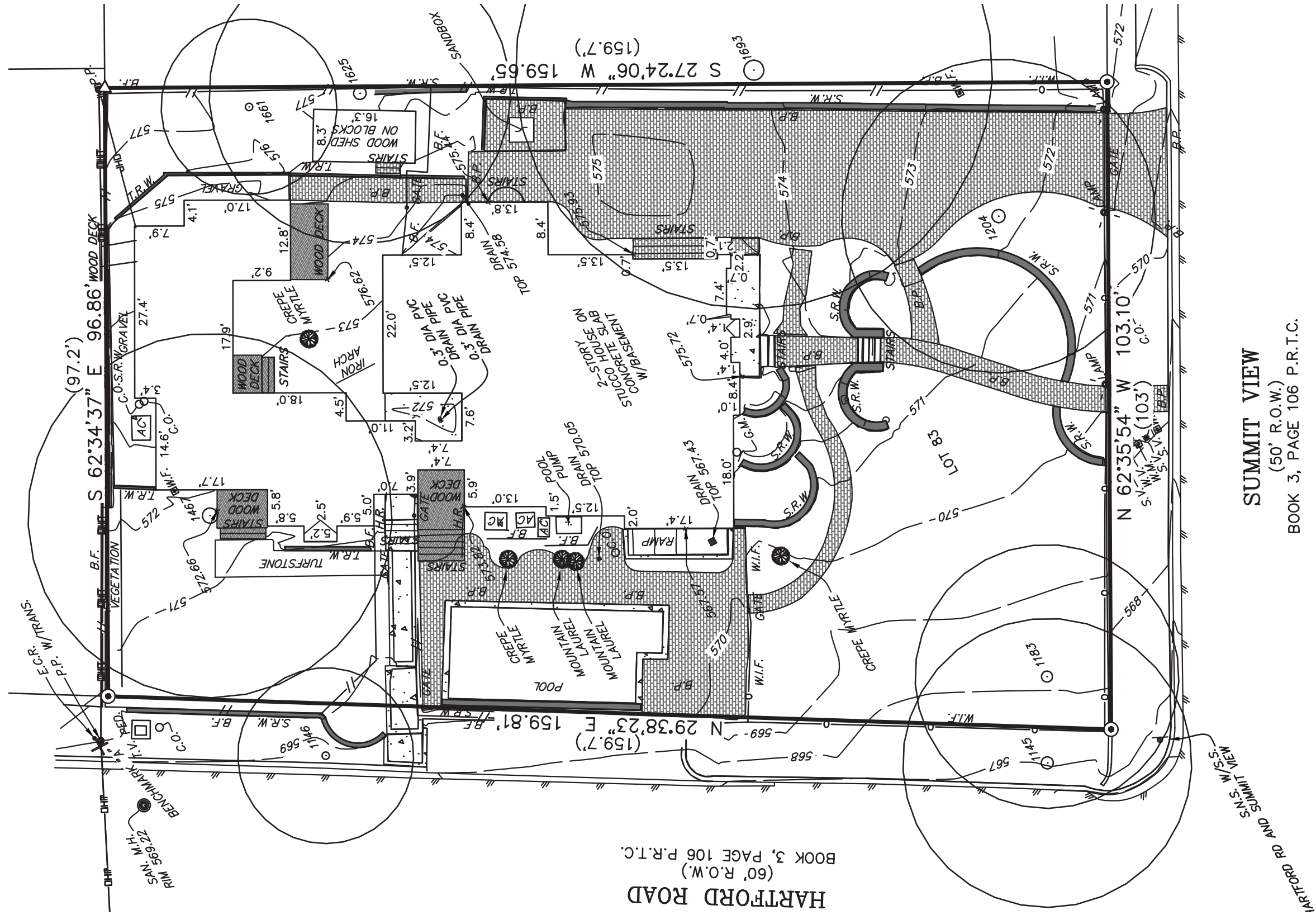


1718 SUMMIT VIEW
DR. RALPH AND ANNA CLOUD HOUSE

HISTORIC LANDMARK COMMISSION MEETING
JUNE 28TH, 2021



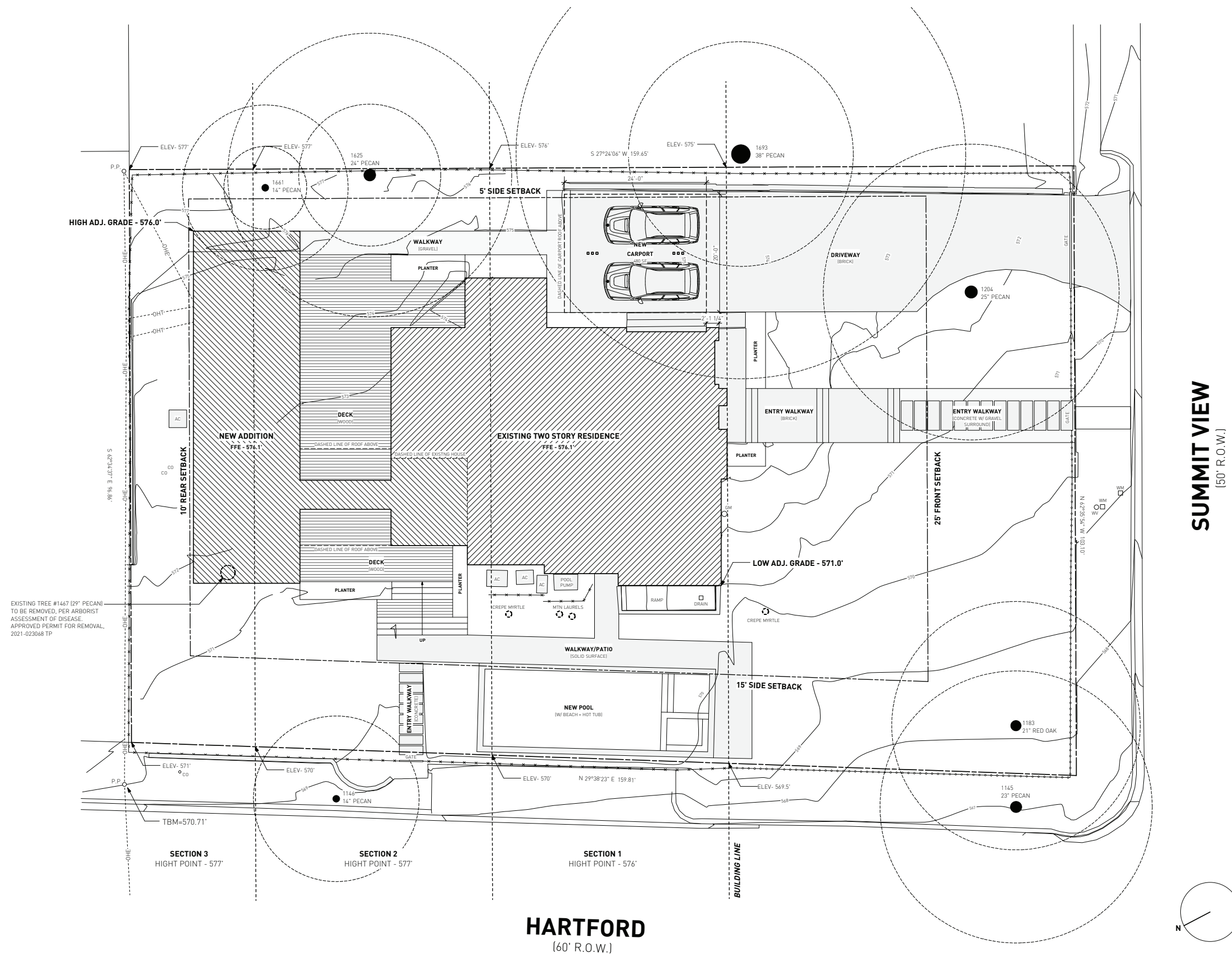
SCOPE OF WORK TO INCLUDE THE DEMOLITION OF THE EXISTING REAR STRUCTURE, ADDED TO THE PROPERTY IN 1983, AND REPLACED WITH A NEW TWO-STORY ADDITION LINKED TO THE MAIN HOUSE WITH A ONE-STORY "HYPHEN"; ADDITION OF A NEW DETACHED CARPORT, LOCATED AT THE END OF THE EXISTING DRIVEWAY; THE ADDITION/REPLACEMENT OF A SELECT FEW WINDOWS AND DOORS AT EXISTING HOUSE. ADDITIONALLY, THERE ARE LANDSCAPE IMPROVEMENTS PROPOSED THAT INCLUDE: NEW DRIVEWAY MATERIAL REPLACEMENT, REMOVAL OF FRONT YARD WALKWAYS AND PLANTERS TO BE REPLACED WITH NEW SIMPLIFIED WALKWAYS AND PLANTINGS, A NEW POOL TO REMAIN LOCATED IN THE WEST SIDE YARD, AND OVERALL SIMPLIFICATION AND "CLEAN UP" OF EXISTING HARDSCAPE ON THE SIDE AND REAR YARDS OF THE PROPERTY. THE LARGE FRONT YARD WILL BE MAINTAINED.

EXISTING SURVEY

1718 SUMMIT VIEW

HISTORIC REVIEW

PROPOSED DESIGN



HARTFORD
(60' R.O.W.)

SCOPE OF WORK TO INCLUDE THE DEMOLITION OF THE EXISTING REAR STRUCTURE, ADDED TO THE PROPERTY IN 1983, AND REPLACED WITH A NEW TWO-STORY ADDITION LINKED TO THE MAIN HOUSE WITH A ONE-STORY "HYPHEN"; ADDITION OF A NEW DETACHED CARPORT, LOCATED AT THE END OF THE EXISTING DRIVEWAY; THE ADDITION/REPLACEMENT OF A SELECT FEW WINDOWS AND DOORS AT EXISTING HOUSE. ADDITIONALLY, THERE ARE LANDSCAPE IMPROVEMENTS PROPOSED THAT INCLUDE: NEW DRIVEWAY MATERIAL REPLACEMENT, REMOVAL OF FRONT YARD WALKWAYS AND PLANTERS TO BE REPLACED WITH NEW SIMPLIFIED WALKWAYS AND PLANTINGS, A NEW POOL TO REMAIN LOCATED IN THE WEST SIDE YARD, AND OVERALL SIMPLIFICATION AND "CLEAN UP" OF EXISTING HARDSCAPE ON THE SIDE AND REAR YARDS OF THE PROPERTY. THE LARGE FRONT YARD WILL BE MAINTAINED.



NO CHANGES TO BE MADE TO FRONT FACADE OF HOUSE. NEW PROPOSED DETACHED CARPORT SHOWN TO THE RIGHT OF THE EXISTING HOUSE AT THE END OF THE DRIVEWAY. THE CARPORT WILL BE SET BACK FROM THE FRONT FACADE OF THE HOUSE BY 2'-0". MATERIALS WILL INCLUDE STEEL AND A DARK GRAY WOOD SOFFIT. THE MATERIALS ARE DARK IN COLOR TO COMPLIMENT THE DARK TRIM OF THE EXISTING HOUSE. EXISTING STONE PAVER ENTRY WALKWAY AND STEPS TO BE REPLACED. EXISTING LANDSCAPE PLAN IS NOT ORIGINAL TO THE PROPERTY AND WAS ADDED IN 1998 BY PREVIOUS OWNER LOUISE S. O'CONNER. THERE WILL BE NEW PLANTINGS THROUGHOUT THE FRONT YARD, HOWEVER THE LARGE FRONT LAWN WILL BE MAINTAINED.

SOUTH ELEVATION



VIEW FROM THE STREET AT SUMMIT VIEW. NO CHANGES TO BE MADE AT FRONT FACADE OF HOUSE. NEW PROPOSED DETACHED CARPORT SHOWN TO THE RIGHT OF THE EXISTING HOUSE AT THE END OF THE DRIVEWAY. THE CARPORT WILL BE SET BACK FROM THE FRONT FACADE OF THE HOUSE BY 2'-0". MATERIALS WILL INCLUDE STEEL AND A DARK GRAY WOOD SOFFIT. THE MATERIALS ARE DARK IN COLOR TO COMPLIMENT THE DARK TRIM OF THE EXISTING HOUSE. EXISTING STONE PAVER ENTRY WALKWAY AND STEPS TO BE REPLACED. DRIVEWAY TO BE REPLACED WITH NEW MATERIAL BUT WILL REMAIN IN EXISTING LOCATION. THERE WILL BE NEW PLANTINGS THROUGHOUT THE FRONT YARD, HOWEVER THE LARGE FRONT LAWN WILL BE MAINTAINED. FRONT ENTRY GATE AND FENCING TO REMAIN.

SOUTH ELEVATION



NO CHANGES TO BE MADE AT FRONT FACADE OF HOUSE. NEW PROPOSED DETACHED CARPORT SHOWN TO THE RIGHT OF THE EXISTING HOUSE AT THE END OF THE DRIVEWAY. THE CARPORT WILL BE SET BACK FROM THE FRONT FACADE OF THE HOUSE BY 2'-0". MATERIALS WILL INCLUDE STEEL AND A DARK GRAY WOOD SOFFIT. THE MATERIALS ARE DARK IN COLOR TO COMPLIMENT THE DARK TRIM OF THE EXISTING HOUSE. EXISTING STONE PAVER ENTRY WALKWAY AND STEPS TO BE REPLACED. DRIVEWAY TO BE REPLACED WITH NEW MATERIAL BUT WILL REMAIN IN EXISTING LOCATION. THERE WILL BE NEW PLANTINGS THROUGHOUT THE FRONT YARD, HOWEVER THE LARGE FRONT LAWN WILL BE MAINTAINED.

SOUTH ELEVATION



SIDE ENTRY DOORS AND WINDOWS TO BE REPLACED WITH NEW DOOR AND WINDOW IN MATCHING STYLE OF EXISTING HOUSE. REAR ENTRY DOORS TO BE REPLACED WITH NEW WINDOW. (WINDOWS AND DOORS PROPOSED TO BE REPLACED ARE NOT ORIGINAL TO THE HOUSE.)

NEW PROPOSED DETACHED CARPORT SHOWN TO THE RIGHT OF THE EXISTING HOUSE AT THE END OF THE DRIVEWAY. THE CARPORT WILL BE SET BACK FROM THE FRONT FACADE OF THE HOUSE BY 2'-0". MATERIALS WILL INCLUDE STEEL AND A DARK GRAY WOOD SOFFIT. THE MATERIALS ARE DARK IN COLOR TO COMPLIMENT THE DARK TRIM OF THE EXISTING HOUSE. EXISTING SIDE ENTRY DOUBLE DOORS AND TWO WINDOWS TO BE REPLACED WITH NEW SINGLE DOOR AND SINGLE WINDOW, IN MATCHING STYLE OF THE EXISTING HOUSE. THE PROPOSED DOORS AND WINDOWS TO BE REMOVED ARE NOT ORIGINAL TO THE HOUSE AND WERE ADDED WHEN AN EXISTING PORCH WAS ENCLOSED, OUTSIDE OF THE HISTORIC PERIOD OF THE HOUSE.

EAST ELEVATION



AT THE END WALL OF THE SHOWN GABLED ROOF PROJECTION, WE ARE PROPOSING THE REPLACEMENT OF PAIRED DOORS WITH A SINGLE WINDOW, OF THE SAME STYLE AND SIZE OF AN ADJACENT WINDOW.

EAST ELEVATION



AT THE WALL BEHIND THE GABLED ROOF PROJECTION, SHOWN IN THE PREVIOUS SLIDE, WE ARE PROPOSING THE REPLACEMENT OF TWO WINDOWS WITH TWO DOORS. THEY WILL HAVE A SIMILAR DIVIDED LITE PATTERN AS THE EXISTING WINDOWS. THIS WALL IS NOT VISIBLE FROM THE STREET.

EAST ELEVATION



AT THE REAR WALL OF THE EXISTING HOUSE, WE ARE PROPOSING THE ADDITION OF TWO NEW WINDOWS AND ONE DOOR, ALL WITH THE SAME STYLE AND SIZING OF EXISTING FEN-
ESTRATION ON THE HOUSE. THIS PORTION OF THE HOUSE IS NOT CURRENTLY VISIBLE FROM THE STREET AS IT IS BLOCKED BY THE EXISTING 1983 ADDITION. THIS PORTION OF THE
HOUSE WILL CONTINUE TO REMAIN UNSEEN WITH THE NEW ADDITION.

NORTH ELEVATION



VIEW FROM THE STREET AT HARTFORD ROAD. DEMOLISH AND REPLACE EXISTING 1983 ADDITION AT REAR OF LOT. NEW ADDITION TO SIT 15'-6" BEHIND REAR WALL OF EXISTING HOUSE. ROOF OF NEW ADDITION IS 2'-8" LOWER THAN THE HIGHEST RIDGE OF THE EXISTING HOUSE. OAK TREE SHOWN AT REAR OF LOT IN EXISTING IMAGE IS DISEASED AND HAS BEEN APPROVED FOR REMOVAL. EXISTING FENCING ALONG HARTFORD ROAD TO REMAIN. NEW PLANTINGS TO BE INCORPORATED AFTER EVALUATION OF WHAT HAS DIED DURING THE LAST FREEZE. LARGE FRONT LAWN TO BE MAINTAINED.

WEST ELEVATION



VIEW FROM THE STREET AT HARTFORD ROAD. DEMOLISH AND REPLACE EXISTING 1983 ADDITION AT REAR OF LOT. NEW ADDITION TO SIT 15’-6” BEHIND REAR WALL OF EXISTING HOUSE. ROOF OF NEW ADDITION IS 2’-8” LOWER THAN THE HIGHEST RIDGE OF THE EXISTING HOUSE. OAK TREE SHOWN AT REAR OF LOT IN EXISTING IMAGE IS DISEASED AND HAS BEEN APPROVED FOR REMOVAL. EXISTING FENCING ALONG HARTFORD ROAD TO REMAIN. EXISTING FENCING WITHIN THE WEST YARD, THAT CURRENTLY DIVIDES THE YARD IN TWO, WILL BE REMOVED TO CREATE ONE BIG SIDE YARD. NEW PEDESTRIAN SIDE GATE TO BE ADDED AT HARTFORD ROAD (REQUIRED FOR POOL ENCLOSURE).

WEST ELEVATION



SIDE STREET VIEW (WITH FENCING AND PLANTING REMOVED FOR VISUAL CLARITY) SHOWS NEW REAR ADDITION. THE ADDITION IS PLACED 15'-6" BEHIND THE EXISTING HOUSE AND IS CONNECTED BY A GLASS HALLWAY ("HYPHEN") THAT HAS A FLAT ROOF AS A STRATEGY TO MAINTAIN THE VISUAL SEPARATION BETWEEN OLD AND NEW. THE FARTHEST WALL PROJECTION OF THE STREET SIDE ELEVATION OF THE ADDITION, SITS 4" BEHIND THE FARTHEST WALL PROJECTION OF THE EXISTING HOUSE. THE RIDGE LINE OF THE NEW ADDITION ROOF IS 2'-8" LOWER THAN THE HIGHEST RIDGE OF THE EXISTING HOUSE. THE DARK WOOD SIDING AND FASCIAS OF THE ADDITION COMPLIMENT THE DARK TRIM AND ACCENTS OF THE EXISTING HOUSE, BUT ALSO CONTRAST THE STUCCO OF THE EXISTING AS TO SET THEM VISUALLY APART. THE WINDOW RHYTHMS AND SIZES AT THE NEW ADDITION ARE COMPLIMENTARY TO THE EXISTING HOUSE AS WELL, HOWEVER THEY DO NOT HAVE DIVIDED LITES AS TO CLEARLY DIFFERENTIATE THEM FROM THE WINDOWS OF THE HISTORIC HOUSE.

WEST ELEVATION



VIEW FROM THE STREET AT HARTFORD ROAD. DEMOLISH AND REPLACE EXISTING 1983 ADDITION AT REAR OF LOT. NEW ADDITION TO SIT 15’-6” BEHIND REAR WALL OF EXISTING HOUSE. ROOF OF NEW ADDITION IS 2’-8” LOWER THAN THE HIGHEST RIDGE OF THE EXISTING HOUSE. OAK TREE SHOWN AT REAR OF LOT IN EXISTING IMAGE IS DISEASED AND HAS BEEN APPROVED FOR REMOVAL.

WEST ELEVATION



TWO NEW WINDOWS PROPOSED AT THE NORTHERN MOST CORNER OF THE EXISTING HOUSE, ON THE WEST FACING STREET FACADE. THE NEW WINDOWS WOULD EXPAND THE CURRENT PAIR OF WINDOWS TO A GROUPING OF FOUR. THEY WOULD MATCH THE SIZE AND STYLE OF THE EXISTING WINDOWS ON THIS FACADE OF THE HOUSE AND WOULD BE SIMILARLY MULLED TO MATCH THE GROUPING OF 4 WINDOWS ON THE FAR RIGHT SIDE OF THIS ELEVATION.

WEST ELEVATION