

1242 DOVER LANE NARRATIVE

Overview:

The subject property was built in 1927. Leonard A. Cooke designed the structure for Taylor McDougal. Numerous modifications have occurred during the lifetime of the structure including a 2-car garage added, a single-story addition with a flat roof in the south (rear) facade, a covered porch added to the west (side) façade, a large tiled porch running the length of the south (rear) façade, and the original hand split shingle roof was replaced with a machine made clay tile roof. Fortunately, the current owner has the original architectural plans and the subsequent plans for the various additions. Most of the alterations are not in line with the original architecture and character of the home. The current homeowner would like to replace some of the alterations to improve the exterior cohesiveness that the structure presently lacks and to modernize the interior to be more in line with the standards of living more commonly accepted in the twenty-first century.

The homeowner seeks to demolish the covered porch on the west façade, the flat roof addition on the south façade, and construct a new multi-story addition in place of the existing less cohesive modifications. The homeowner would like to restore the roof to the original hand split shake to restore the structure's original character. The homeowner would like to build a Special ADU located on the southwest corner of the lot and would like to build an in-ground swimming pool located in the rear of the lot. All exterior finishes, colors, and materials will be the same as the existing single-family structure:

- White moderately textured stucco
- Wood doors and windows with true divided-lites to match the original fenestration
- Hand split shingle roofs

VICINITY MAP (NEIGHBORHOOD PHOTO KEY)





#1



#2



#3

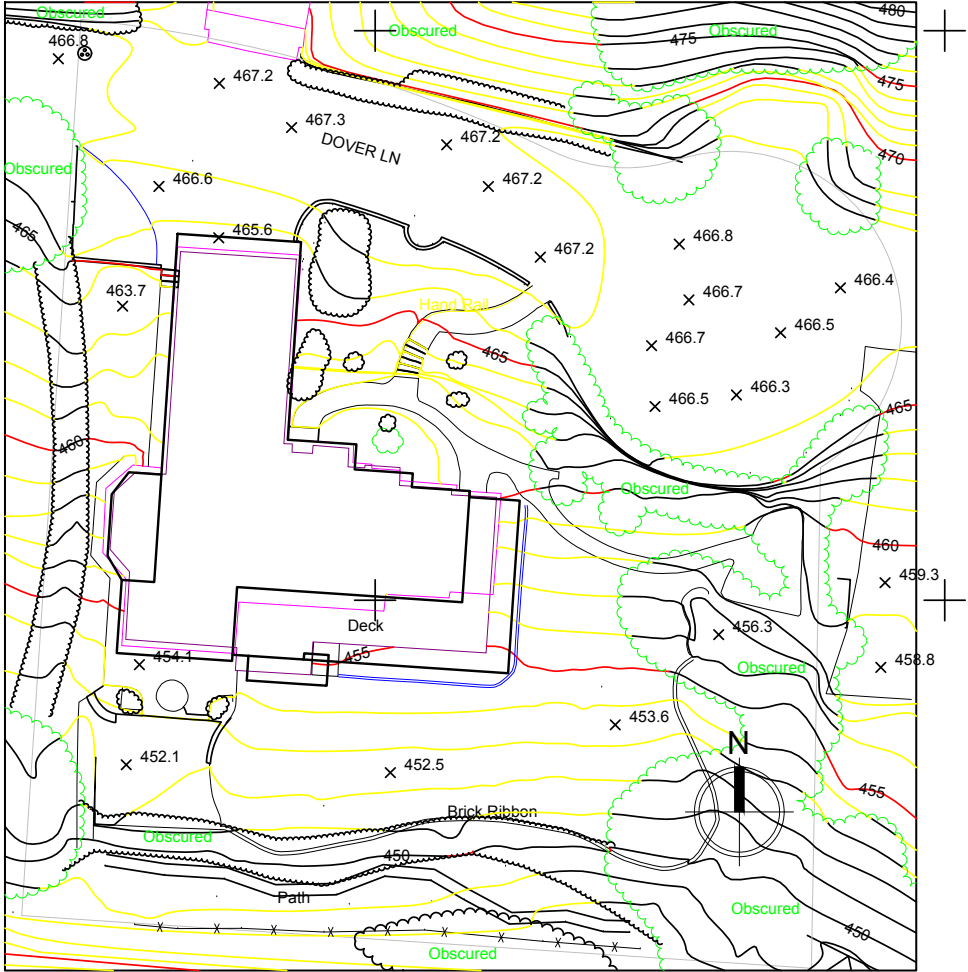


#4



#5

PROPERTY EXISTING CONDITION ELEVATION PHOTOS





#1



#2



#3



#4