

MODIFICATIONS PER INITIAL HPC MEETING

THE BUILDING HEIGHT HAS BEEN LOWERED TO 28'-6", THE CARPORT HAS BEEN ELIMINATED, THUS LIMITING SIZE OF A POSSIBLE FUTURE ADU, REDUCING THE OVERALL MASS OF THE PROJECT.

AS A RESULT, THE VIEW SHED TO THE HILLS FROM 72 MILES AND 210 UNIVERSITY WILL BE PRESERVED.

PROJECT DESCRIPTION

THE EXISTING STRUCTURE COULD BEST BE CHARACTERIZED AS A SIMPLE BOX FORM FOLK / ITALIANATE VICTORIAN. THE PROPOSED ADDITION RESPECTS THE SIMPLICITY and CHARACTER OF THE ORIGINAL HOUSE.

DESIGN CONSIDERATIONS

THE ADDITION and NEW GARAGE STRUCTURE HAVE BEEN DESIGNED and PLACED ON THE SITE WITH CONSIDERATION FOR THE VIEW SHEDS OF THE NEXT DOOR NEIGHBORS AT 72 MILES and 210 UNIVERSITY. THE VIEW SHEDS HAVE BEEN CLEARLY ILLUSTRATED ON THE SITE/FLOOR PLAN SHEET A-1 and THE BUILDING ELEVATIONS, SHEET A-2.

THE PROPOSED ADDITION WILL ADD 4 FEET TO THE REAR OF THE EXISTING HOME and THEN A SECOND STOREY ADDITION WILL BE ADDED DIRECTLY ON TOP. THE RESULT WILL BE A FORM THAT RISES STRAIGHT UP FROM THE ORIGINAL STRUCTURE

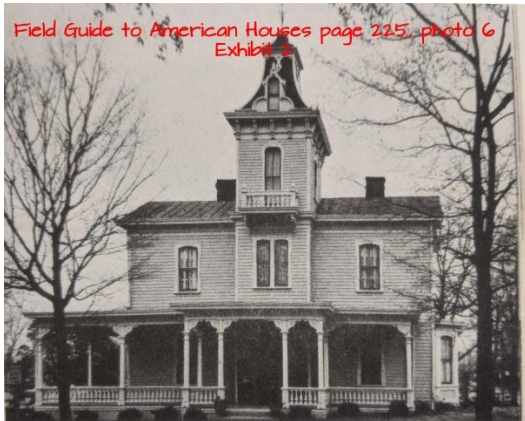
CONSISTENT WITH THE TWO STOREY DESIGN CHARACTERISTIC OF THE ITALIANATE STYLE.



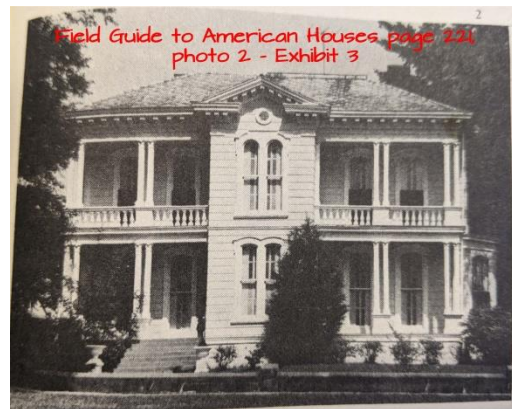
45 BROADWAY



121 EDELEN



FIELD GUIDE TO AMERICAN HOUSES PAGE 225, PHOTO 6



FIELD GUIDE TO AMERICAN HOUSES PAGE 221, PHOTO 2

THE RHYTHM OF THE THREE DOUBLE WINDOWS HAS BEEN PRESERVED ALONG THE MILES AV. ELEVATION.

THE FRONT BAY WINDOW ELEMENT HAS BEEN PRESERVED.

THE ORIGINAL SIMPLE ROOF FORM HAS BEEN RETAINED ON THE ADDITION. THE 2ND FLOOR PORCH IS CHARACTERISTIC OF ITS ITALIANATE STYLE. MANY SUCH EXAMPLES CAN BE FOUND AROUND THE TOWN - 121 EDELEN IS A NEARBY EXAMPLE.

SIMPLE DETAILING IS PROPOSED TO MATCH THAT OF THE EXISTING HOUSE IN THE PORCH POSTS and WINDOW TRIM. THE EXISTING CORBELS WILL BE RETAINED and DUPLICATED THEN PLACED AS SHOWN ON THE ELEVATIONS.

NEIGHBORHOOD CONTEXT/COMPATIBILITY

THE MASS and SCALE OF THE PROPOSED PROJECT IS COMPATIBLE WITH OTHER ORIGINAL HOMES AND RECENT ADDITIONS IN THE NEIGHBORHOOD - REFER TO THE NEIGHBORHOOD COMPARISON PLAN SHEET NP-1. THE FLOOR AREA EXCEEDS THE FAR, BUT IS SMALLER and COMPATIBLE WITH OTHER ORIGINAL HOMES, NEW HOMES, and ADDITIONS WITHIN THE NEIGHBORHOOD THAT POSSESS GREATER FLOOR AREA's AND FAR's.

209 UNIVERSITY - GREATER FL AREA and FAR

201 UNIVERSITY - GREATER FL AREA and FAR

72 MILES - GREATER FAR

THE PROPOSED BUILDING HEIGHT IS CONSISTENT WITH THE HOMES OF THE IMMEDIATE NEIGHBORHOOD and THE ITALIANATE STYLE.

REFERENCE SHEET NP-1 FOR ILLUSTRATED HEIGHT COMPARISONS.

SUMMARY

THE ADDITION HAS BEEN THOUGHTFULLY DESIGNED WITH THOROUGH CONSIDERATION FOR IT'S HISTORIC CHARACTER, CONTEXT, COMPATIBILITY WITH THE NEIGHBORHOOD IN MASS/FLOOR AREA, THE TOWN DESIGN GUIDELINES and HPC CONSULTATION.

JAY PLETT
ARCHITECT AIA

SHEWEY

202 UNIVERSITY AVENUE

SUPPLEMENT TO JUSTIFICATION

LETTER 8.09.2021

The master bedroom porch balcony is at front of house and does not affect neighbors privacy.

*This Page
Intentionally
Left Blank*