

February 27, 2006

The Committee convened at 7:08 p.m. with members Dolores Hembree, Felix Hunziker, Martha Seymour and Jerry Rasmussen (Acting Chair) present.

1. Single-family dwelling at 2344 Esmond Avenue -- addition and conversion to duplex. Conditionally approved.

Myro Escobar, realtor, re-presented his proposal to add 400 sq. ft. to the rear of an existing 1100 sq. ft. house, plus a 1500 sq. ft. second story. A four-car attached garage would replace a two-car garage.

The Committee, at its previous meeting, suggested cosmetic changes including tile trim along the parapet edges, and reconfiguring the new upper front entry, both to replicate existing design details. Re-aligning windows on the east facade was also suggested.

Also, noting the five exterior entry doors and the four separate rooms designated "livingroom," the Committee had asked for clarification of exactly how many units are proposed.

The applicant presented his revisions, including a double-gabled roof instead of a flat, and incorporating some of the Committee's suggestions. However, their strong misgivings about the ready potential for conversion to additional units remain.

By 4 - 0, the Committee voted to approve the project subject to the following conditions:

- a. In order to reduce apparent bulk, the second floor ceiling level plate should be dropped about 2.5' and the roof pitch should be reduced.
- b. Roof tile nosing trim should be added along the new gables, similar to the existing front gable.
- c. One or more street trees shall be planted in accordance with City standards.

2. Two-story addition at rear of single-family dwelling at 2368 Humphrey Avenue. Action deferred.

Peter Saphiphack, building designer, presented his proposal to double the area of a one-story, three bedroom, one bath dwelling with a +-1100 sq. ft., three bedroom addition. The existing one-car garage would be replaced with an attached one-car garage. Additional uncovered parking would be on the 60' deep driveway. A 22' deep rear yard would remain.

Considerable discussion revealed the roof configuration (especially the marriage of the old structure and the addition) was mis-drawn and needed re-thinking. The added third first-story gable should be deleted. In order to reduce the apparent bulk of the massive flat two-story rear facade, the Committee suggested the whole facade center portion could be recessed about 2' and a first-floor overhang be added to shade the south-facing windows. The elevation drawing needs to be flipped to properly match the floor plan. Also suggested: two second-story dormers might offer some visual relief to this rear facade.

The Committee voted 4 -- 0 to ask the applicant to return in a month with changes to address these concerns.

The Committee adjourned at 8:40 p.m. to reconvene on March 27.