



NORTH ELEVATION – EXISTING



NORTH ELEVATION – PROPOSED

proposed improvements

1. WINDOW REPLACEMENT / FENESTRATION CHANGES / DOOR REPLACEMENT:

Proposed replacement of three existing aluminum windows with reclaimed historic double-hung windows per Guideline 2, Architectural Features: Doors, Windows and Screens. Window Replacement documents will be submitted as part of the application for Final Certificate of Appropriateness.

Proposed widening of Entry to feature two doors, which we believe to be better proportioned to the front facade and consistent with similar, contemporaneous historic buildings throughout the neighborhood. (See Entry Studies). The original door height, transom height, and sidelight width will be preserved using either new, custom wood windows and doors, or reclaimed historic windows and doors.

2. PARTIAL DEMOLITION:

The existing rear addition and shed are thought to be historically inappropriate based on the materials and construction type (slab on grade, fiberboard siding, aluminum windows and asphalt roof) and state of disrepair, which poses a threat to the original 1875 home due to differential foundation movement. We propose to restore the footprint of the original caliche block home by carefully removing the rear addition and shed. Newly exposed exterior caliche block walls will be treated with hydraulic lime-based plaster per Guideline 2, Masonry and Stucco.

3. ROOFING:

The existing roof is causing many small leaks to the interior. We propose replacing the existing standing metal roof with in-kind standing seam metal roof matching the pitch, form and detailing of the original roof in accordance with Exterior Maintenance and Alternations guidelines.

4. PORCH/ PATIO:

The existing front porch consists of a concrete pad (badly cracked and separating from the original caliche walls), a mix of Doric-style columns on top of brick bases and dimensions lumber columns, wood roof framing and an asphalt roof. We proposed to remove the elements and replace with a wood pier and beam foundation, wood decking, columns, framing and ceiling, and a low-slope standing seam metal roof in conformance with Guideline 2 and historic examples throughout the neighborhood. In the backyard we propose a new shade pergola made of wood columns and framing, which loosely reflects the footprint of the original rear porch.

5. EXTERIOR ALTERATIONS:

We propose to remove the cementitious stucco with faux-block stamp and elastomeric paint on front facade and expose the historically appropriate existing caliche block structure where it is fully protected from the elements beneath the restored front porch. New, hydraulic lime plaster is proposed for all caliche block walls that are currently exposed to the elements (the northwest elevation. All rehabilitation efforts will be in accordance with the Maintenance and Alternations Guidelines.