

Proposed Amendments to 2215 NW 25th Street
HPCA-24-00076

As per the request of the Preservation Board, we have taken time to procure photo documentation to support our position that the proposed amendment to this property:

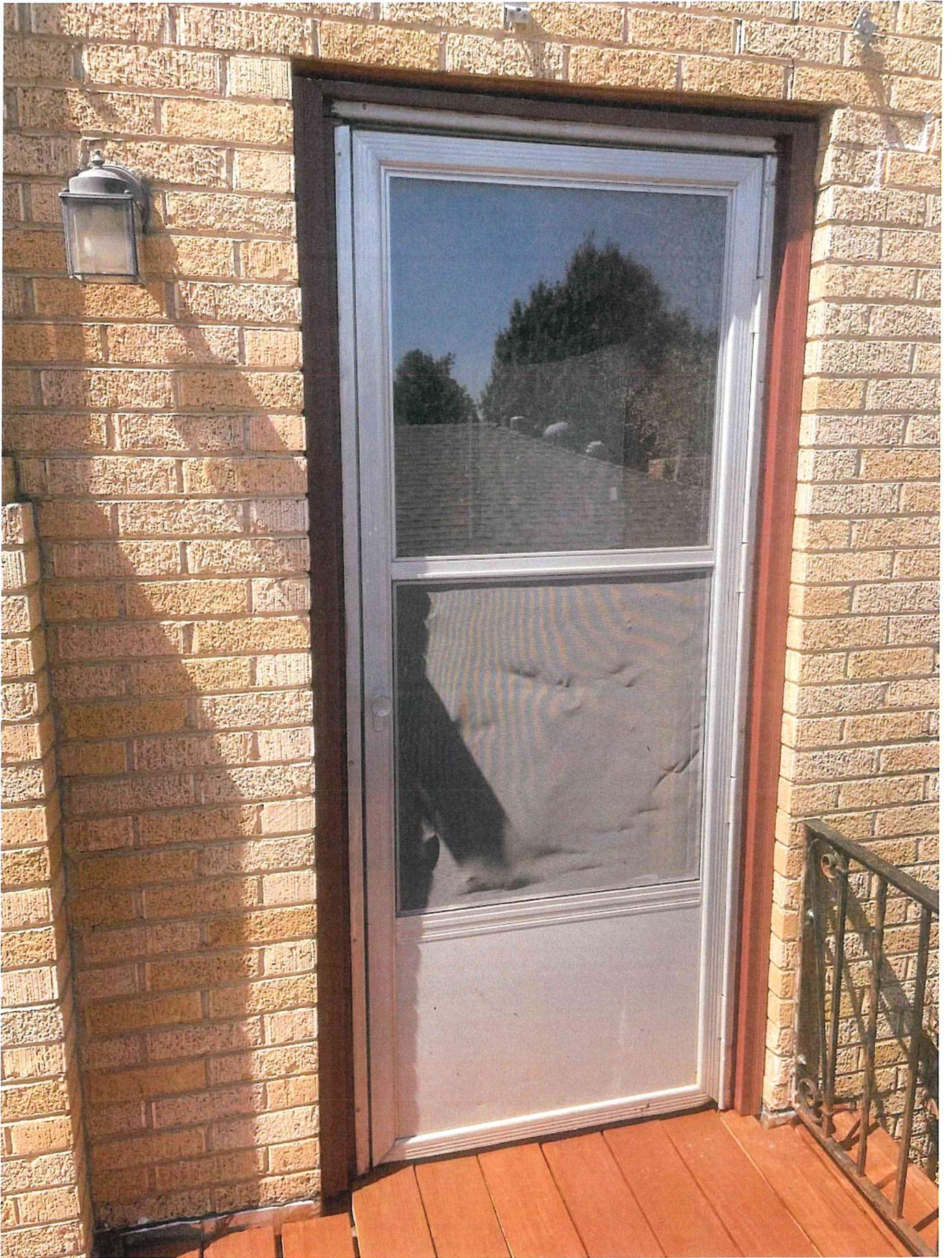
- Is potentially an intentional future possibility with respect to the design intention of the original builders, and;
- is not an uncommon attribute and addition in the historic areas, and;
- Can be completed without destroying or dramatically compromising the fabric of the historic areas.

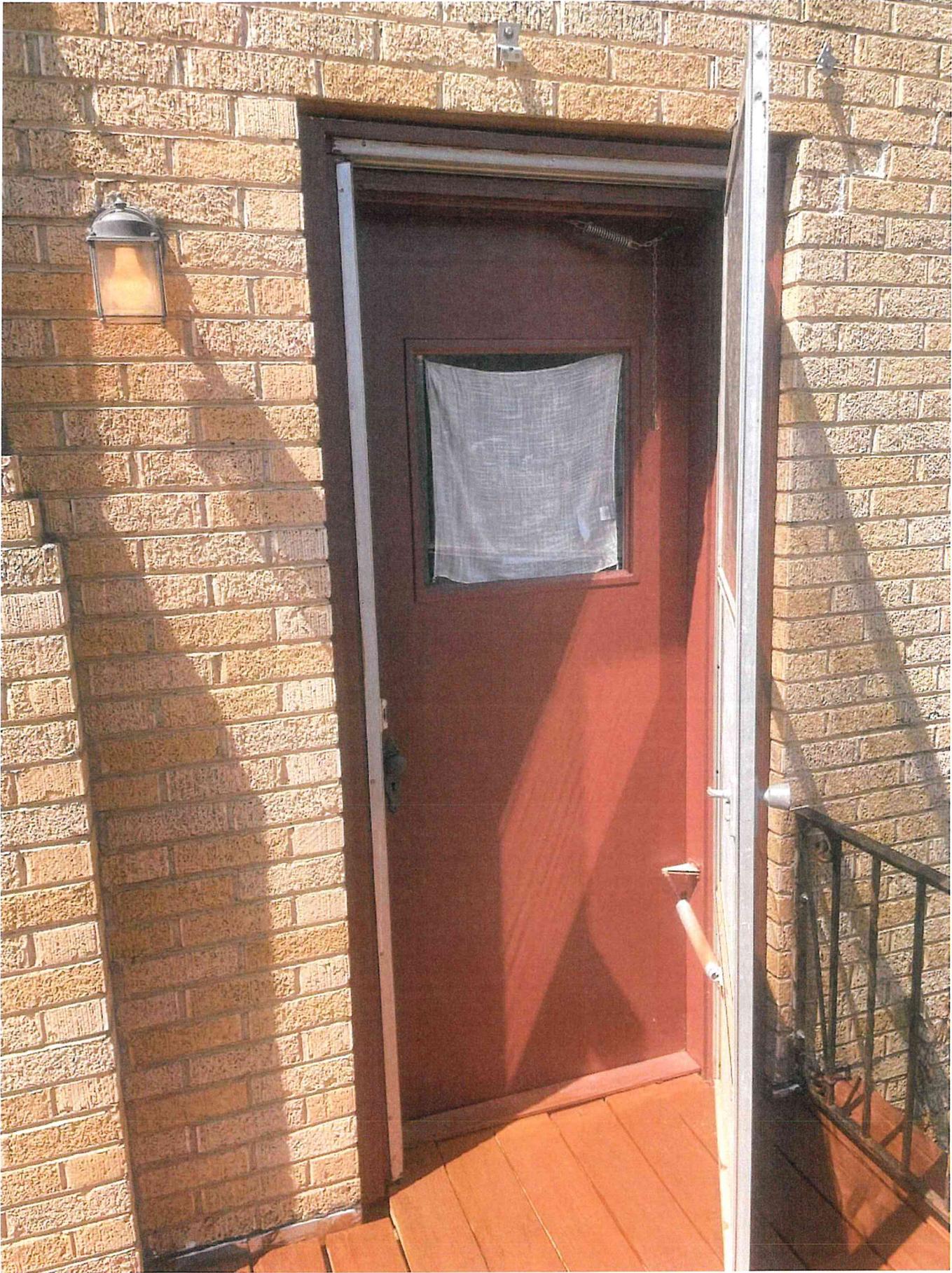
With respect to the first point, we present pictures of the current conditions of the home, specifically the door that provides access to the upper deck area. These are pages 1-5 of our photographic record. The interior and exterior details clearly indicate that this is part of the original design of the home: The mortar joints are original; the carriage light on the upper left hand side of the door is mounted to an original, piped in metal box; we can see that the details of how the threshold (which appears to be original) ties into the original casing and flooring in such a way as to indicate that it has been that way since the time it was built. Obviously the lack of conditioned spaces necessitated the inclusion of both air flow within the home and a protected retreat to the exterior as we see in covered and screened in porches common throughout the era. The original builders almost had to anticipate that this area would be best served as a screened in sleeping porch that would be well placed to capture breezes. Screening was not uncommon in the era, and we believe that it was not a surprise to have the porch remain unfinished as the Shepherd area was not targeting as affluent a customer base as the Heritage Hills shoppers. As such hinting at possible futures without pushing price points to provide them would have been a nice selling point for homes in this market.

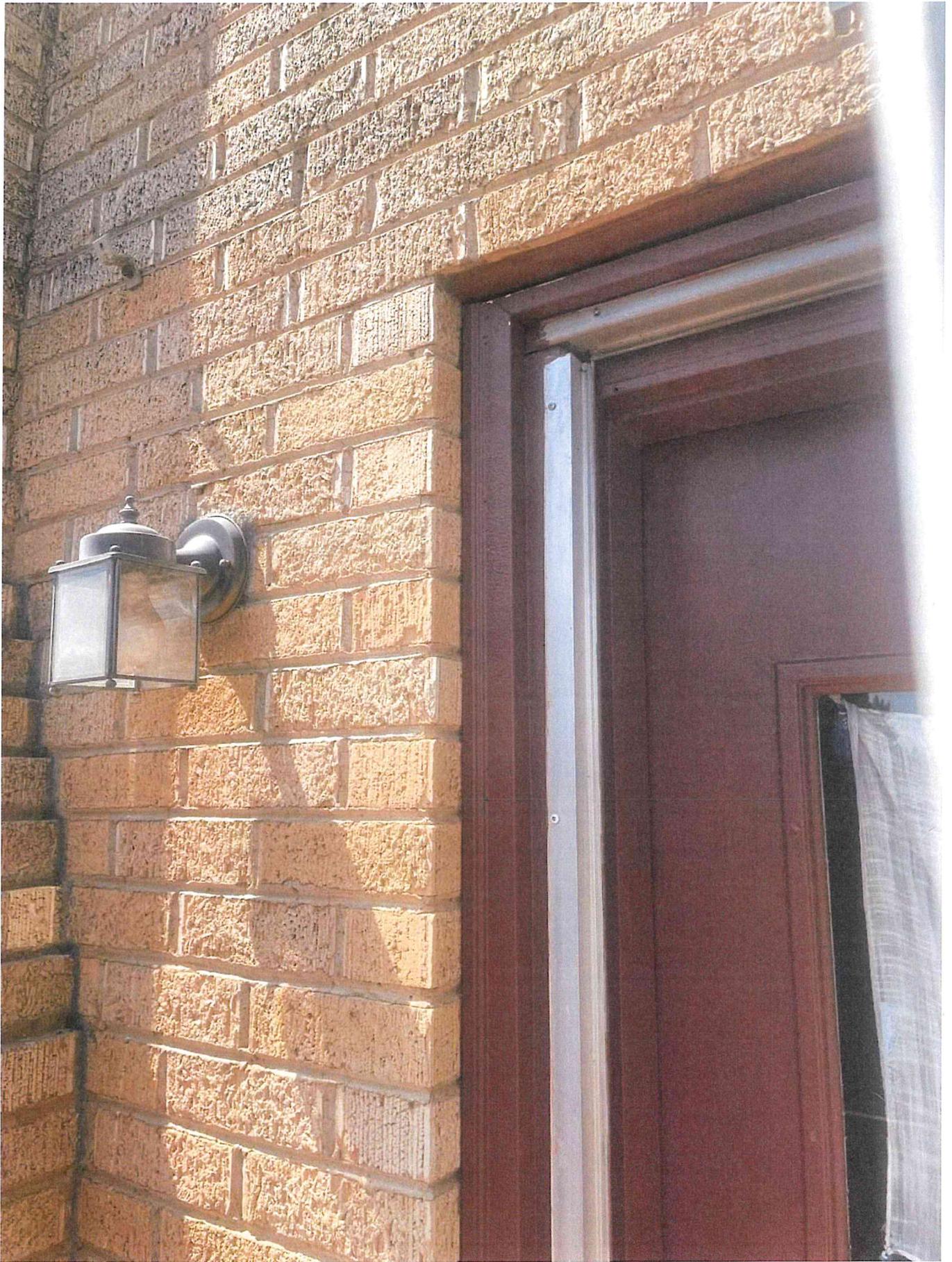
The next two points are complementary. Taking existing construction into consideration, we have numerous photos demonstrating that fully realized, screened in porches are not uncommon in our neighborhoods. Most of the included photographs show a variety of conditions from fully realized encapsulations for formal living space all the way back to second story walk-outs that have not been amended with screened and open air porches in between. Of particular interest, the first photo from 415 Eubanks demonstrates a floor plan virtually identical to our plan with a roof line that mirrors our proposal almost exactly.

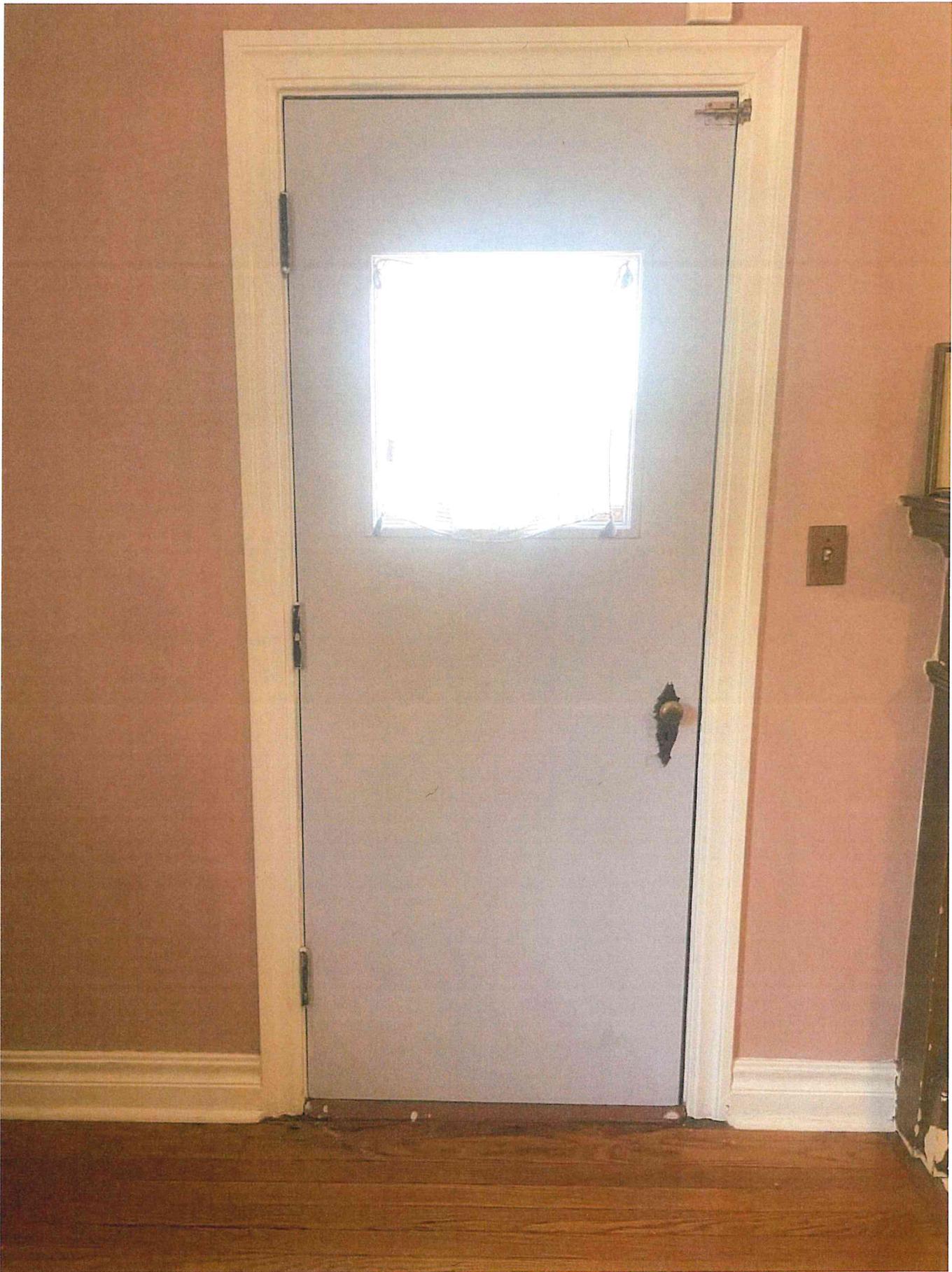
Finally, we believe that the photo evidence available and the design intention documentation that we have already presented are sufficient to demonstrate that this project can certainly be undertaken without taking away from the historic character of either the home in question or the larger canvas of the neighborhood in which the home is planted.

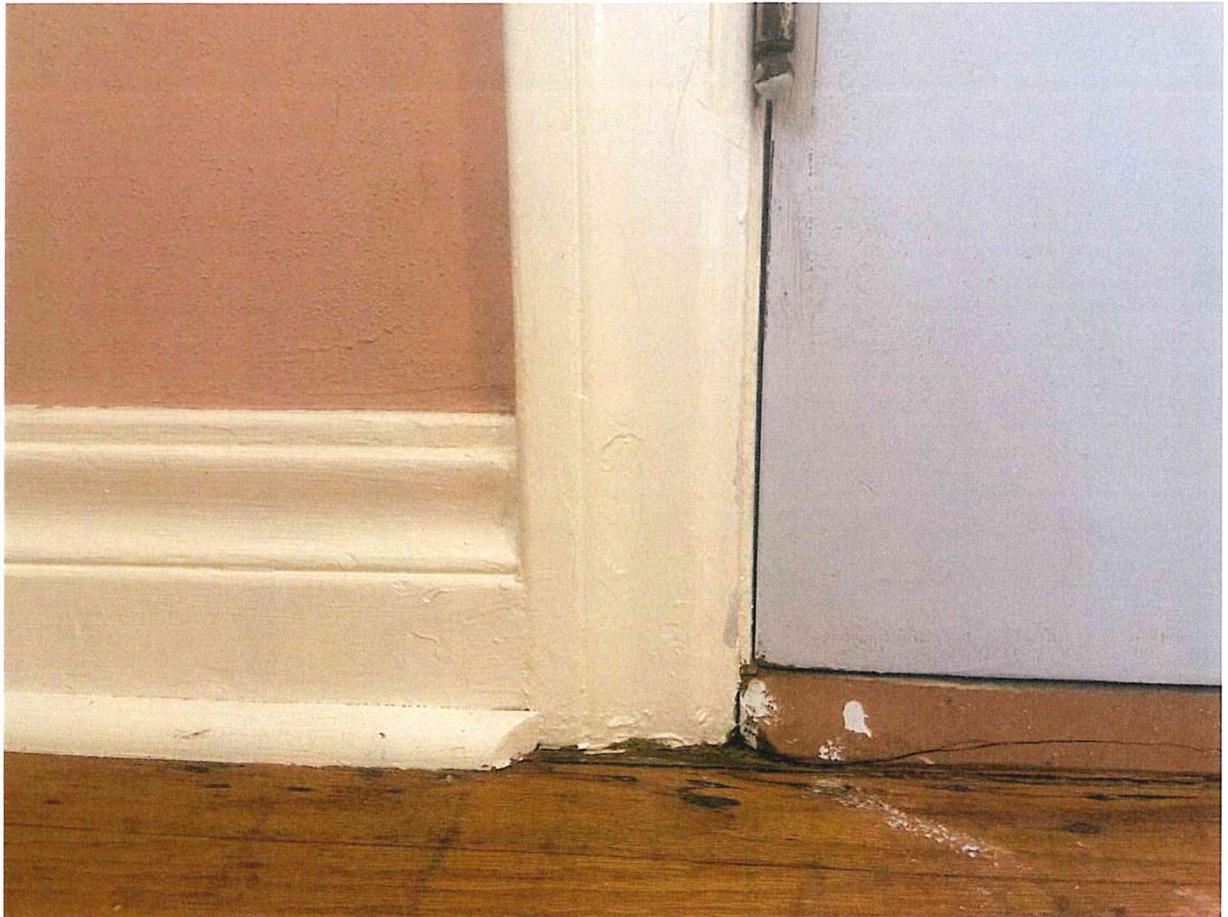
Thank you for your time and consideration of this project.











Addresses, in order of appearance

 01 N Eubanks 415

 02 N Eubanks 409

 03 NW 33rd 233

 04 NW 38th 711

 05 1301 NW 19th

 06 1405 NW 16th

 08 1811 NW 19th

 09 1913 NW 19th

 10 2141 NW 25th

 11 2229 NW 25th

 12 2316 NW 25th

 13 NW 22nd 435

 14 NW 17th 505

 15 NW 17th 628

 16 NW 17th 709

 17 NW 17th 1809

 18 NW 17th 1819

 19 NW 17th 1824

 20 NW 17th 1906

 21 NW 17th 1918

 22 NW 17th 1925

 23 NW 17th 1933

 24 NW 17th 1936

 25 Nw 17th 1937

 26 NW 27th 2241

 27 NW 27th 2200

 28 NW 29th 2229

 29 NW 28th 2209



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