

312 Liberty Street, Petaluma
Major SPAR Project Description
August 31, 2022

This project proposes an infill addition of 314 sf on two levels towards the rear yard of an existing two-level storybook revival cottage with gables, dormers and a flared roof.

The existing small entrance and street front facade will remain the same with the exception of rebuilt exterior front porch and stairs due to disrepair and non-code compliant dimensions.

Lower Floor:

The proposed addition of 51 sf on the lower level would square off and extend to the backyard by 2 feet the existing ramshackle pantry and bathroom which currently steps down 5 ½" from the main house at the door threshold, only to step up 9" from the dropped pantry floor to the small, cramped existing bathroom through a 23 1/2" wide door.

The new extension at this level will accommodate a dining room. A new ensuite accessible bathroom is proposed in the space of the existing dining room to provide for an accessible primary suite on the main level for the aging couple.

Upper Floor:

Directly above this new construction, 263 sf of new space would be added to the existing upper floor and will include a new laundry room, one new bathroom and one remodeled accessible bathroom.

Roof:

The street (west) elevation remains unchanged.

Extend the existing rear gable roof with a new shed dormer, seen on Sheet 5, South Exterior Elevation and North and East Elevations, Sheet 6. New dormer roof on north elevation.

Class A composition shingles to match existing roof.

Windows:

The existing windows at the street (west) elevation will remain unchanged; currently at the entrance there is a transom over the entry door. The proposed new windows at the addition at the rear of residence will match the existing windows. The double and single hung style are proposed where appropriate, casements proposed in the new dining room, transom style where needed for privacy. North bedroom walls have casement egress windows, styled as double hung.

Siding:

The street (west) elevation remains unchanged; shiplap wood siding is on the front entrance, with a shingled gable. The remainder of the house has aluminum bevel siding. The siding on the rear addition is proposed as aluminum, to match the existing siding.