

JEANNE DOWNEN CASITA
HPZ SUBMITTAL
07 JULY 2025
SHEET 1 - PHOTOS

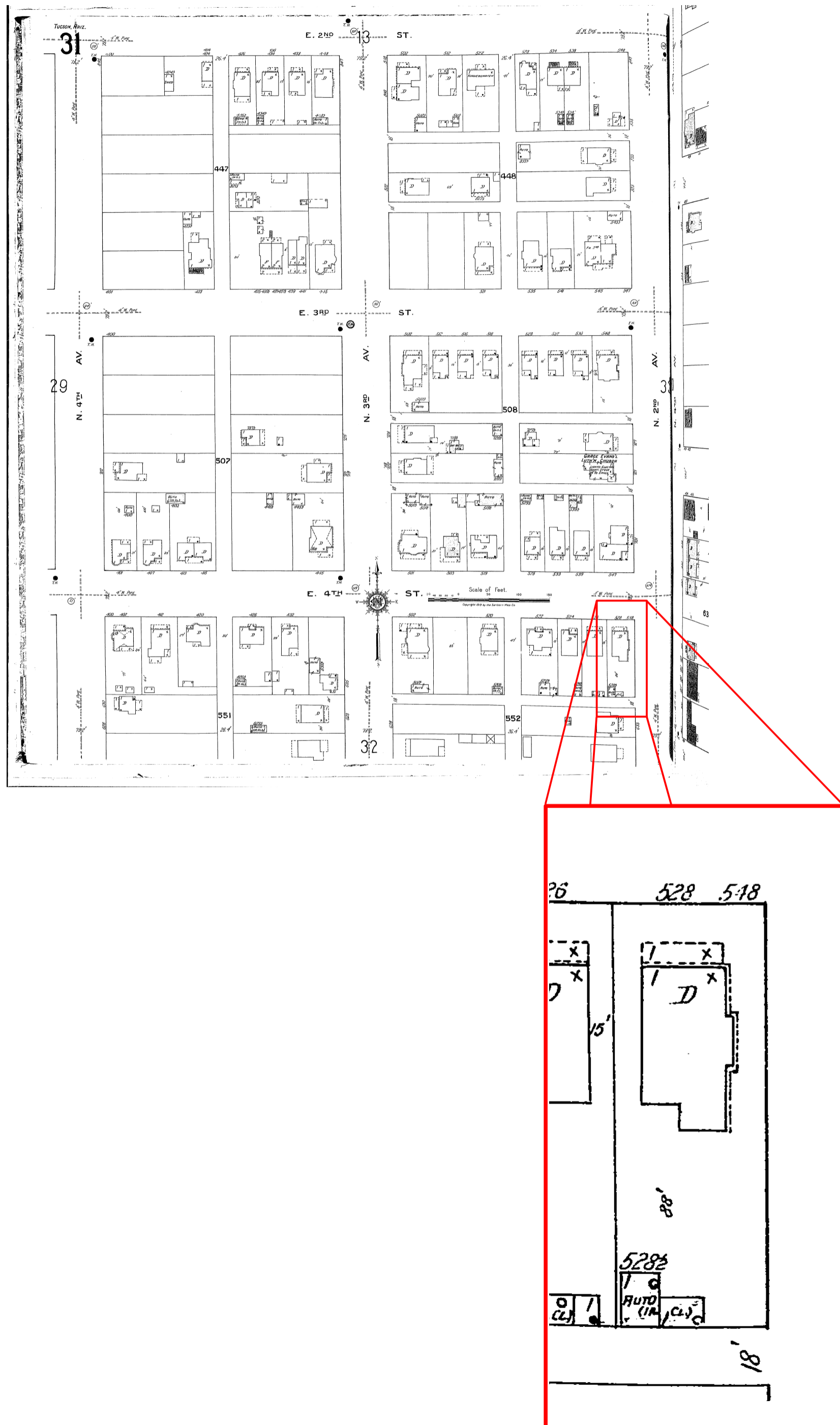


FROM NORTHEAST ↘

↙ FROM SOUTHEAST



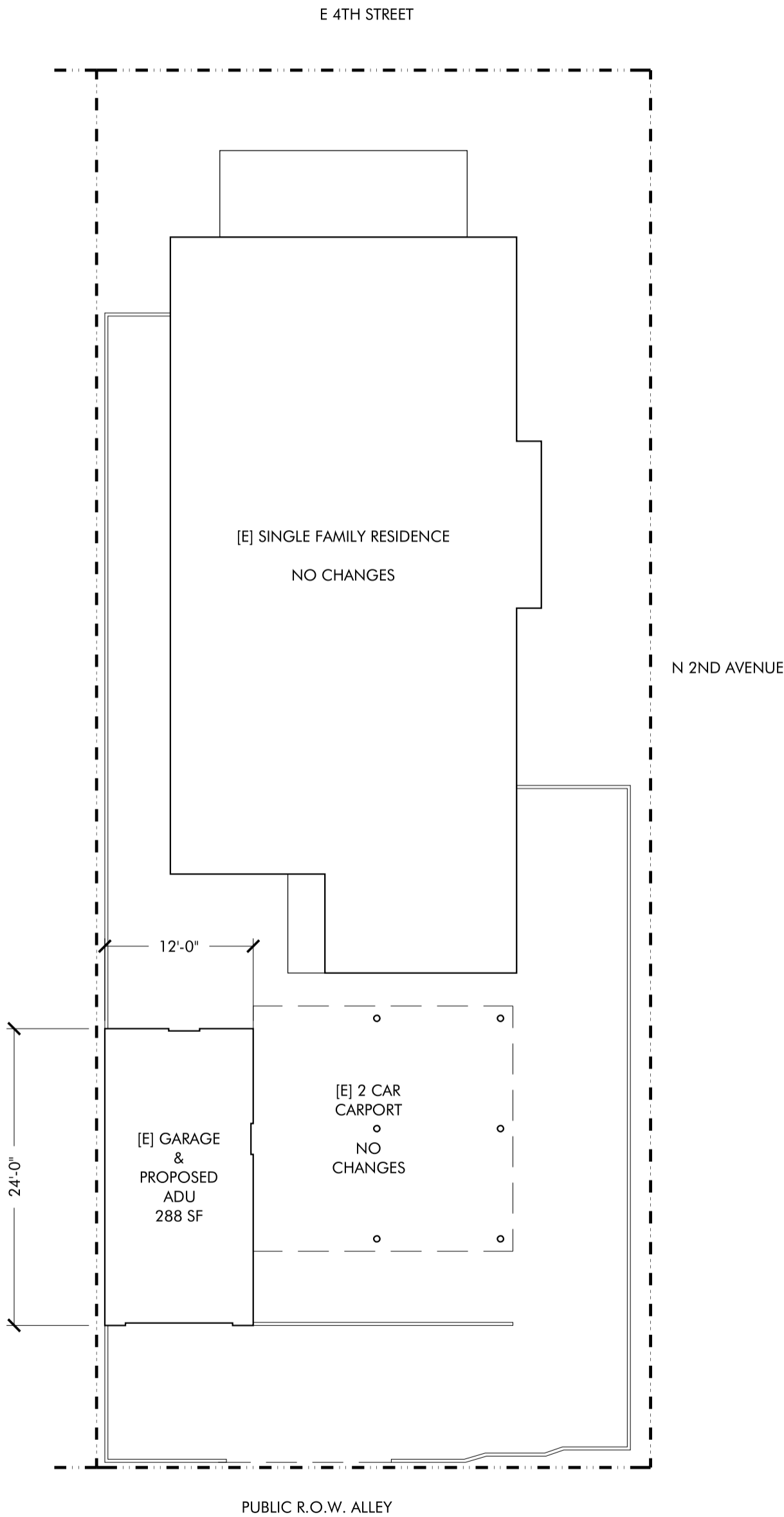
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SHEET 2 - 1919 SANBORN MAP



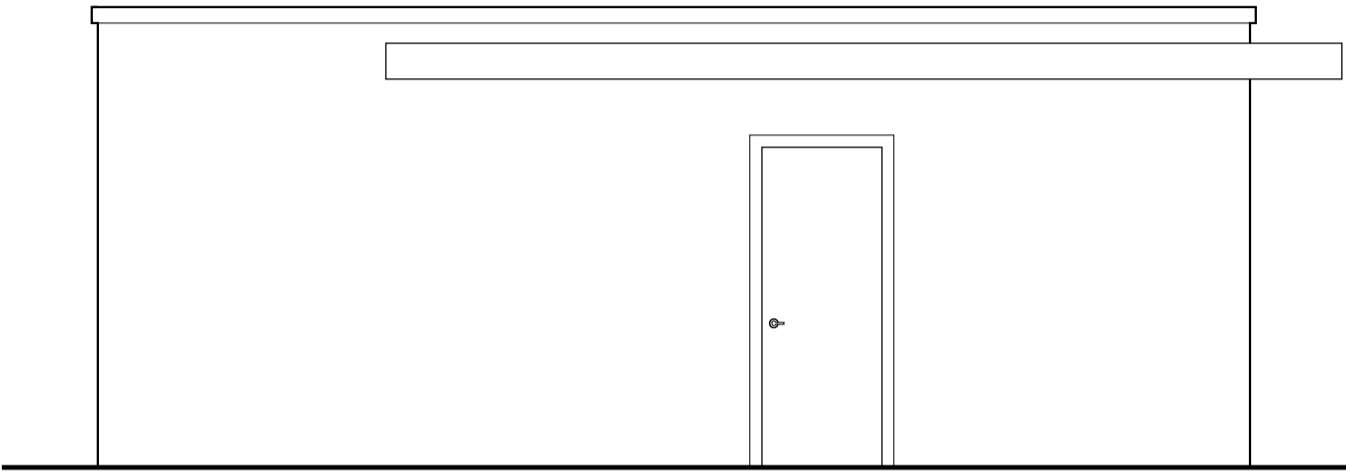
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SHEET 3 - DEVELOPMENT ZONE



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SHEET 4 - SITE PLAN

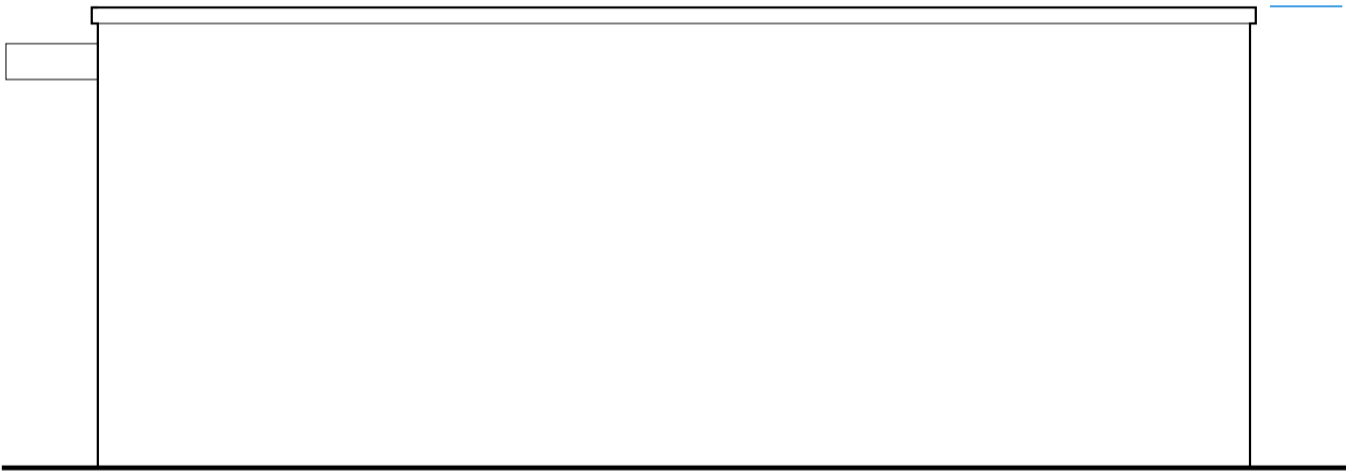


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SHEET 5 - EXISTING ELEVATIONS



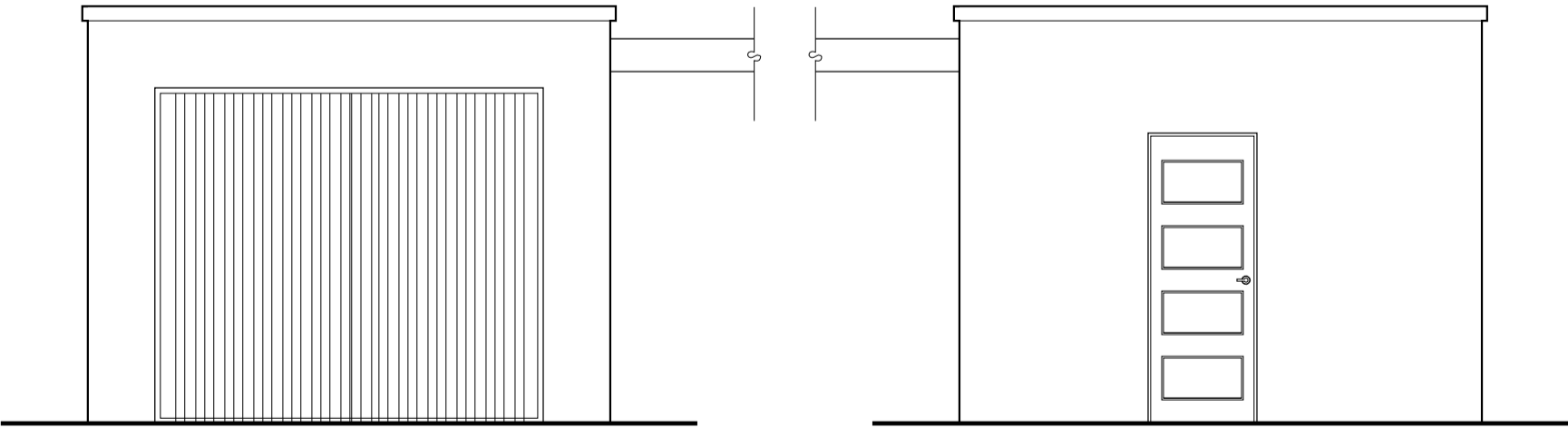
4 EAST ELEVATION [EXISTING]

SCALE: 1/4" = 1' - 0"



3 WEST ELEVATION [EXISTING]

SCALE: 1/4" = 1' - 0"



2 SOUTH & NORTH ELEVATION [EXISTING]

SCALE: 1/4" = 1' - 0"



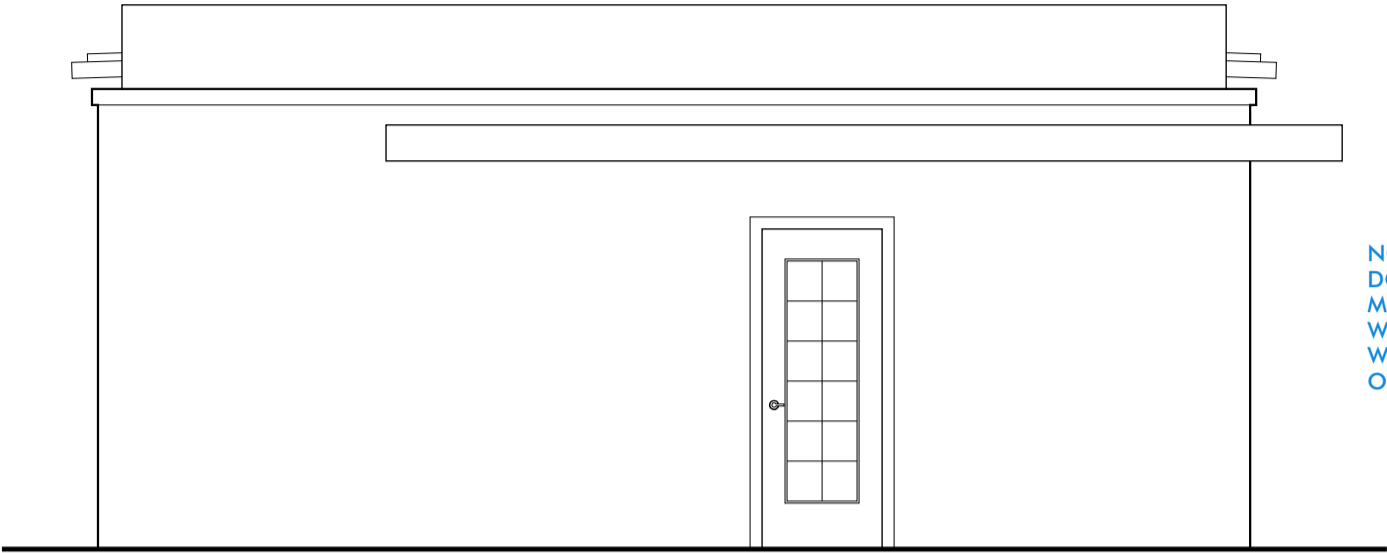
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REVISD: 19 AUGUST 2025

SHEET 6 - PROPOSED ELEVATIONS



NOTE:
DOOR AND WINDOW
MATERIALS TO MATCH
WUHZAB REQUIREMENTS,
WOOD, CLAD ALUMINUM,
OR CLAD FIBERGLASS.

7

EAST ELEVATION [PROPOSED]

SCALE: 1/4" = 1' - 0"



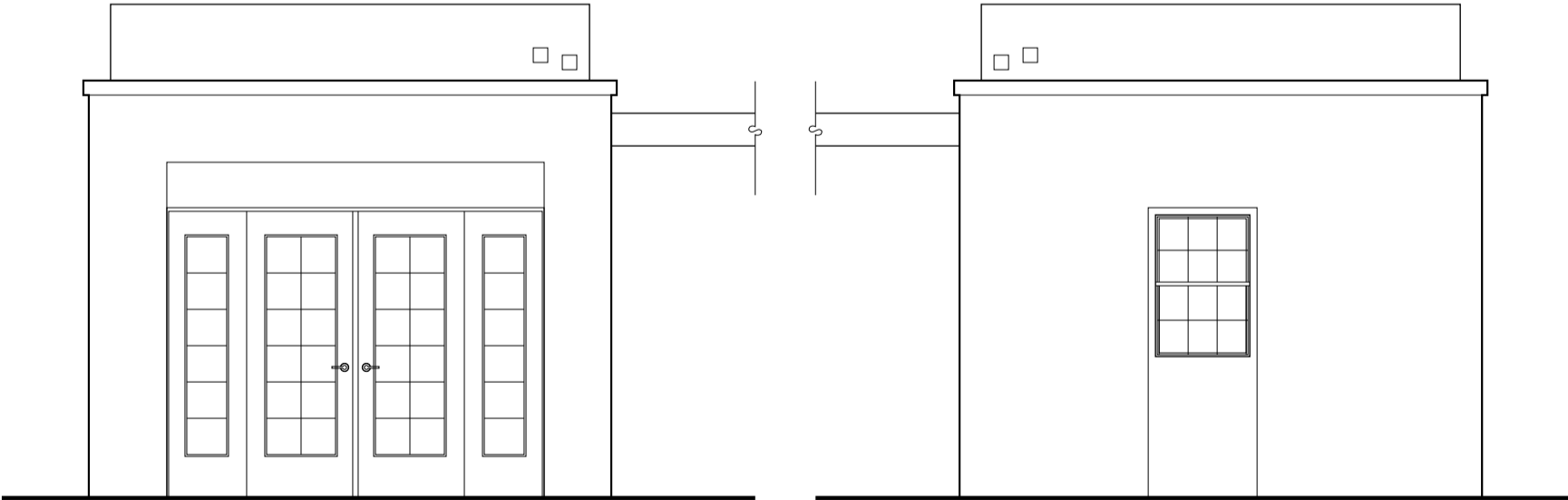
PROPOSED ELEVATION: 11'-4"

EXISTING ELEVATION: 9'-0"

6

WEST ELEVATION [PROPOSED]

SCALE: 1/4" = 1' - 0"



5

SOUTH & NORTH ELEVATION [PROPOSED]

SCALE: 1/4" = 1' - 0"



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SHEET 7 - STATEMENT

PROPOSAL:

Convert existing detached garage to ADU.

- Increase interior height.
- Add interior structural elements.
- Insulate.
- Increase interior natural light.
- Minimize changes to exterior and make those small changes evidently new and differentiated from original while staying compatible with the original.

Height: We propose raising the height by 28" (from 9'-0" to 11'-4"). The new height is well below the height of the primary residence and below the height of similar parapet-roofed accessory building within the Development Zone at 522 E 4th Street. (See photos, Sheet 8.)

This increase in height is set back from the face of the building by the (6") depth of the ceramic block wall of the original structure so the height at the face of the building will not change and the original exterior structure will remain intact. The increase allows for 9'-0" ceilings in the proposed ADU.

Details: Proposed details are appropriate to the style of the existing building and to the proposed new use of the building.

In particular:

- Replace existing door on north façade (not visible from public right-of-way) with a window. Original door opening size, shape, and location will be retained as a recess from the face of the building. Window allows light into living space.
- Replace existing door on east façade (solid wood) with glass panel door. Glass panel door allows light into living space.
- Replace existing metal garage doors on south façade (alley-facing) with French doors, side lights, and transom window. Note that French doors are found on the front porch of 701 N 2nd Avenue which is directly across the street from our site and in our Development Zone. (See photos, Sheet 8.) This change allows light into living space.
- Scuppers are added to allow roof drainage. These are common in the Development Zone and similar scuppers can be found on the accessory building immediately west of our site at 526 E 4th Street in our Development Zone. (See photos, Sheet 8.) Multiple scuppers manage roof water, mitigate overflow, and allow for the minimum increase in building height.

Building Form: The only change to building form is change of height discussed above.

Proportions: The only change to proportions is change of height discussed above.

Rhythm: The only change to rhythm will be the replacing of a door with a window as discussed above.

No changes are proposed to the following: **Setbacks, Site Utilization, Color, Landscaping, Enclosures, Utilities, Motor Vehicle & Parking Areas, Roof Type, Surface Texture, Projections & Recessions.**

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SHEET 8 - ADDITIONAL PHOTOS



⇐ 522 E 4th Strweet
12'-5" to top of parapet
on accessory building



⇐ 701 N 2nd Avenue
Note French doors
on front porch.



⇐ 526 E 4th Street
Note supper.