

Johnston Residence – 523 B St.

EXISTING CONDITIONS:

From your letter: Within this HSPAR application, four (4) site photographs have been provided. Two (2) of those site photographs were taken during a previous project for rear alterations.

The two photographs you reference from the previous project were submitted as hard copies to show the scope of the 1992 addition. The entire back half of the house (included a part of the original 1860 construction and what is believed to be an earlier addition was demolished to provide for the 1992 addition. (See additional photos below taken during 1992 addition.)

CURRENT SITE PHOTOGRAPHS:



South Elevation. This photo shows the 1992 addition which includes the porch between the two sets of windows. The two windows in the addition are original to the 1860 construction and were removed from the north elevation before it was demolished. (see page 6)



West Elevation on B St. This original facade will not be affected except for the replacement of non-functional windows with identical reproductions.



View from the southwest. From this angle the original construction from 1860 ends at the right-hand edge of the triple window.



North elevation (from neighbor's yard). The 1992 addition begins at the drainpipe to the right of the single-hung windows behind the tree and includes everything to the left edge of the photo.



View of the 1992 addition from the northeast.



Garage is part of the 1992 addition.



After widening, the garage doors will retain the existing hinge system



The above photo shows the 1992 addition in progress. The porch is yet to be built in this picture. At the peak of this original roof is where the unnecessary chimney was added.



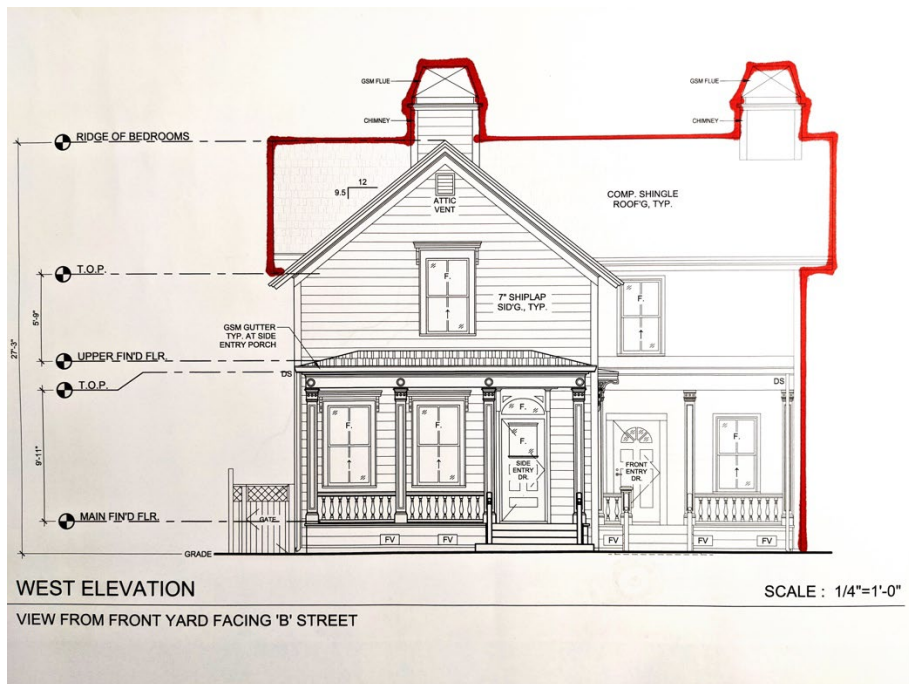
This photo shows the demolition of the eastern end of the house. Although this was an earlier addition, this part of the house included the original kitchen.



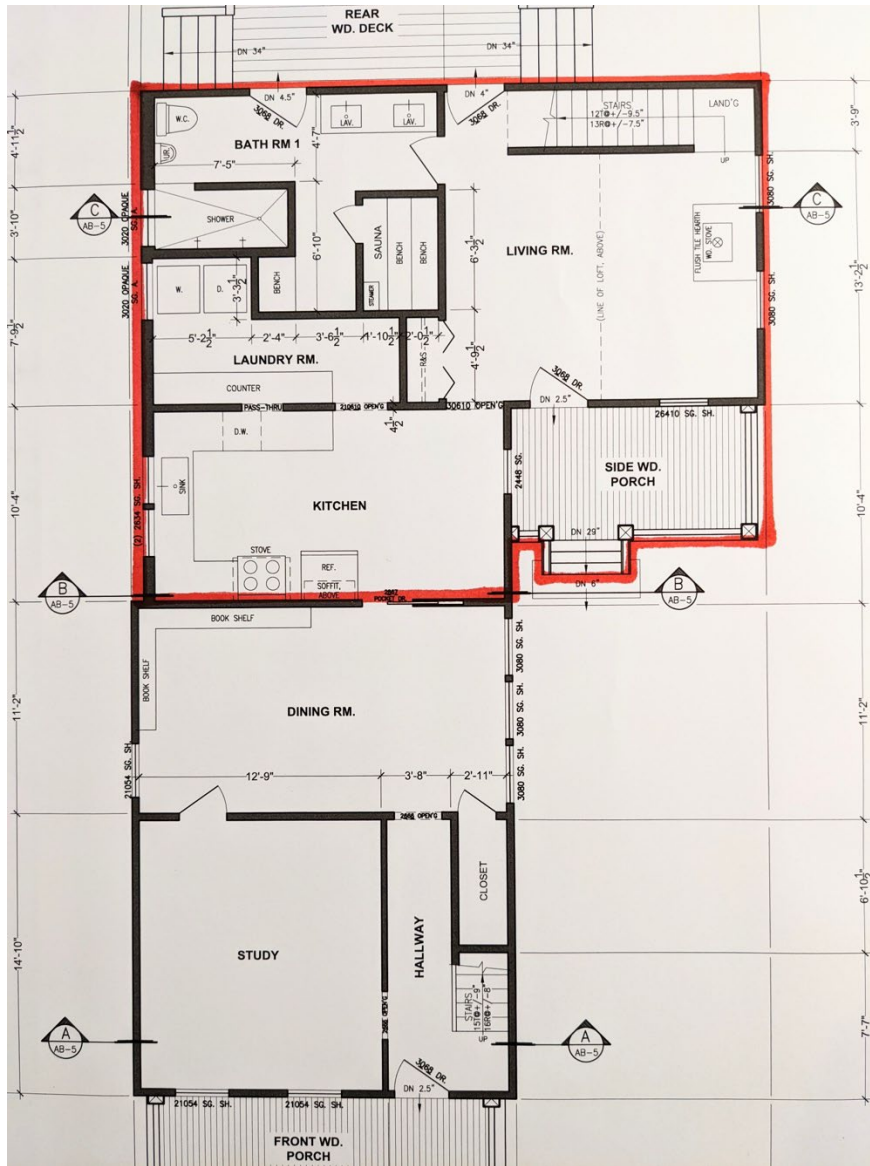
These two original windows on the north elevation were removed, separated and relocated on the south elevation.



Existing South Elevation. Red line indicates 1992 addition



West Elevation (fronting B St) Red line indicates 1992 addition.



Existing Plan View. Red line indicates 1992 addition.



Signboard posted during the 1992 construction. Note that the proposal featured authentic chimneys that were not constructed. The brick-faced chimneys are more in line with what we're proposing.

DEAR NEIGHBORS

PARDON OUR LOOK, BUT
HERE'S WHAT'S HAPPENING.

HISTORICAL CONCEPTUAL DRAWINGS
DARRELL JAMES YEE, AIA
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