

ROBERT MOORE ARCHITECT

Major Landmark Alteration Design Narrative

Project: Daniels Residence Bathroom, Porch and Guardrail Addition
Address: 1220 McDonald Avenue, Santa Rosa, CA
Date December 10, 2021

Project Description

The existing non-contributor, 2-story single family residence is located in the McDonald Historic District. The residence has been remodeled several times since construction in 1963:

1973	New Fence on Park Street
1974	Cabana covered patio Addition on East facade
1985	Utility Room Addition on West facade
2006	Entry Columns and Roof Pediment Addition
2020	Window replacement

Proposed Scope of Work

1. Add 126sf Bathroom Addition to the existing Cabana. Extend the existing Cabana 5' to the 15' setback from back of sidewalk. All exterior finish materials (i.e., lap siding, composition shingle roof, etc.) to match the existing finishes
2. Add 206sf of porch on either side of the existing Front Porch Addition. The porch addition would extend approximately 6' from the West façade of the residence and be constructed of used brick to match the existing porch.
3. Add a paint grade wood guardrail to the existing Second Floor Balcony. The balcony originally had a metal guardrail, see attached photo. The guardrail is to be painted off white to match the existing residence. Also, replace the existing second floor west facing bedroom windows with French doors to match the existing windows recently replaced.
4. Add 2-Entry Pilaster to match existing 6' high by 24" square used brick Pilasters
5. Repair the existing 50-year-old fence on Park Street. The existing fence is constructed with T-1-11 siding has evidence of dry rot and is in disrepair. The plywood is to be replaced with new 1 x 6 redwood board on board fencing.

The cost of construction from Harkey Construction is approximately \$100,000.



Connor home, 1220 McDonald Avenue