



177 Clarendon Avenue COA Application- Letter of Intent:

Cronk Duch Architecture (CDA) respectfully takes these improvements and the recognition of the “Land Mark Mission” as a serious endeavor. We are a firm with principal(s) and staff with Master Degrees and Certifications in preservation. Our intent is to properly bring this structure to a current century stabilization while implementing minor adjustments for the owner.

Note, the current structure has had several interventions over time. (see timeline)

The general intent of the design is to rehabilitate an aging structure and slightly enhance the spatial performance for the owner, while respecting and preserving the original design.

These improvements are as follows:

Envelope (Main House) Circa 1927

- Replace the existing windows and doors with “in kind” product and design (previously allowed under staff approval)
- Repair any water intrusion areas with proper fluid or flashing required to insure future longevity
- Adjust window placement on east façade near the first garage door bay to allow for an interior adjustment for a mudroom while keeping the “said” garage door design in an “in kind” representation
- Bay Window addition of the kitchen for better use of the kitchen, while allowing better engagement of the existing courtyard
- Adjust the roof slope condition directly over the kitchen in order to properly direct the water flow during rain conditions
- Replace the exterior light fixtures on the structure .
- Return the roof to the original roof design hip/shed on the main house, north façade over upper courtyard balcony by removing the previously augmented parapet gable from previous additions. Note there is sufficient evidence that this current feature is allowing water intrusion & degradation to the main house envelope.

Augmentations (Cabana area and adjacent pergola) circa 1930's

- Adjust the north patio to allow for an outdoor area for lodging activities concealed by current landscape hedge from street views
- Adjust the pergola design for proper spacing of columns in order to enhance "axial" view corridors to the pool

East Driveway circa-late 20th century drive

- Repair and replace exiting configuration with select enhancements , including banding & edging for proper design upgrade respecting the aesthetics and drivability for current use
- Please note the time line has many modifications that have occurred overtime and we respectfully conducted a due diligence to reinforce the spirit & evidence of the original structure subsequent additions.