



June 21, 2021

Zieger Properties, LLC.  
2512 San Elijo Ave.  
Cardiff, CA 92007

RE: 2225 Wabash St – New Construction Historic District Commission Submission

## **Project Description**

2225 Wabash is a mid-block lot on the west side of Wabash nearly equidistant from Michigan Avenue to the North and Dalzelle Street to the South. The proposed structure is a two-car carport.

This project faces several challenges; because of the unique configuration of the lot and its connection to 2221 Wabash. The owner intends to renovate 2225 Wabash in parallel with 2221 Wabash.

The proposed structure is a two-car carport. The structure will be constructed for a pre-engineered design company and installed by the same contractor that is renovating 2221 Wabash and constructing 2225 Wabash. Currently nothing is located in the site we are suggesting for the carport, the rear fence at the alley is to be removed to allow access to the carport.

## **Description of existing conditions (including materials and design)**

The Existing structure is a two-family home comprised of an upper and lower two-bedroom flat, approximately 1100 GSF for each unit. The existing home is currently under construction and anticipated to be complete in early September. It is modern in design and uses standing seam metal roof, brick and ship lap siding with large open windows to create a modern façade considerate of the neighborhood.

## **Narrative**

1. Height:  
The proposed structure is 8'-6" tall at high point
2. Proportion of Front Façade:  
The structure doesn't approach the front of the property and is designed to provide utilitarian covered parking and complement the modern design of the building.
3. Proportion of Openings:  
The structure is primarily open except of the roof and 6 support posts
4. Rhythm of Solid to Void:

5. The structure is primarily open except of the roof and 6 support posts
6. Rhythm of Spacing of Buildings:  
Set at the rear of the property this structure will not be visible from the street except for glancing views from the south between 2221 and 2225 Wabash
7. Rhythm of Entrance and/or front porch projections:  
None
8. Materials:  
The proposed structure is comprised of concrete foundation/parking slab, and a metal roof and steel post.
9. Textures:  
No texture is provided as the proposed structure is mostly void and comprised of concrete foundation/parking slab, and a metal roof and steel post.
10. Colors:  
The color palette of the proposed structure has been kept neutral and natural in order to blend in with the existing homes on the block.
11. Architectural Details:  
The architectural details of the proposed structure are very simple in order to complement the existing modest homes on the block. T
12. Roof Shapes:  
Flat, single sloped roof
13. Wall of Continuity (setbacks):  
The structure is located in the rear of the property accessed from the alley
14. Landscape Features:  
None, lawn will be provided adjacent and the landscape for the main house will be provide as previously shown.
15. Open space:  
The lot directly to the south of the proposed structure has approximately 18'-0" of frontage along Wabash street. It is anticipated that this narrow front portion of the lot will remain open in the future. While not part of this property, the open space will create the appearance of an open side-lot from the street.
16. Scale of Facades/Façade Elements:

# 4545

architecture

The overall structure is small at 18'x22' and will provide basic covered parking for the occupants of 2225 Wabash

17. Directional Expression of Front Elevation:

None, Car port is located in the rear of the property

18. Rhythm of Setbacks:

None, Car port is located in the rear of the property

19. Lot Coverage:

- a. Lot Size: 3676 Square Feet
- b. Building Footprint: 1315
- c. Percentage of lot Coverage: 35.8%
- d. Carport is 396 sq.ft.

20. Degree of Complexity in Façade:

The façade is very simple, design is intended to support 2225 Wabash not draw any attention.

21. Orientation/Vistas/Views:

We are limited in orientation as the property has a very narrow rear yard.

22. Symmetric or asymmetric appearance:

The appearance of the proposed structure is symmetric and utilitarian.

23. General Character:

Corktown is made up of modestly detailed small-scaled homes on narrow lots creating a dense walkable neighborhood. The proposed structure follows the simple massing and closely spaced arrangement precedent set by the existing adjacent homes. The homes in Corktown were built over various periods of time, and are examples of many architectural styles. What makes the neighborhood cohesive is the attention to scale, proportion, and quality in each home regardless of style. While the proposed structure utilizes some contemporary elements, the overall scale, massing, and textural quality are inspired by and designed to complement the overall Corktown character.