



238 S. Kenilworth

Historic Preservation Commission

Public Hearing

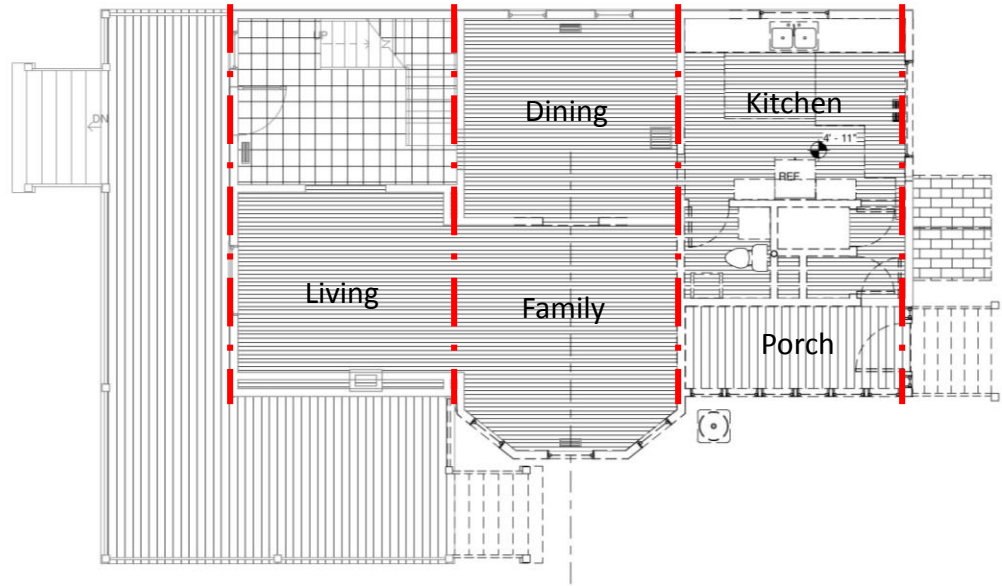
Existing Home



Existing Home

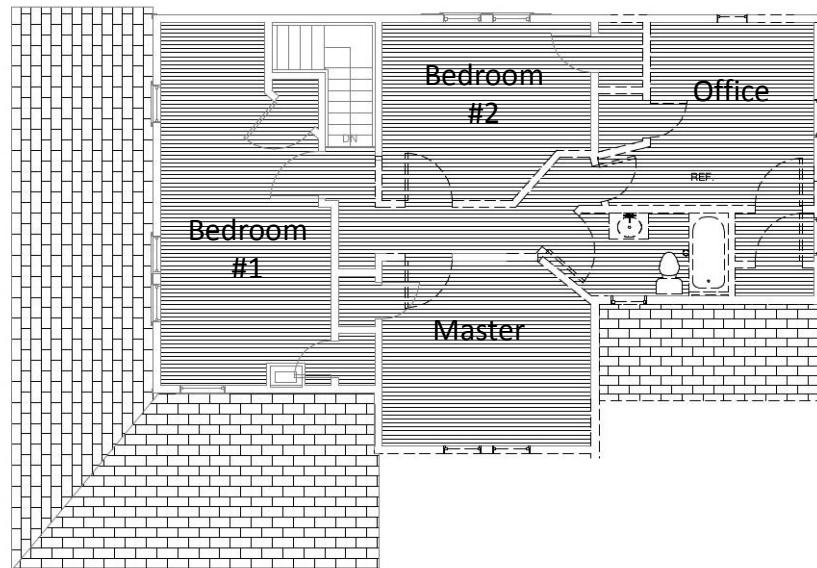
Existing Plan

- Kitchen disconnected from Living spaces
- Limited size for Family Room
- Second floor chopped up; single bathroom

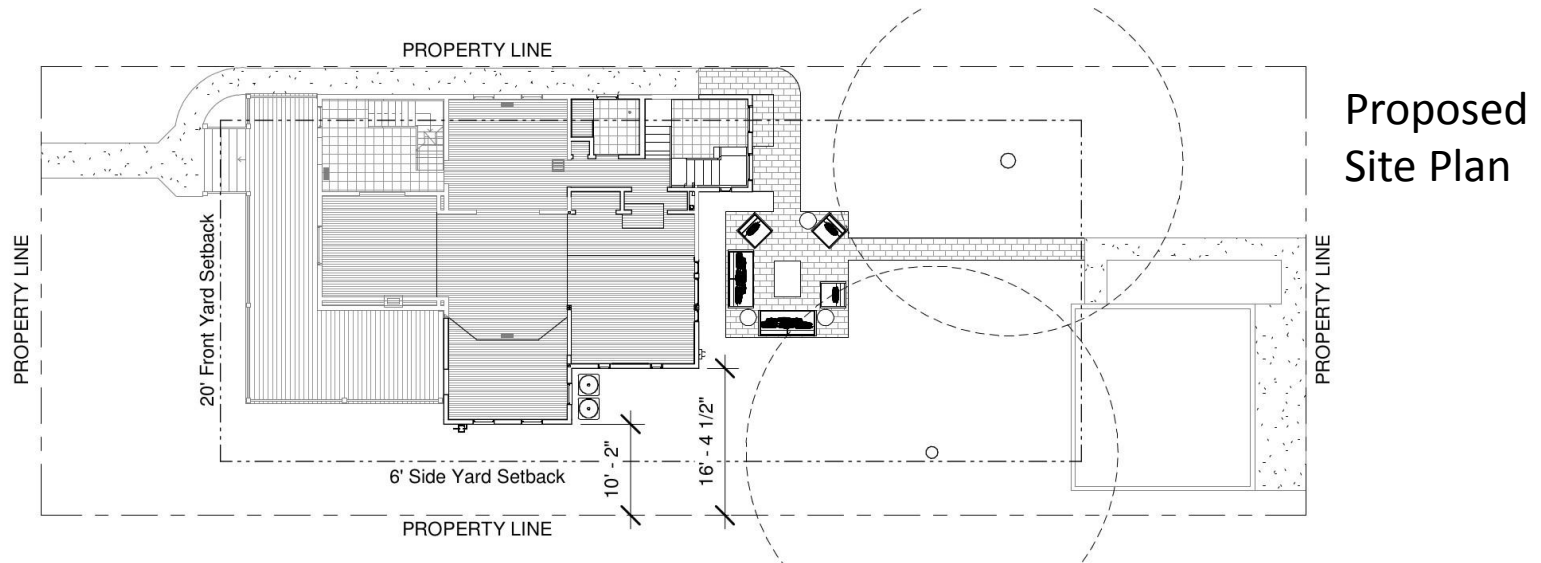
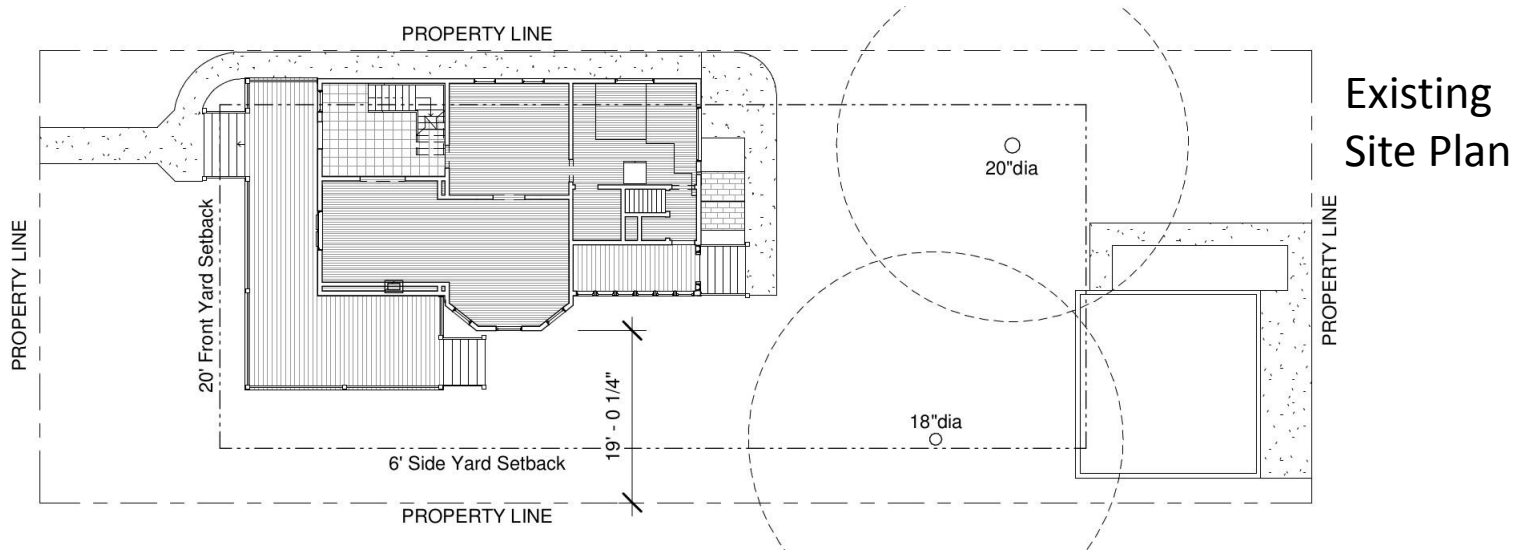


Unique features

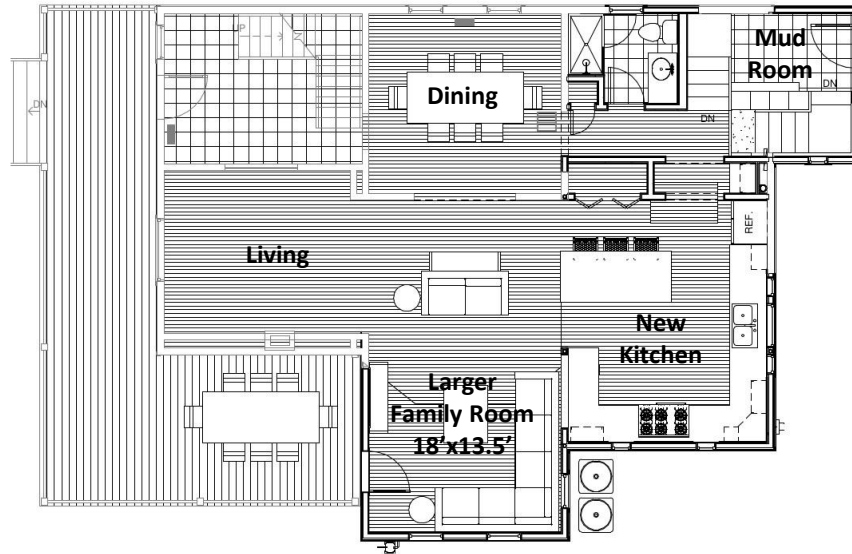
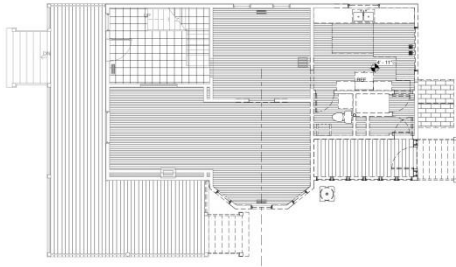
- Structure runs north-south
- Side yard space to south...



Proposed Work

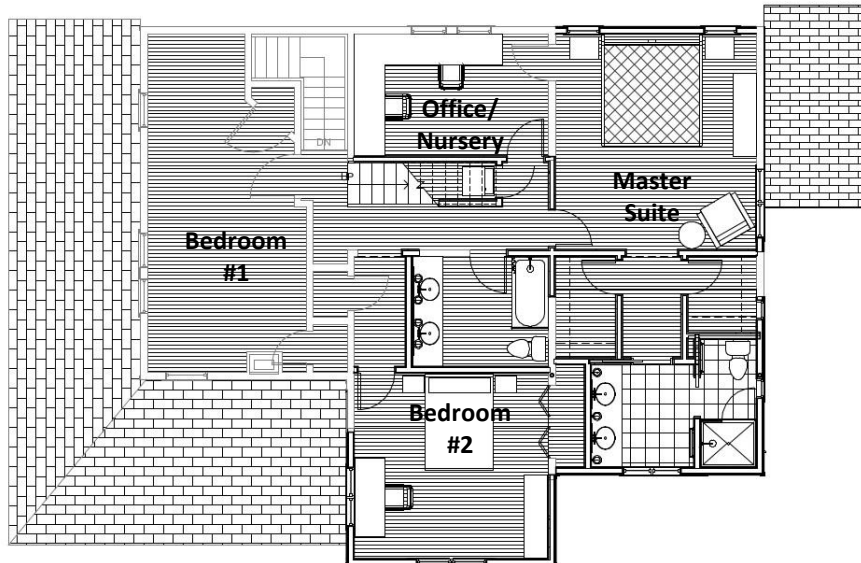
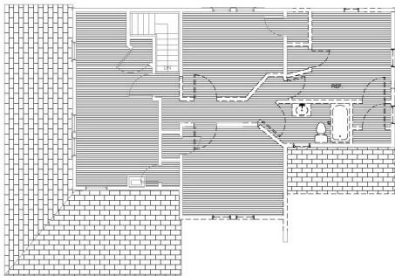


Proposed Work



Proposed First Floor

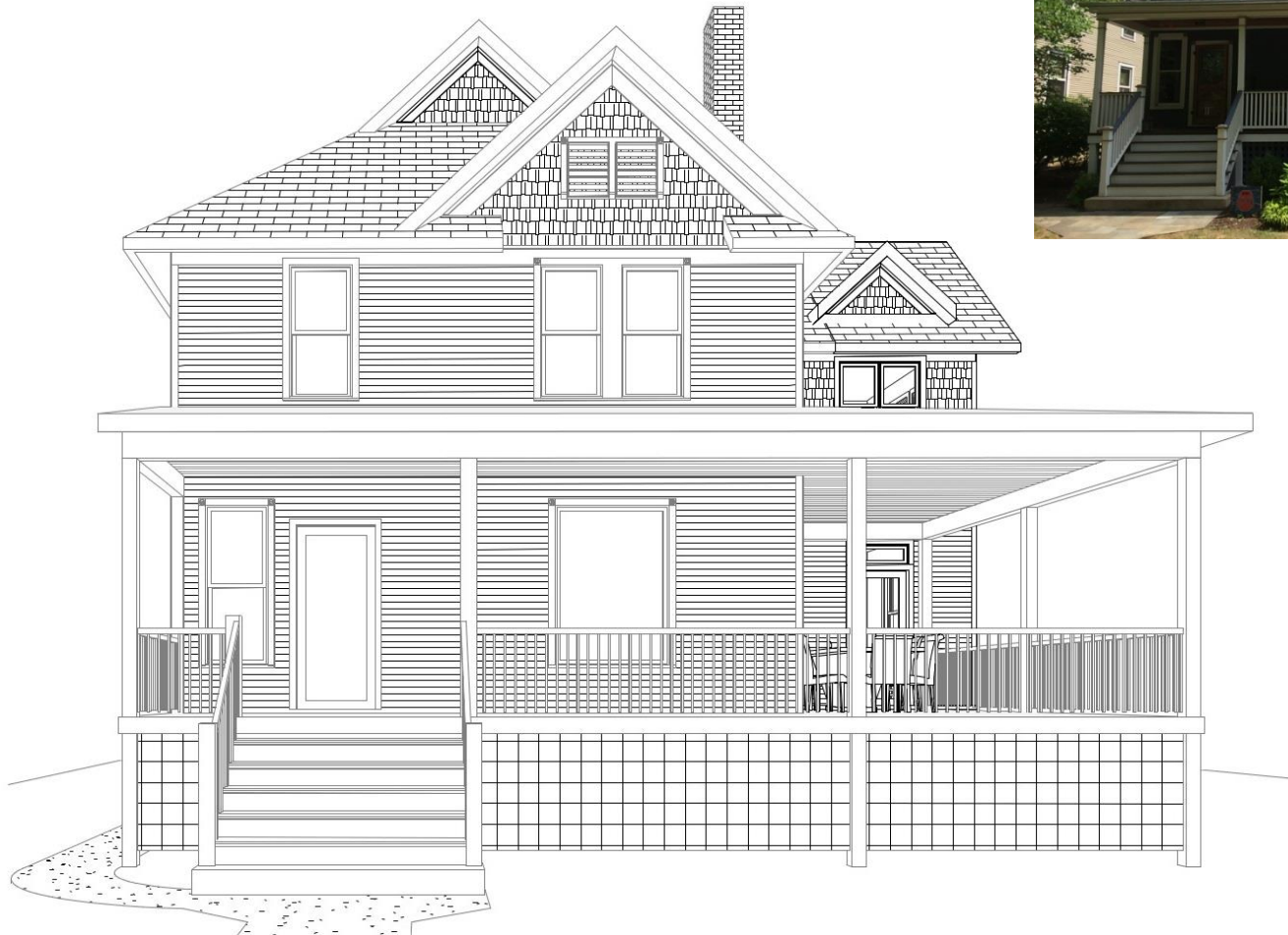
- Larger Family Room
- Kitchen Connected to Living Spaces
- Direct access to Front Porch



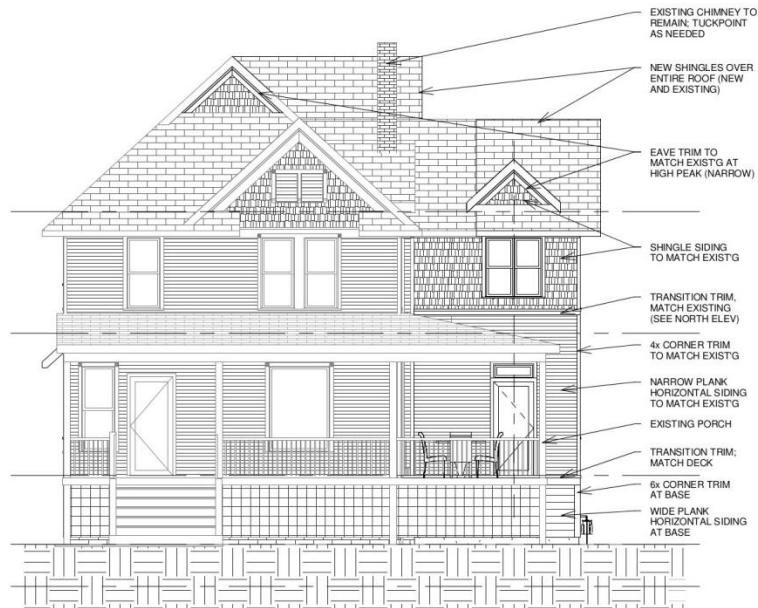
Second Floor

- Master & Kids' Bathroom
- Stair to Attic

Proposed Work



Proposed Work



West Elevation (Front)

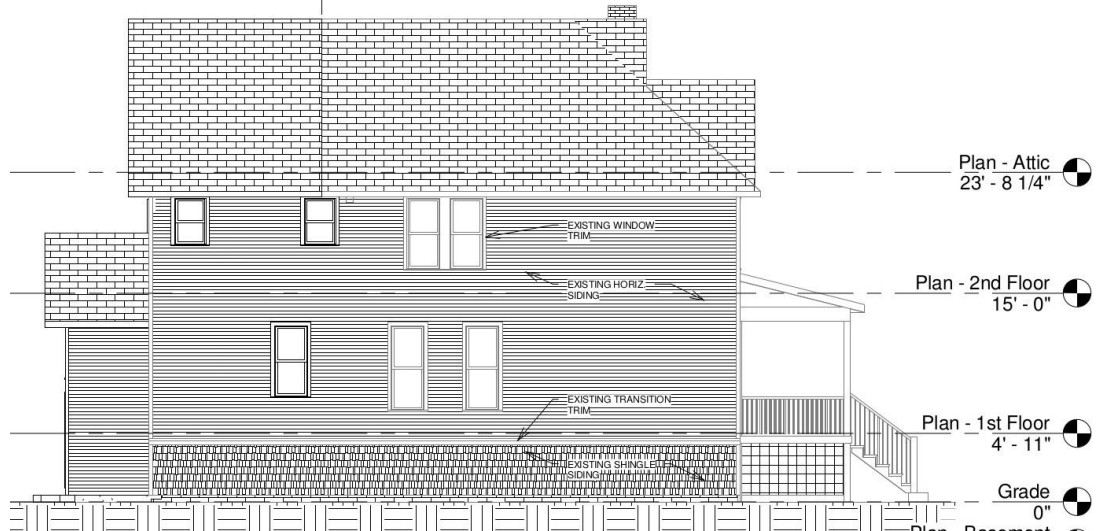


South Elevation (Side)

Proposed Work



East Elevation (Back)



North Elevation (Side)

HPC Guidelines

Item #1

New additions in historic districts must be compatible with the size, scale, set-back, massing, material, and character of the building to which it is attached.

Item #3

...additions shall be constructed on a secondary or tertiary façade

Item #4

New additions shall not change the historic character of the building.



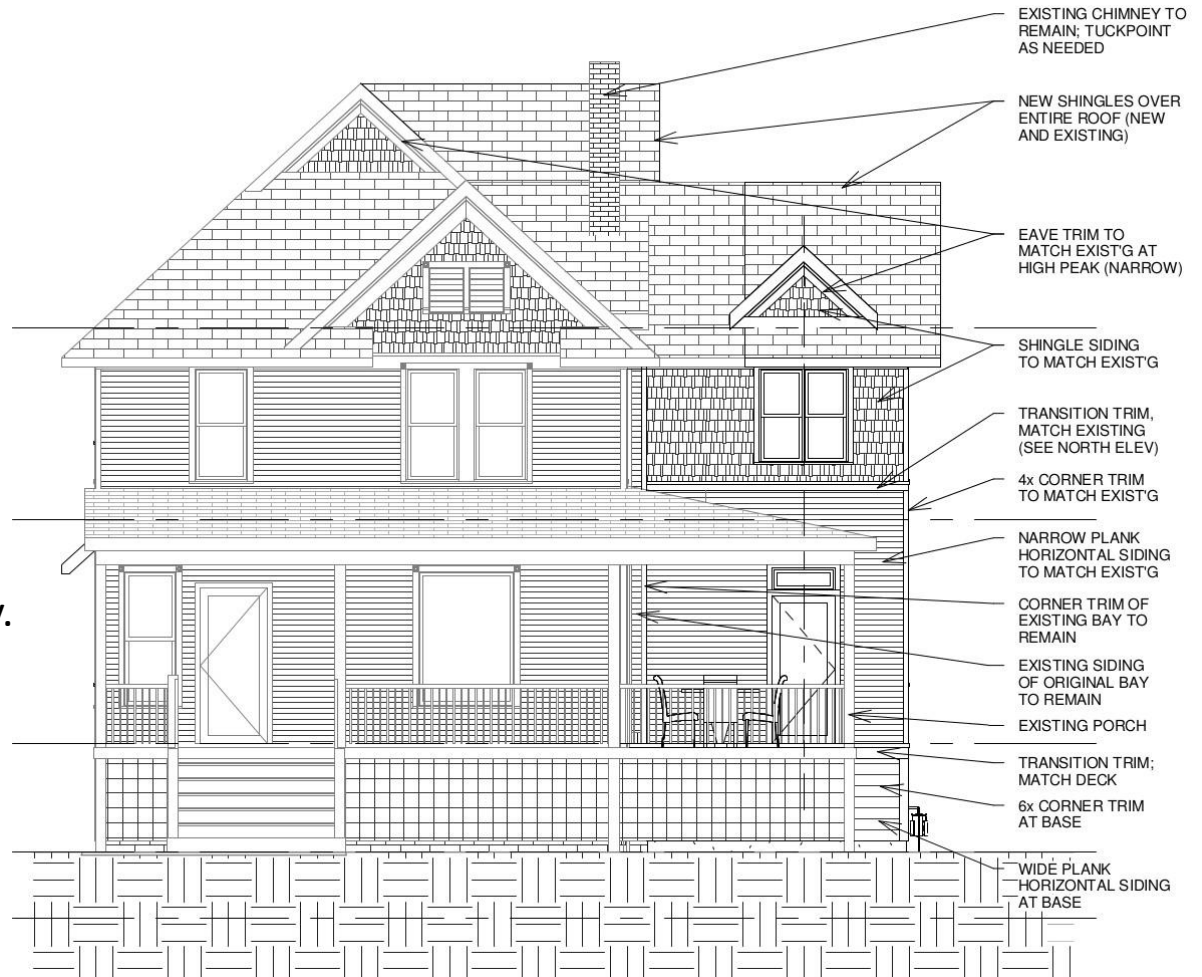
HPC Guidelines

Item #5

New additions shall protect the historic significance of the building by making a visual distinction between old and new.

Compatibility of Addition:

- Hint at the original configuration by maintaining the trim board of the existing bay.
- Distinguishing existing from new with the siding; varying the locations of shingle and horizontal siding.



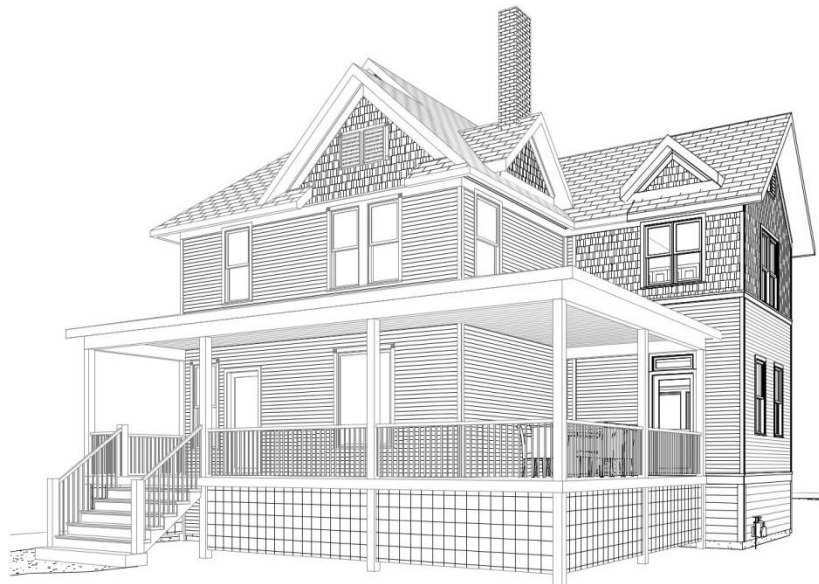
HPC Guidelines

Item #2

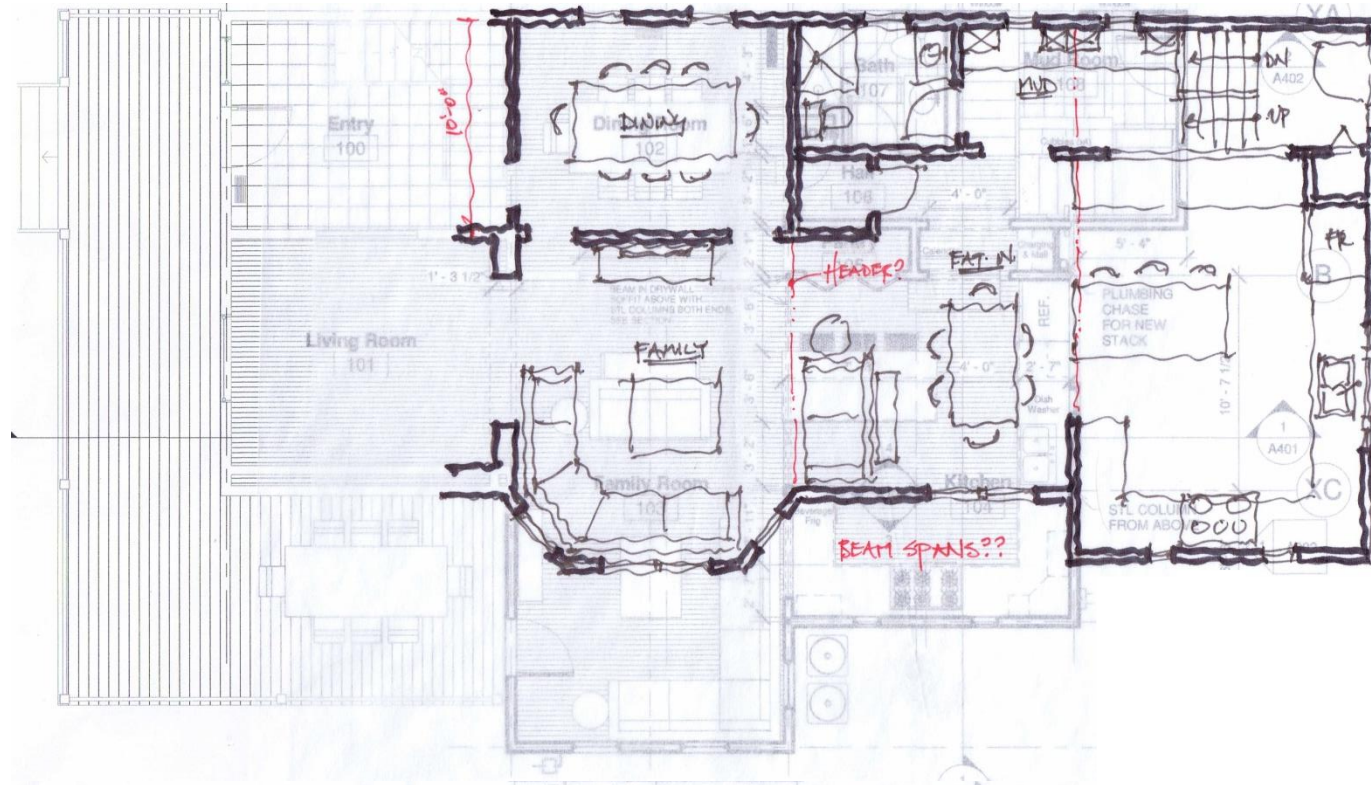
New additions shall not remove significant character-defining features or historic material visible from the street.

Previous interpretation:

- Side Bay a Character Defining Feature
- Recommended Rear Addition



Alternate Layout – Rear Addition



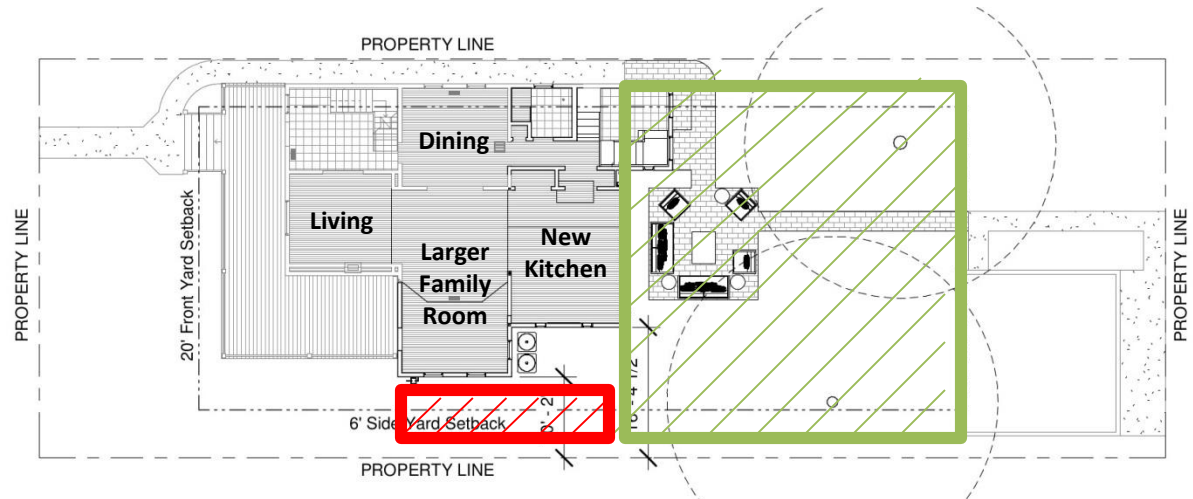
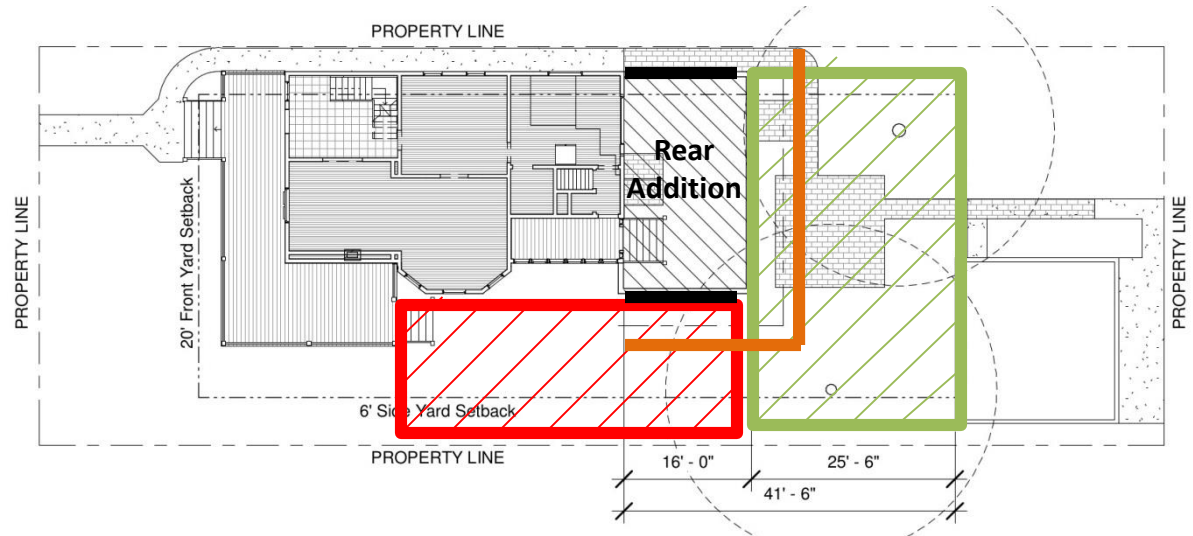
Results

- Addition actually larger
- Compromise either functionality or connection to original house and front porch

Alternate Layout – Site Impact

Consequences:

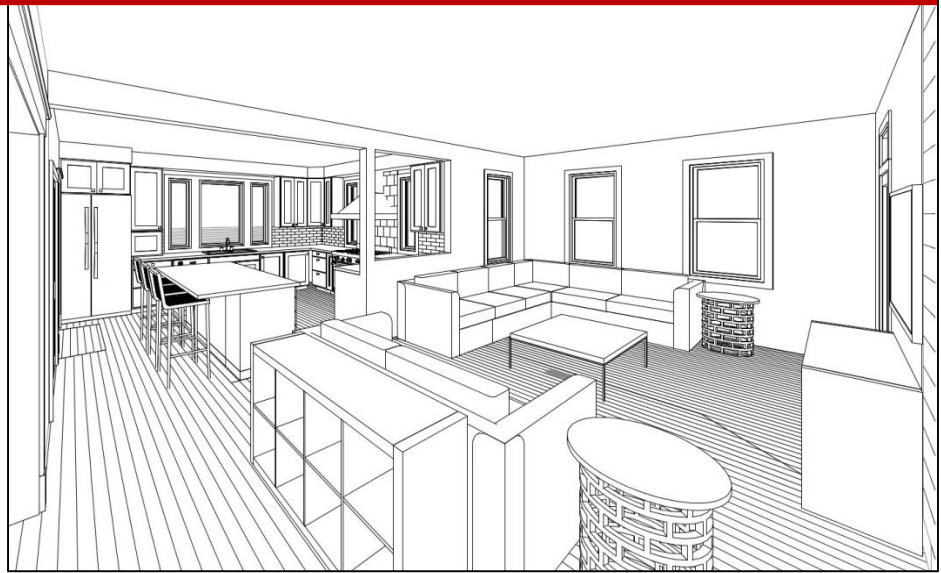
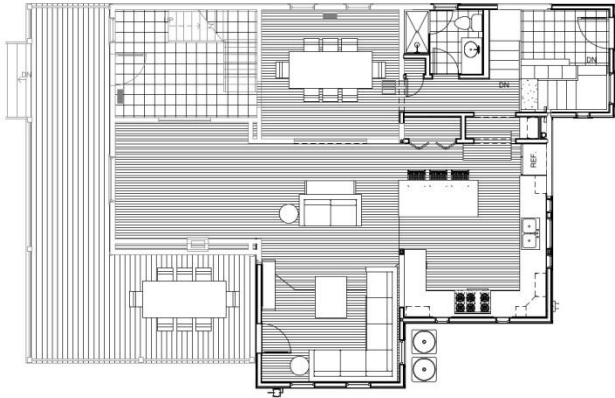
- Open, usable space of back yard severely compromised
- Side yard very underutilized
- Neighbors in their yards look at addition rather than open, green space
- Trees at risk between over dig & walks



Alternate Layout – Interior Impact

Design as Proposed:

- Recognizes Structure, extending bays
- Extensions south keeps home compact



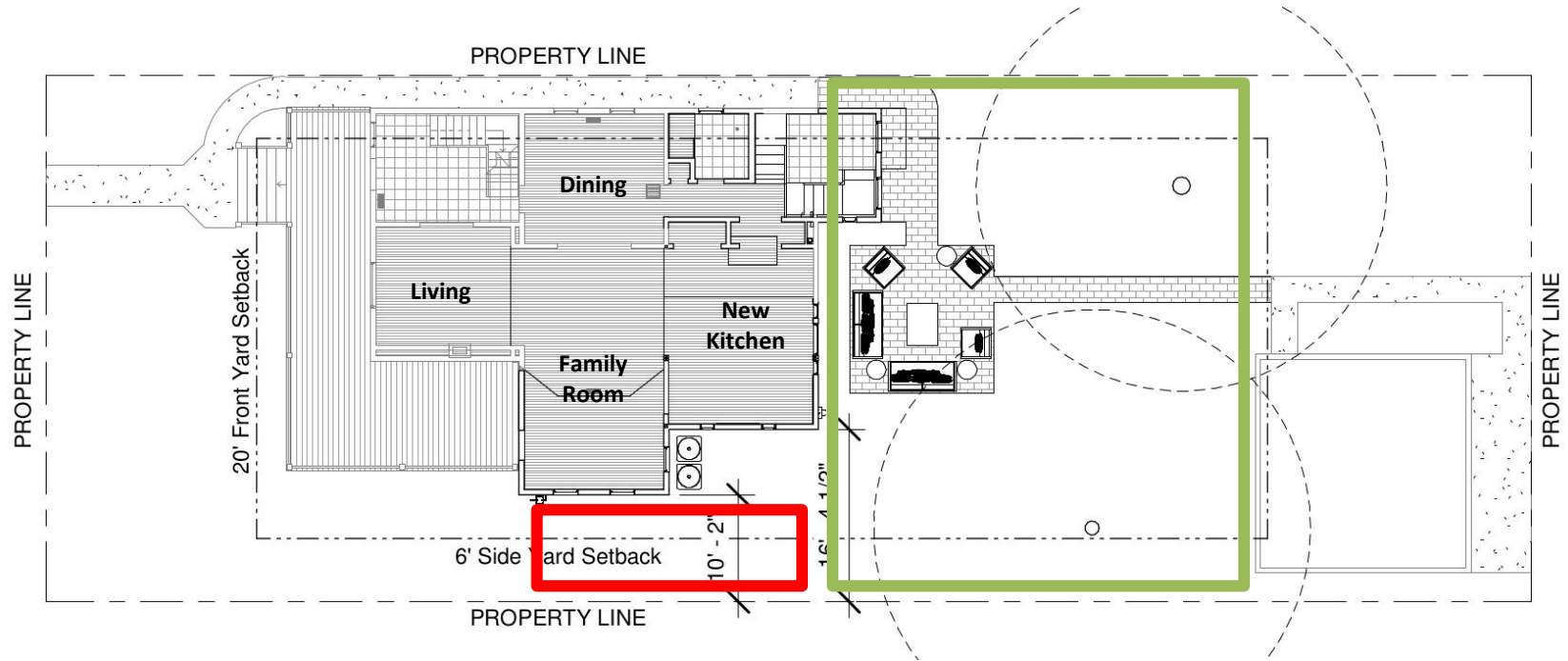
Strike a Balance...



“Defining” feature not so definitive

- Side yard
- Set back from front of home
- Covered by porch

Strike a Balance...



Other priorities of importance:

- Retain open space of back yard
- Don't put trees at risk
- Maintain and reinforce the connections within the house

These are Guidelines

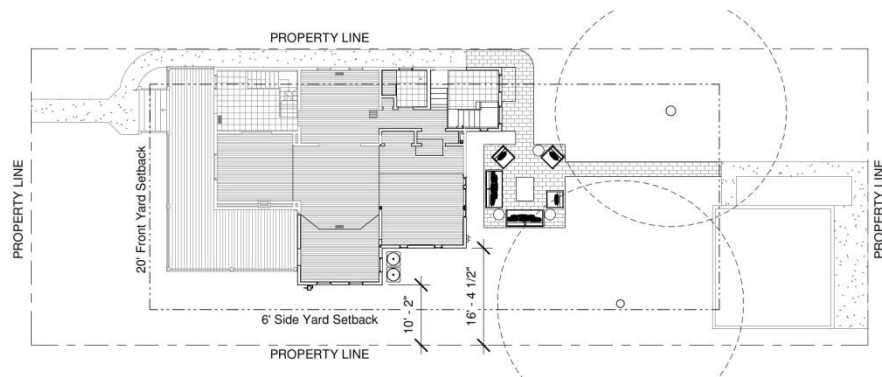
Bay perhaps not as “Defining”
a Feature as others

**Balance Historic Preservation
with other needs:**

Usable Open Space & Trees

**Particular circumstances of
this situation are unique:**

- Generous space available at side yard
- Maintain side yard spacing consistent with neighbors
- Space preserved by using side yard is meaningful
- Works with the structure and layout of the existing home





- We see the addition as on that:
 - is a reasonable evolution of the home as has occurred previously with the porch addition;
 - allows the home to better serve the Owners;
 - optimizes the existing house and yard;
 - recognizes and preserves the character neighborhood;
 - strikes a balance between historic preservation and the other priorities and interests in our community.

Questions?
