



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

214 W MANDALAY – NARRATIVE

Requesting final approval to rehabilitate the historic house, construct a rear addition, demolish an existing non-historic garage and replace with a new one and a half story garage/ADU. The current owner acquired the house from his father, which resided at this house before him. The plan is to provide a multi-generational home where the current owner can live with his family in the main house, while his father can reside in the ADU in the rear.

The foundation will be repaired and leveled. All woodwork will be repaired in kind to match existing and repainted. All stone siding will be repointed as necessary. An existing secondary door on the east side of the house will be removed and replaced with a new Jeldwen W-2500 wood window.

The existing front porch will be replaced by a larger gable roofed porch. A low stone fence will be constructed on the front yard to create an outdoor patio space. The proposed fence will be 3ft tall on the solid portions with 4ft tall wrought iron gates. The proposed fence will reuse salvaged stones from the rear wall of the house.

A non-historic rear addition will be demolished and replaced with a new addition. The proposed addition will step in by 12 in. on both sides to differentiate new from old. The new addition will have Hardie board and batten siding. It will also have a gable standing seam metal roof. All new windows will be Jeldwen W-2500 wood windows.

The existing garage structure is constructed using dimensional lumber and the walls are sitting on a concrete footing which appears to be of non-historic age. The existing structure is severely deteriorated and at risk of collapsing as the walls are kicking out. The existing garage will be replaced with a new one and a half story structure to include a two-car garage, an ADU and an office. The proposed structure will have two shed dormers to minimize the structure's height, and the floorplan will be inset on the west side to break up the mass. The siding will be a mix of Hardie board and batten, and 4" lap siding. The roof will be standing seam. All new windows will be Jeldwen W-2500 wood windows.