

Item 6

422 N. 7th Avenue

OEHPD / OEHR-2

Conceptual Review for A New Accessory Dwelling Unit.

Action taken: Conceptual approval with comments.

Jeff Griffey is requesting conceptual approval for a new accessory dwelling unit in the rear yard. The 20' x 30' structure will have smooth Hardie lap siding with an exposure to match the main house, false decorative louvered shutters also to match the main house, fiberglass French doors, and fiber cement stucco panels skirting the building. Paint will match the main building with a white body and trim, green shutters, and a grey stucco foundation.

Historic Preservation Planner Harding stated that he had received a written notice requesting that the review be changed from final review to conceptual review. Mr. Williams confirmed that was correct.

Mr. Griffey presented to the board. Chairperson Salter read Old East Hill POA's comments. Chairperson Salter asked if the intent was for the siding to be the same profile as what is on the main house. Mr. Griffey stated that it was. Chairperson Salter also asked if porch rails were required, and Mr. Griffey stated that he did not want railings if it was not required. It was clarified that railings would probably not be required except for on the stairs. Mr. Griffey stated that the structure was in the rear yard and not visible from the street, and that adding a window to the north side would be difficult due to the interior space restraints. Chairperson Salter addressed the faux shutter on the front and thought that it was too large for a typical entranceway. Mr. Griffey stated that the drawing did not represent the faux opening well and that the shutters would match what was on the main house. He offered to leave the shutters off completely. Board Member Courtney offered that the left door could be made into a window with working shutters to provide some clearer symmetry. Chairperson Salter stated that the proportion of the shutters was an issue – solutions would be to remove the shutters or that a false window of an appropriate proportion be added instead. Board Member Mead stated that the form was so simple that if the applicant did not want to maintain symmetry, he could reduce the left most door to a single door and have a door with shutters on the right. The symmetry would be retained, but the central entrance would be more dominant. Board Member Ramos thought removing the faux shutters altogether and infilling the area with siding would also be appropriate. Adding a swing or art to the right area could be used as balance. The foundation infill was then discussed. Advisor Pristera asked about a pathway leading from the main house to the accessory structure or any kind of landscaping. Mr. Griffey stated that there would be a courtyard between the two and that the accessory structure would be lined up with the main residence. The infill between the piers will be covered with the stucco panels, so the piers will not be seen to match the main house. Board Member Yee asked about Old East Hill POA's comment about adding a window to the north elevation and whether the applicant would consider it. Mr. Griffey stated that he could if it were required, but he would prefer not to add one. The brackets would also match with those on the main house.

Board Member Ramos motioned to conceptually approved the application and that the applicant take the board's comments into consideration. Board Member Courtney seconded the motion and it carried 6-0.

Item 7

209 S. Alcaniz Street

PHD / HC-1

New Construction.

Action taken: Approved with comments.

Mr. and Mrs. Williams are seeking final review and approval for a new single-family residence. A conceptual review of this project was approved with comments in June 2022, and the new plans