1.0 RECOMMENDATION
Provide a recommendation to the Community Development Director regarding the consistency of an addition to a single-family dwelling on a Contributing List Property with the City’s historical preservation policies.

2.0 BACKGROUND
The applicant proposes to construct an addition to a single-family dwelling at 1136 Iris Street. The property is designated as a Contributing List Resource in the City’s Inventory of Historic Resources.

3.0 SITE AND SETTING
The property is on the north side of Iris Street, between Ruth and Henry Streets in the East Railroad area. It is within the Medium-Density Residential (R-2) and Special Considerations Overlay (S) Zone. The neighborhood is characterized by single-family residences, many with historical character. The property is adjacent to, but not within, the Railroad Historic District, and the Southern Pacific Water Tower (a Master List Historic Resource) is located behind the property, to the north, on an adjacent lot.

The site is developed with a two-bedroom single-family residence in the front portion of the site, and a small duplex building to the rear. The primary residence was built in 1910, and following a City-wide survey that included the East Railroad neighborhood, the property was designated as a Contributing List Resource in 2007. The style of the house is described in City records as “Victorian Cottage”. It is a single story structure, square in plan, on a raised concrete foundation. It has a pitched pyramidal roof covered with composition shingles (Fig. 2). Walls are sheathed with clapboard siding. The entry is centered within a small pediment porch that is reached by

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1 Special considerations for the area are elevated noise levels along the Union Pacific Railroad right-of-way
2 Council Resolution 9875, adopted February 20, 2007
3 Architectural Worksheet from City historical property information file (see Attachment 2)
wooden stairs and supported with decorative spindle turned wood posts. Windows are a double-hung type, and symmetrically arranged around the entry. Doors and windows have flat wood trim. Overhanging eaves and diamond-patterned shingles in the pediment lend some decorative character to this simple cottage.

A two-story addition was added to the back of the existing residence, providing a new master bedroom on the upper level, above a two-car garage. on the lower level, resulting in a total of about 1,170 square feet of residential floor area (not counting garage and deck areas). The addition was part of a 2013 project (Fig. 3) which included construction of the duplex building (two one-bedroom dwellings with garage) at the rear of the lot. The Committee reviewed the addition and duplex project at their July 28, 2014 meeting and found the proposed work consistent with historical preservation standards.\(^4\)

**3.0 FOCUS OF REVIEW**

As required by the City’s Historic Preservation Ordinance (HPO), certain alterations on historically listed properties are subject to review by the Cultural Heritage Committee, and the Committee will make a recommendation to the Community Development Director as to the consistency of the proposed work with applicable historical preservation policies and standards (HPO § 14.01.030), including relevant Secretary of Interior Standards and the City’s Historic

---

\(^4\) Meeting minutes are available online at: opengov.slocity.org/WebLink/DocView.aspx?id=36606)
Preservation Program Guidelines (HPPG), and may recommend conditions of project approval as appropriate.

4.0 PROPOSED NEW CONSTRUCTION

As depicted in project plans (see Attachment 1) and in Figure 4 below, the applicant proposes to extend the front of the main residence, toward Iris Street by constructing a 300 square-foot addition to the front of the building, creating an expanded dining room and new office within the house (see Proposed Floor Plan, Sheet A-0.0 of Project Plans, Attachment 1). Due to the compromised structural integrity of the front porch and entry observed by the applicant, these elements will be re-constructed, but the windows, door, decorative columns from the existing porch will be retained and re-used in the rebuilt porch and entry (See Attachment 1, Sheet D-1.0). HardiePlank siding in a horizontal orientation is used as the primary exterior surface material, to match the existing siding to remain, and composition shingle roofing extends over the new roof area. Two new windows of a double-hung form, consistent with the existing window pattern, are proposed for the new addition.

![Figure 4: Existing view (left); View after addition (right)](image)

5.0 DISCUSSION ITEMS

Guidance for the proposed work is provided by § 3.4 (Changes to Historic Resources) of the Historic Preservation Program Guidelines, applicable to projects involving an alteration of a listed historic resource. These guidelines, in turn, require consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Property (SOI Standards). The SOI Standards provide Guidelines for new exterior additions (pp. 156-158), in support of Standards for Rehabilitation. Selected applicable guidelines, standards, and recommendations from these documents are outlined below.

---

## 5.1 Historic Preservation Program Guidelines

<table>
<thead>
<tr>
<th>Section</th>
<th>Guidance</th>
</tr>
</thead>
<tbody>
<tr>
<td>§ 3.4.1 (d)</td>
<td><strong>Alterations to Historic Resources – Additions.</strong> Additions to listed historic structures should maintain the structure’s original architectural integrity and closely match the building’s original architecture, or match additions that have achieved historic significance in their own right, in terms of scale, form, massing, rhythm, fenestration, materials, color and architectural details.</td>
</tr>
<tr>
<td>§ 3.4.2</td>
<td><strong>Percent of historic resource to be preserved.</strong> Alterations of historically-listed buildings shall retain at least 75% of the original building framework, roof, and exterior bearing walls and cladding, in total, and reuse original materials as feasible…</td>
</tr>
<tr>
<td>§ 3.4.3</td>
<td><strong>Retention of character-defining features.</strong> Alterations of historically-listed buildings shall retain character defining features. New features on primary and secondary building facades, or features visible from a public area, should be completed in a manner that preserves the original architectural character, form, scale, and appearance of the building.</td>
</tr>
<tr>
<td>§ 3.4.4</td>
<td><strong>Exterior building changes.</strong> Exterior changes to historically-listed buildings or resources should not introduce new or conflicting architectural elements and should be architecturally compatible with the original and/or prevailing architectural character of the building, its setting and architectural context. Additions to historic buildings shall comply with the Secretary of the Interior’s Standards to complement and be consistent with the original style of the structure. Building materials used to replicate character-defining features shall be consistent with the original materials in terms of size, shape, quality and appearance…</td>
</tr>
</tbody>
</table>

**Discussion:** The new addition elongates, and is integrated into the existing building’s rectangular form. It is of a limited scale, adding about 300 square feet of area to the existing 1,170 square foot building. Its horizontal lap siding is designed to match the existing lap siding, and the double-hung window form and 1 x 6 trim for the new windows carry on the conventional window pattern of the house. Alteration is limited to reconstruction of the porch and entry elements, but most of the character defining features from the porch and entry (windows, door, decorative porch columns) are retained and reused in the reconstructed porch and entry, and plans depict reconstruction of the front gable and cornice to match the original design.

The limited scope of this addition and the compatibility of its forms and materials with that of the existing building, along with retention of character-defining features to be re-used in the reconstructed porch and entry provide a basis for finding that the work is consistent with the relevant Historical Preservation Program Guidelines for changes to historic resources.
5.2 Secretary of the Interior’s Standards (Rehabilitation)

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wood</strong></td>
<td></td>
</tr>
<tr>
<td>Replacing a deteriorated wood feature or wood siding on a primary or other highly-visible elevation with a new matching wood feature.</td>
<td>Replacing a deteriorated wood feature or wood siding on a primary or other highly-visible elevation with a composite substitute material.</td>
</tr>
<tr>
<td><strong>New Additions</strong></td>
<td></td>
</tr>
<tr>
<td>Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.</td>
<td>Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.</td>
</tr>
<tr>
<td>Designing a new addition that is compatible with the historic building.</td>
<td>Designing a new addition that is significantly different and, thus, incompatible with the historic building.</td>
</tr>
<tr>
<td>Basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.</td>
<td></td>
</tr>
<tr>
<td><strong>Porches and Entries</strong></td>
<td></td>
</tr>
<tr>
<td>Identifying, retaining, and preserving entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including masonry, wood, and metal) are significant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.</td>
<td>Removing or substantially changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished</td>
</tr>
<tr>
<td>Replacing in kind an entire entrance or porch that is too deterioriated to to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature. If using the same kind of material is not feasible, then a compatible substitute material may be considered.</td>
<td>Removing an entrance or porch that is unrepairable and not replacing it, or replacing it with a new entrance or porch that does not match. Using a substitute material for the replacement that does not convey the same appearance of the surviving components of entrance or porch features or that is physically incompatible.</td>
</tr>
</tbody>
</table>
**Discussion:** As discussed above, the proposed addition represents a minor expansion of the existing residence, and plans depict retention of all of the original structure apart from porch and entry elements, which are shown to be reconstructed, with most of their original character defining features reused in the reconstruction. Matching window forms and detailing are employed to achieve compatibility with the original building.

However, guidance in the Secretary of the Interior’s Standards recommends against the use of composite substitute materials for wood features on primary or highly visible building elevations (see the recommendation for wood features, above). The Commission should consider whether use of wood siding, rather than the proposed Hardie Board siding, should be required for the addition, given the visibility of these building elevations. With appropriate selection of new siding material, the small scale of the addition, reproduction of the original porch and entry design, and careful selection of materials, window forms, and decorative elements would be consistent with these Guidelines from the Secretary of the Interior’s Standards.

**6.0 CONCLUSION**

The addition’s limited scale and consistency in scale and appearance with the historical dwelling, and the retention of original materials and character defining features depicted in project plans provide a basis for finding that it is compatible with the property’s historical character in terms of scale, form, massing, materials, and details, as encouraged by Historic Preservation Program Guidelines and Secretary of the Interior’s Standards for the Treatment of Historic Properties. Based on this evaluation, staff recommends that the Committee forward a positive recommendation to the Community Development Director regarding the consistency of the proposed addition with the City’s Historic Preservation Ordinance, along with any appropriate conditions of approval that the Committee may consider relevant to implementation of historical preservation policies and standards, addressing, for example, appropriate materials for new wood siding elements.

**7.0 ACTION ALTERNATIVES**

1. Recommend that the Community Development Director find the project consistent with the City's historical preservation policies, with any suggested conditions of approval necessary to achieve such consistency.
2. Continue review to another date with direction to staff and applicant.
3. Recommend that the Community Development Director find the project inconsistent with historical preservation policies, citing specific areas of inconsistency.

**8.0 ATTACHMENTS**

1. Project Plans
2. Architectural Worksheet for 1136 Iris Street
PROJECT DESCRIPTION

SCOPE OF PROJECT:
To expand the single family residence (SFR) by 1,139 square feet, located at 1136 Iris Street, San Luis Obispo, CA 93401, by constructing a second story family room and master suite. The project will include the following elements:
- Second story addition
- New family room
- New master suite
- New bathrooms
- New kitchen
- New laundry room

SITE SURVEY:

- 1136 Iris Street
- 1.139 square feet
- New family room
- New master suite
- New bathrooms
- New kitchen
- New laundry room

PROJECT STATISTICS

- SITE SURVEY:
  - 1136 Iris Street
  - 1.139 square feet
- PERMIT:
  - Family room: 421.6 square feet
  - Master suite: 421.6 square feet

PROJECT DIRECTORY

- PROJECT:
  - 1136 Iris Street
  - 1.139 square feet
  - New family room
  - New master suite
  - New bathrooms
  - New kitchen
  - New laundry room

CODE COMPLIANCE

- ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
  - California Building Code (CBC) - 2019
  - California Fire Code (CFR) - 2019
  - California Environmental Design (H&SC) - 2019

PROJECT DESCRIPTION

- MAINTENANCE STATEMENT
  - All work will be performed in accordance with city standards and specifications. The contractor will provide a maintenance plan including a maintenance schedule for the property. The maintenance plan will include regular inspections and maintenance of all elements of the property. The maintenance plan will be submitted to the city for review and approval.

STATEMENT OF COMPLIANCE

- The project has been designed and constructed in accordance with city standards and specifications. The contractor will provide a certificate of compliance with all city requirements.

LEAD SAFE WORK PRACTICES

- All work will be performed in accordance with city standards and specifications. The contractor will provide a lead safe work plan including a lead safe work schedule for the property. The lead safe work plan will be submitted to the city for review and approval.

GEOTECHNICAL REPORT

- All work will be performed in accordance with city standards and specifications. The contractor will provide a geotechnical report including a geotechnical report for the property. The geotechnical report will be submitted to the city for review and approval.

EROSION AND SEDIMENT CONTROL

- Best management practices will be implemented to control erosion and sediment during the construction process. The contractor will provide an erosion and sediment control plan including an erosion and sediment control plan for the property. The erosion and sediment control plan will be submitted to the city for review and approval.

CONSTRUCTION WASTE MANAGEMENT

- Construction waste management plan will be implemented to reduce waste and promote recycling. The contractor will provide a construction waste management plan including a construction waste management plan for the property. The construction waste management plan will be submitted to the city for review and approval.

PROJECT STATISTICS

- SITE SURVEY:
  - 1136 Iris Street
  - 1.139 square feet
  - New family room
  - New master suite

- PERMIT:
  - Family room: 421.6 square feet
  - Master suite: 421.6 square feet

PROJECT DIRECTORY

- PROJECT:
  - 1136 Iris Street
  - 1.139 square feet
  - New family room
  - New master suite
  - New bathrooms
  - New kitchen
  - New laundry room

CODE COMPLIANCE

- ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
  - California Building Code (CBC) - 2019
  - California Fire Code (CFR) - 2019
  - California Environmental Design (H&SC) - 2019

**LANDSCAPE LEGEND**

- **COMMON NAME**: Deergrass
- **BOTANICAL NAME**: Muhlenbergia rigens
- **COMMON NAME**: California Field Sedge
- **BOTANICAL NAME**: Carex praegracilis
- **COMMON NAME**: Santa Barbara Mexican Sage Bush
- **BOTANICAL NAME**: Carpinteria californica
- **COMMON NAME**: Carpenteria
- **BOTANICAL NAME**: Calamagrostis foliosa
- **COMMON NAME**: Mendocino Reed Grass
- **BOTANICAL NAME**: Carex praeegracilis
- **COMMON NAME**: Purple Three Awn
- **BOTANICAL NAME**: Calamagrostis foliosa
- **COMMON NAME**: California Field Sedge
- **BOTANICAL NAME**: Carex praegracilis

**CALC. MAX. APPLIED WATER ALLOWANCE (MAWA) PER CITY OF SLO UTILITIES DEPARTMENT**

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

**PRELIMINARY LANDSCAPE PLAN**

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**Packet Page 15**
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DEMOLITION NOTES:
- **ATTACHMENT 1**

**PROTECTION OF PEDESTRIANS**

**CBC CHAPTER 33 - SECTION 3306**

**PROTECTION REQUIRED (AS APPLICABLE)**

1. **HOURS OF DEMOLITION SHALL BE LIMITED FROM 7:00 AM TO 7:00 PM.**
   - **PEDESTRIANS SHALL BE PROTECTED FROM CONSTRUCTION / DEMOLITION AS STATED IN CBC CHAPTER 33, SECTION 3306.**

2. **MATERIAL AND CONSTRUCTION DEBRIS TO BE HAULED OFF SITE SHALL BE IDENTIFIED BY SIMPLE MARKS FOR EASY IDENTIFICATION, AND SHALL NOT BE LEFT ON THE PROPERTY IN AS GOOD A CONDITION AS IT WAS BEFORE SUCH WORK WAS COMMENCED.**

3. **CAP ALL UTILITIES AS NECESSARY PRIOR TO ANY PLUMBING, ELECTRICAL OR GAS DISCONNECT.**

4. **Coordinate with Owner prior to removal of any equipment, furniture or structure.**

5. **SAFEGUARDS DURING CONSTRUCTION AND DEMOLITION SHALL BE IN IDENTICAL TO THAT FOR EXTERIOR WOOD STRUCTURAL USE PANELS.**

6. **Building shall be designed to prevent live loads in Chapter 12 causing foundations as follows:**
   - Piers shall be provided with a 12-inch (305 mm) by 12-inch (305 mm) top
   - The bearing material shall be a minimum of 2 inches (51 mm) thick
   - Piers shall be spaced not more than 4 feet (1219 mm) on center
   - Prior to commencement of any construction work, such loads shall be determined by structural calculations or by being performed in accordance with CAN/CSA-A23.3-04

7. **Building shall have 3.0 INCHES (76 mm) THICK WALLS TO BE DEMOLISHED OR REMOVED, EXCEPT FOR THE EXISTING FRONT PORCH.**

8. **EXISTING TREES TO BE REMOVED AND SHALL BE VERIFIED WITH THE PROPERTY OWNER.**

9. **MIKE & MRS. BRAUNSCHWEIG**

**ASBESTOS MITIGATION REQUIREMENTS PRIOR TO DEMOLITION:**

- **ASBESTOS CONTAINING BUILDING MATERIALS DO NOT POSE A HEALTH RISK TO THE BUILDING OCCUPANTS. DISTURBING THE MATERIAL IMPROPERLY HOWEVER, COULD EXPOSE THE BUILDING OCCUPANTS TO AIRBORNE ASBESTOS FIBERS.**

- **CONTAINING MATERIALS IDENTIFIED IN THIS REPORT BE MAINTAINED IN THEIR CURRENT CONDITION AND REMOVED PRIOR TO DEMOLITION, RENOVATION OR ANY ACTIVITY WHICH COULD DISTURB THOSE MATERIALS BY AN ASBESTOS MITIGATION COMPANY.**

- **ADDITIONAL SUSPECT MATERIALS ARE DISCOVERED DURING DEMOLITION OR RENOVATION ACTIVITIES, THE MATERIAL SHOULD BE ASSUMED TO CONTAIN ASBESTOS UNTIL SAMPLING PROVES OTHERWISE.**

- **DETERIORATED HISTORIC FEATURES WILL BE REPAIRED RATHER THAN REPLACED.**

**SCOPES OF DEMOLITION:**

- **THE SAN LUIS OBISPO COUNTY AIR POLLUTION CONTROL DISTRICT IS AFFECTED BY THE OWNER OR OPERATOR OF APPLICABLE PROJECTS. BEFORE YOU BEGIN DEMOLITION ACTIVITIES, MAKE SURE YOUR PROPOSED EXPANSION SHALL NOT CHANGE THE FRONT ELEVATION AND COMPLY WITH SOI STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.**

**ADDITIONAL INFORMATION:**

- **NEW EXTERIOR WALLS TO BE REMOVED.**
- **EXISTING FRONT PORCH.**
- **EXISTING FRAMING MEMBER SIZES AND DIRECTION AND NOTIFY ARCHITECT/ENGINEER WITH DISCREPANCIES.**

**COVERED WALKWAYS:**

- **AS MEASURED FROM THE FLOOR SURFACE TO THE CANOPY OVERHEAD. ADEQUATE LIGHTING SHALL BE PROVIDED AT ALL TIMES. COVERED WALKWAYS SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS.**

**ROOFS AND SUPPORTING STRUCTURES OF COVERED WALKWAYS:**

- **FOR NEW, LIGHT-FRAME CONSTRUCTION NOT EXCEEDING TWO STORIES IN HEIGHT THE PLANS AND THE AS BUILT CONDITION.**

- **THE PLAN MAY INDICATE IF THEY ARE PERMITTED TO BE DESIGNED FOR A LIVE LOAD OF 75 PSF (3.6 KN/M2) OR THE LOADS IMPOSED ON THEM, WHICHEVER IS GREATER. IN LIEU OF SUCH DESIGNS, THE ROOF AND SUPPORTING STRUCTURE OF A COVERED WALKWAY ARE OF SAN LUIS OBISPO.**

**TABLE 3306.1 PROTECTION OF PEDESTRIANS**

<table>
<thead>
<tr>
<th>Lot Line</th>
<th>Barrier</th>
<th>Counter</th>
<th>Railing</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 feet or more</td>
<td>None</td>
<td>Counter</td>
<td>Railing</td>
</tr>
<tr>
<td>5 feet or more, but not more than one-fourth the height of construction</td>
<td>Counter</td>
<td>Railing</td>
<td>Railing</td>
</tr>
<tr>
<td>5 feet or more, but exceeding one-half the height of construction</td>
<td>Counter</td>
<td>Railing</td>
<td>Railing</td>
</tr>
<tr>
<td>8 feet or less</td>
<td>None</td>
<td>None</td>
<td>Railing</td>
</tr>
</tbody>
</table>

**SCALE: 3/16” = 1'-0”**

**NOTE:**

- **MR. & MRS. BRAUNSCHWEIG**

- **LEAD BASED PAINT MUST BE DISPOSED AT AN APPROVED LOCATION.**

- **NO ASBESTOS MITIGATION COMPANY.**

- **VICE PRESIDENT OF CRM.**

- **MR. & MRS. BRAUNSCHWEIG.**

- **EXECUTIVE DIRECTOR OF CRM.**
1. The proposed expansion to the historic single family residence located at 1136 Iris Street shall be a contribution to the neighborhood as a single family residence.

2. The historic character of the property at 1136 Iris Street will be retained and preserved. The addition of the proposed expansion will not diminish any significant features of the historic property that characterize a property. Refer to Plan Sheet C-3.0 for existing and proposed addition.

3. The new addition of the proposed expansion to the historic property will not be accessed by constructed features of elements to create false sense of historical development.

4. The historic character of the property at 1136 Iris Street will be retained and preserved. Refer to Plan Sheet C-3.0 for existing and proposed addition.

5. Deteriorated historic features will be repaired rather than replaced if possible. Per the integrity condition of the historic single family residence, deterioration of historic features prior to the new features will match the old features and the new features will be replicated to match the old features. Replacement of historic features will be substantiated by documentary and physical evidence.

6. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used for the addition of the proposed expansion.

7. The historic property does not contain any archeological resources. If discovered archeological resources will be protected and preserved in place and mitigation measures will be undertaken.

8. The historic property will not destroy the historic materials, features and spatial relationship that characterize the property. New materials and will be compatible with the historic materials, proportions, size, scale and proportion, and details to protect the integrity of the property and its environment. Refer to Plan Sheet F-5.0 for existing and proposed addition.

9. The proposed expansion to the historic property will be undertaken in such a manner that, if the historic property and its environment will be undamaged. A maximum of 10% of the original building framework, roof and exterior bearing walls and cladings shall be retained per the historic preservation program guidelines.
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FINISH FLOOR SCHEDULE

<table>
<thead>
<tr>
<th>ROOM NO.</th>
<th>ROOM NAME</th>
<th>FLOOR</th>
<th>WALL BASE</th>
<th>NORTH</th>
<th>SOUTH</th>
<th>EAST</th>
<th>WEST</th>
<th>CEILING</th>
<th>FLOORING HEIGHT</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>106</td>
<td>DINING</td>
<td>F1</td>
<td>B1</td>
<td>W1</td>
<td>W1</td>
<td>W1</td>
<td>W1</td>
<td>C1</td>
<td>9'-1&quot;</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TO MATCH (E)</td>
<td></td>
</tr>
<tr>
<td>107</td>
<td>OFFICE</td>
<td>F1</td>
<td>B1</td>
<td>W1</td>
<td>W1</td>
<td>W1</td>
<td>W1</td>
<td>C1</td>
<td>9'-1&quot;</td>
<td></td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TO MATCH (E)</td>
<td></td>
</tr>
</tbody>
</table>

ROOM FINISH LEGEND:

FLOORS
ENGINEERED WOOD, PLANK
MANUF: T.B.D.
COLOR: T.B.D.
AREA: ±286 S.F.

BASES
WOOD TRIM, PAINTED
WOOD: VERIFY W/ ARCHITECT
MANUF: SHERWIN WILLIAMS (OR APPROVED EQ.)
COLOR: T.B.D. (VERIFY W/ OWNER)

CEILINGS
GYP. BD. CEILING, PAINTED
MANUF: SHERWIN WILLIAMS (OR APPROVED EQ.)
COLOR: T.B.D. (VERIFY W/ OWNER)

WALLS
GYP. BD. PAINTED
MANUF: SHERWIN WILLIAMS (OR APPROVED EQ.)
COLOR: T.B.D. (VERIFY W/ OWNER)

EXTERIOR FRONT PORCH FLOOR
WOOD DECKING, PLANK
MANUF: T.B.D.
COLOR: T.B.D.
AREA: ±66 S.F.
ROOF PLAN REFERENCE NOTES

ITEM 2

ATACHMENT 1

GENERAL ROOF NOTES:
1. Roofing materials and other components shall be in accordance with Chap. 0401-0402-0403-0404.
2. Underlayment type shall be as per this Sheet.
3. Roof slope shall be as per this Sheet.
4. Roof cover shall be as per 4.1.7.
5. Flashing shall be in accordance with 4.1.5:
6. Protective roof ventilation shall be as follows:
   a. Net roof area shall be as per this Sheet, or use of attic area, number of attic areas, or roof area as per this Sheet.
7. Roof ventilation calculations refer to tables.
8. Fire safety plan roofing requirements:
   a. Class I (1,500°F) roof system includes the following:

ROOFING:

CLAS: GRADE B - CLASS 4 COMPOSITION SHEET ROOF
10-Year Fire Resistance:
Class 4: See manufacturer's brochure for fire resistance.
No. 15 felt shall be adhered to roof deck before roof decking.
No. 30 felt shall be adhered over one layer of the No. 15 felt. All surface shall be a minimum of 50 lines square.

ATTACHMENT 1

A.11.C. VENT CALCULATION:

B.0.000 = 0

C.0.000 = 0

A.0.000 = 0

B.0.000 = 0

A.0.000 = 0

D.0.000 = 0

A.0.000 = 0

E.0.000 = 0

A.0.000 = 0

F.0.000 = 0

G.0.000 = 0

H.0.000 = 0

I.0.000 = 0

J.0.000 = 0

K.0.000 = 0

L.0.000 = 0

M.0.000 = 0

N.0.000 = 0

O.0.000 = 0

P.0.000 = 0

Q.0.000 = 0

R.0.000 = 0

S.0.000 = 0

T.0.000 = 0

U.0.000 = 0

V.0.000 = 0

W.0.000 = 0

X.0.000 = 0

Y.0.000 = 0

Z.0.000 = 0

860 Walnut Street • Suite B • San Luis Obispo • CA 93401
O'HAGIN'S FLAT ROOF VENT, INSTALL PER MANUF. STRICT RECOMMENDATIONS, REFER TO ATTIC VENT CALCULATIONS ON THIS SHEET.
COMPOSITION SHINGLE ROOF—REFER TO SPECIFICATIONS, THIS SHEET AND FINISH ON SHEET A-9.0.

ALWAYS PROVIDE THE MEANS TO PREVENT ACCUMULATION OF FLAMES AND BURNING EMBERS. (PER WUIR)

NOTE:

VENTS SHALL BE FIRE RATED PER CBC.

NOTE:

TOTAL ATTACHMENTS SHOWN ON ATTACHMENT 1.
SECRETARY OF THE INTERIOR (SOI) STANDARDS OF REHABILITATION

OVERALL PROPOSED SCOPE OF WORK

1. THE NEW ADDITION TO THE PROPOSED EXPANSION TO A HISTORIC SINGLE FAMILY RESIDENCE LOCATED AT THE HISTORIC PROPERTY AT 1136 IRIS STREET SHALL BE A CONSTRUCTION OF THE BUILDING USE AS A SINGLE FAMILY RESIDENCE.

2. THE HISTORIC CHARACTER OF THE PROPERTY AT 1136 IRIS STREET SHALL BE RETAINED AND PREPARED. REFER TO PLAN SHEET C-2.0 FOR EXISTING AND PROPOSED COMPANION.

3. THE NEW ADDITION TO THE PROPOSED EXPANSION TO THE HISTORIC PROPERTY WILL NOT BE ADDING CONJECTURAL FEATURES OR ELEMENTS TO CREATE THE HISTORICALLY SIGNIFICANT PERIODS OF HISTORICAL DEVELOPMENT.

4. THE HISTORIC CHARACTER OF THE PROPERTY AT 1136 IRIS STREET WILL BE RETAINED AND PREPARED. REFER TO PLAN SHEET A-9.2 FOR EXISTING AND PROPOSED COMPANION.

5. DETECTIVE MATERIALS, FEATURES AND CONSTRUCTION TECHNIQUES ON EXAMPLE OF CRAFTSMANSHIP THAT CHARACTERIZED THE PROPERTY WILL BE RETAINED AND PREPARED. REFER TO PLAN SHEET A-9.2 FOR EXISTING AND PROPOSED COMPANION.

6. MINIMUM OF 75% OF THE ORIGINAL BUILDING FRAMEWORK, ROOF AND EXTERIOR BEARING WALLS AND CLADDING SHALL BE RETAINED.


SOI STANDARDS- WOOD NOTES:

1. THE HISTORIC CHARACTER OF THE PROPERTY AT 1136 IRIS STREET WILL BE RETAINED AND PREPARED. REFER TO PLAN SHEET C-2.0 FOR EXISTING AND PROPOSED COMPANION.

2. THE NEW ADDITION TO THE PROPOSED EXPANSION TO THE HISTORIC PROPERTY WILL NOT BE ADDING CONJECTURAL FEATURES OR ELEMENTS TO CREATE THE HISTORICALLY SIGNIFICANT PERIODS OF HISTORICAL DEVELOPMENT.

3. THE HISTORIC CHARACTER OF THE PROPERTY AT 1136 IRIS STREET WILL BE RETAINED AND PREPARED. REFER TO PLAN SHEET A-9.2 FOR EXISTING AND PROPOSED COMPANION.

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5. DETECTIVE MATERIALS, FEATURES AND CONSTRUCTION TECHNIQUES ON EXAMPLE OF CRAFTSMANSHIP THAT CHARACTERIZED THE PROPERTY WILL BE RETAINED AND PREPARED. REFER TO PLAN SHEET A-9.2 FOR EXISTING AND PROPOSED COMPANION.

6. MINIMUM OF 75% OF THE ORIGINAL BUILDING FRAMEWORK, ROOF AND EXTERIOR BEARING WALLS AND CLADDING SHALL BE RETAINED.


9. THE NEW ADDITION TO THE PROPOSED EXPANSION TO THE HISTORIC PROPERTY WILL NOT BE ADDING CONJECTURAL FEATURES OR ELEMENTS TO CREATE THE HISTORICALLY SIGNIFICANT PERIODS OF HISTORICAL DEVELOPMENT.

SECRETARY OF THE INTERIOR (SOI) STANDARDS OF REHABILITATION

GENERAL NOTES:
1. THE ADDITION OF THE PROPOSED EXPANSION TO A HISTORIC SINGLE FAMILY RESIDENCE LOCATED AT THE HISTORIC PROPERTY AT 1136 IRIS STREET SHALL BE A CONTINUATION OF THE BUILDING USE AS A SINGLE FAMILY RESIDENCE.
2. THE HISTORIC CHARACTER OF THE PROPERTY AT 1136 IRIS STREET WILL BE RETAINED AND PRESERVED. THE ADDITION OF THE PROPOSED EXPANSION WILL NOT REMOVE ANY DISTRICTING MATERIALS OR ALTERATIONS OF FEATURES, SPACES AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE A PROPERTY. REFER TO PLAN SHEET A-9.2 FOR EXISTING AND PROPOSED SITE LAYOUT.
3. THE NEW ADDITION TO THE PROPOSED EXPANSION TO THE HISTORIC PROPERTY WILL NOT BE ADDING COLLECTIVE FEATURES OR ELEMENTS TO CREATE AN ORGANIC HISTORIC ENSEMBLE.

SOI STANDARDS - WOOD NOTES:
1. THE NEW ADDITION OF THE PROPOSED EXPANSION TO A HISTORIC SINGLE FAMILY RESIDENCE LOCATED AT THE HISTORIC PROPERTY AT 1136 IRIS STREET SHALL BE A CONTINUATION OF THE BUILDING USE AS A SINGLE FAMILY RESIDENCE.
2. FRONT DOOR AND THE FOUR DECORATIVE COLUMNS SHALL BE PRESERVED AND RETAINED.
3. RETAINING THE EXISTING FRONT PORCH AS TO NOT CHANGE THE FRONT ELEVATION AND COMPLY WITH SOI STANDARDS.
4. ALL LIGHTING POLES, FIXTURES, AND FIXTURES SHALL BE SHIELDED SO THAT NEITHER THE LAMP OR THE RELATED REFLECTOR INTERIOR SURFACE IS VISIBLE AND SO THAT NO LIGHT SHINES INTO THE BACKYARDS OF ADJACENT PROPERTIES. ALL LIGHTING FIXTURES SHALL BE SHIELDED.

SOI STANDARDS - PORCHES AND ENTRIES NOTES:
1. ALL WINDOWS SHALL COMPLY WITH THE 2019 CAL ENERGY CODE REQUIREMENTS FOR CLIMATE ZONES.
2. ALL WINDOWS SHALL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND WHERE POSSIBLE, MATERIALS. ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4" IN HEIGHT, 1/2" MIN STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUNDS.
3. THE HISTORIC PROPERTY DOES NOT CONTAIN ANY ARCHEOLOGICAL RESOURCES. BUT IF DISCOVERED ARCHEOLOGICAL RESOURCES WILL BE PROTECTED AND PRESERVED IN PLACE AND RETAINED IN THE SAME LOCATION AND SIZE IN RELEVANCE TO NEWLY RE-BUILT FRONT PORCH AS TO NOT CHANGE THE FRONT ELEVATION AND COMPLY WITH SOI STANDARDS.
4. ALL WINDOWS SHALL COMPLY WITH THE 2019 CAL ENERGY CODE REQUIREMENTS FOR CLIMATE ZONES.
5. ALL WINDOWS SHALL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND WHERE POSSIBLE, MATERIALS.

C. Architectural Review (Minor) Re-Submittal

SOI STANDARDS - WOOD NOTES:
1. THE NEW ADDITION OF THE PROPOSED EXPANSION TO A HISTORIC SINGLE FAMILY RESIDENCE LOCATED AT THE HISTORIC PROPERTY AT 1136 IRIS STREET SHALL BE A CONTINUATION OF THE BUILDING USE AS A SINGLE FAMILY RESIDENCE.
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3. THE HISTORIC PROPERTY DOES NOT CONTAIN ANY ARCHEOLOGICAL RESOURCES. BUT IF DISCOVERED ARCHEOLOGICAL RESOURCES WILL BE PROTECTED AND PRESERVED IN PLACE AND RETAINED IN THE SAME LOCATION AND SIZE IN RELEVANCE TO NEWLY RE-BUILT FRONT PORCH AS TO NOT CHANGE THE FRONT ELEVATION AND COMPLY WITH SOI STANDARDS.
4. ALL WINDOWS SHALL COMPLY WITH THE 2019 CAL ENERGY CODE REQUIREMENTS FOR CLIMATE ZONES.
5. ALL WINDOWS SHALL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND WHERE POSSIBLE, MATERIALS.

C. Architectural Review (Minor) Re-Submittal

SOI STANDARDS - WOOD NOTES:
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2. ALL WINDOWS SHALL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND WHERE POSSIBLE, MATERIALS. ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4" IN HEIGHT, 1/2" MIN STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUNDS.
3. THE HISTORIC PROPERTY DOES NOT CONTAIN ANY ARCHEOLOGICAL RESOURCES. BUT IF DISCOVERED ARCHEOLOGICAL RESOURCES WILL BE PROTECTED AND PRESERVED IN PLACE AND RETAINED IN THE SAME LOCATION AND SIZE IN RELEVANCE TO NEWLY RE-BUILT FRONT PORCH AS TO NOT CHANGE THE FRONT ELEVATION AND COMPLY WITH SOI STANDARDS.
Item 2

EXTERIOR FINISHES:

- ROOF MATERIAL: TO MATCH (E)
  - MANUFACTURER: CERTAINTEED
  - TYPE/COLOR: PRESIDENTIAL SHAKE CHARCOAL BLACK

- PAINT:
  - MANUFACTURER: SHERWIN WILLIAMS
  - TYPE/COLOR: RARE GREEN SW 6199

- PAINT:
  - MANUFACTURER: SHERWIN WILLIAMS
  - TYPE/COLOR: PEWTER GREEN SW 6208

- PAINT:
  - MANUFACTURER: SHERWIN WILLIAMS
  - TYPE/COLOR: CASA BLANCA SW 7571

NOTE:
1. ALL PAINT COLORS TO MATCH EXISTING RESIDENCE. SAMPLES ARE TO BE SUBMITTED TO THE AREA FORE VERIFICATION PRIOR TO APPLICATION.

2. PAINTER TO PROVIDE SAMPLE BOARD OF ALL COLORS FOR OWNER REVIEW AND APPROVAL, PRIOR TO APPLICATION.

3. ALL EXTERIOR LIGHTING MUST BE ORIENTED, RECESSED, OR SHIELDED TO PREVENT LIGHT TRESPASS AND POLLUTION, IN COMPLIANCE WITH NIGHT SKY PRESERVATION REGULATIONS (ZONE REGULATIONS, CHAPTER 17.23)

4. ALL WINDOWS SHALL COMPLY WITH THE 2019 CAL ENERGY CODE REQUIREMENTS FOR CLIMATE ZONES.
  - U FACTOR = 0.32 OR BETTER
  - SHGC = 0.25 OR BETTER

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Item 2

ATTACHMENT 2
Name: PRISCILLA GRAHAM
Date: MARCH 1984
Reviewed by:_____

ARCHITECTURAL STYLE(S): Victorian Cottage

The house at 1136 Iris is a single story structure resting on a slightly raised w/crawl foundation. Its overall flat concrete slightly raised w/crawl basement shape is square with a single car garage located to the rear of the house. There is a high pitched gable/hipped/truncated hipped/tenoned pyramid roof capped with composition shingle material. The external walls are sheathed with clapboard/shingles/stucco/et c. finish. The door(s) is/are centered with flat molded/flat trim; and the door itself is characterized by number & shape shaped panels [and number & shape]
glass openings]. There are symmetrical windows flanking entrance windows with flat number (e.g., bands, triplets) shape, sash, doublehung/ flat/molded/trim that are doublehung location of windows in relation to door(s), porch, house, etc.
The panes in the front window(s) are separated by mashes # scales/millions of a rectangular square/rectangular/diamond lattice shape. The window sills are primarily lugsills/lugsills/et c.
Part of the character of this structure comes from overhang of eaves.
Protruding elements such as e.g., rafters, purlins, brackets fishscale shingle in pediment window with window detail the turret/dormer in shape, open and is rectangular/round.
Veranda with decorative turned posts and spool & spindle trim. Other special features include the misc.

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Overall, these features reveal that the structure is predominantly **Victorian Cottage** in style with **neoclassic rowhouse roof** influences/overtones/motifs. 

Also, a definite addition can be seen to the ____________ left side/right side/rear/none__. The structure has a ____ average ____________ cared for appearance with well/average/poorly ____________

a simple garden borders. ___ describe landscape: amount of foliage/condition/aesthetic appeal, ___