

# Proposed Renovations – 403 Brown Street

- Remove non-original second story addition
- Construct new detached garage and studio
- Construct 180 sf addition on southwest side of house
- Repair / renovate exterior and roof
- Add fencing on east and north
- Remove holly

# 403 Brown Street

- California bungalow built in mid-1920s
- Contributor to Burbank Gardens Preservation District
- Prominent front porch with rock piers
- Clad with wood shingles



# Early photographs – 403 Brown Street



# Remove non-original second story

- Built late 1940s or early 50s
- Exterior siding and windows do not match house
- Built without sufficient bearing walls for support
- Steep and narrow interior staircase

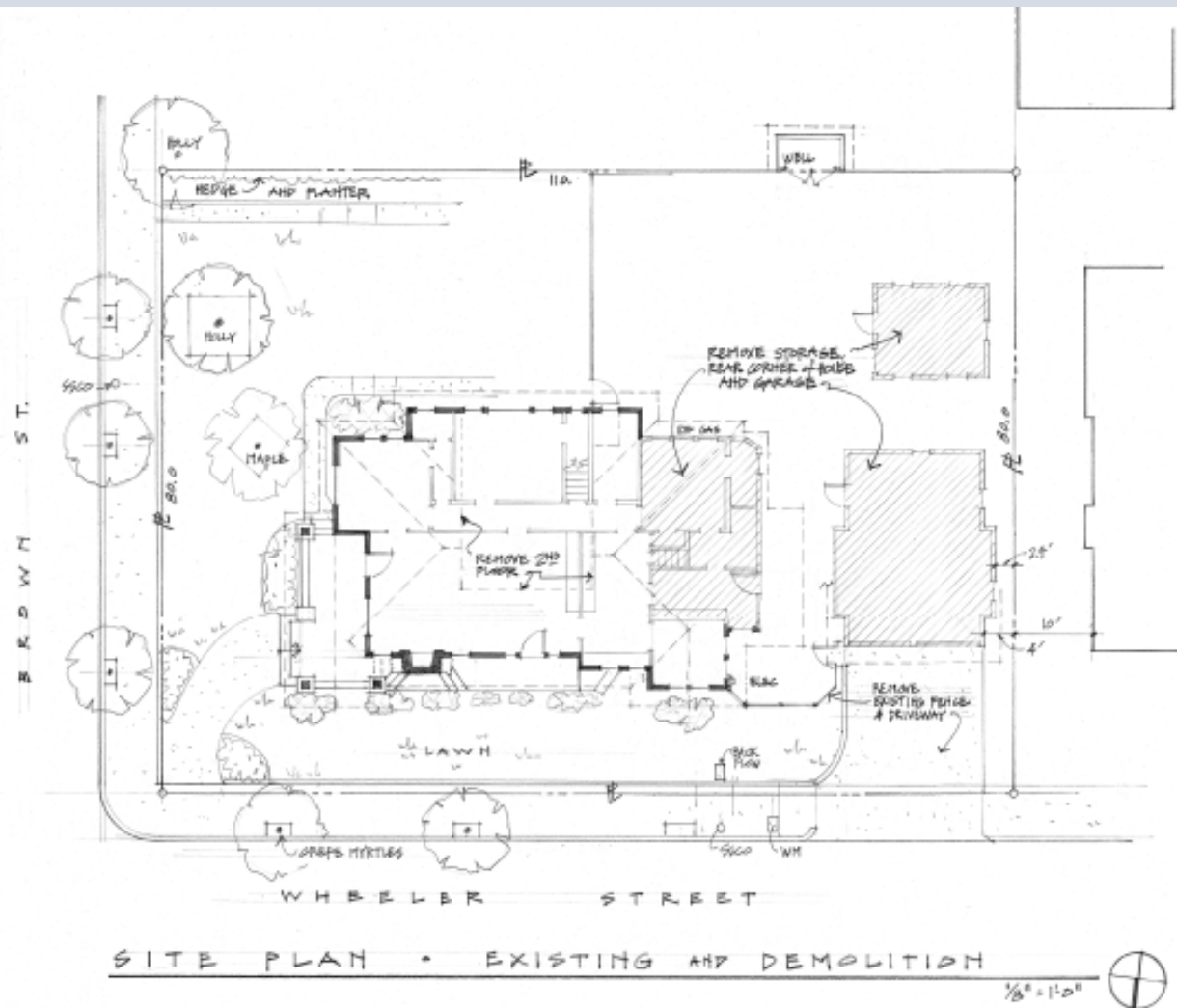


# Replace garage and utility building

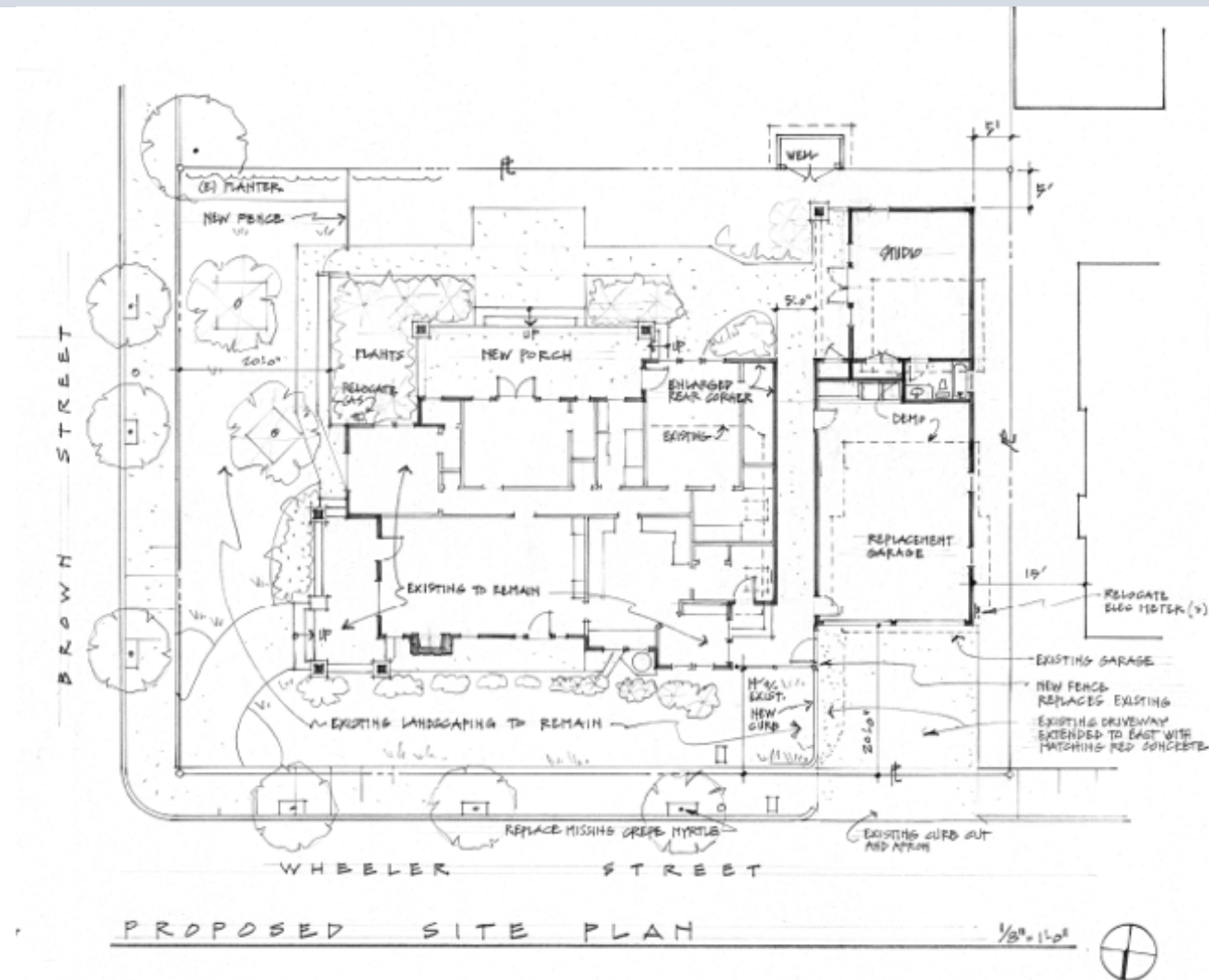


- Construction dates unknown
- Numerous modifications have occurred to both
- Significant damage to the structures due to dry rot, termites and lack of maintenance
- Garage grade level was low, resulting in flooding
- Buildings not historically significant
- City permitted demolition in August 2019

# Existing Site Plan



# Proposed Site Plan



# General Repairs to House

- Replace roofing materials
- Repair foundation as needed
- Repair wood structure as needed
- Replace 6"x36" wall shingles with like
- Restore original windows and doors
- Repair cracks in concrete porch floors



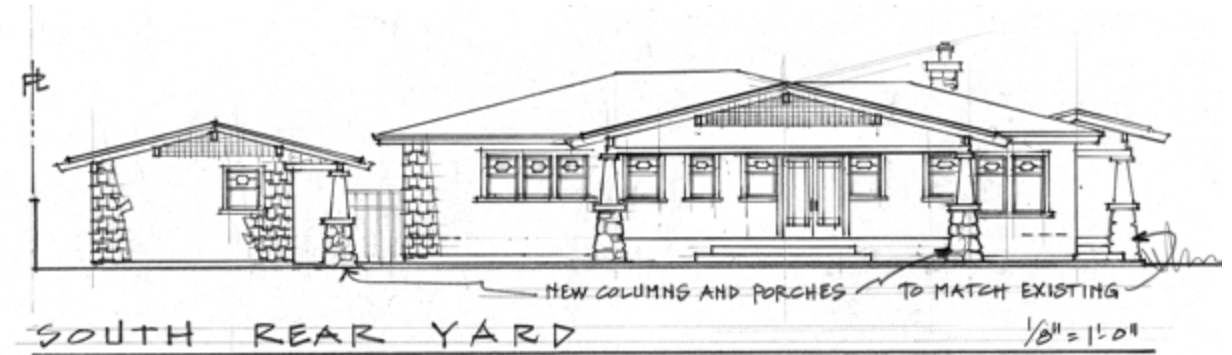
# Proposed renovations – East Elevation

- Restore original light fixtures
- Add new, relocated fencing



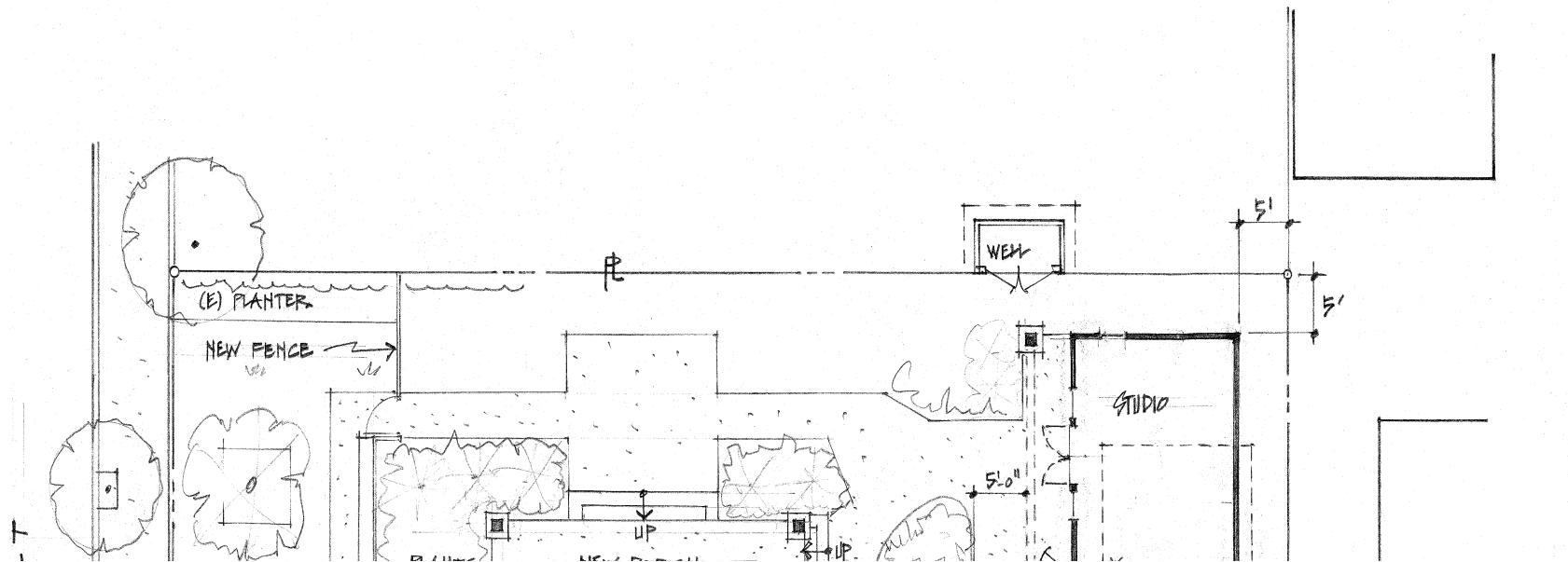
# Proposed renovations – South Elevation

- Remove southwest addition
- Replace with 180 sf addition
- Extend south gable to create new porch
- Remove two windows and install French doors



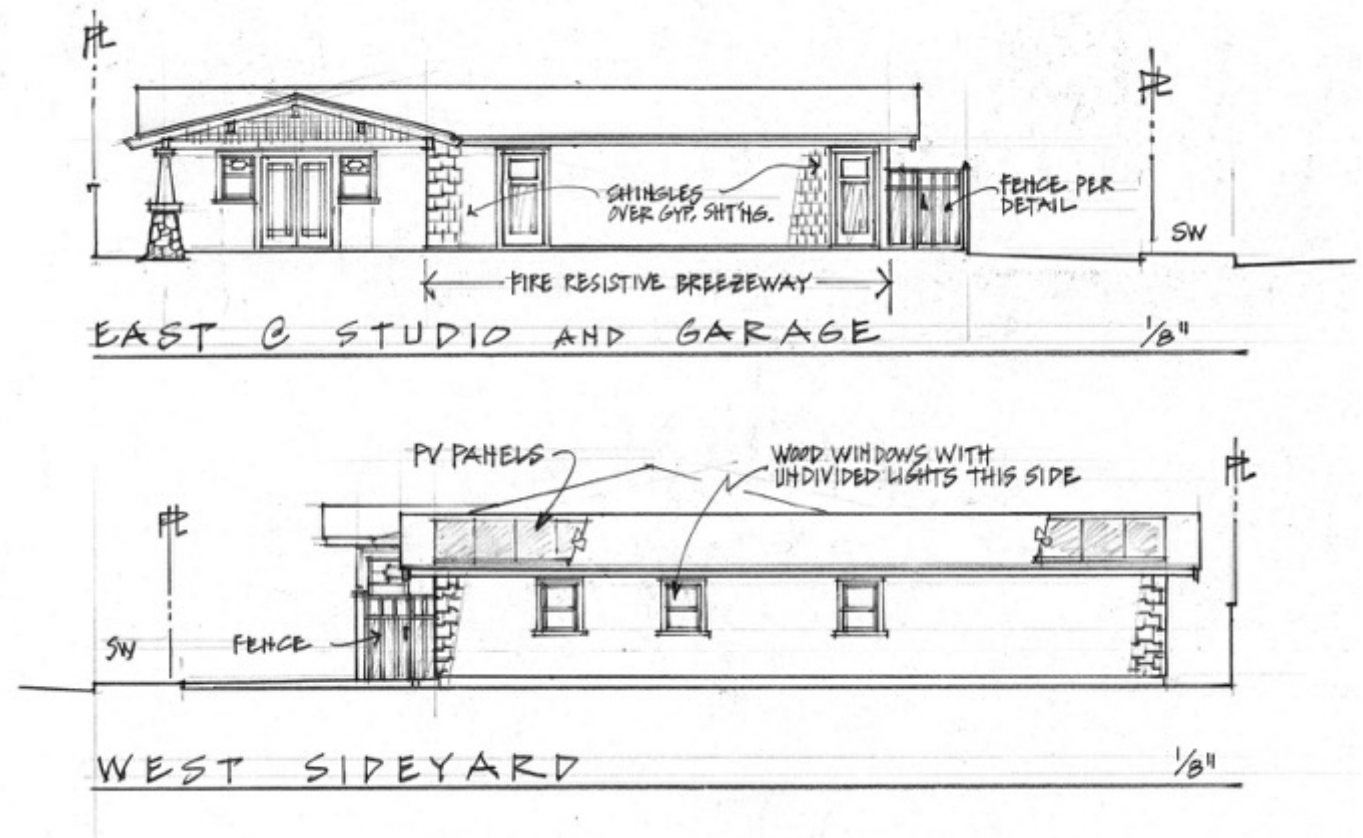
# Proposed renovations – North Elevation

- Restore original light fixtures
- Add new, relocated fencing
- Evaluate and restore fireplace as needed



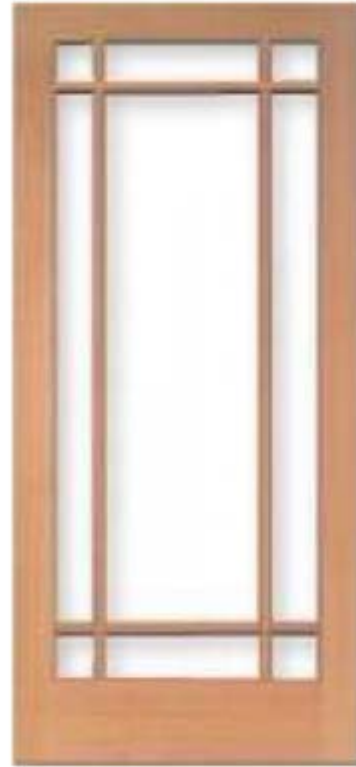
# New Garage / Studio – East and West Elevations

- Build new porch similar to porches on the main house
- Reuse original windows removed from house for French doors

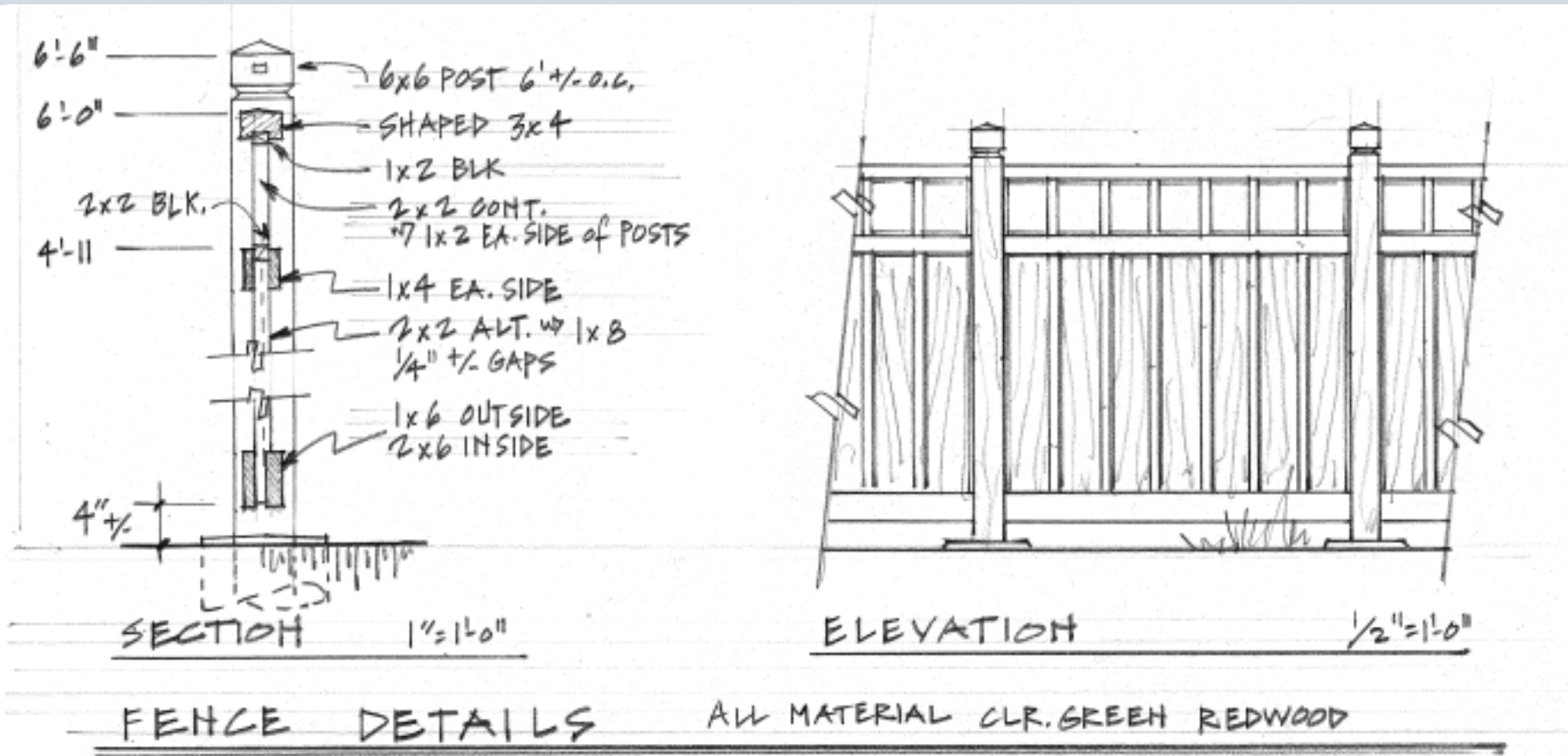


# Architectural Material

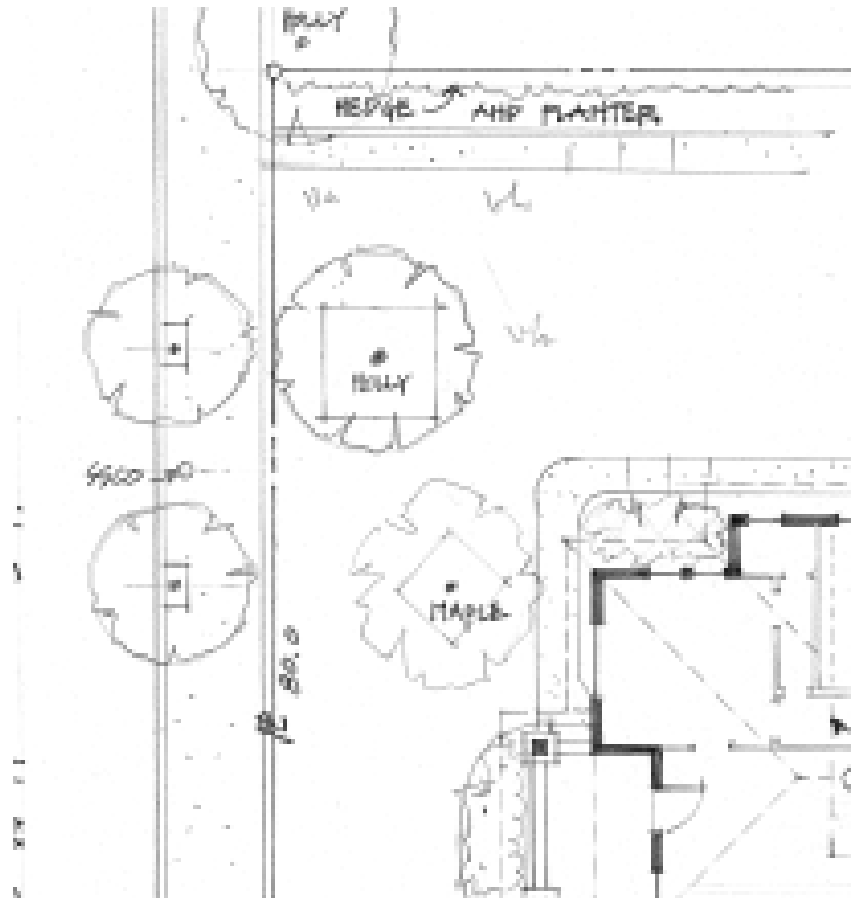
- Match existing architectural style of the building
- Restore and reuse existing windows and other building materials where possible



# Craftsman Redwood Fence Detail



# Holly



# Prior renovations – Cherry Street District



701 7<sup>th</sup> Street



545 Humboldt Street