



May 14, 2024

To whom it may concern,

This letter of justification pertains to a small addition to a historical Craftsman style residential property located at 247 N Center Street.

Currently the property is a 3 bedroom, 1 bath home with a detached garage. It shares a common driveway with an easement on the adjacent property to the south.

The addition is located in the rear of the property and is not visible from the street.

The proposal is to add a bathroom within one of the existing bedrooms, and construct a replacement bedroom and closet at the rear of the structure. The proposed bathroom is designed as to not modify any of the windows in the existing bedroom along the side elevation. Access to the proposed bedroom is through a hallway created within the existing bedroom, through an existing exterior doorway that will be widened. Access to the new bathroom is partially through a modified existing window opening and a portion of the adjacent rear wall.

The addition is a gable framed structure with the same 3:12 pitch as the existing. The structure ties into the rear wall under the existing roof line to differentiate the roof line in elevation. The asphalt composition roof and eave detailing will be similar to the existing.

The windows and door will be wood framed, double hung to match the existing. They will be double glazed to meet current energy standards.

The home has a unique horizontal wood siding detail. It uses an exposure of that consists of two rows of 3" high, and a single 7" high row. In order to differentiate the addition, the proposal will simplify the pattern to alternate a single 6" and 7" high exposure. This allows the horizontal lines to align and read through, yet remain different from the existing.

There is an open trellis currently in the rear, and that will be rebuilt to match. The proposed paving will be designed to reduce the heat island effect. This is accomplished by use of permeable pavers, with a high reflective index to reduce heat gain and transfer into the sub-base.

Please don't hesitate to reach out if any further information of clarification is required.

Sincerely,

Studio D

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