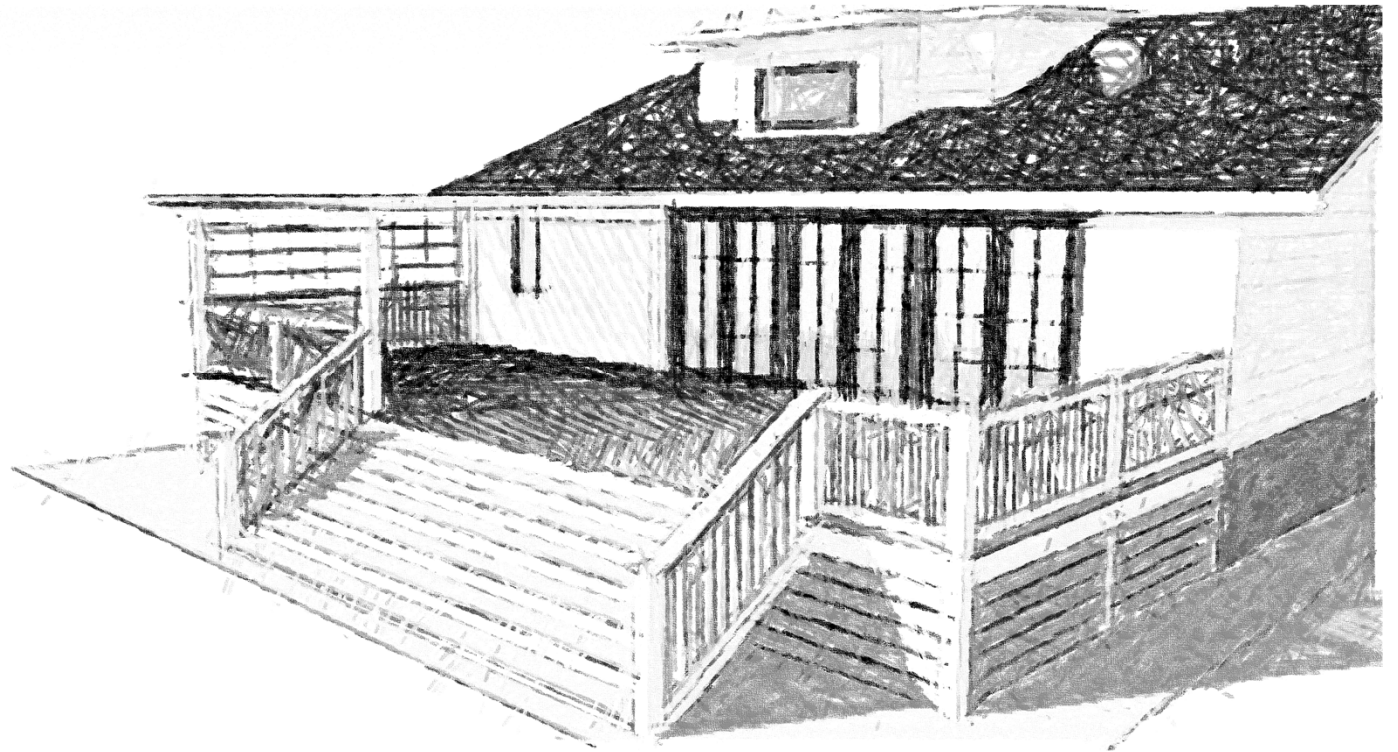
July Meeting 2019



# HISTORIC PLAZA MIDWOOD

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2101 THE PLAZA



STUDIO 7  
4





REAR



FRONT

# EXISTING CONDITIONS

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2101 THE PLAZA





BELVEDERE AVE. SIDE



PATIO DOORS



WINDOWS

# EXISTING CONDITIONS

2101 THE PLAZA















Nailed in board to stop more water



Rotted deck/door threshold





EXISTING



NEW WOOD TRELLIS,  
PAINTED WHITE

NEW WOOD DECK AND  
RAILINGS, PAINTED WHITE

PROPOSED

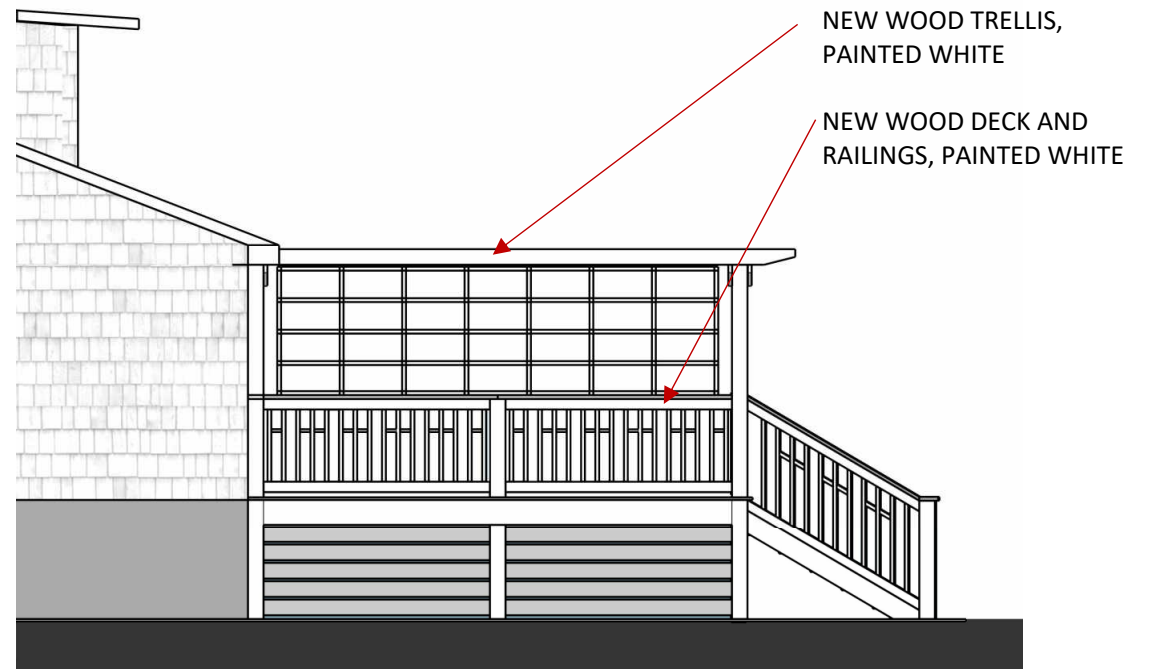
WINDSOR PINNACLE  
ALUMINUM CLAD PATIO  
DOOR X 3

# REAR ELEVATION

2101 THE PLAZA



EXISTING



PROPOSED

# LEFT ELEVATION

2101 THE PLAZA

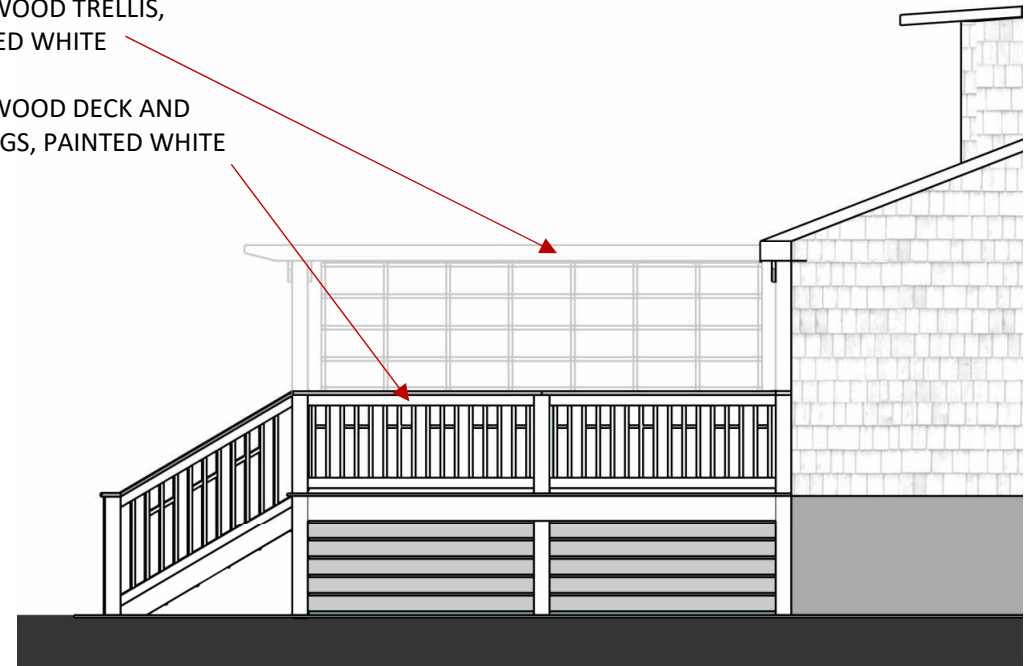




EXISTING

NEW WOOD TRELLIS,  
PAINTED WHITE

NEW WOOD DECK AND  
RAILINGS, PAINTED WHITE



PROPOSED

# RIGHT ELEVATION

2101 THE PLAZA

# AXON VIEW

2101 THE PLAZA

