

Johnston Residence - 523 B St.

SCOPE OF WORK:

Connecting the two upstairs sections of the house.

When the rear section of the house was added in 1992 the new second floor was not joined to the second floor of the original structure, creating the perception of two separate structures. Our plan is to join the two second-floor sections while maintaining the appearance of the original historic structure. The changes to the exterior would involve a connection of the roof lines, and a bank of period-correct windows with a shed roof that allows an interior hallway connecting the upstairs rooms. A matching row of windows on the north side of the roof would be added to allow light into the structure created by the joining of the two second-floor sections.

Replacement of non-functional windows.

Virtually all the original windows have long been painted shut. Multiple layers of paint and what looks like automotive body filler has been added over rotten and damaged wood. Our plan is to have the windows reproduced in identical appearance and dimensions of the originals, with dual glazing for insulation and noise reduction.

Replacement of period-incorrect chimneys.

When the 1992 addition was built, chimneys were added that are visually in conflict with the original architectural features of the house, even though in the plans submitted to the city the chimneys are indicated as brick. The oversize chimneys are framed and clad in wood and are visually similar to chimneys that you would find on a modern townhouse or condominium. The plan is to reduce the volume of the chimneys, more in keeping with a chimney of the period and clad the structure in thin brick facing to create a period-appropriate appearance.

Widening of garage doors.

The one-car garage was also added during the 1992 construction. Apparently, the intention was not to use the structure as a garage because the opening is barely wide enough to allow even a small car to enter safely. We would like to widen the opening and have custom doors built in a similar style. We would retain the hinge system which will easily support doors of the size and weight that we're proposing.

Enlarging and enclosing the southern porch.

The porch on the southern side of the house is part of the 1992 addition. We would like to increase the depth of the porch 44 inches, up to the point where the addition starts (and the original structure ends) and enclose the porch in dual-glazed windows. Per your request I have included photographs of thirteen similar sun porches in the neighborhood. I only photographed the examples that were in easy walking distance from 523 B St. and only the examples that would be similar to the sun porch we're proposing, i.e. examples where you would go through a sun porch door before reaching the entrance to the house, or where

the porch is directly adjacent to an entrance door. In the design phase we would ensure that the window framing and detail is consistent with the style of the house and proportionately appropriate. I also want to make sure that the Historical and Cultural Preservation Committee understands that the existing south porch is new construction from 1992. None of the proposed work on the south porch (enlarged porch space and glazing) would physically modify the original 19th century structure.

Expansion of the east wall of the garage.

The garage was built in conjunction with the 1992 addition. Because the interior space of the garage is minimal, we would like to extend a section of the east wall to provide space for a workbench. The existing window would be reused in a similar location in the extension.

Reduction of rear deck.

We would propose reducing the size of the deck that was built between the 1992 addition and the garage (also added in 1992). The previous owners who built the 1992 addition had built an above-ground hot tub that was accessed by the deck. The hot tub was later removed, and the deck filled in. We would prefer more square footage at ground level rather than a deck whose original purpose has been modified.

The gate to the rear deck (part of the 1992 construction) will be repaired but not replaced.

Materials, finishes, colors.

Regarding landscaping, we haven't formalized any plans but we're in favor of hardscaping to lower water usage, either in the style of the existing brick pathways or flagstone pavers. The previous owners, in preparation to list the house for sale, spread gravel and bark over the area not covered by lawn. It has always been our intention to provide this area with a more period appropriate look.

The current colors will be continued, an off-white and light grey. The current composite roofing will also be matched. After evaluating existing roof condition, the structure may require extensive re-roofing. To be determined.

The existing perimeter boxwood hedge will be maintained. We are researching period trellises for the south elevation to control the bougainvillea, so it doesn't have to be nailed directly to the siding as is now the case.