

2.2.21

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Re: LMA20-012  
659 Pine St.  
Santa Rosa, CA 95404

### **Project Description**

#### **Residence**

Existing residence was originally constructed c.1928. Horizontal aluminum siding has been applied over the original 1x horizontal 3 lap wood siding. Cultured stone veneer was applied over porch wall and concrete slab has been poured over original wood porch. (c.1968) Floors have settled and require leveling and foundation upgrades. Porch has settled approximately 4" and deteriorated and requires roof framing repair and replacement of slab. South wall of residence is compromised due to foundation settlement and will require siding repair. All original windows have been replaced with dual glaze vinyl sash windows. (c.1988)  
Dates are estimates based on material availability.

We are proposing to renovate the residence. Floors are to be leveled and foundation repaired and reinforced. Aluminum siding is to be removed and original siding is to be retained where feasible. Where retaining original siding is not practical it will be replaced with wood 1x horizontal 3 lap siding. Porch is to be removed and reconstructed per plan. Street facing vinyl sash horizontal vent windows are to be replaced with fiberglass sash single hung windows. New construction and materials will retain the character of the residence.



## **Shed Removal Accessory Dwelling and Site Work**

Existing 16'x19' shed is located at the rear North East corner of the property less than 1' from East side property line and 2' from the North rear property line. Shed is a single wall wood frame structure constructed on grade with no foundation and a dirt floor. Structure has no electrical, plumbing, or interior wall finish. A pair of barn doors with one partially operable provides access on the South side street elevation. Both doors have been sheathed with plywood and one has been fixed closed to provide lateral stability due to structural degradation. Doors are not sized to accommodate vehicle parking. A 9' wide asphalt drive extends from the back of sidewalk to the shed. Plan is attached for reference.

We are proposing to remove the shed and construct a single story ADU in the approximate location. We are requesting that 2' rear and side yard setbacks be allowed to accommodate the new structure. Setbacks are in keeping with the general character of the neighborhood and will maintain or slightly increase distance from neighboring properties. Period compatible materials are proposed to ensure that the new structure will enhance adjacent properties. Asphalt driveway is to be removed and replaced with a carriage drive of concrete, synthetic turf, and interlocking pavers per plan.

## **Conclusion**

Project has been designed to renovate existing while maintaining the character of the existing site and structures. New materials are complimentary to original construction and will add longevity to deteriorating structures and enhance the existing property and neighborhood.

