

HPC Tech Review Notes for Tuesday 14 March 2023

Tech Review Team: Deborah Osepchuk and Jeffery Rudell

132 Clark Ave. – 1950 – Howard – C. Wall Architecture – Porch & Windows

Installation of new covered porch

The applicant proposes removing the existing front-ish stairs, and the existing concrete berm stairs, relocating the existing entrance, modification to the existing front corner of the dwelling, the addition of a new front porch, the addition of a new door into the new under-porch area, the removal of an existing front bay window, and the installation of three (3) new 3/1 white, wood, double hung windows.

The items outlined in the application represent an addition to an existing dwelling, and as such, the applicant is required to come for a Concept visit/call to discuss the scope of their proposal the limits of the Guidelines. Pending

132 Clark Avenue – 1950

21 March 2023

Tech Review with Lucinda Heinlein and Jeffery Rudell

10:30 - Howard – C. Wall Architecture, Porch & Windows CONCEPT

We met with the homeowner and her architect to discuss their proposed modifications to the front of this 1950s dwelling.

Initial sketches indicate the homeowners desire to add a new covered porch, removal of existing front deck and stairs, remove existing front facing bay window and replace it with three DH 3/1 wood painted windows, a relocation of the front door and the enclosing of a small corner void beneath the northwest corner of the dwelling.

We discussed the following items, that they may be non-conforming, and possible solutions they might consider.

The proposed porch is overly deep and out of proportion to the scale of the one-story home.

The proposed new roof over the proposed new front porch is a gable form It is supported by slender columns at the east and west ends and has enclosed gable ends. We noted that a hip roof might be a form that addresses issues of scale that are made more evident by the fact that this house sits on a berm. We also noted that gable roofs on porches should be open. If a hip roof is used, columns across the front would be more in keeping with the historic forms found in the District. If a gable roof is used, the proposed columns may need to be beefed up in form. Also, if newels are used, they should be evenly spaced across the front.

The proposed stairs appear problematic. They are oversized for the scale of the house since they extend from the porch all the way down to the sidewalk. We suggested a house stair, coupled with a landing and a berm stair, might mitigate this issue of scale. Also, the proposed steps intrude or penetrate into the porch area, which would result in needed wrap-around rails, creating a play-pen area. Both of these are non-historic and non-conforming solutions to this problem.

We advised that if using a synthetic rail system, Intex Dartmouth or Nautilus are conforming, with 4" o.c. balusters. We advised them to specify newels, newel caps, columns, top and bottom rails.

The proposed under porch storage area at the front of the house might be non-conforming and non-historic depending on how it is articulated.

Tech had no problems with the proposed change of the non-standard, non-historic door location to the front of the house. We noted front doors should be ½ or 2/3 glass.

Tech had not problem with the proposed filling in of the northwest front corner of the house, as proposed.

We noted that proposed under porch lattice should be orthogonal and dimensional, and framed with Azek.

Berm work to be determined.

Gutters to be ½ round with leaders at house, not at porch columns.

They will consider our feedback and come back to us with some new proposals.

Pending

4 April 2023

132 Clark Ave. – 1950 – Howard – C. Wall Architecture – Porch & Windows

Installation of new covered porch, removal of existing front deck and stairs.

Installation of three new three over one wood painted white double hung windows.

Move front entrance door and enclose corner of building.

- **New submitted plans to reflect requests of the HPC concept call**

Members of the Tech Team Recommend the application come before the full commission.