

Screened Rear Porch  
Addition to  
207 East Milton St  
HR-2024-017498

1980 - 1990













2024











- Be True to the  
Historic Character of the House
- Make it Safe & Energy Efficient
- Make it More Livable



# Being True to Historic Character Inside As Well as Outside-Living Room





# Dining Room

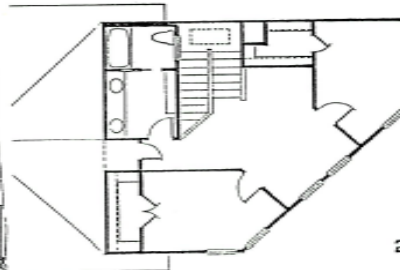




# 1990 -Expanding for Our Growing Family & Staying in Neighborhood

## T H E                      S O U T H                      T O U R THE                      PHILLIPS                      RESIDENCE

OWNER:                      DAVID PHILLIPS  
                                    & DIANA BRUDER PHILLIPS  
ARCHITECT:                RICK KRIVONIAK, A.I.A.  
SIZE OF ADDITION:        1200 SQ. FT.



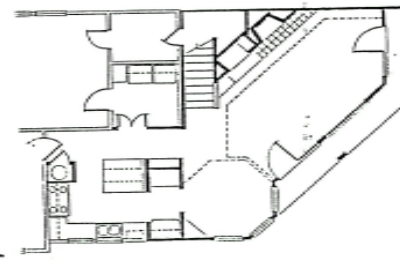
The existing 80 year old house had grown too small for this family of four, and the kitchen was in dire need of remodeling. The client's first wish to capture the tall attic space was rejected due to the expense of reinforcing the existing wall and ceiling.

2 The next logical step was to extend the rear of the house, going up two stories in the process. The existing kitchen was completely gutted and extended, connecting to the new breakfast nook and family room desired downstairs, creating enough area for two bedrooms and a playroom upstairs. A closet and the new upstairs bath are the only new construction built over existing space.

The house sits within two feet of the east property line, limiting the rearward extension to 25 feet of fire-rated wall with no openings. A pecan tree to the west of the addition provided the other major limit to the attachment of what is essentially a small house to another small house on a 41 foot wide lot.

The solution ended up as a relatively simple hip-roofed box with a 45° slice off of the southwest corner to accommodate the pecan tree. This diagonal cut created some unusual geometry for the new family room, and a gabled facade for the addition's rear elevation, tying it to the style of the existing house.

1 The addition doubled the size of the home, yet is barely visible from the street. The house was occupied in late 1990.





# 1990 – Family Room



# 1990 – Breakfast Area





- New Infrastructure 2013
  - Electrical
  - Water and Wastewater
  - Gas Line
- Energy Efficiency
  - Insulation
  - Efficient HVAC
  - Solar Screens

# 2013 Kitchen





# 2019 Half Bath



# PROPOSED SCREEN PORCH

## Safety and Energy Efficiency

- Current Deck Falling Apart
- Reduce Direct Sunlight to Family Room
- Avoid Mosquito and Flies
- Access to Main House Without Stairs



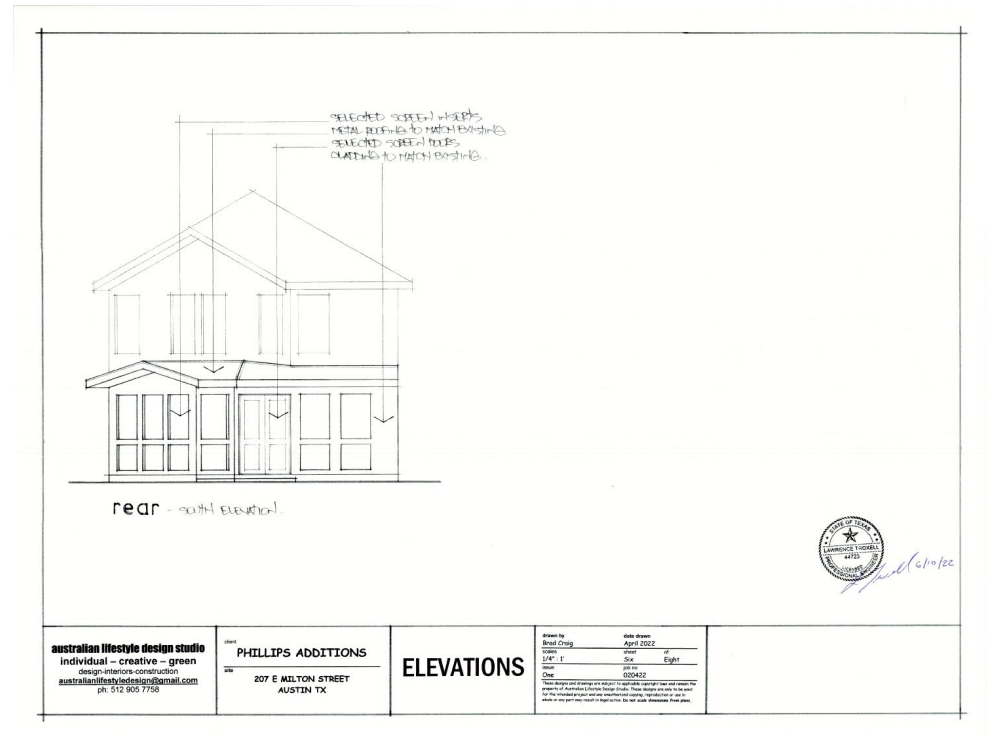
# Livable Outdoor Space in Hot Climate

- 346 sq ft
- Living and Dining Space
- Ceiling Fan
- Dog Access



# Honoring Our Home's History

- Designed to look like part of original home
- Largely unseen from street
- Matching siding, painting colors & metal roof
- Beaded board ceiling
- Original 1922 section unchanged
- Contractor Steve Kojundic





- Questions?

- **THANK YOU FOR YOUR CONSIDERATION**