

RESPONSE TO BOARD COMMENTS on May 15th, 2019

Height and massing of house:

The house destroyed by fire was 1790 square feet of spreading add-ons. The replacement house is comparable at 1789 square feet, but is concentrated in much smaller footprint of approximately 26 feet by 39 feet. This is in keeping with the compact nature of the other neighborhood houses.

The foundation size has been minimized due to construction costs. The Soils Report lists the lot surface as 2 feet of unstable fill, requiring either extra-deep footings or post & beam construction.

Many of the two-story houses in the West End have a low ceiling first floor, often partially below grade. A high ceiling second floor, reached by front stairs, is the main floor.

Our Replacement House has a nine foot ceiling first floor and an eight foot ceiling second floor, making the ridgeline between two to five feet above most other houses in the West End. The proposed ridgeline is approximately 28'-4" above grade, well below the allowable 35' height restriction. (see submittal sheets AP-1 & AP-2)

Windows:

We have received an \$18,500 estimate from the modular manufacturer to upgrade the vinyl windows to wood clad. While we would love to have more historical-appearing windows, we are working with an exceedingly tight budget due to being under-insured. As exterior mullions can't be done with the vinyl windows, they have been re-designed since the first proposal, replacing the large front picture windows with two smaller ones and adjusting the East and West windows for a more balanced appearance. A second window has been added to the upstairs Master Bath, aligning with the Dining Room windows below. The Greenhouse window has been replaced with a projecting bay window and roof. (see submittal sheets D5 & AP5)

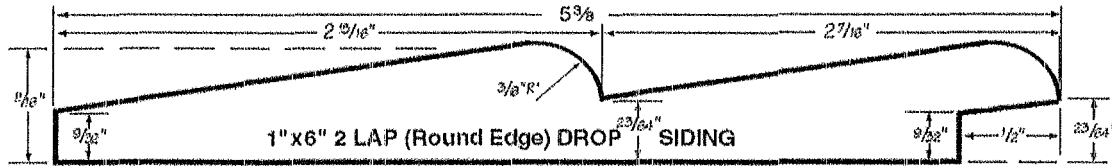
The Second Dwelling Unit dormers have now been pulled back into the roof line, which greatly improves their appearance. (see submittal sheet D7)

General Appearance:

Decorative millwork has been included at both front gables and at the front porch posts. The front gables are faced with "Fish Scale" round-edge shingles. Decorative railings have been added to the front porch and steps. The front porch light is now shown as a "Carriage Style" wall-mounted lamp. (see materials sheet AP5)

Siding:

The original redwood siding was 1"x6" 2 lap round-edge drop siding on the 1890's original house and on the 1920's add-on.



This was covered over with aluminum beveled siding on the North and West elevations facing the street. (estimate at least 60 years ago)

The two-story addition built in the 1950's used the larger beveled siding, as did the Garage addition in the 1960's and the Master Bath addition done in the 1970's.

Due to both budget considerations and the previous house's historical context of using beveled siding, we request approval to use the standard Hardie Plank beveled siding. (see sheet AP3)

Brought up during the Board Review but not included in the written comments:

The previous lack of traffic visibility at the West 6th Street and Pierson Street intersection, due to house, plantings, and fence.

The proposed Replacement House will be set back an additional five feet from the previous house, creating the required 30 foot "View Triangle". The rosebushes in the front planter strip will be re-located, and the two remaining bushes at the corner will be removed. The low branch on the walnut street tree will be removed, and both street trees will be pruned. (see sheet AP4)