

Memorandum

Date: October 9, 2015

To: Historic Review Board

From: Darren Wyss, Associate Planner

Subject: DR-15-05 Additional Applicant Materials & Supplemental Findings

At the September 15, 2015 Historic Review Board meeting, the Board conducted and continued the public hearing for DR-15-05. The continuance was to give the applicants the necessary time to submit additional materials for the Board to review in order to make a decision on the Historic Design Review application. The applicants submitted the requested materials and they are attached. The Board also requested additional findings for CDC 25.060(A)(19) & (20). The findings are below. Please feel free to contact me with any questions.

CDC 26.060(A)

19. Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that:

- a. The proposal is consistent with the original design and, if applicable, is consistent in the context of adjacent and other structures on the block, based on photographic or other evidence; or*
- b. That it is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter 27 CDC).*

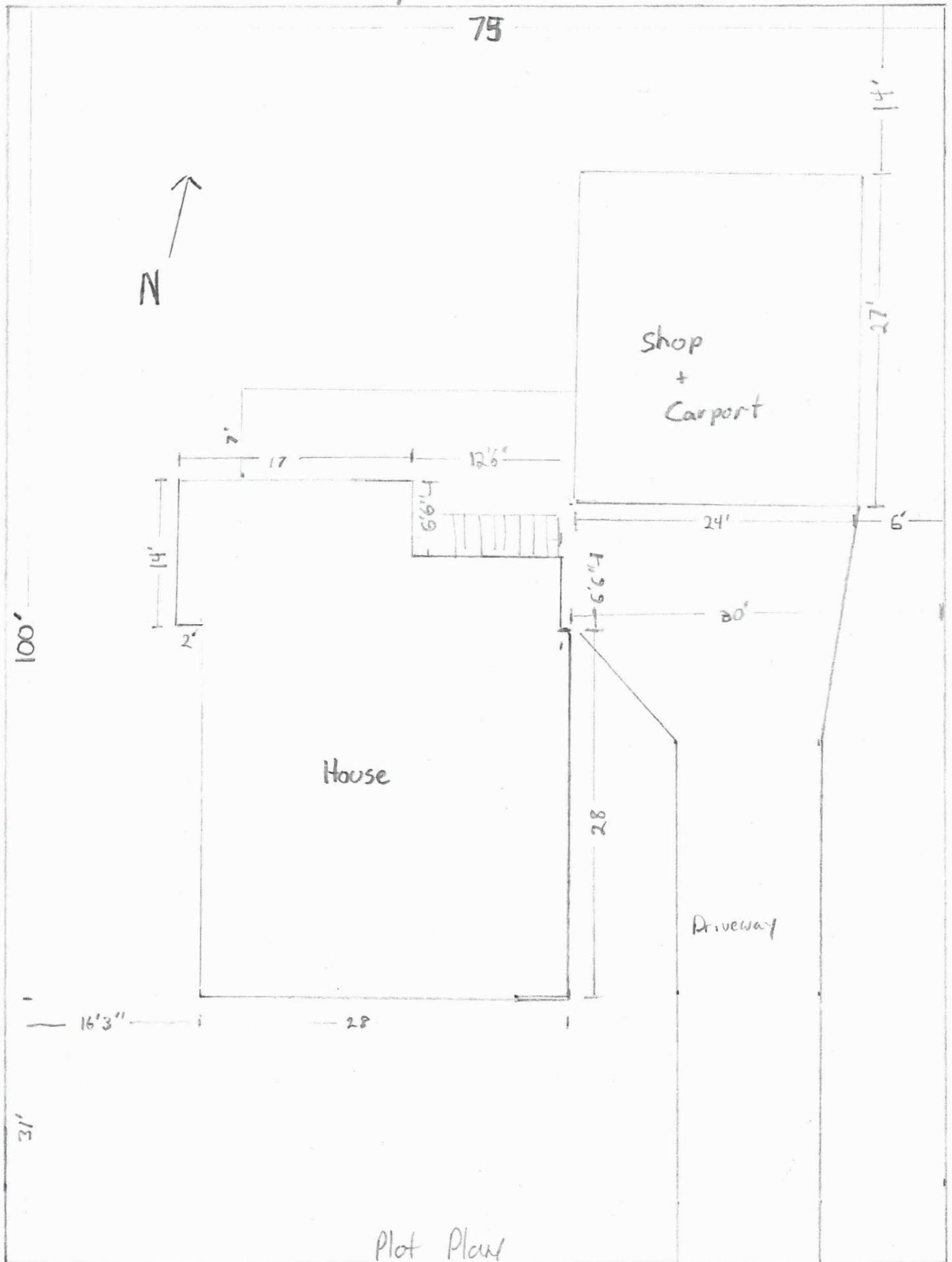
Staff Finding 40: No foundation work is proposed that will raise or lower the building elevation for the historic home on the property. A new footing is proposed for the new rear addition, which is being proposed to tie into an existing addition. The proposed footing and addition will meet building code. It is likely the proposed garage conversion will require a new foundation to meet building code requirements. This criterion is met.

20. Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted.

Staff Finding 41: The proposed outdoor lighting (see proposed style in attachments) will be shielded to prevent glare and is compatible with the architectural character of the home. No blinking, flashing, or moving lighting is proposed. This criterion is met.

Alley

75
PLOT MAP EXISTING

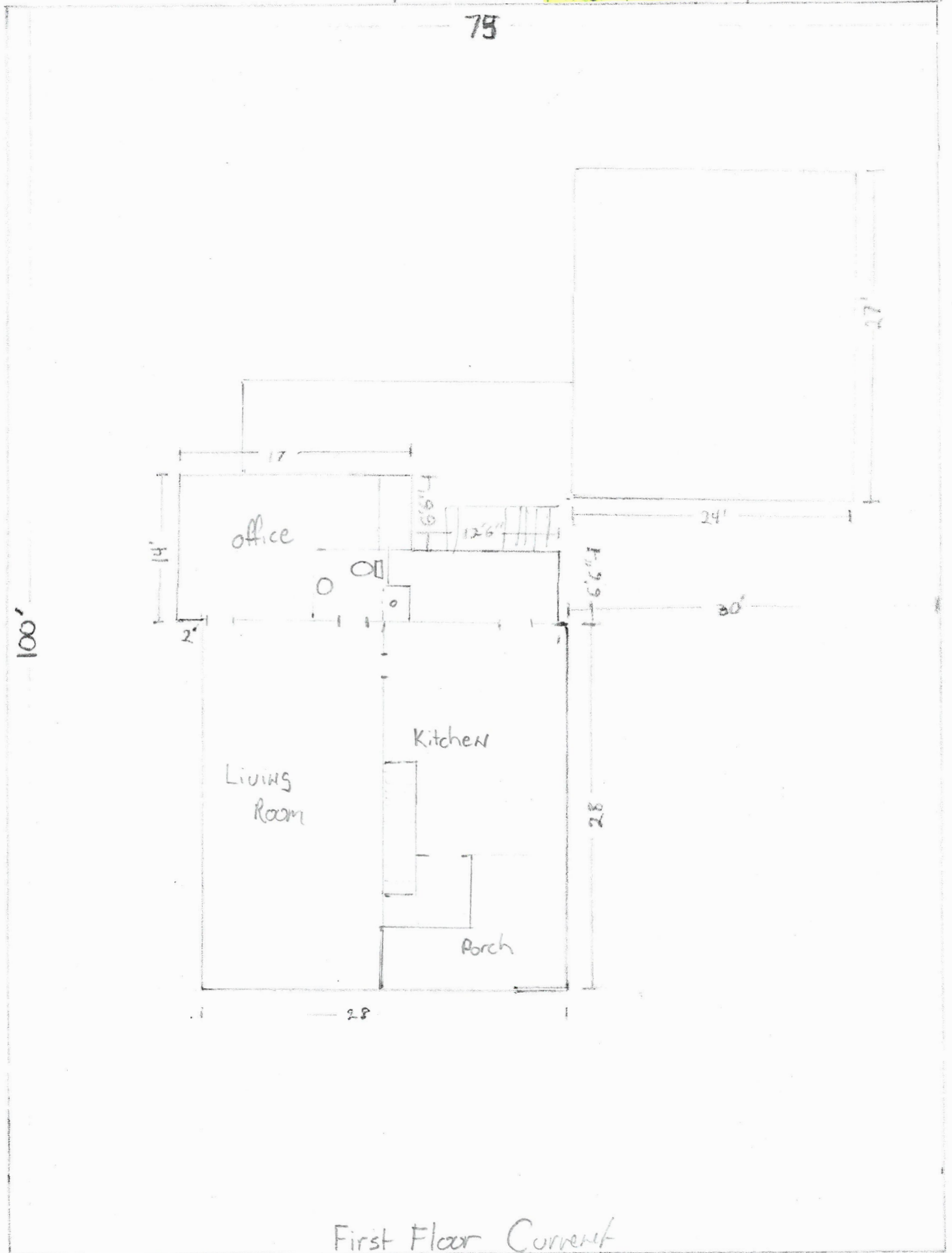


Plot Plan
1724 4th Ave

scale 1" = 10'

Alley

FIRST FLOOR LAYOUT EXISTING



First Floor Current
1724 4th Ave

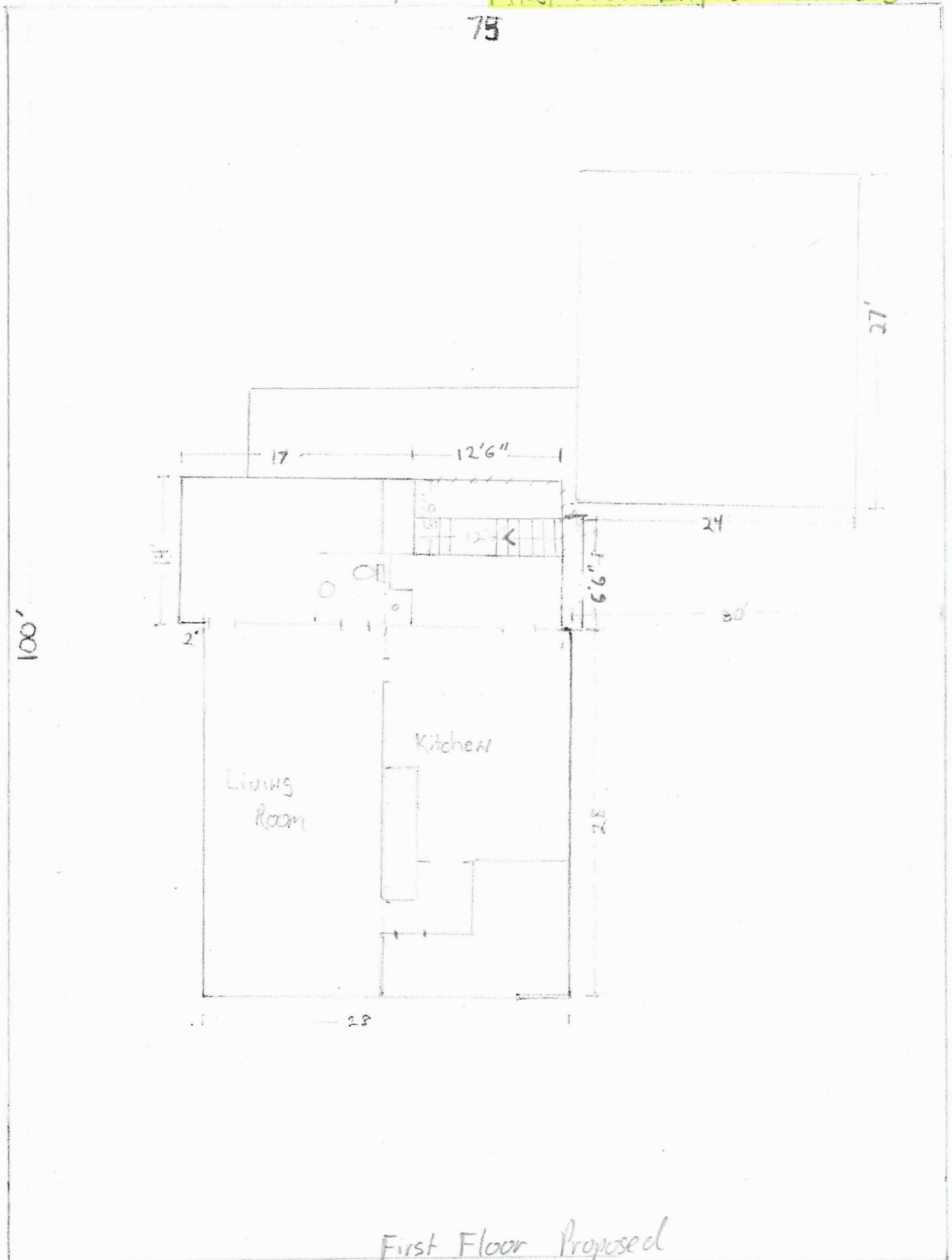
10/20/15 HRB Meeting

scale 1"=10'

Alley

FIRST FLOOR LAYOUT PROPOSED

75



First Floor Proposed

1724 4th Ave

10/20/15 HRB Meeting

scale 1" = 10'

Alley

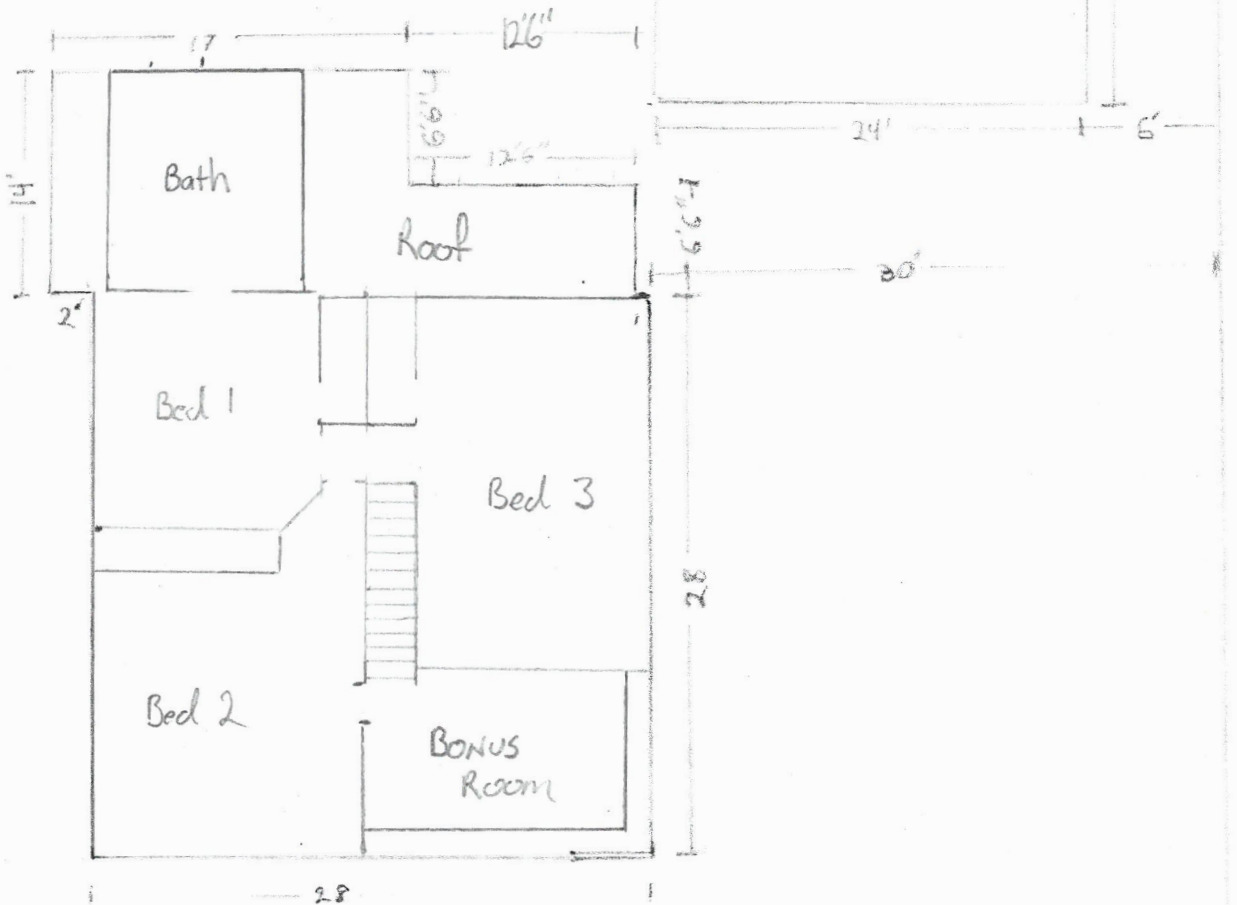
SECOND FLOOR LAYOUT EXISTING

75



100'

27'



Second Floor Current

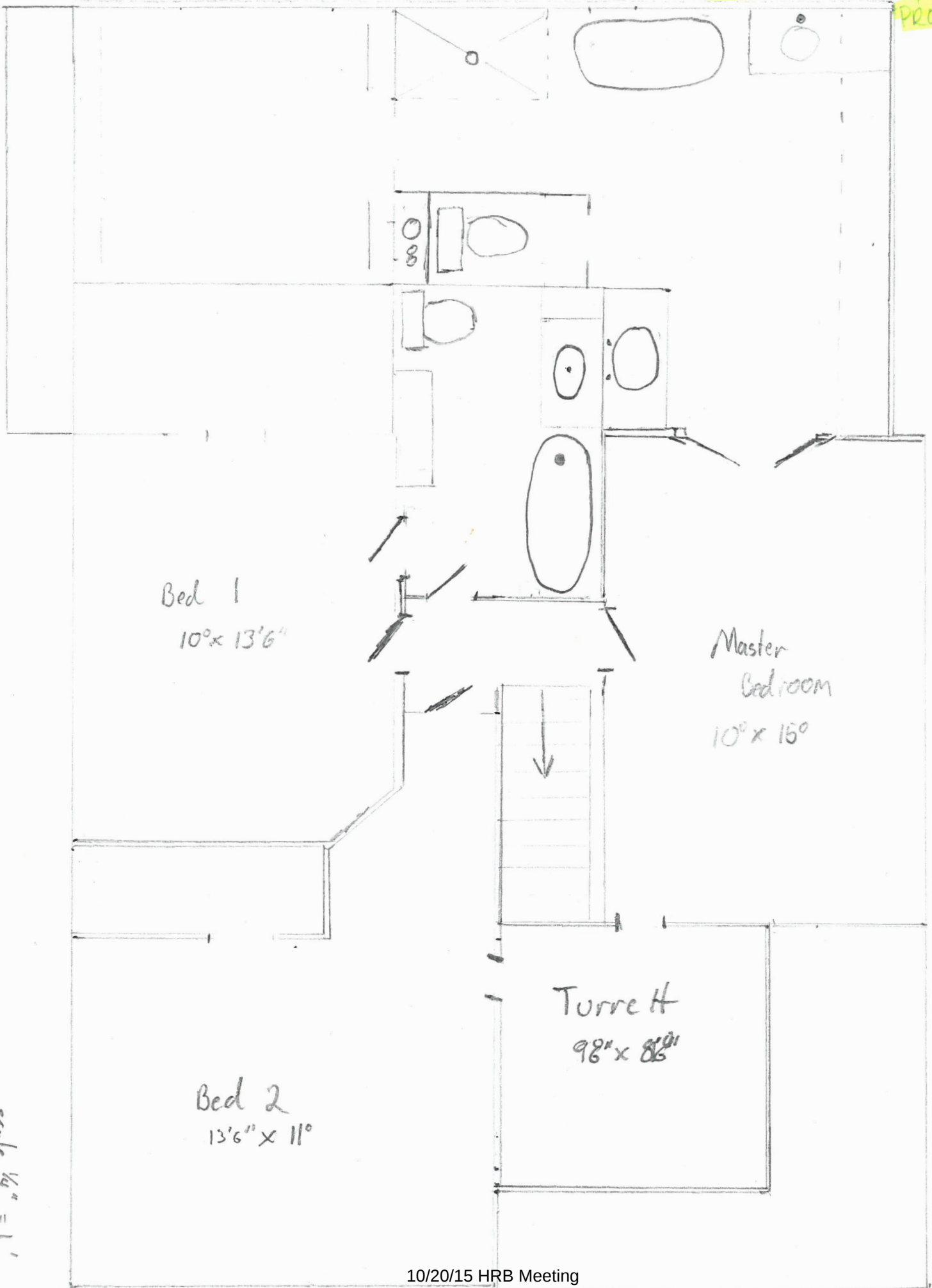
1724 4th Ave

10/20/15 HRB Meeting

scale 1" = 10'

Proposed 2nd Floor

SECOND FLOOR LAYOUT PROPOSED



Bed 1
10'0" x 13'6"

Master
Bedroom
10'0" x 15'0"

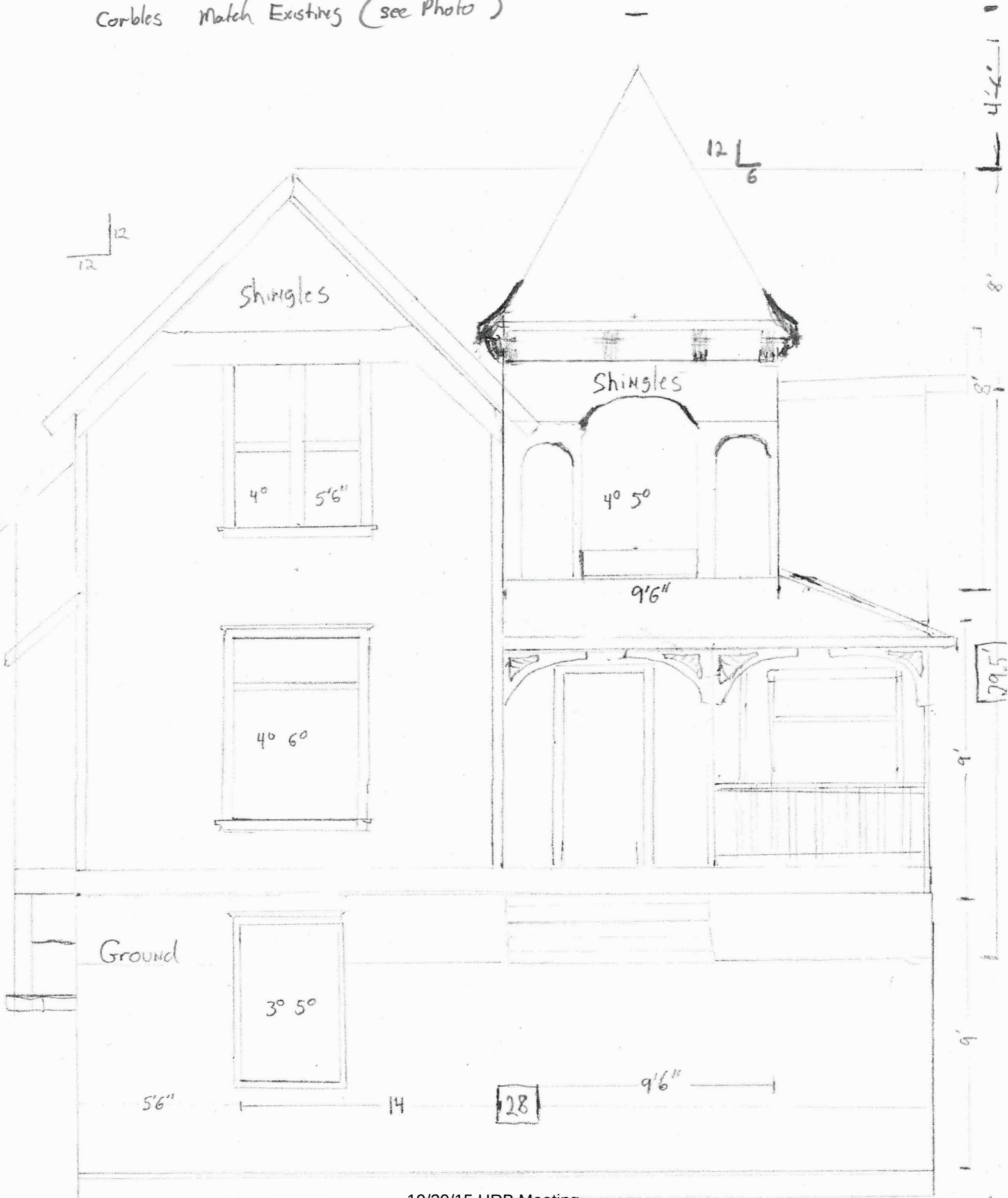
Turret
9'8" x 8'6"

Bed 2
13'6" x 11'0"

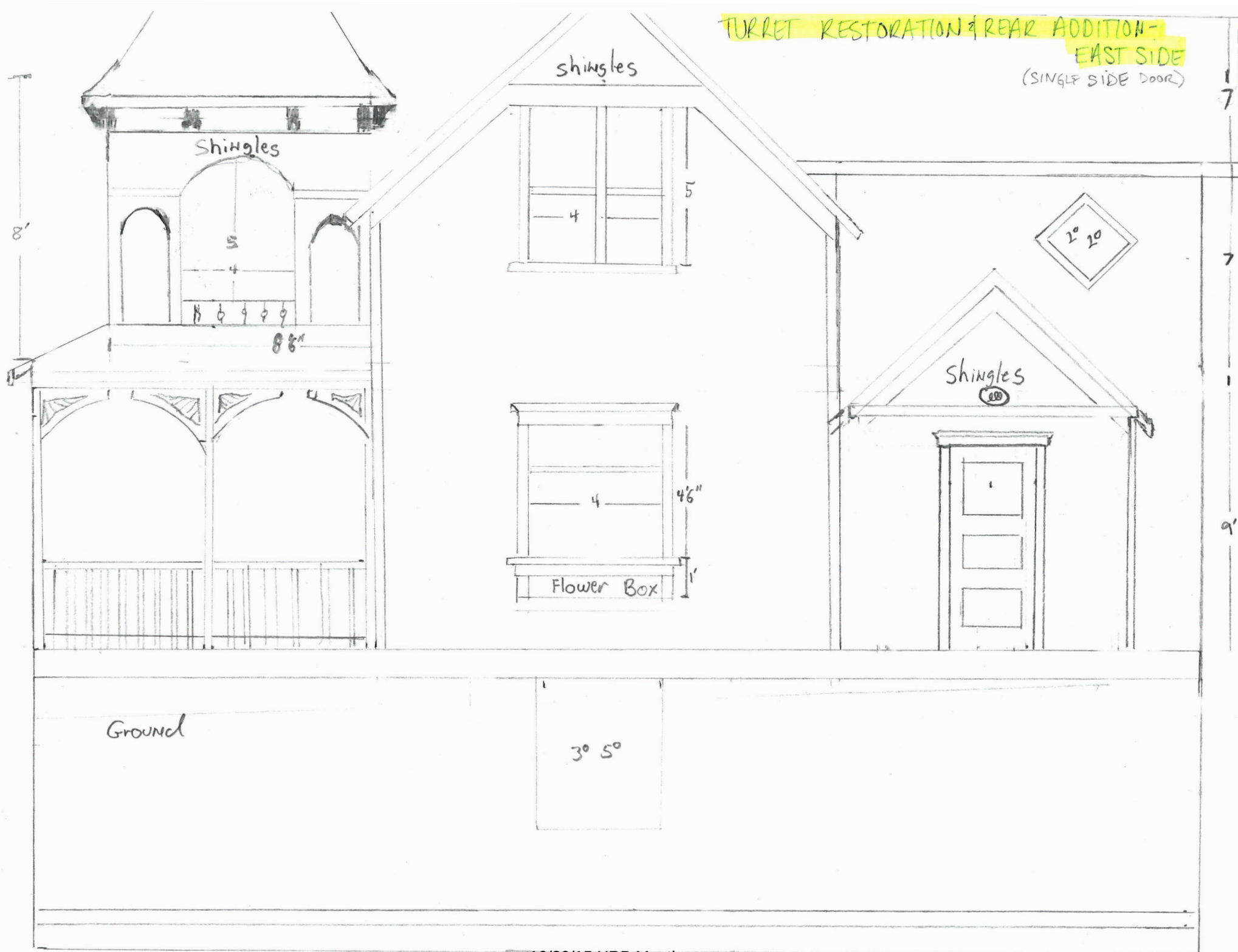
scale 1/4" = 1'

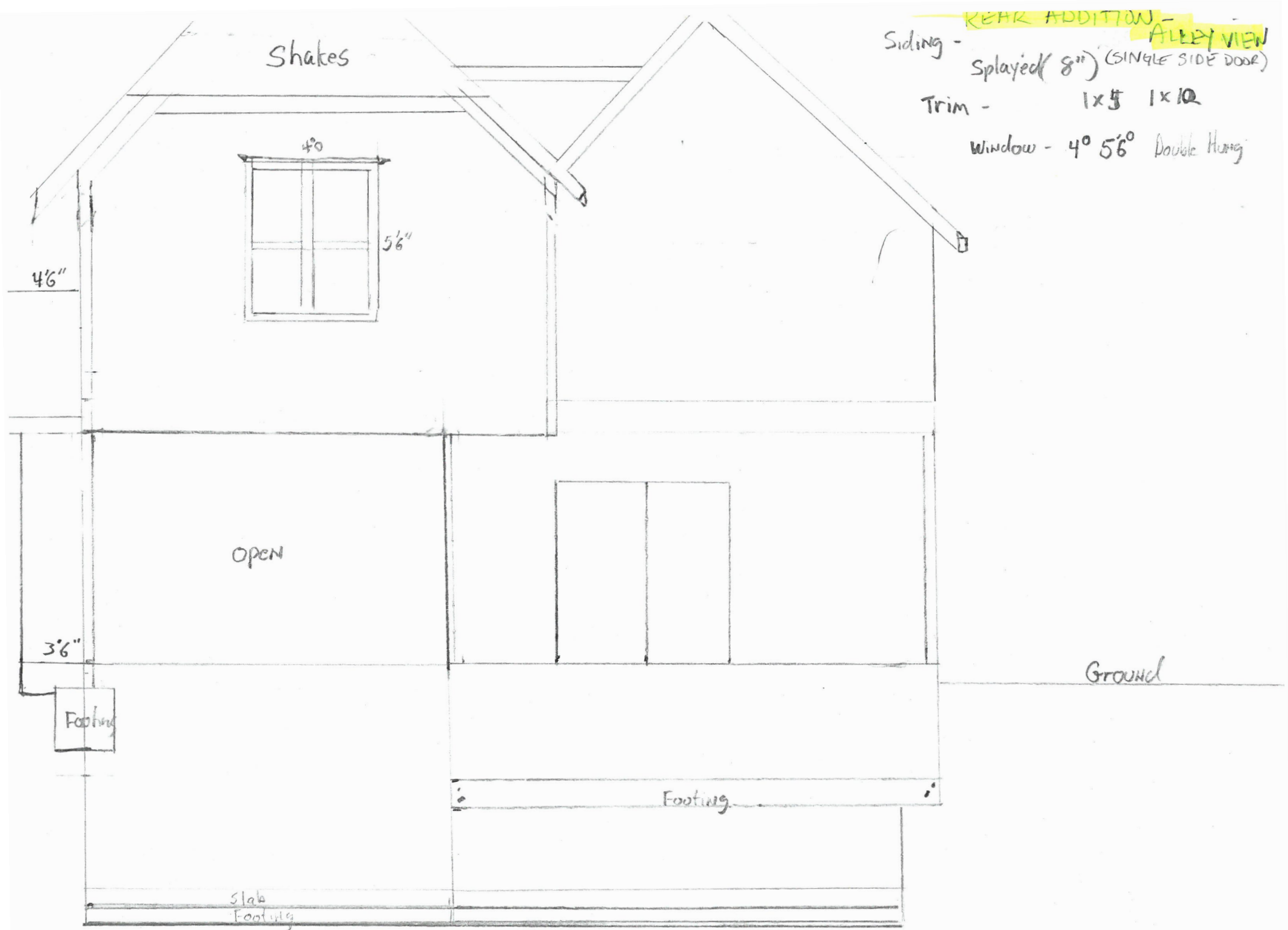
TURRET RESTORATION-STREET VIEW

Trim 1"x5" Corner Trim
 1"x10" Gable Band
 Corbels Match Existing (see Photo)



TURRET RESTORATION & REAR ADDITION -
EAST SIDE
(SINGLE SIDE DOOR)

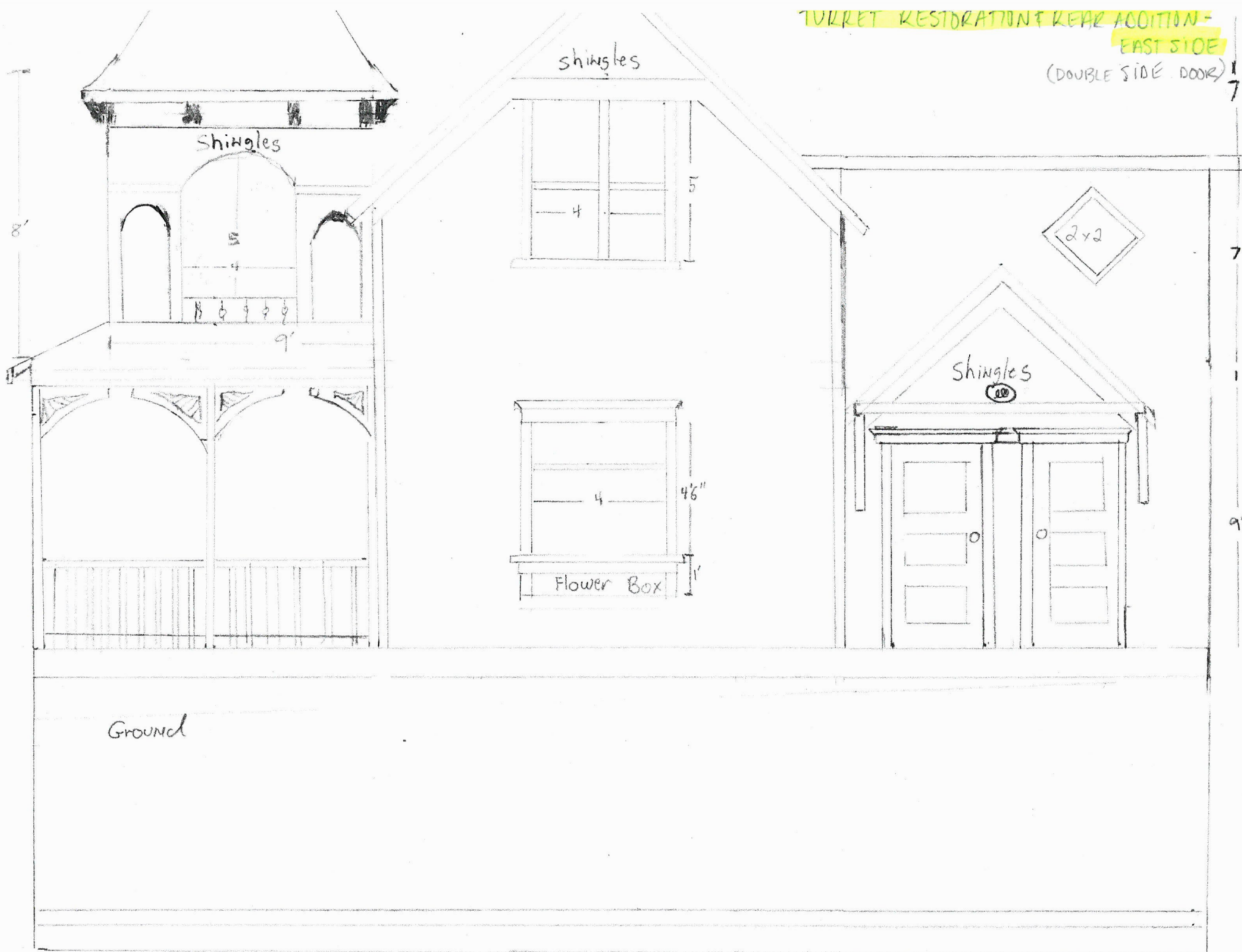


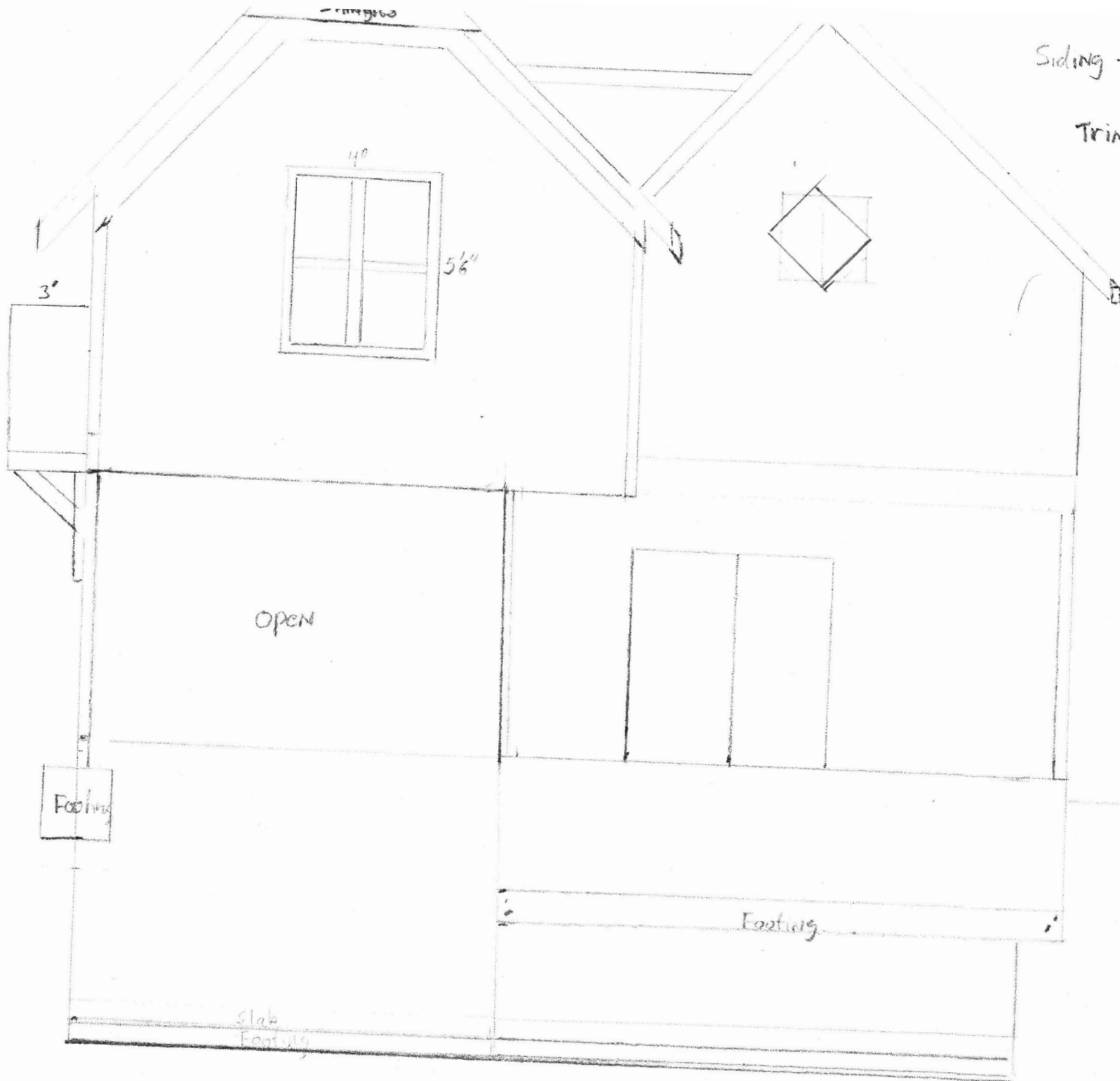


TURRET RESTORATION & REAR ADDITION -

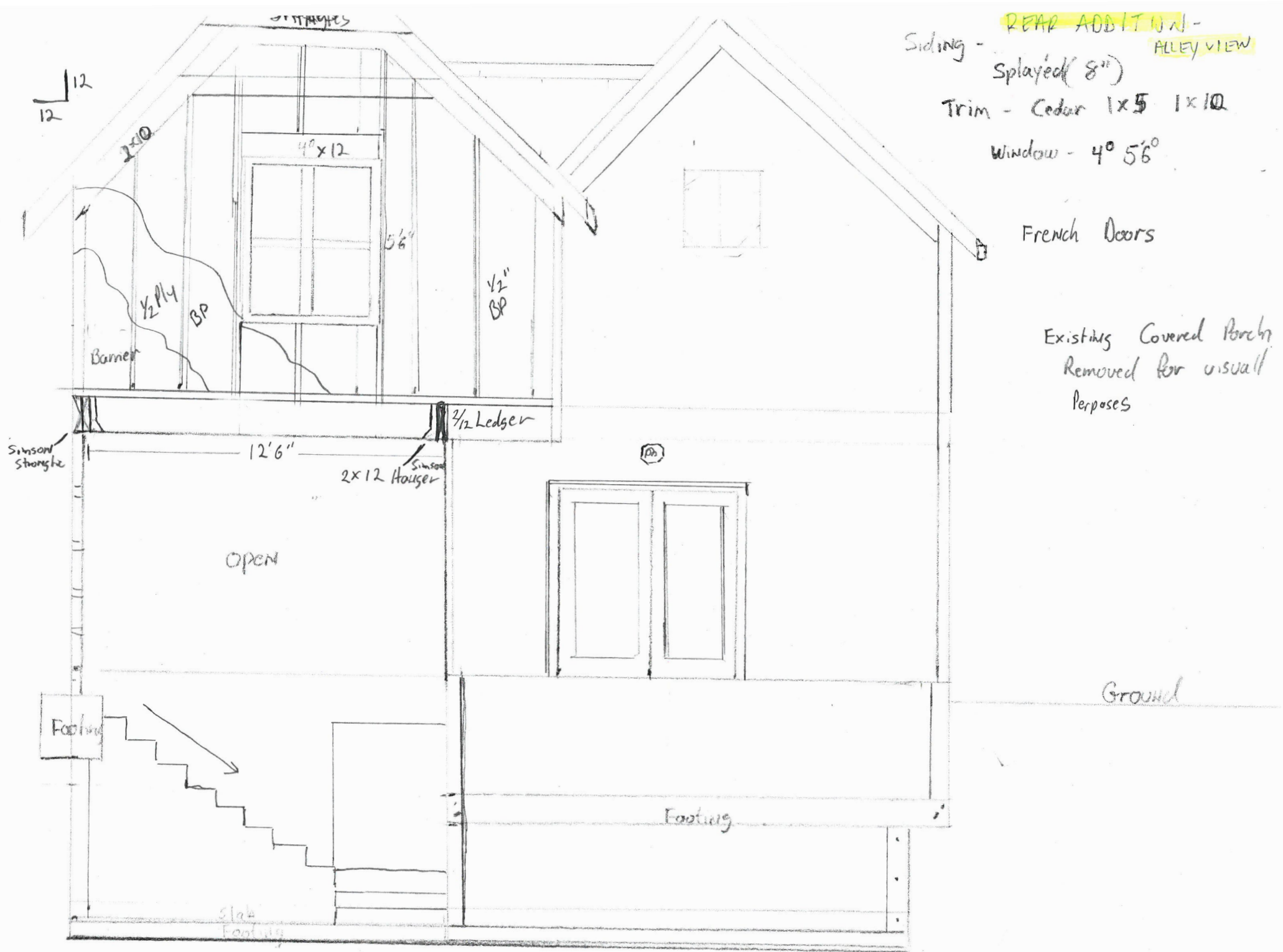
EAST SIDE

(DOUBLE SIDE DOOR)





Siding - REAR ADDITION - ALLEY VIEW
 Splayed (8") (DOUBLE SIDE DOOR)
 Trim - Cedar 1x4 1x12
 Window - 4'5 1/2" Double Hung



Turret

TURRET WINDOWS -

MARVIN FRENCH CASEMENT ARCH

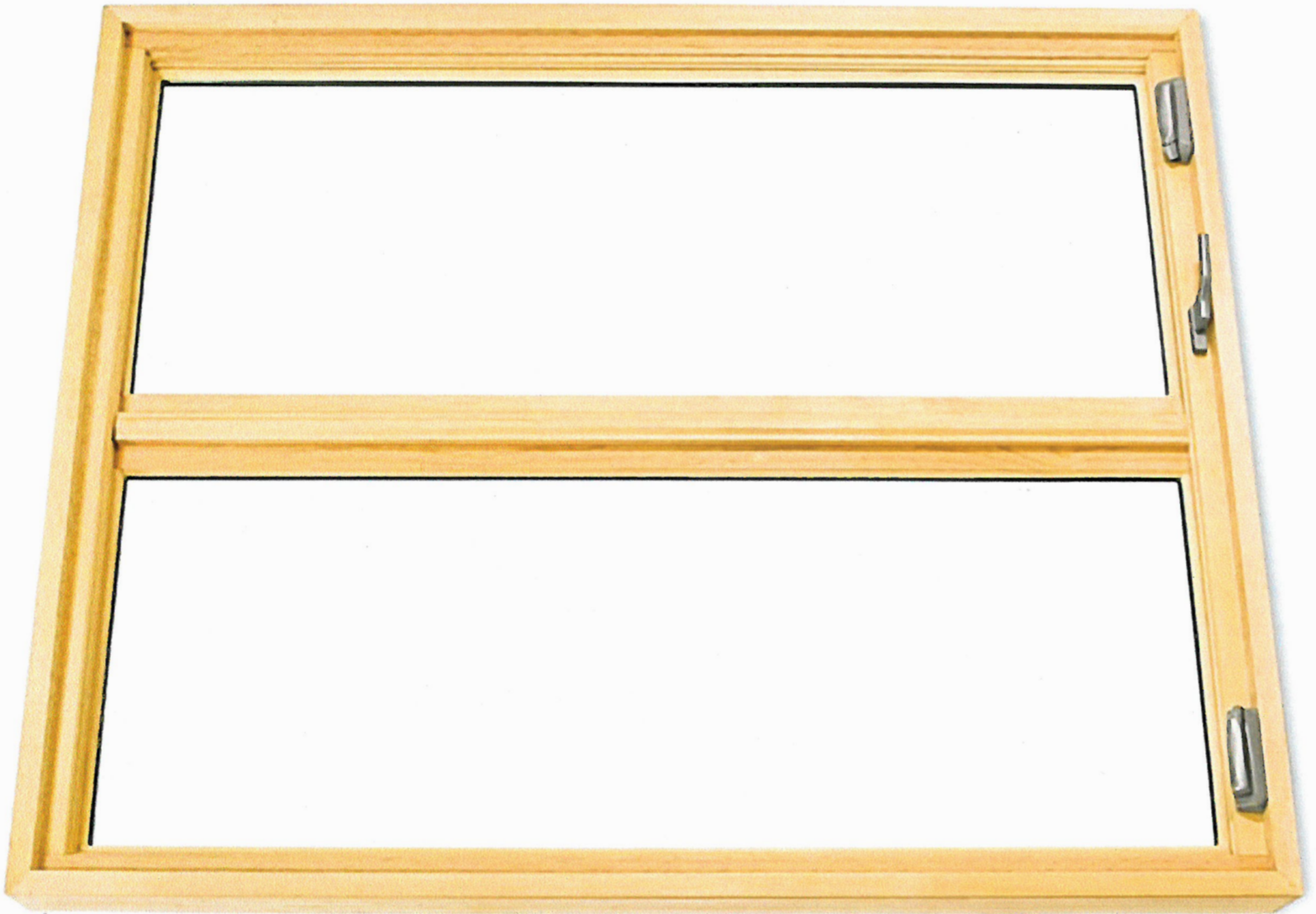
OPTION 1



TURRET WINDOWS -

MARVIN FRENCH CASEMENT
SQUARE

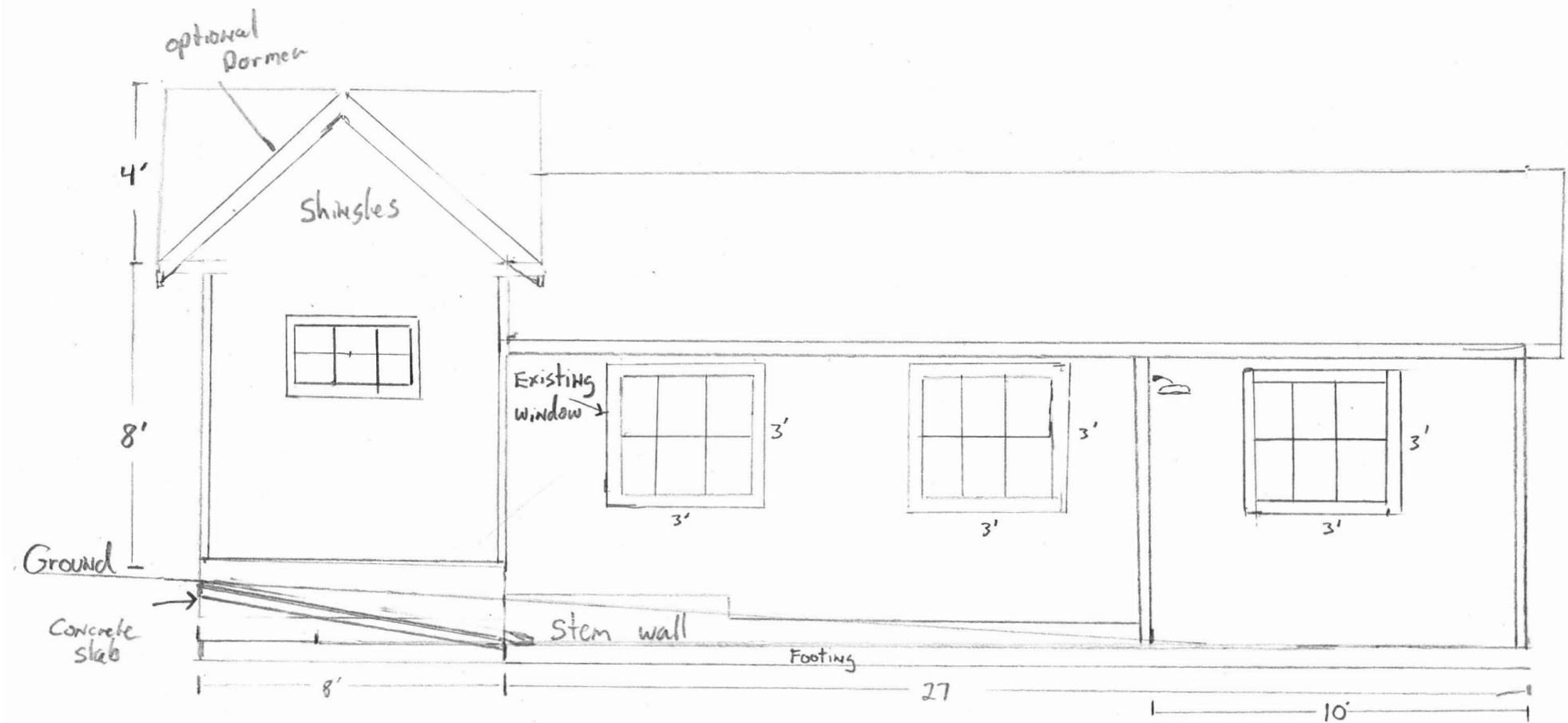
OPTION 2



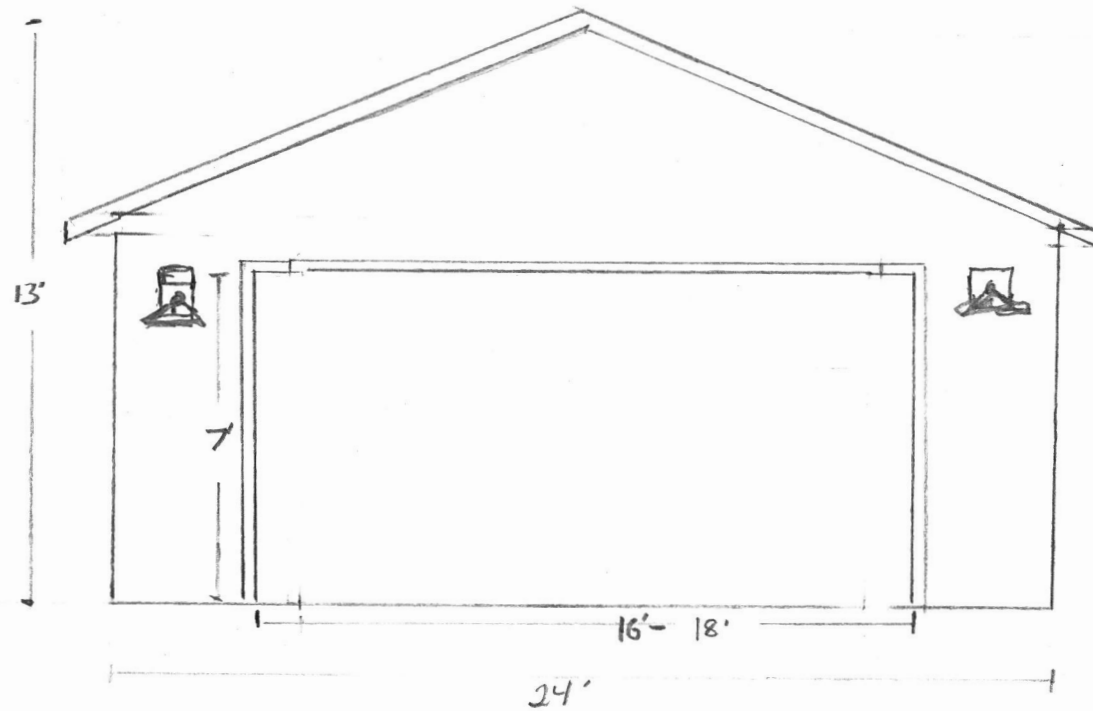
SINGLE STORY GARAGE -
STREET VIEW



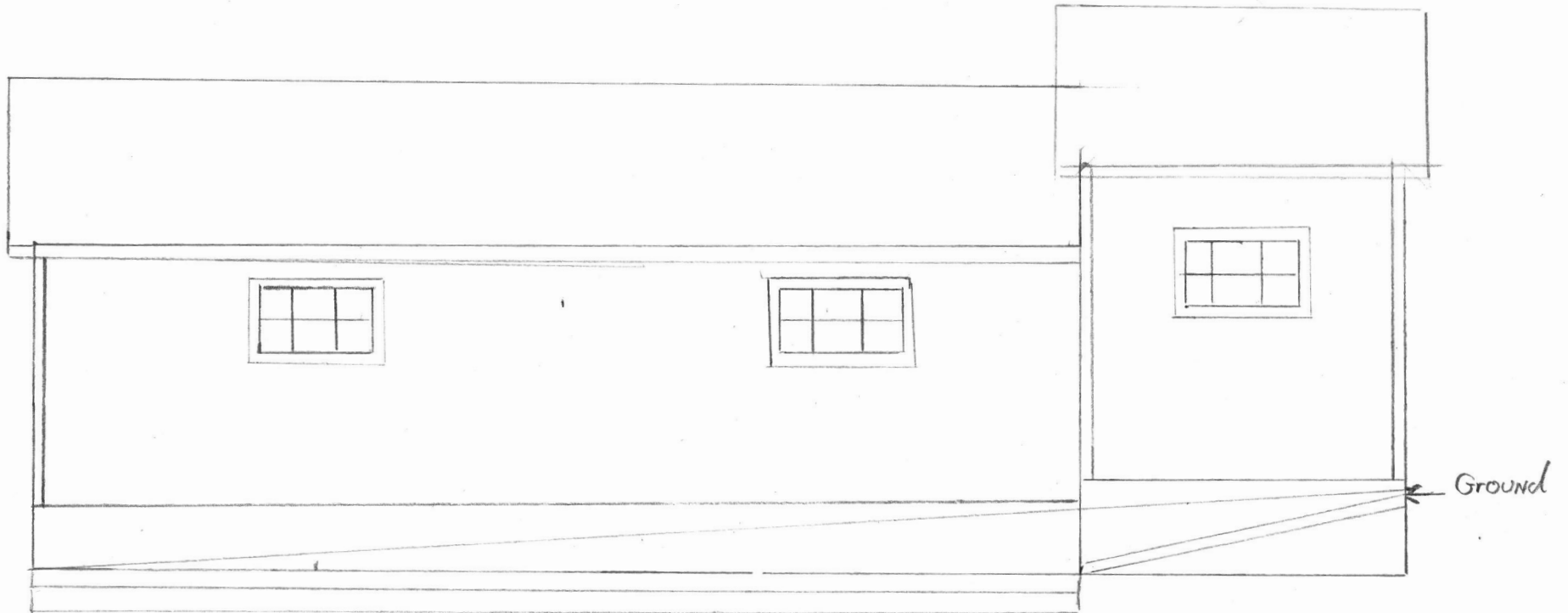
GARAGE - WEST SIDE



GARAGE - ALLEY VIEW



GARAGE - EAST SIDE



WOOD WINDOWS ON CURRENT UPSTAIRS
ADDITION WILL BE REUSED ON GARAGE
(SINGLE STORY OPTION)

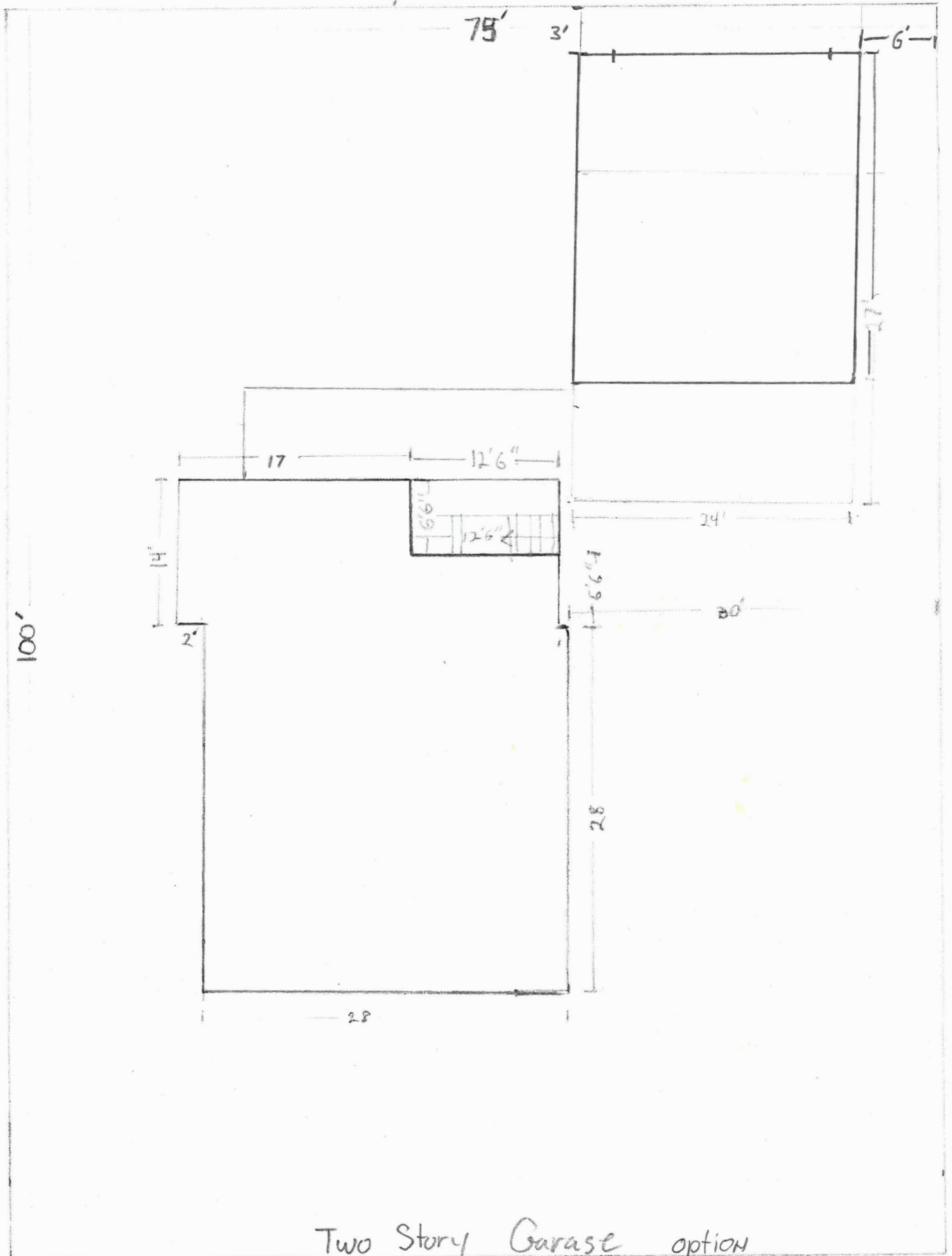


garage windows
single story



Alley

2-STORY GARAGE - PLOT MAP



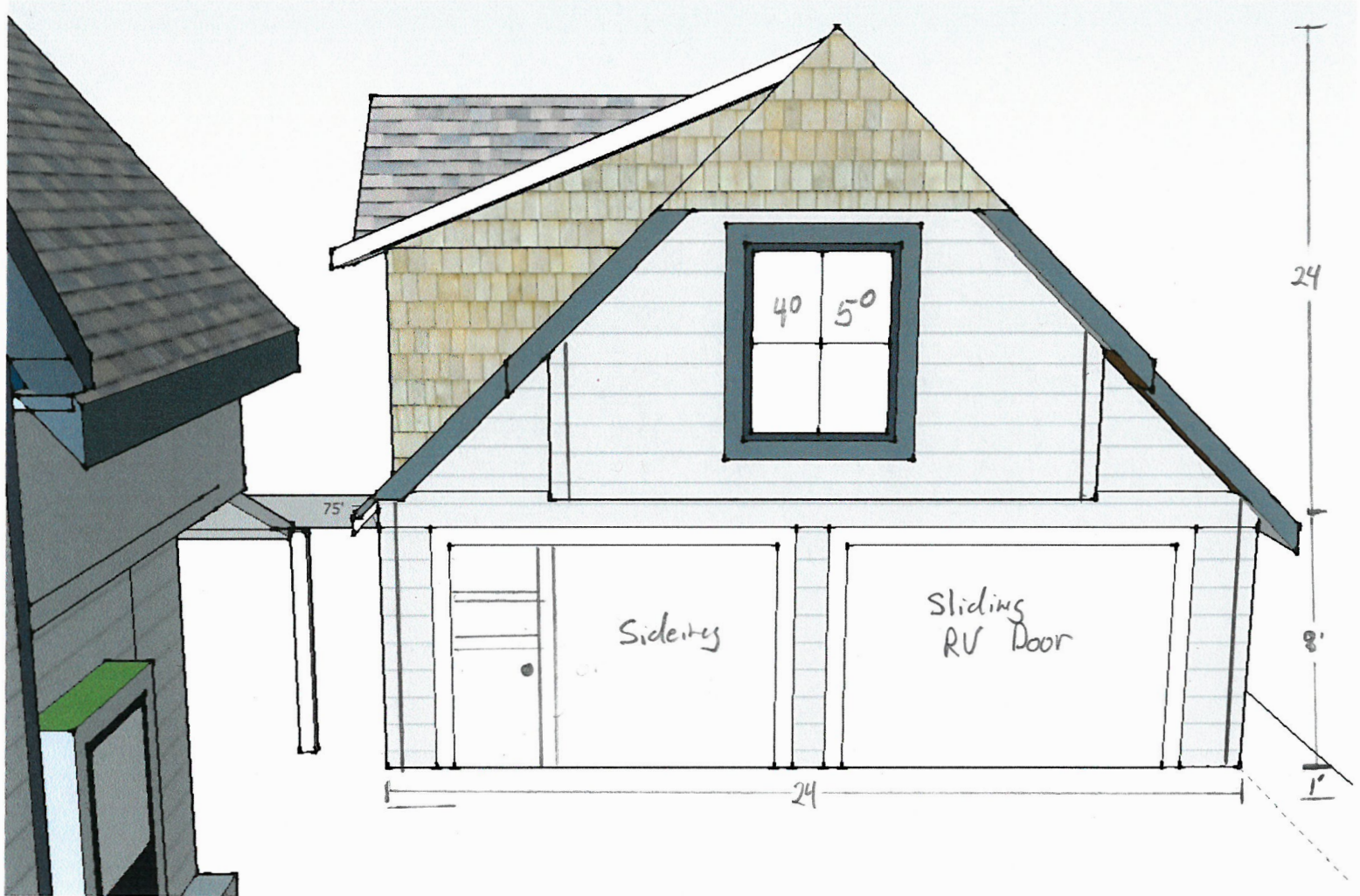
Two Story Garase option

1724 4th Ave

10/20/15 HRB Meeting

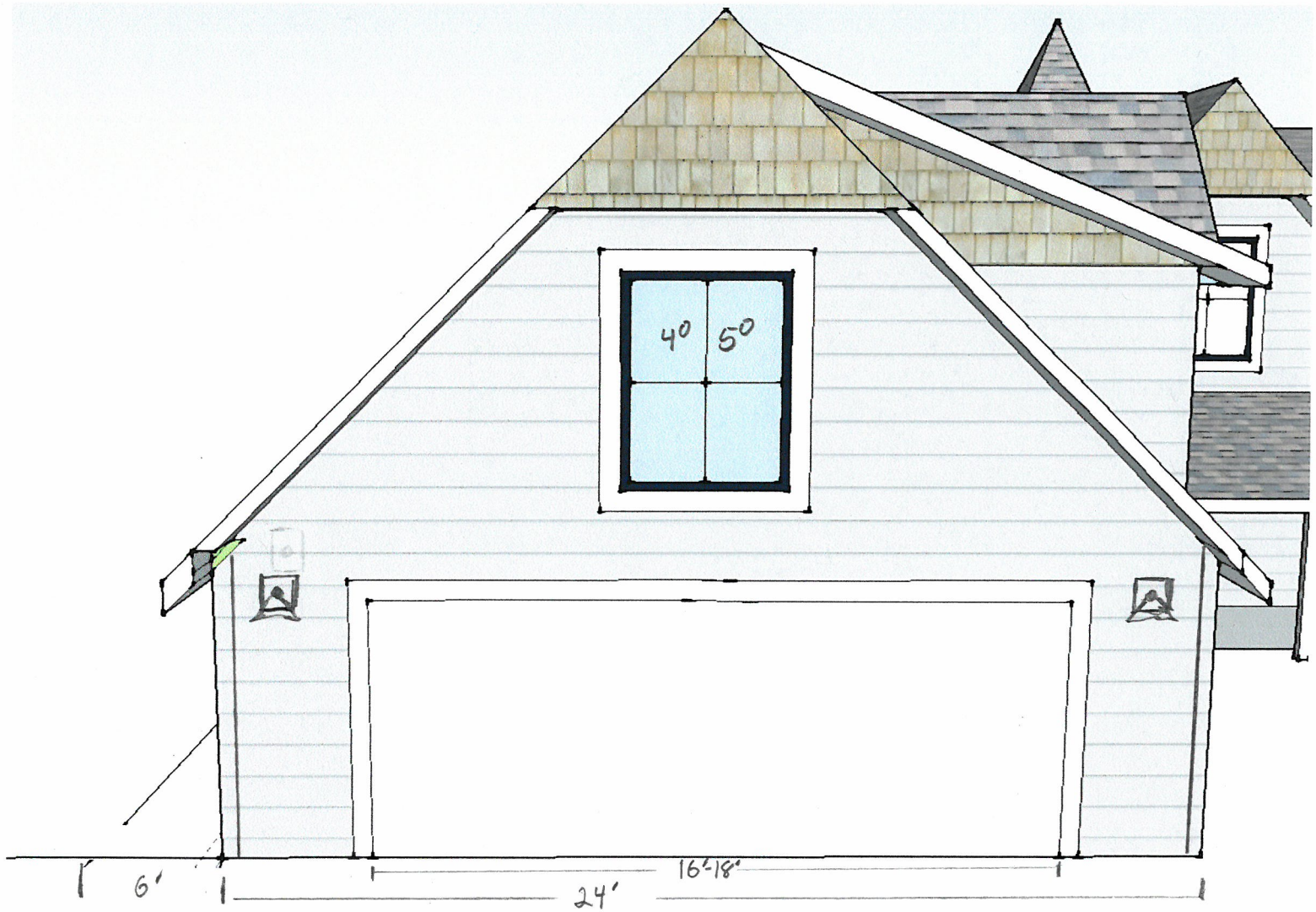
2-STORY GARAGE-STREET
VIEW

Trim - Match existing Structure
1"x5" Corner Trim
1"x5" Gable Trim



Trim- Replicate House

Corner 1"x5"
Eaves 1"x5"



Gable optional



RECLAIMED WOOD WINDOWS
WILL BE USED ON GARAGE -
2-STORY OPTION



Double Hung originals
match existing



garage man door painted

REAR GARAGE DOOR 16-18 FT WIDE

PAINTED WITH
OR WITHOUT
LIGHTS



PHOTOS APPLICABLE TO
BOTH GARAGE OPTIONS

EXAMPLE
BOARD & BATTEN SIDING W/SLIDING
DOOR



REPLICA SIDING WITH
SLIDING DOOR
EXAMPLE



LIGHTING FOR MAIN DOOR ON
GARAGE & SIDE OF HOUSE

HYANNIS PORT



B1882HPB

EXTERIOR WALL SCONCE <M>

Hand-forged Iron

Clear Seeded Glass

HPB (Hyannis Port Bronze) Finish

6.5"W 19.75"H 8.5"P 9.75"TCD

1-100W Med Base

P = Projection, TCD = Top to Center Dimension



TROY LIGHTING

Est. 1963

14508 Nelson Avenue, City of Industry, CA, USA (91744) Phone: 626-336-4511 Fax: 626-330-4266 www.troy-lighting.com

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CIRCA 1910



B9270OR

EXTERIOR WALL SCENCE <M>

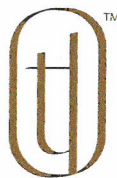
Hand-Forged and Cast Iron

OR (Old Rust) Finish

8.25"W 8.25"H 10"P

1-100W Med Base

P = Projection



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30

CIRCA 1910



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EXTERIOR WALL SCONCE <L>

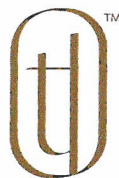
Hand-Forged and Cast Iron

OR (Old Rust) Finish

12"W 10"H 12.5"P

1-100W Med Base

P = Projection



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