

Narrative Statement/Project Justification Letter

618 F Street was purchased with the intention of restoring & remodeling the home and garden in keeping with the architectural integrity of the existing home and Old North Davis neighborhood as a single family owner occupied residence.

The home was in very poor repair and required extensive remediation including, pest control, dry rot repair, roof replacement, removal of non permitted remodeled space including an attic conversion and the removal of carport structures per the City of Davis Resale Inspection.

The initial scope of the project was to make the improvements/changes required by the City Resale Inspection and then rent the home while Design Review and remodel plans were prepared. The work undertaken to meet this scope unveiled a myriad of additional problems with the house including inadequate foundation support, including a small pop out that had no foundation at all and far greater dry rot than discovered through the City inspection. Removal of the non permitted stairs to the attic revealed an attic landing that had not be headed out, ceiling joists were being used as floor joists and the complete downstairs kitchen ceiling had to be reframed. At this point it appeared that interim cosmetic changes would not be sufficient to make the house rentable so the scope was changed to include a full interior remodel of the kitchen/living space and structural repair of the foundation and ceiling system in preparation for the attic conversion.

The design plans submitted for review with this application include an addition of 180 square feet to the South elevation. This addition sits back 16 feet from the front elevation of the existing home and allows for the redesign of the lower floor to include a front entry, laundry, powder bath and first floor master bedroom with bathroom and walk in closet as well as the existing living room and remodeled kitchen. The second floor attic space will include an open loft space, bedroom, bathroom and closet.

All replacement windows have been carefully selected to replicate the original double hung mullioned windows. The original paint scheme has been kept with the addition of black as an accent color.

In addition, replacing the carport, an 399 square foot two car garage with a second story partial attic ADU studio space of 320 square feet that includes a kitchen, bathroom and walk in closet has been designed in keeping with the existing home.

The original home is a bungalow with eyebrow dormer windows on both the front & back elevations with a ridge height of 23'. The ADU unit has been carefully designed to incorporate the same eyebrow dormers and the ridge height of 21' 7" ensures that mass of the ancillary unit is in keeping with both the scale of the existing home and homes in the neighborhood. Windows have been added to the garage to ensure that the structure resembles a bungalow rather than a

garage. Fences and stair railings are iron to ensure partial views, through greenery, of the property.

The design of the ancillary structure (based on a minimum two car garage size) requires approval by the Planning Commission of a discretionary design review application pursuant to section 40.04A090 of Article 40.04A requesting that the rear setback be reduced from 5 feet to zero feet. This request is due to the existing pool shape and the need to adhere to the code that requires 5' clearance from the pool to any structure.

Extensive landscaping plans are included with the submission.