



Agenda Report

22-263

Agenda Date: 3/3/2022

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Consideration of Architectural Review of a proposed new two-story home and carport at 1854 Market Street that is located within 200 feet of an Historic Resource.

BACKGROUND

The subject property is 8,200 square-feet in size and developed with a one-story 723 square foot, two-bedroom and one-bathroom house and a detached 300 square foot garage. The property is not currently listed as a historic resource on the City's Historic Resource Inventory (HRI), but is located within 200 feet, directly across the street from the HRI property located at 1889 Market Street - the City's Harris-Lass House Museum.

The project is before the Historical and Landmarks Commission (HLC) in accordance with the Historic Preservation Ordinance, which requires all projects on properties within 200 feet of an HRI property that require Architectural Review at a Development Review Hearing first be referred to the Historical and Landmarks Commission. The Historical and Landmarks Commission shall review the project for neighborhood compatibility and consistency with the City's Design Guidelines, and make a recommendation to the Development Review Hearing Officer.

DISCUSSION

The project proposes to reclassify the existing 760 square foot, two-bedroom and one-bathroom home at the front of the lot as a detached accessory dwelling unit (ADU), and to construct a new two-story house and detached two-car carport toward the rear of the property. The proposed new primary residence located in the rear yard at the minimum required 20-foot rear yard setback is a two-story 2,316 square foot, two bedroom and two-bathroom house. The proposed house exterior would have a dark gray asphalt composition shingle roof to match the existing house, and would be clad in 1"x12" horizontal wood v-groove siding to be similar, but differentiated from the 1"x7" v-groove shiplap siding on the existing house. The project also proposes to apply a decorative 12-inch frieze board with trim molding around the upper exterior walls of the new house to be similar to that on the existing house/ADU but with trim molding of a different shape. The fiberglass clad double-hung style windows on the existing house are not original and the project proposes to match these windows on the new house, but would differentiate the dimensions of the trim around the windows and would not include a window apron at the base of the windows on the new house. The project further proposes 3.5-inch exterior wall corner boards to further differentiate the new house siding from the 5.5-inch corner boards on the existing house/ADU. The proposed new house would be separated by a 30-foot setback from the existing house/ADU, and a new maximum 12-foot tall two-car carport is proposed to be constructed between the two dwellings and would also have a dark gray asphalt composition shingle roof.

No alterations are proposed for the existing house on the site that is proposed to be reclassified as a

detached ADU. It would continue to remain in its present location at the front of the lot, and is one of four homes of similar architecture on the south side of the Market Street across from the HRI listed Harris-Lass House. While none of the four homes are on the City's HRI, they all retain historic characteristics with elevated foundations, front porches and steps and hipped roofs at front - all of which contribute to the historic streetscape of this block. The Historic Resources Survey Report (DPR form) from City files for 1889 Market Street is included at the end of this report as Attachment 2.

Pursuant to the City's Historic Preservation Ordinance - Chapter 18.106 of the Zoning Ordinance, a decision to recommend approval of the proposed project shall be based upon the following factors:

- The project proposals shall not have a significant adverse effect on the integrity of the HRI property;
- The alterations must be compatible with the existing structure or district; and
- The alterations must be consistent with the Secretary of Interior's Treatment Standards.

The applicant has worked with staff to explore design options that would minimize visual impacts to the HRI listed Harris-Lass property across the street. The proposed design is revised from an earlier proposal that attached the new home to the existing house and which had more of the living area and roof of the new home visible from the driveway and HRI property across the street. Written comments in support of the proposed design were received by City Historian Lorie Garcia and by Volunteer Architectural Advisor Craig Mineweaser, AIA, and are attached to this report.

The proposed project complies with the Single-Family Design Guidelines and maintains significant distance from the HRI property. The project maintains historic appearance of the existing house as unaltered, and would construct a new two-story house and carport and to the rear of the lot, behind and in-line with the existing home in a manner that mostly shields visibility of these new structures from the street and minimizes their visibility and potential visual impact on the streetscape. The project as proposed would not have a significant adverse visual impact to the integrity of the HRI listed Harris- Lass House property across Market Street. Overall, the new two-story house and carport structures would be compatible in design with the existing residence and other one- and two-story residences in the immediate neighborhood and Old Quad area.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303-New Construction or Conversion of Small Structures, in that the project is limited to the construction of one new house and a detached carport on a lot developed with one existing dwelling unit.

PUBLIC CONTACT

On February 18, 2022, a notice of public hearing of this item was posted at three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find that the proposed project located at 1854 Market Street will not destroy or have a significant adverse effect on the integrity of the HRI listed property across the street at 1889 Market Street; that the alterations are compatible with the

existing structure and its setting in the neighborhood and Old Quad area, and recommend approval to the Development Review Hearing Officer.

Prepared by: Jeff Schwilk, Associate Planner
Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. Project Data Sheet
2. DPR Form - 1889 Market Street
3. Lorie Garcia - Comments 02.15.22
4. Craig Mineweaser - Comments 02.17.22
3. Development Plans

Project Data Sheet

File: PLN2021-15012
Location: 1854 Market Street, an 8,200 square foot lot on the south side of Market Street, located approximately 75 feet west of Frederick Avenue; APN: 269-33-007; property is zoned Moderate Density Residential (R3-25D).
Applicant: Brooke Morton of Beyond the Box Design
Owner: Cathy Mansperger
Request: **Architectural Review** of the proposed reclassification of an existing 760 square foot, two bedroom and one bathroom home as a detached accessory dwelling unit (ADU) to remain, and the new construction of a 2,316 square foot, two bedroom and two bathroom two-story house and a detached two-car carport toward the rear of the property.
CEQA: Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Jeff Schwilk, Associate Planner

Project Data

Lot Size: 8,200 sq. ft.	Existing Floor Area (sq. ft.)	Proposed Floor Area (sq. ft.)
Existing House /ADU	760	760*
First Floor		638
Second Floor	N/A	1,618
Front Porch	60	36
Garage	300	0
Carport	0	400
Gross Floor Area	1,060	2,316
Lot Coverage	1,120 / 8,200 = 14%	2,054 / 8,200 = 25%*
Bedrooms/Baths	2/1	2/2
Flood Zone	X	X

* ADU not counted toward maximum allowable building coverage

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 10/592520/4133/80 B _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: Harris - Lass House
3. Street or rural address: 1889 Market St.
City Santa Clara Zip 95050 County Santa Clara
4. Parcel number: ~~269-25-17~~ 269-25-096
5. Present Owner: Johanna Haynes Address: same
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: Single Family Res. Original use: same

DESCRIPTION

7a. Architectural style: Italianate

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: 1889 Market Street is a very large, wooden 2 story structure constructed on a rectangular plan with a side/rear rectangular addition and an opposite side rectangular, single-story enclosed porch. The main structure is designed in the Italianate style with a truncated, low hipped roof which is punctuated by 4 pedimental-shaped gables. Composition shingles sheath the roof. The deeply projecting eaves are ornamented by a row of dentils and corner brackets. Narrow ship lap siding sheaths the structure. Fenestration is double hung with corniced window heads. The second story windows have segmental arched tops. The east facade has a squared portico, supported by twin square wooden columns and like colonettes. A balustrade crown s the portico which covers a handsome round-arched entry door with fan light. The rear is marked by a projecting angled bay. The rear addition is a simple gabled wing with wide ship lap siding. A low hipped roof, screened porch extends from the street facing side of the house. The house sits on one of the largest residential lots left in the old quad area of the City.



8. Construction date:
Estimated 1875 Factual _____
9. Architect Unk.
10. Builder Unk.
11. Approx. property size (in feet)
Frontage 220 Depth 350
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
June 21, 1979

13. Condition: Excellent Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Rear/Side, simple gabled, rectangular wing, sunporch added around 1922.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: Extremely large lot, attendant farm outbuildings, wrought iron fence.

SIGNIFICANCE

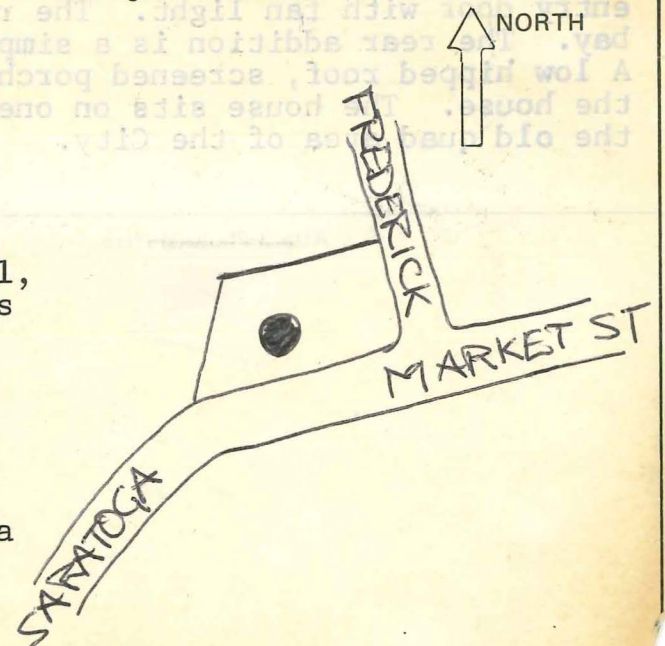
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The site is significant primarily as the last remaining large farmhouse set on a very large piece of property in the midst of developed subdivisions dating primarily from the 1930's, '40's and '50's. The structure predates the neighborhood and even the continuation of Market Street. It is in excellent condition and remains one of Santa Clara's architectural treasures. The earliest reference to the property found is the 1866 county surveyors "Map of The Town and Sublots of Santa Clara". The owner is listed as James Harris and a house, barn, and orchard are noted as improvements. The Italianate style of the existing house suggests a later date of around 1875. The house was built by Henry and Mary Harris, whose son, Albert, lived there until 1906. A ship captain from Oakland, Christian Lass, purchased the house then. The adjacent Street is named after one of his sons, Frederick. A granddaughter, Johanna Lass Haynes, still lives in the house.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates). Sanborn Insurance Map 1901, 1915 and 1939. Polk's City Directories 1866 Map of Santa Clara. Interview current owner Johanna Haynes. Santa Clara News, 1901. Obituary of Mrs. Julia Lass April 19, p. 1.

22. Date form prepared Nov. 5, 1980
By (name) Wm. Zavlaris of URC
Organization for the City of Santa Clara
Address: 1500 Warburton
City Santa Clara Zip 95050
Phone: (408) 984-3111

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



February 15, 2022

To: Jeff Schwilk

From: Lorie Garcia,

City Historian,

Historical advisor to the Historic and Landmarks Commission

RE: revised plans for 1854 Market Street

Hi Jeff,

Per your request, I have reviewed the revised plans and here are my comments.

As I said previously, this house lies directly across the street from Harris-Lass and 1854 Market Street and the other 3 almost identical houses with their identical rooflines and front facing porches present a turn-of-the-century streetscape directly across from Harris Lass Historic Preserve. They constitute the sole remaining working-man's cottages left on Bullocks Subdivision, which was formed in the 1890s, and to have them still standing side by side on their original narrow, deep lots is amazing.

While the accessory building is still large, it is set back at the rear of the subject property and its roofline is complimentary to that of the original houses that remain. These things definitely lessen the effect on the historic streetscape and consequently on Harris-Lass. Also in the revised plans, the historic house itself remains unchanged and thus its integrity is kept intact.

Due to the changes reflected in the revised plans, I have no adverse comments.

Best, Lorie

This house is not listed on the HRI, but is within 200ft of the Harris-Lass Museum. Even though this house has not been studied with regards eligibility for listing on the HRI, it is my professional opinion that if surveyed it probably would be found to be eligible, so we should treat it as if it is and not allow any historic materials or features visible from the street to be destroyed or highly altered. This avoids negative effects on the obviously old neighboring houses and also protects future entrée to the cost savings of the Historical Building Code and perhaps a Mills Act Contract should an owner want to add this home to the HRI.

In a review of the last submittal for this project, I suggested some ways to reduce the mass and bulk that would be seen in the street view. This was in an effort to help mitigate the negative effects on the view of the house from the historic resource, the Harris-Lass Museum located across the street. CEQA requires that to draw this conclusion, the application must be found to meet the Secretary of the Interior's Standards. The applicant has submitted a revised design that addresses the concerns I listed in my last review:

REDUCE THE EFFECTS: The titles below name the concerns I delineated in my last report and the commentary discusses how the current proposal addresses these and thus reduces the negative effects on the Museum:

NEW STRUCTURE LOCATION

I suggested that the new structure did not need to be linked to the old as it is to be an ADU, like an apartment for a non-family member. I also said that it would be better if it were moved further back on the lot with obvious positive effects when viewed from the street or from the Museum. The revised proposal has done this quite nicely.

REDUCE APPARENT MASS

I suggested two ways to reduce the apparent volume or mass (not the sf) of the new building which would reduce what can be seen from across the street would be to:

- a. **Lower slope of carport roof:** The applicant addressed this concern with a creative solution. The carport was to simply move such that is all but hidden from the street. And at the same time the carport roof slope issue was addressed by making it a very shallow slope that matches the low-slope, one-story section at the front of the new structure – again very creative.
- b. **Truncate the peak of roof:** The new proposal shows a lowered peak of 23.3ft on sheet A2.0. This peak could be still slightly lower by reducing it to the level of the ridge of the dormers. This can be achieved by making a small flat area at the top that would match the roof shape of the existing house, if not it's exact height, which is 23' – 2" (Sheet A0.0.) However, this is of less concern than before because it is so far from the street and because some of the neighbors have high peaked roofs (no flat section.)

MAKE NEW MATCH OLD: The comment was that the more the new work matched the old the less it would stand out. However, as the old house is not on the inventory, it would be unreasonable to ask that the most of the new materials: the window types and trim, the trim at the top of the walls, the siding, etc. match the old in exact size, shape and profile as this would require custom milling. Instead this design offers new materials that will echo the old. It will look compatible but still be differentiated such that the passerby does not confuse it with an old building (Standard #9.) The new proposal achieves this delicate balance and it 'blends in' better as suggested in my previous review. This reduces the negative effects on the Museum across the street.

CONCLUSION

The new proposal addresses the concerns discussed in my last review. It does this by flipping the owner's residence to the new structure in the rear and converting the tiny historic house the ADU so it doesn't need to be enlarged. Note: this does not change the "use" of the structure (Standard #1) as it is still a residential use. Other concerns that about height, bulk, mass, and compatible materials have

also been addressed. This is a very creative solution that will reduce or mitigate negative effects on the historic resource across the street as it maintains the somewhat particular streetscape of a row of very tiny historic homes on Market as viewed from the Museum.

Volunteer Architectural Advisor to the HLC

Craig Mineweaser

Craig Mineweaser, AIA | Principal Preservation Architect

Mineweaser & Associates

architecture | preservation | building conservation services

building forensic investigations | historical building evaluations

Historic Structure Reports | Secretary of the Interior's Standards Reviews

California Historical Building Code consulting

Craig@Mineweaser.com | www.mineweaser.com | M 408.206.2990 | Lic C13,397

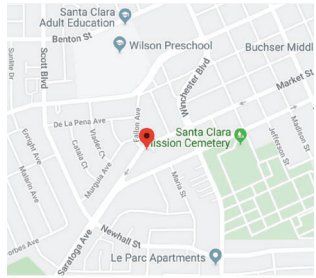
Offices in San Jose and Sonora area

Every building tells a story and every house holds a mystery!

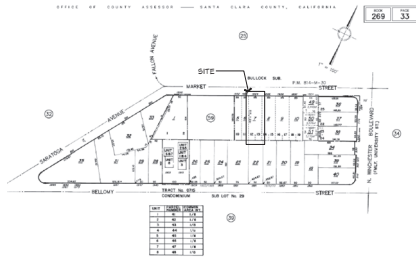
This review is of five drawings of 1854 Market St dated 02-02-2022

File: //HLC_Mtg_2022-03/1854_Comments_03-22.docx

LOCATION MAP



PARCEL MAP



PROJECT DATA

APN: 249-35-007
 Occupancy Group: R3.0(1)
 Zoned: R3-20(R)-S GUIDELINES
 Type of Construction: N
 # of Stories: 2
 Sprinklers: None
 Building Height: +/-24'-0"

LOT COVERAGE CALCULATIONS:

(A) HOUSE/DETACHED ADU: 760 SF
 (E) FRONT PORCH/DETACHED ADU: 60 SF
 (N) PRIMARY RESIDENCE GROUND FLOOR: 1870 SF
 (N) PRIMARY RESIDENCE FRONT PORCH: 36 SF
 (N) GARPORT: 400 SF
 (E) DETACHED GARAGE: 300 SF
 (D) REMOVED DETACHED GARAGE: -300 SF
 TOTAL: 2434 SF
 (E) LOT SIZE: 5190 SF
 TOTAL LOT COVERAGE: 39.78% (MAX 40%)

NOTES:
 1. ALL SF CALCULATIONS FOR LOT COVERAGE ARE TAKEN TO THE OUTSIDE FACE OF THE BUILDING
 2. EXISTING DETACHED GARAGE WILL BE REMOVED AND REPLACED WITH NEX 20'X20' GARPORT

SHEET INDEX

- A-0.0 Existing Site/Floor Plan & Elevations and Project Data
- A-0.1 Proposed Site/Roof Plan & Conceptual Renderings
- A-0.2 Conceptual Proposed Exterior Elevations
- A-1.0 Proposed Floor Plans
- A-2.0 Proposed Exterior Elevations

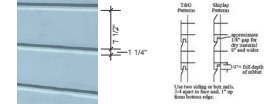
PROJECT NARRATIVE

We have been working on this project in various iterations for approximately four years as of this upcoming March. With changing state laws and their impact on local jurisdictions, the path to creating a feasible design that is both satisfactory to the planning department and the homeowners' needs has been challenging to define. With help from Jeff Schull, Gloria Sciana, and Keena Brillitt these past few months, tremendous strides have been made to manifest this project into reality. Through a series of meetings between Beyond the Box Design, the owners, Jeff, Gloria, and Keena, the assembled team established a collective solution represented in this drawing set. We believe we have created a design that complements the existing historical house yet is distinguished through subtle variations in the siding and window details. Also, we think the new home's style is consistent with the historic quality of the surrounding neighborhood. Furthermore, we have located the house as far back on the property as feasible and behind the front house as much as possible to minimize the impact and scale to the existing historic streetscape.

SCOPE OF WORK

An existing home consisting of 1233 habitable SF that is located in the front part of the property to be reclassified as a detached ADU. A new primary residence consisting of 1941 habitable SF on the ground floor and an additional 303 habitable SF on the second half-story floor. The new primary residence to include two bathrooms, two bedrooms, and a great room consisting of dining/kitchen zones. Additionally, a laundry, butler's pantry, and music room will be constructed on the ground floor. The second half-story will consist of an open room suitable for multi-functional purposes.

EXHIBIT A



Existing sliding profile appears to be either bungalow and groove or ship/lap with the above shade on the right, based on shadow lines on the existing house shown on the left.

EXHIBIT B

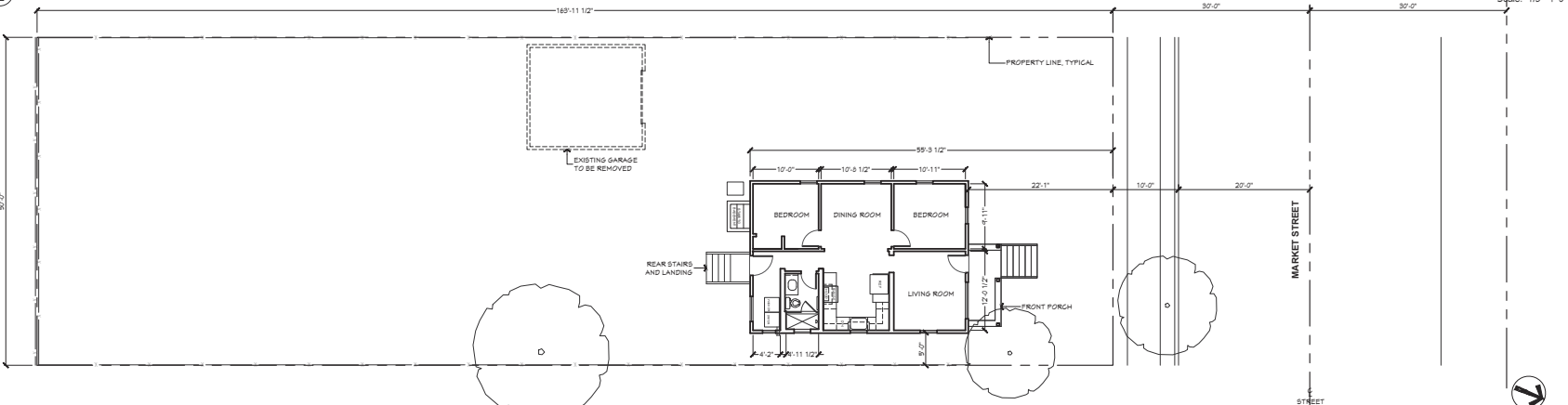


Item	Description	Existing House Material List	Notes
Siding	Wood: 1-1/2" width w/ 1-1/4" channel between	Asphalt Shingles	See Exhibit A.
Window Trim	Wood: 5-1/2" with sill and apron	Wood Trim	
Corner Boards	Wood: 5-1/2"	Corner Boards	
Frieze Board	Wood: approximately 1" with molding	Frieze Board	Molding has an ogee shape and is only about 1-1/2" high. See Exhibit B.
Windows	Color: Pineless exterior/wood interior	Windows	Windows were reboxed to match existing size, style, and lites during a recent permitted remodel.
Doors	Wood	Doors	The front door was replaced during a recent permitted remodel.
Roofing	Asphalt Shingles: Dark Gray/Black	Roofing	

3 EXISTING STREETSCAPE VIEW OF HOUSES LOOKING FROM THE STREET FOR REFERENCE



2 EXISTING EXTERIOR ELEVATIONS



1 EXISTING FLOOR AND SITE PLAN

REVISION TABLE	NUMBER	DATE	DESCRIPTION

Mansperger | Clausen Residence
 New Single Family Residence
 1034 Market Street | Santa Clara, CA | 95050

DRAWINGS PROVIDED BY:
 Beckie Ardon
 1401 Arnold Ave.
 San Jose, CA 95110
 beckie@aproductivedesign.com

SHEET TITLE:
 Existing Floor Plan, Elevations, and Project Data

DATE:
 2/26/2022

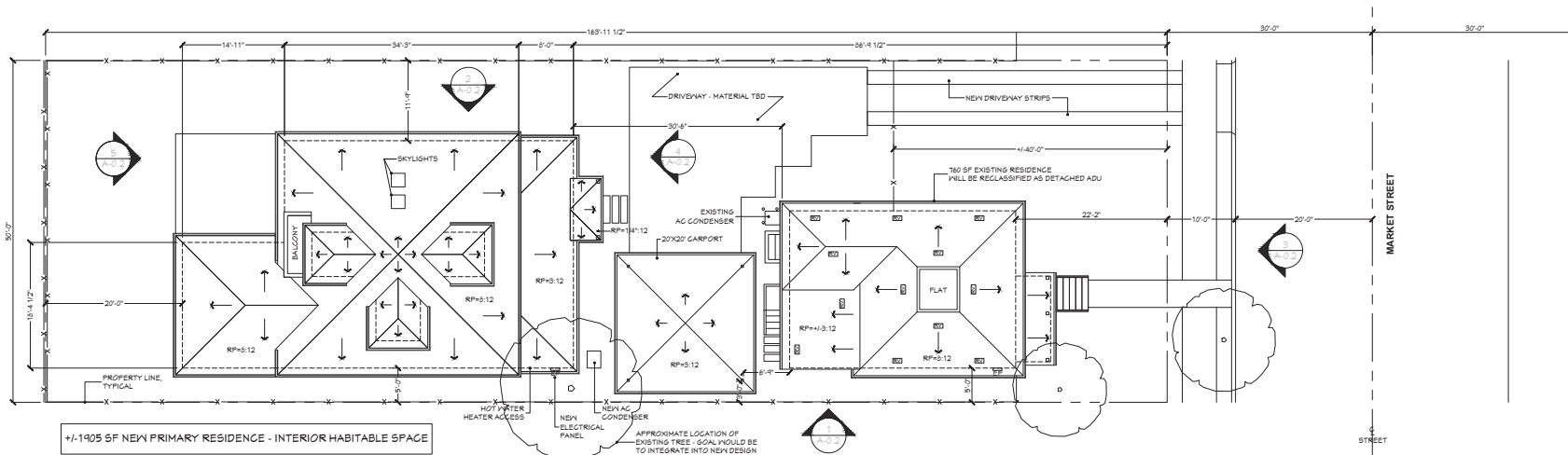
SHEET #:
 A-0.0





2 CONCEPTUAL RENDERINGS

Scale: NTS



1 PROPOSED SITE/ROOF PLAN

Scale: 1/8"=1'-0"
 NORTH

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Mansperger | Clausen Residence
 New Single Family Residence
 1054 Market Street | Santa Clara, CA | 95050

DRAWINGS PROVIDED BY:
 Brooke Holton
 1401 Arnold Ave.
 San Jose, CA 95124
 408.459.1324
 brookeh@mgmstudio-design.com

SHEET TITLE:
 Proposed Site/
 Roof Plan &
 Conceptual
 Renderings

DATE:
 2/26/2022

SHEET #:
 A-0.1



5 SOUTHERN ELEVATION

Scale: 1/8"=1'-0"



4 NORTHERN ELEVATION

Scale: 1/8"=1'-0"



3 NORTHERN ELEVATION - VIEW FROM STREET

Scale: 1/8"=1'-0"



2 WESTERN ELEVATION

Scale: 1/8"=1'-0"



1 EASTERN ELEVATION

Scale: 1/8"=1'-0"

NUMBER	DATE	DESCRIPTION

Mansperger | Clausen Residence
 New Single Family Residence
 1324 Market Street | Santa Clara, CA | 95050

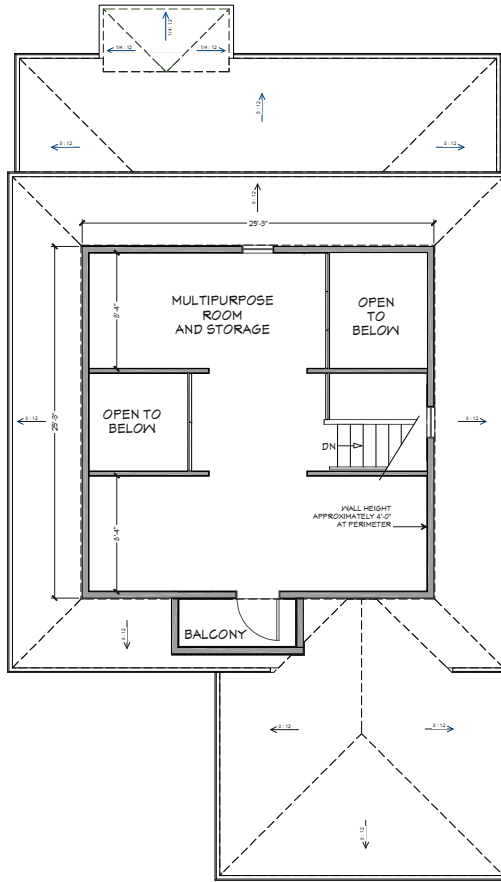
DRAWINGS PROVIDED BY:
 John Mansperger
 1401 Nevada Ave.
 San Jose, CA 95110
 408.937.3124
 jmans@manspergerdesign.com

SHEET TITLE:
 Contextual
 Massing Studies |
 Exterior
 Elevations

DATE:
 2/26/2022

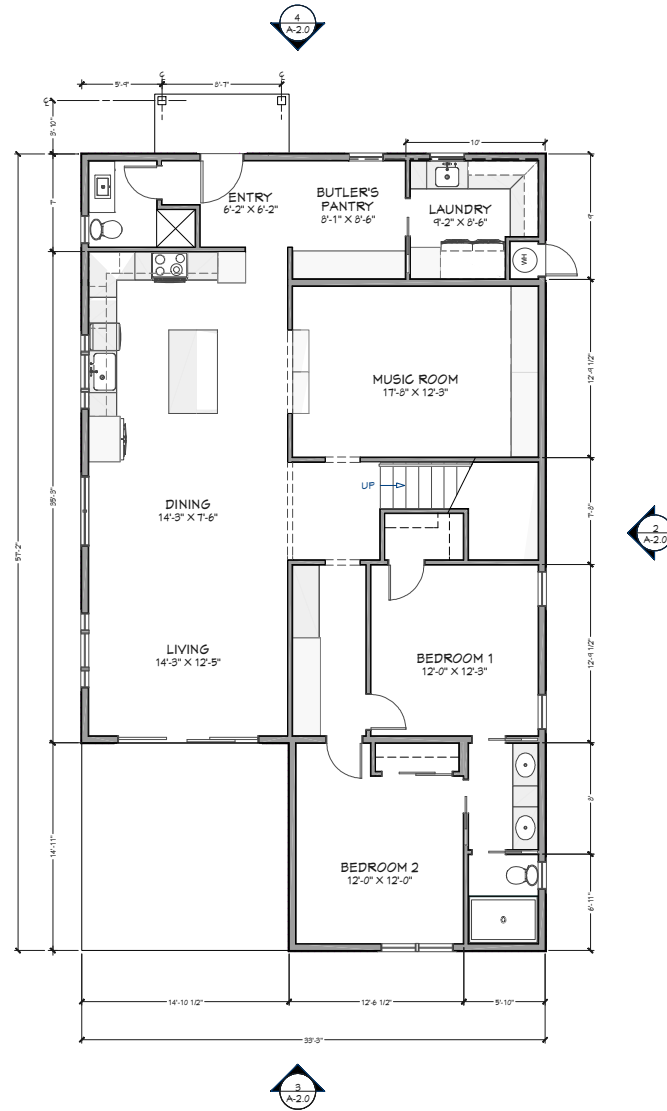
SHEET #:

A-0.2



2 PROPOSED SECOND HALF-STORY FLOOR PLAN

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



1 PROPOSED GROUND FLOOR PLAN

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

NUMBER	DATE	DESCRIPTION
1		
2		
3		
4		

Mansperger | Clausen Residence
 New Single Family Residence
 1294 Market Street | Santa Clara, CA | 95050

DRAWINGS PROVIDED BY:
 John Mansperger
 1401 N. Wood Ave.
 San Jose, CA 95110
 408.937.1324
 jmansperger@manspergerdesign.com

SHEET TITLE:
 Proposed Floor Plans

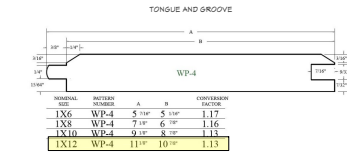
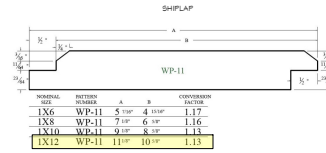
DATE:
 2/26/2022

SHEET #:

A-1.0

EXHIBIT C

New House Material List		
Item	Description	Notes
Siding	Wood: 1x12 siding with v-groove	To be either shiplap or tongue and groove depending on pricing and availability. See Exhibit C for profile.
Window Trim	Wood: 3-1/2" no sill and apron	
Corner Boards	Wood: 3-1/2"	
Frieze Board	Wood: approximately 12" with molding	Molding will be similar to front house but have a different shape. The height of the frieze board acts as a top trim piece to the tall windows off the dining area, therefore, exact height will be set in the field.
Windows	Clad: Fiberglass exterior/Wood Interior	The main house windows are not original and therefore are not differentiated.
Doors	Wood: Front Door Clad: Sliding Glass Patio Doors - Fiberglass exterior/Wood Interior	The main house doors are not original and therefore not differentiated.
Roofing	Asphalt Shingles: Dark Gray/Black	

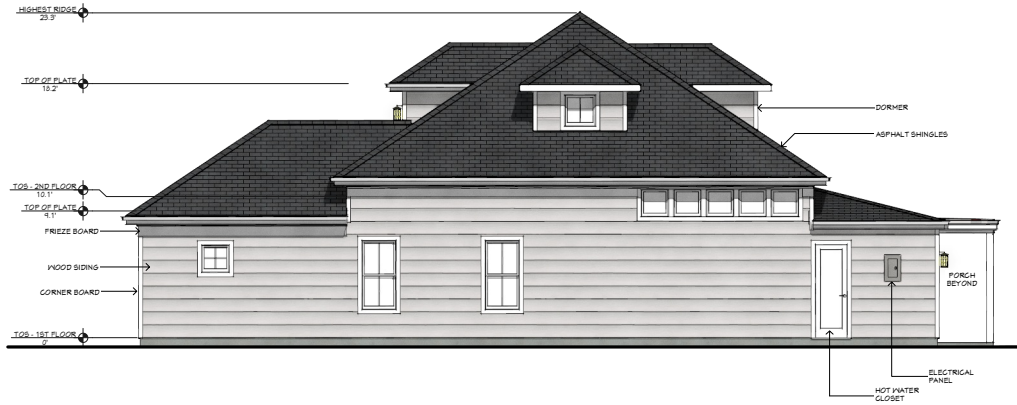


NOTE: The 1/4" v-groove on the siding is a nod to the shape of the profile on the existing house without being exactly the same. The width of the plank is much wider, which also differentiates it from the historical siding on the existing house. The existing siding is 7 1/2" with a 1 1/4" channel of which at least one side is beveled, thus giving an overall repeated pattern of 8-3/4", whereas the new siding will have an overall width of 11 1/2" with 1 1/4" beveled edge at the top and bottom.



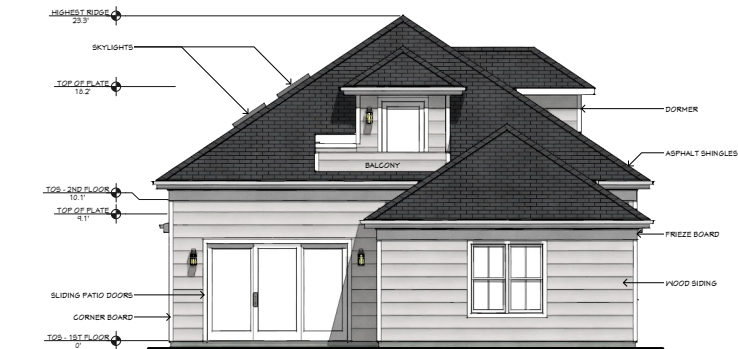
4 PROPOSED NORTHERN ELEVATION

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



2 PROPOSED EASTERN ELEVATION

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



3 PROPOSED SOUTHERN ELEVATION

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



1 PROPOSED WESTERN ELEVATION

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

REVISION	DATE	DESCRIPTION

Mansperger | Clausen Residence
 1254 Market Street | Santa Clara, CA | 95050
 New Single Family Residence

DRAWINGS PROVIDED BY:
 John Mansperger, AIA
 3401 Rockwood Ave.
 San Jose, CA 95110
 408.937.3124
 john@manspergerdesign.com

SHEET TITLE:
 Proposed Exterior Elevations

DATE:
 2/21/2022

SHEET #:
 A-2.0