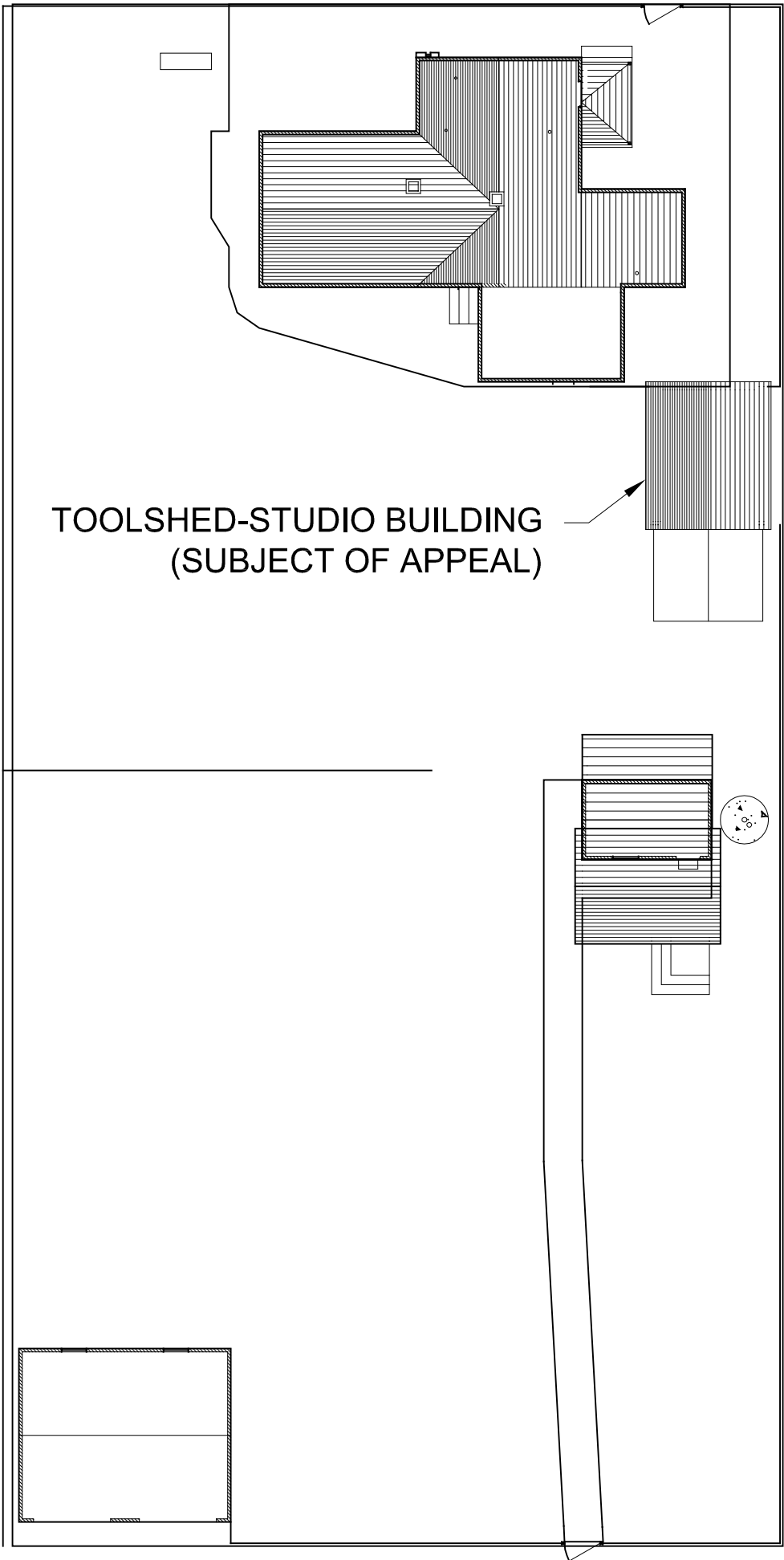




LOCATION OF STREET
VIEW PHOTOS

2



TOOLSHED-STUDIO BUILDING
(SUBJECT OF APPEAL)

3

4

5

CENTER LINE OF UKIAH STREET



SITE PLAN

SCALE: 1" = 16'-0"



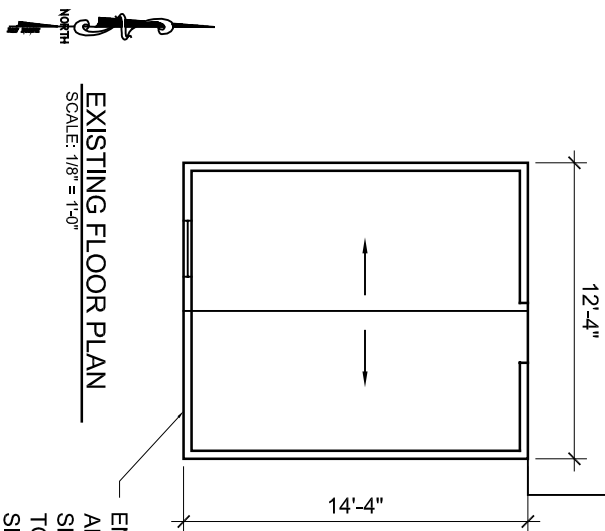




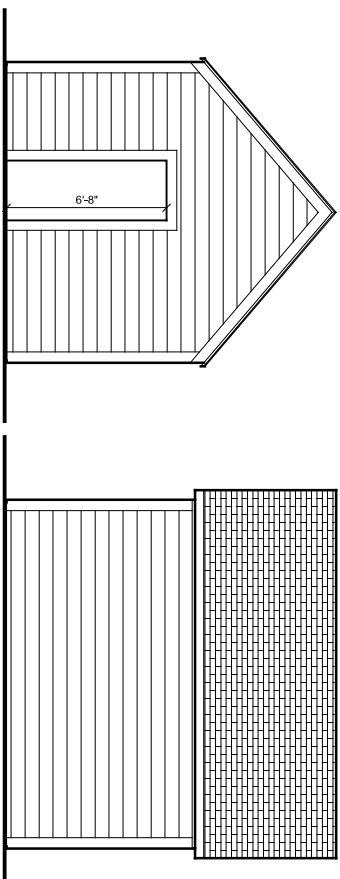
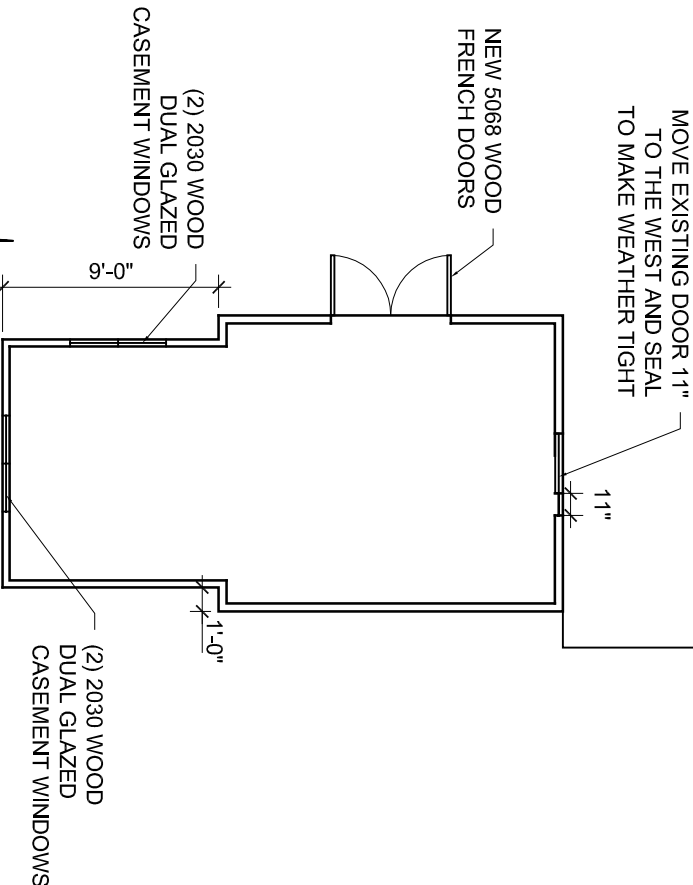




TOOLSHEED DRAWINGS

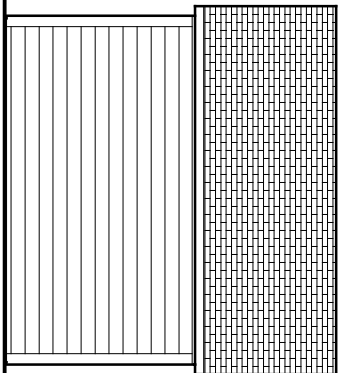


ENTIRE STRUCTURE TO BE DISASSEMBLED AND REASSEMBLED ON TOP OF A CONCRETE SLAB. PLYWD PANELS SHALL THEN BE ATTACHED TO THE EXTERIOR OF THE SKELETON. THE EXISTING SIDING IS THEN REATTACHED WITH ALL ROTTEN PORTIONS REPAIRED OR REPLACED PRIOR TO REATTACHMENT.



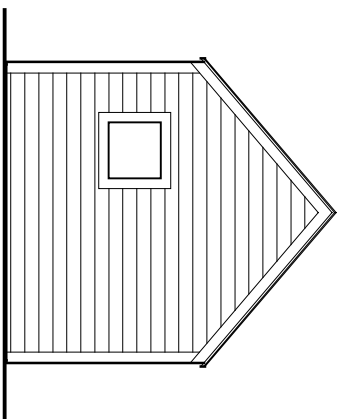
EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



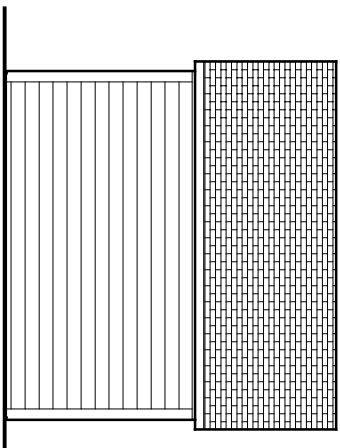
EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

EXISTING 7" REVEAL V-RUSTIC REDWD SIDING REPAIR OR REPLACE ROTTEN PORTIONS ONLY. ALL SOUND MATERIAL WILL BE RE-USED WITH THE REHABILITATION OF THE HISTORIC STRUCTURE

NEW 18" DIAMETER ROUND STAINGLASS ON NORTH SIDE

EXISTING 1x6 CORNER BOARDS, REPLACE ROTTEN PORTIONS ONLY

MOVE EXISTING DOOR 11" TO THE WEST

EXISTING STRUCTURE, REHABILITATED

NEW CONSTRUCTION

NEW 7" REVEAL V-RUSTIC RDWD SIDING TO MATCH EXISTING

DBL 2030 CASEMENT WOOD WINDOWS, TRIM TO MATCH EXISTING HOUSE WINDOWS

2'-4"

3'-0"

WHITE ALUMINUM GUTTERS AND DOWNSPOUTS ON NEW AND EXISTING PORTIONS OF BUILDING

(2) CASEMENT WOOD WINDOWS

NEW 1x6 RDWD CORNER BDS TO MATCH EXISTING

NEW COMP SHINGLE ROOFING ON ENTIRE BUILDING TO MATCH MAIN RESIDENCE, DARK GREY

NEW CONSTRUCTION

EXISTING STRUCTURE

PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

(b) The proposed development cannot be modified to conform with this chapter; or

(c) The proposed development would adversely effect a landmark structure.

(4) An applicant may withdraw any application prior to the Review Board's action on the application. The withdrawal must be in writing or stated on the record. Withdrawal is effective immediately, is not subject to appeal, and shall be permanent except the applicant may file a new application as provided in this chapter.

(E) Decision by Review Board. The decision of the Review Board shall be in writing and shall specify the basis therefor. In the event that the decision is conditional it shall specify the conditions or requirements to be met by the applicant as a condition of approval.

(F) Time Period. Within one-hundred eighty (180) days of filing of a complete application the Review Board shall take such action as is specified in Subsection (D) of this section. The one-hundred eighty (180) day time period may be extended ninety (90) days with the written consent of the applicant. If the Review Board does not act within the specified time period or extension thereof, the application shall be deemed to have been approved. (Ord. No. 3915 (part), adopted 1995.)

Sec. 20.760.065 Findings.

The granting or modification of any application by the Review Board shall be supported by findings which establish that:

(A) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure, if any; and

(B) The appearance of the proposed work will not detract from the appearance of other property within the District; and

(C) Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance. (Ord. No. 3915 (part), adopted 1995.)

Sec. 20.760.070 Effective Date.

Decisions of the Review Board shall become final and effective on the eleventh (11th) day following its action to approve or deny the application unless prior to said eleventh (11th) day an appeal of the decision is filed. (Ord. No. 3915 (part), adopted 1995.)

Sec. 20.760.072 Appeals.

(A) Appeals from a decision of the Review Board shall be based upon the information available in the public record on the date of the Review Board's decision, and no new information shall be submitted except a statement supporting the grounds for appeal. Appeals shall be filed as provided by Chapter 20.728.

(B) The grounds for appeal shall be limited to one (1) or more of the following allegations:

(1) That the exterior appearance and design of the approved work is not in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure, if any;

(2) That the appearance of the approved work will detract from the appearance of other property within the District;

(3) Where the approved work consists of alteration or demolition of an existing structure, that such work will unnecessarily damage or destroy a structure of historical, architectural or cultural significance;

(4) That the action of the Review Board is inconsistent with a specific section or sections of this Division;

(5) That the project was denied.

(C) All appeals shall be accompanied by a statement which supports one (1) or more of the grounds for appeal. Where a project has been denied, the appellant's statement must demonstrate how the denied proposal would conform with Section 20.760.065. (Ord. No. 3915 (part), adopted 1995.)

Sec. 20.760.075 Expiration.

Each valid MHRB permit shall expire and be-

GENERAL PRINCIPLES FOR REHABILITATION, RESTORATION OR
RENOVATION OF EXISTING HISTORIC STRUCTURES

Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood and environment.

Wherever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were removed in the future, the essential form and integrity of the structure would be unimpaired.

Wherever possible, work shall be done in such a manner that it will not impair the essential form and integrity of the building or its surroundings in the future.

Where the original design cannot be determined or where financial considerations preclude full-scale restoration of a building, a more conservative treatment with simple lines and details compatible with the historic character of the adjacent buildings may be acceptable. Where more extensive restoration is warranted, design details and/or accessories shall be used, as they tend to preserve the historic character of the buildings in the area.



