

PROJECT STATEMENT:

We have lived in the North End for over forty years, and love this neighborhood. The main purpose of building an ADU is to give us options to stay in the North End forever.

We want to convert our 28'x26' existing garage into an ADU by:

Removing the current garage doors, and adding a one-car attached garage to the South (West corner of existing garage) off the alley.

Match the current stucco and trim on our primary residence.

Removing and replacing the current window and door with new windows and doors that match our primary residence and meet code.

Add a small covered entry porch with hand rails to the existing garage.

Remove existing 25'x25' concrete pad in front of existing garage for construction of new garage. Landscape the front area around the new porch.

Remodel the interior of the existing garage to allow for a one bedroom, one bathroom, kitchen and living room space for the proposed ADU.

The proposed ADU will meet these following Development Standards:

Land use Allowability: There will be only one (1) ADU per lot

Size: The proposed ADU will be less than the requirement that limits it to 50% of the primary structure.

Setbacks: The proposed ADU meets all the front and side setbacks and are the same as the primary structure.

Yards: The proposed ADU will be in the rear yard of the primary structure.

Subdivision & Sale: The proposed ADU will not be subdivided or sold separately from the principal residential structure.

Height: The garage converted to the detached ADU shall not exceed twenty-five (25) feet.

Parking: The new one-car garage will meet the off-street parking requirement, and still leave an additional extra space for 2 cars, if needed.

Access: The shared drive way allows for a path from the front property line to Cascade Avenue.

Architectural Compatibility: The architecture, design, colors and materials of the proposed ADU shall match the materials used on our primary residence.

DESIGN STANDARDS:

1. The concentration will match the original early-twentieth century building and be similar in use, scale, character and setting.
2. The new garage and porch will maintain the visual integrity of the North End Historic District.
3. The proposed ADU and new garage and porch will maintain the distribution of housing types and physical characteristics.
4. The views of the mountains and to the West will not be changed or disturbed, because the proposed ADU will be off the alley.
5. The historic pattern of the grid of avenue, streets and rectangular blocks, bisected by alleys will be maintained.
6. The entrance of the original property, will not change.
7. The visual appearance of the district as a neighborhood of historic single-family homes, will not change.
8. The proposed ADU will maintain the high quality of construction, materials and design of the historic area.
9. The proposed ADU will maintain the historically significant housing types, and does not demolish any existing structures.
10. The proposed ADU project will not include demolition of any historic outbuildings.

DISTRICT STANDARDS:

1. The physical features of the proposed ADU will match our primary residence.
2. The building materials used in the new construction and rehabilitation of the existing garage will be similar to our primary residence. The rear of our primary residence is currently stucco and the existing garage, to be used as the ADU, is also stucco and we would match that on the new garage. We would also match the roofing materials.
3. Same as 2.
4. The proposed ADU will preserve the original roofline visibility from the front of the property.
5. The proposed ADU will have a traditional roof shape that is appropriate for the North End Historic District.
6. Same as 5.

7. All outbuildings are and will be subordinate in size and appearance to the main house and located on the rear portions of the lot.
8. The proposed ADU will maintain the historic pattern of automobile uses to the rear of the lot and utilize access from the front of the lot only when access to the rear is impossible.
9. The proposed ADU will not change the orientation of the front façade facing the main street.
10. The proposed ADU will maintain the current pattern of distinctive and formal entrances.
11. The proposed ADU will not change the prominence of the front façade relative to the rest of the building elevation of the houses.
12. n/a
13. The proposed ADU will have a covered porch that meets Regional Building Codes and have a pleasant look from the alley
14. The proposed ADU will install windows similar to that of the primary residence.
15. The proposed ADU will minimize the impact of new additions to buildings in the North End.

SUBAREA STANDARDS – for Wood and Cascade Avenue

A-E The proposed ADU will not change any of these standards.

NORTHERN AREA:

A-F The proposed ADU will not change any of these standards.