

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Historic Landmarks Commission Design Review Subcommittee Worksheet

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

November 16, 2005 DRC

H04-037. Proposed Commercial building at the NW/C 2nd and Devine Sts

List Historic Site Features	How is Project Compatible?	How is Project Differentiated?	Suggestions
<p>1. Shape 2-story with projecting bays and front porch 33 – 38 feet in height</p>	Subservient height of 18 feet	One-story 18 feet in height	Maintain compatible scale
<p>2. Roof <i>Shape, slope, materials</i> 7:12 Roof slope Gable fronting 2nd St. Composition shingles • Shed roof porch on 2nd St.</p>	Gable fronting 2 nd St.	4:12 Roof slope	<ul style="list-style-type: none"> • Tile Awning on 2nd St. • Traditional clay tile shingles
<p>3. Recesses and Openings, Projections <i>Size, scale, proportion, materials, details</i> Front porch Projecting 2nd story bays/gables, • Deep-set wood windows</p>	Central projecting bay on Devine St. Operable transom windows	Low, early California stucco Metal Windows	<ul style="list-style-type: none"> • Deep-set windows with traditional sill detail
<p>4. Materials <i>Siding, Site</i> Wood lapsiding; Queen Anne Victorian trim</p>	Wood trim	Stucco siding Tile Base	Hard-trowel traditional cement-plaster finish

<p>5. Spatial Relationships <i>Setbacks, alignments</i></p> <ul style="list-style-type: none"> • 18' 2nd St. setback to main building • 13' setback to porch • Raised 1st floor height 		<p>13' 2nd St. setback to main building</p>	<ul style="list-style-type: none"> • 18' 2nd St. setback to main building • 13' 2nd St. setback to shed roof • Match raised 1st floor height on 2nd St with (limestone or terra-cotta tile, or stucco ledge detail) base, turning corner for the depth of front porch, step down on Devine St.
<p>6. Details</p> <p>Queen Anne Victorian wood trim and detailing</p>		<p>Simplified detailing</p>	<p>Heavy, thick, traditional load-bearing wall details</p> <p>Traditional mission light fixtures</p>
<p>7. Maintain Historic Features</p>	<p>Setback from Historic Structure Low height allows views of side elevation</p>		<p>18' 2nd St. setback to maintain visibility of Historic Structure from street</p>