



**2012 E 16TH STREET ADDITION**  
**FEBRUARY 28, 2022 HISTORIC COMMISSION MEETING**  
**CASE # D.6**  
**PRESENTER: RYAN BOLLAM, AIA, LOW DESIGN OFFICE**





**SIDE STREET VIEW**



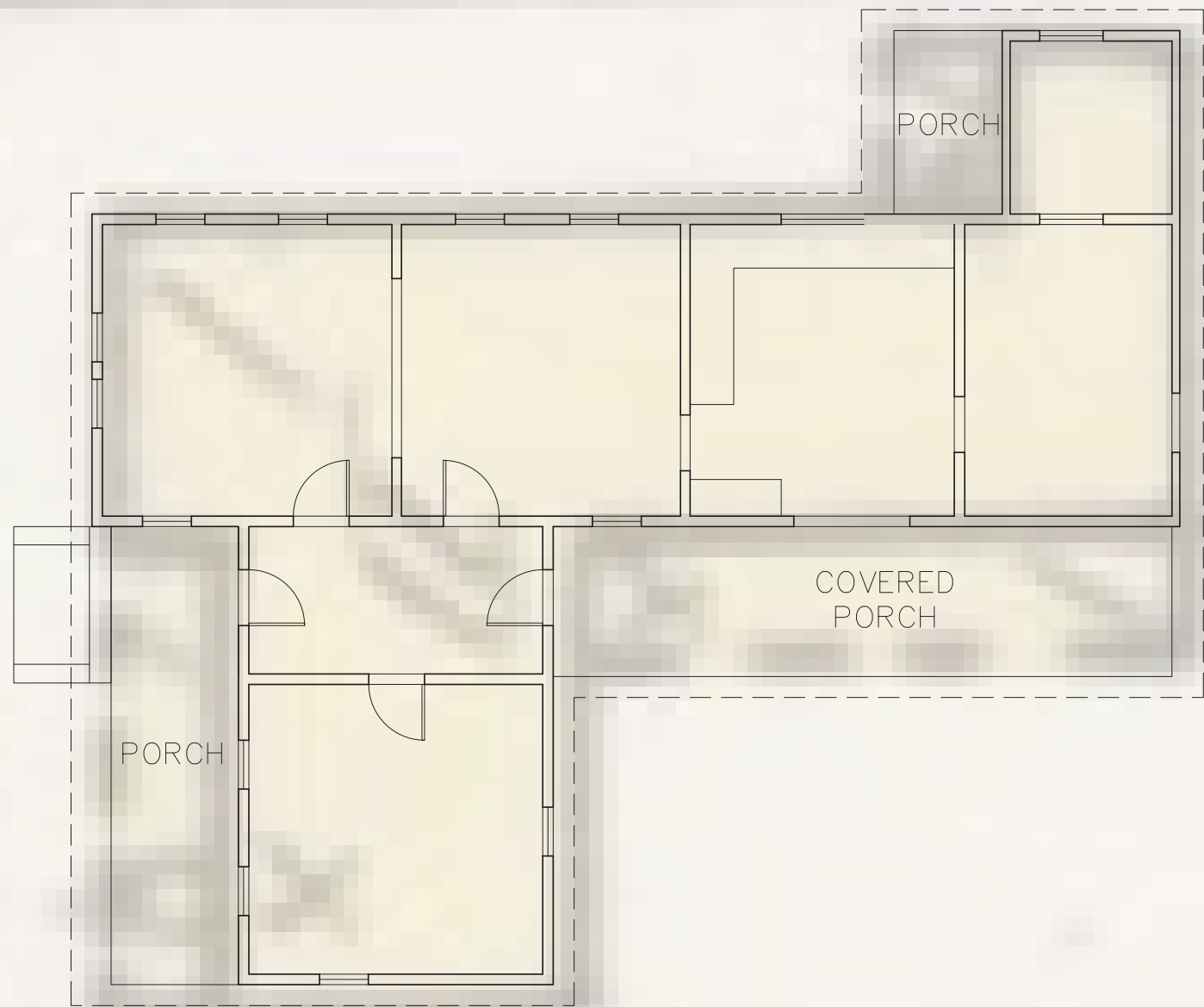


EXISTING ADU, PERMITTED IN 2014.

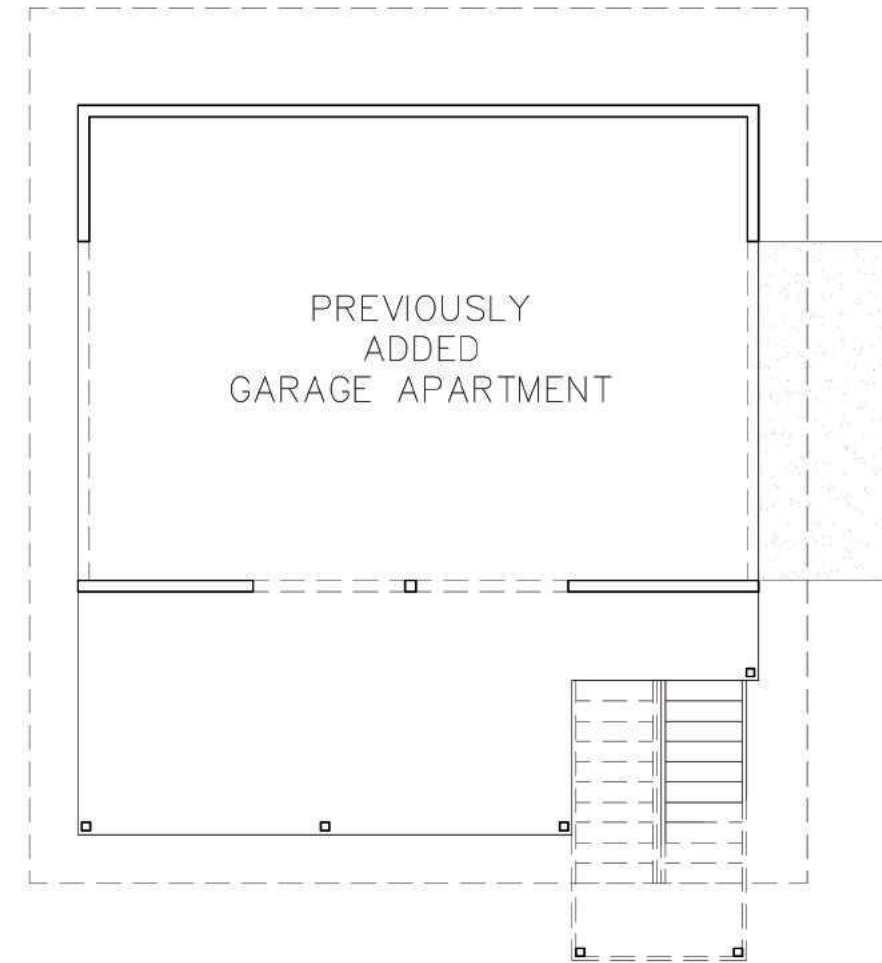
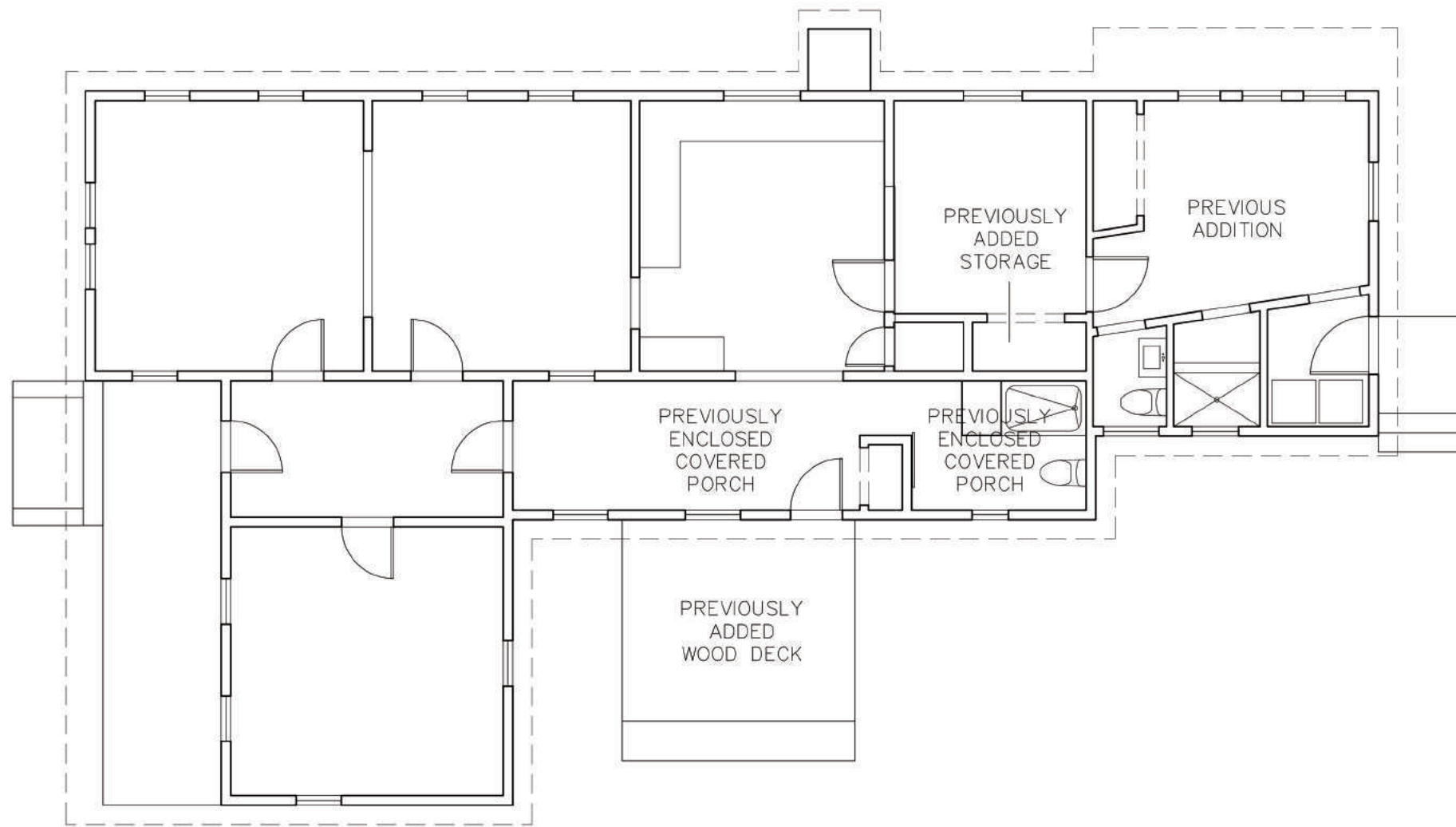




NEIGHBORING HOUSE

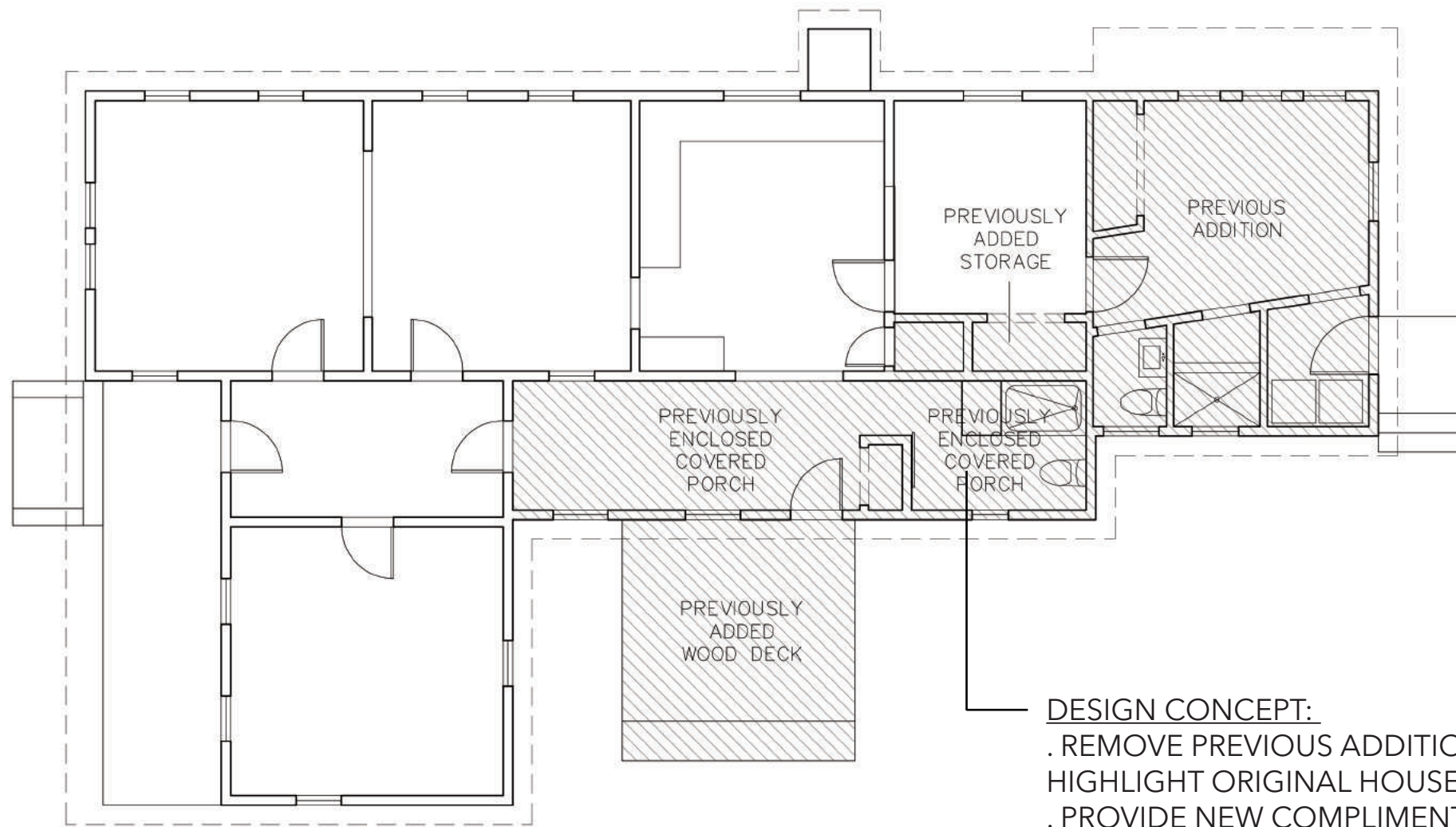


ORIGINAL PLAN OVERLAID ON 1922 SANBORN MAP DETAIL



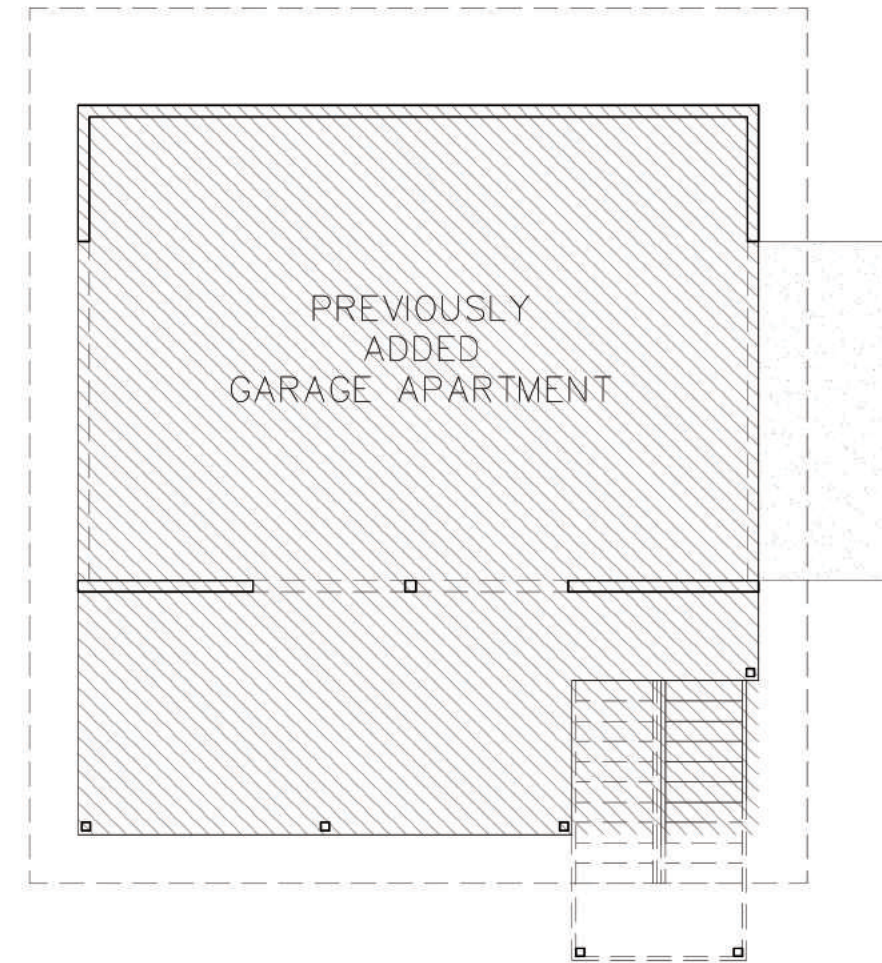
**CURRENT PLAN**





DESIGN CONCEPT:

- . REMOVE PREVIOUS ADDITIONS TO HIGHLIGHT ORIGINAL HOUSE
- . PROVIDE NEW COMPLIMENTARY ADDITION THAT NEGOTIATES THE AESTHETIC OF THE ORIGINAL HOUSE AND PREVIOUSLY ADDED GARAGE APARTMENT
- . PRIORITIZE SUSTAINABLE DESIGN STRATEGIES

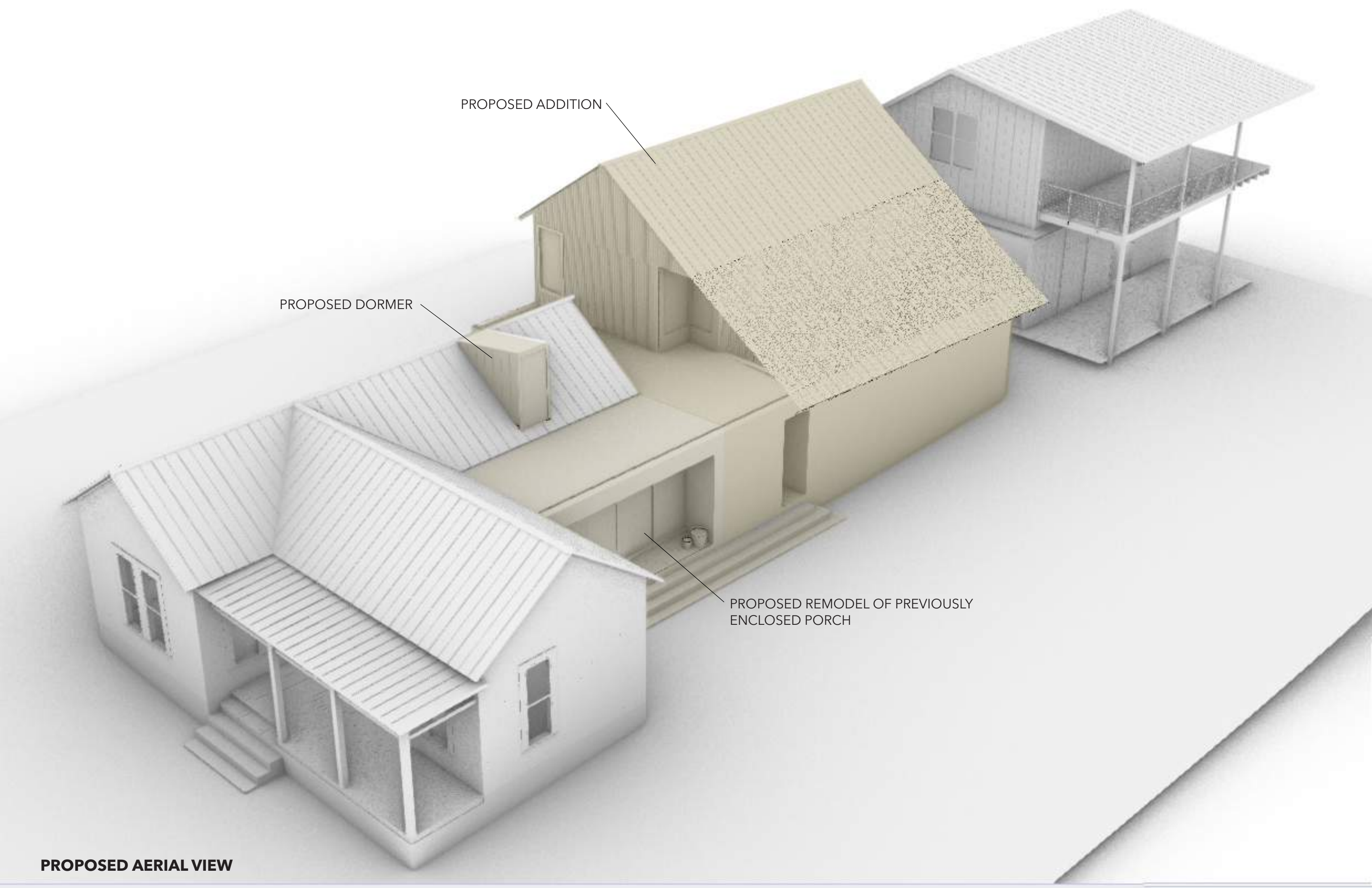


PROPOSED ADDITION

PROPOSED DORMER

PROPOSED REMODEL OF PREVIOUSLY  
ENCLOSED PORCH

**PROPOSED AERIAL VIEW**







PROPOSED ADDITION BEYOND

FRONT VIEW FROM 16TH STREET





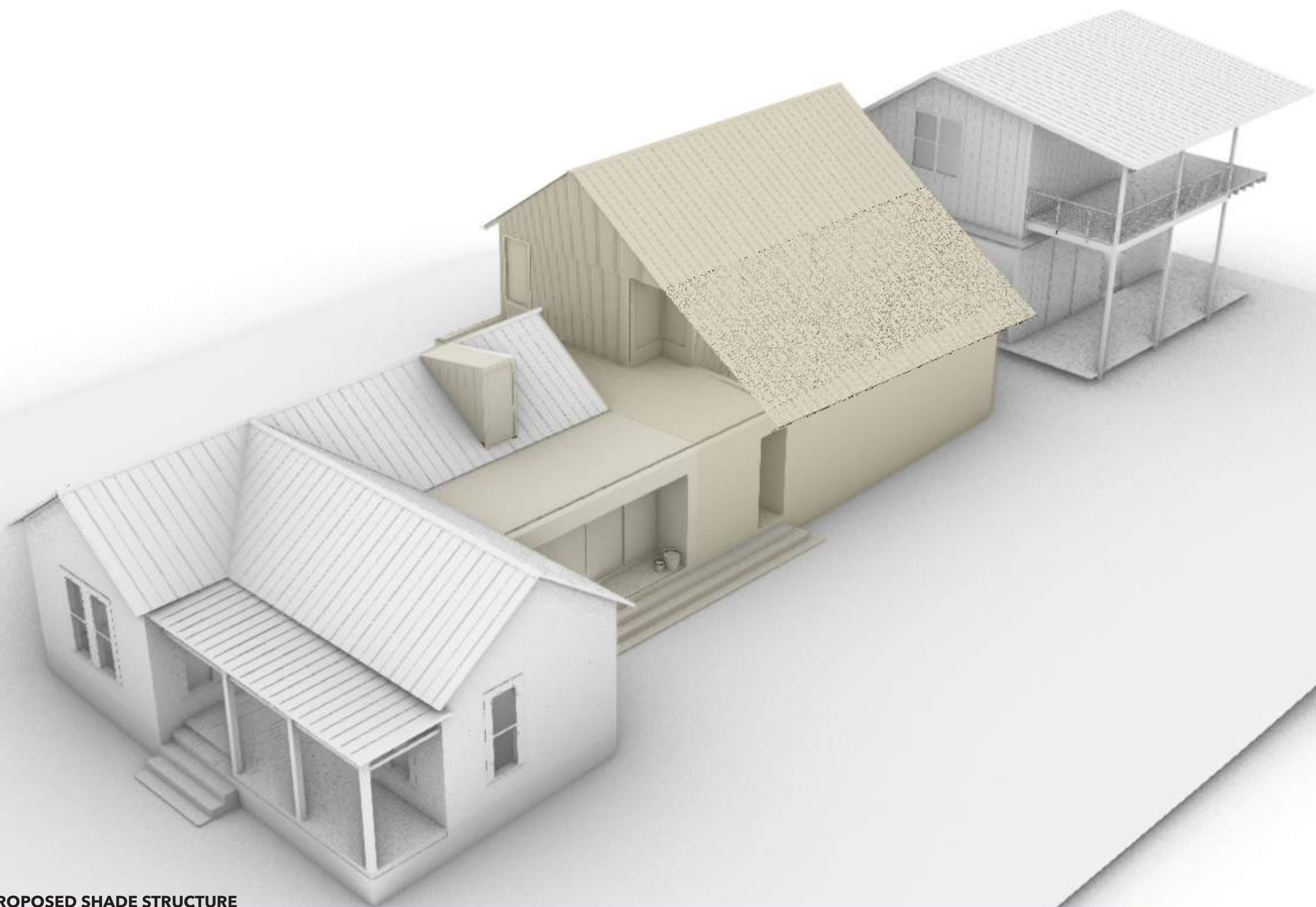
FRONT VIEW FROM SIDE STREET





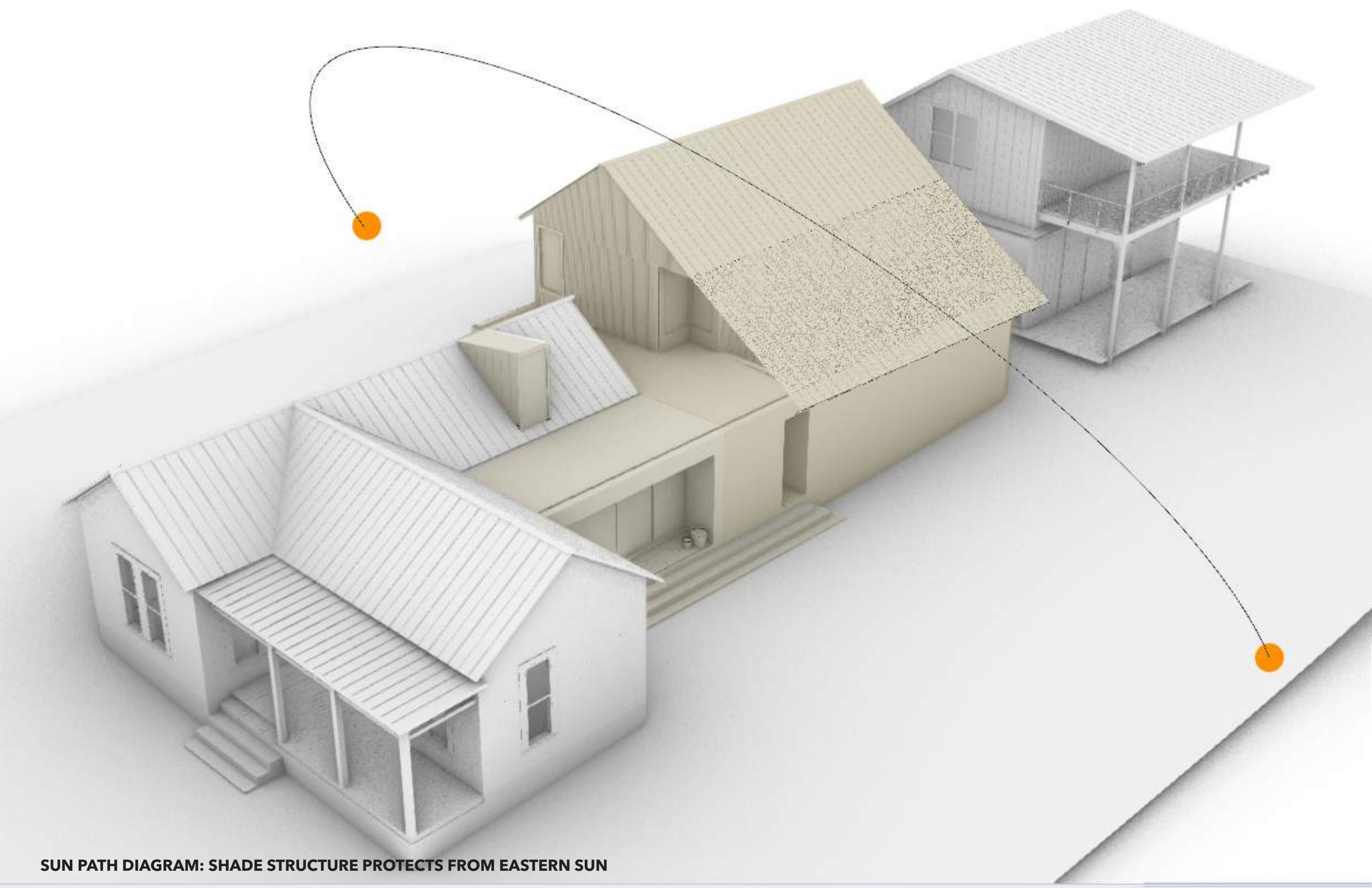
**FRONT VIEW FROM SIDE STREET**





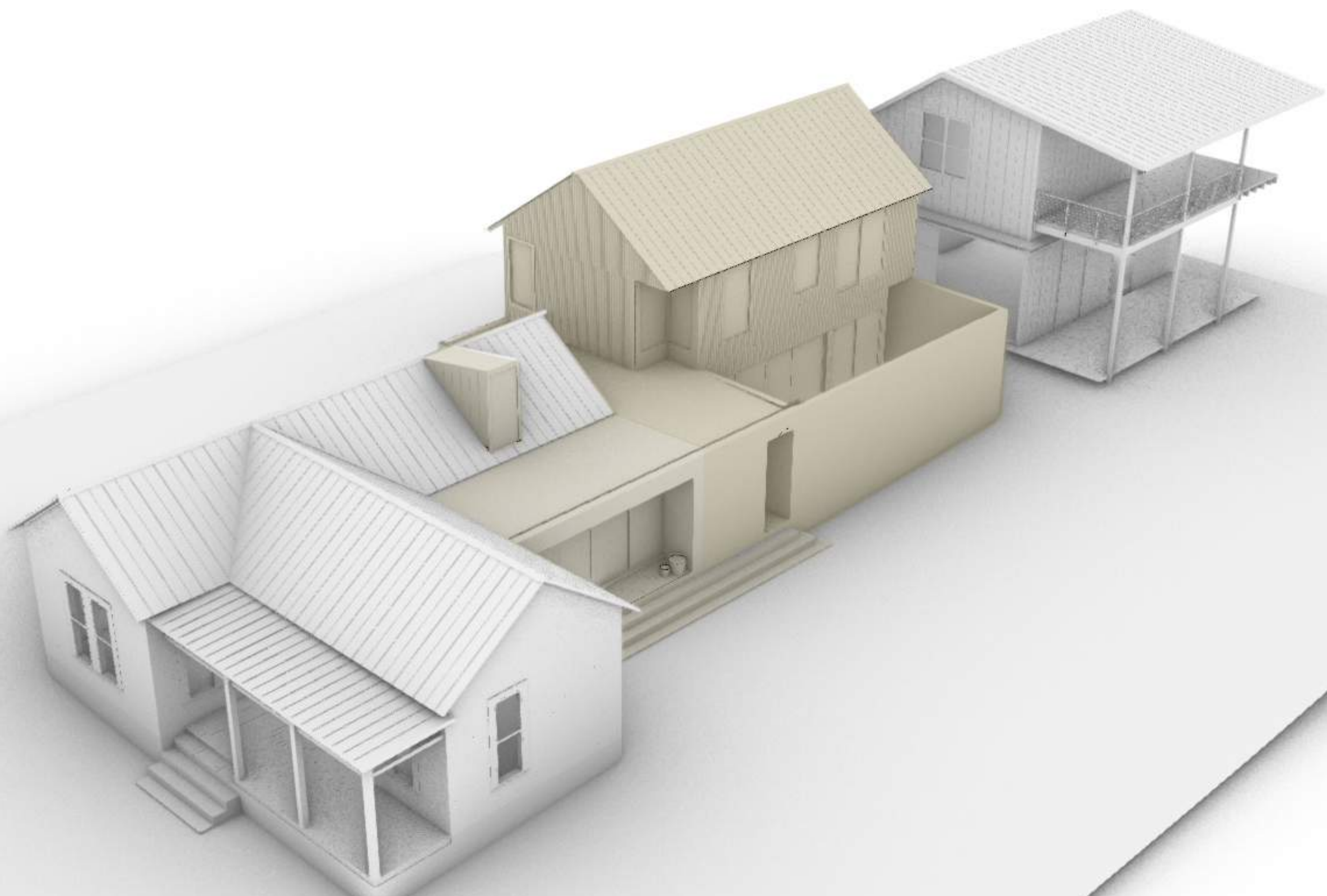
**PROPOSED SHADE STRUCTURE**





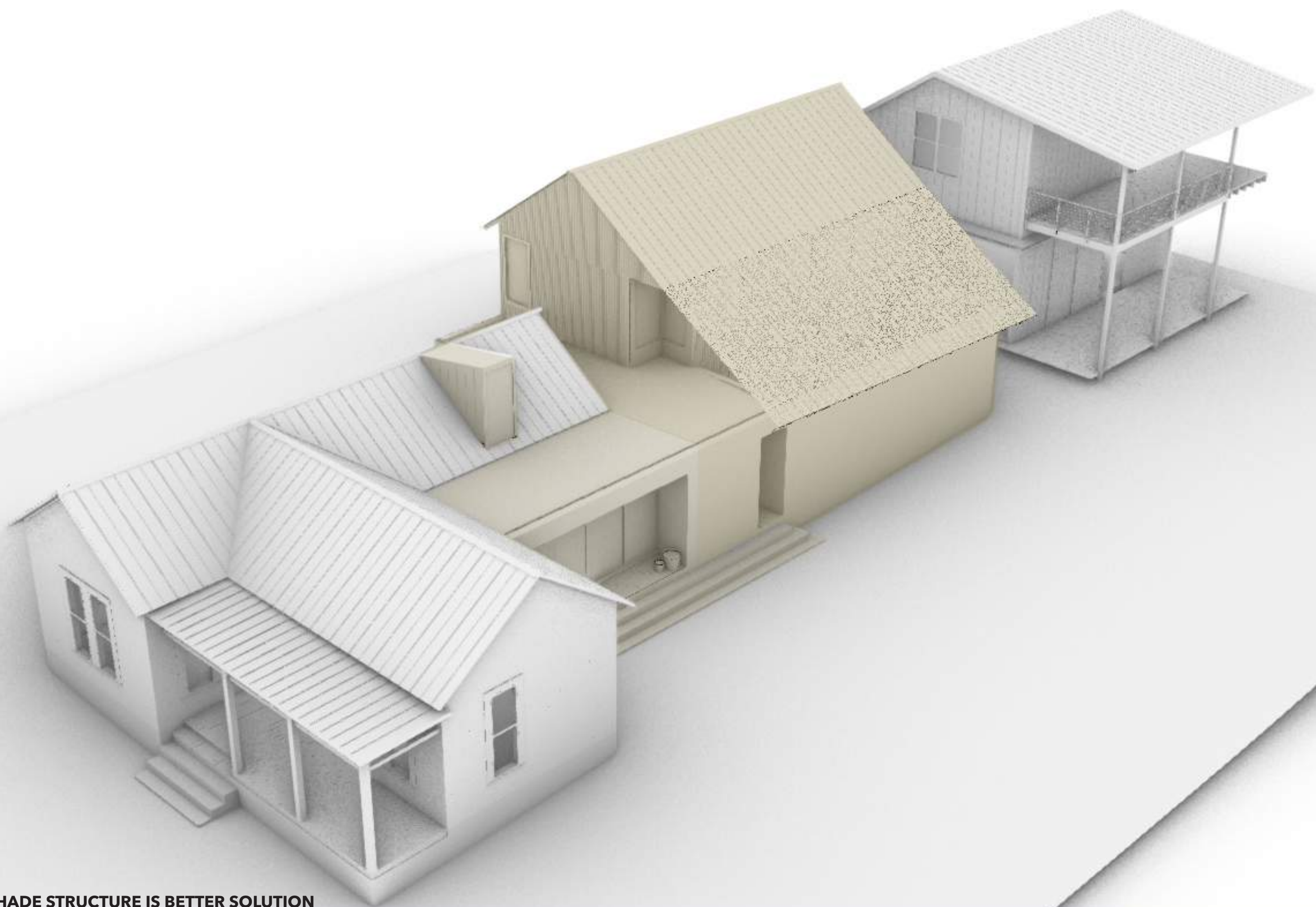
SUN PATH DIAGRAM: SHADE STRUCTURE PROTECTS FROM EASTERN SUN





**PROPOSAL WITHOUT SHADE STRUCTURE: CREATES BUSIER ROOF FORMS AND NO SHADE FROM EAST SUN**





**SHADE STRUCTURE IS BETTER SOLUTION**