

## **Worksheets - Context, Composition and Components of Proposed Infill**

Documentation for new infill construction must examine the context, composition, and components of proposed new structures for compatibility with the existing historic structures of a district. These worksheets will provide information on how new construction will 'fit' in the neighborhood.

### **Sheet 1: CONTEXT**

Ground Plan Comparison that gathers footprint size, setbacks, and a comparison to the proposed structure. The surrounding eight parcels are studied as to setback as listed. Include all structures regardless if they are contributing or non-contributing. Setbacks for new infill should correspond to surrounding context.

#### Question to be answered:

*How will the footprint of a proposed structure fit into the existing historic ground context?*

### **Sheet 2: COMPOSITION**

Street-Scape that compares the front elevation of new infill to existing neighboring structures. The neighboring 3-4 structures, on the same side of the street should be studied. Compatibility between the new infill and the existing/neighboring historic structures should be achieved. Scaled and measured photos or drawings are to be referenced and include lines indicating primary features.

#### Question to be answered:

*How will front facade design, overall height and floor to floor heights compare to existing, neighboring structures?*

Street-scape should include photos of structures on either side of the proposed work area (minimum of two on either side). Photos of existing structures should be of the front facade, free of vegetation, and include estimated measurements of 4 main features (foundation, entry, upper floors, and overall height). Lines of main features should be drawn across existing photos explaining the four (4) main features.

### **Sheet 3: COMPONENTS**

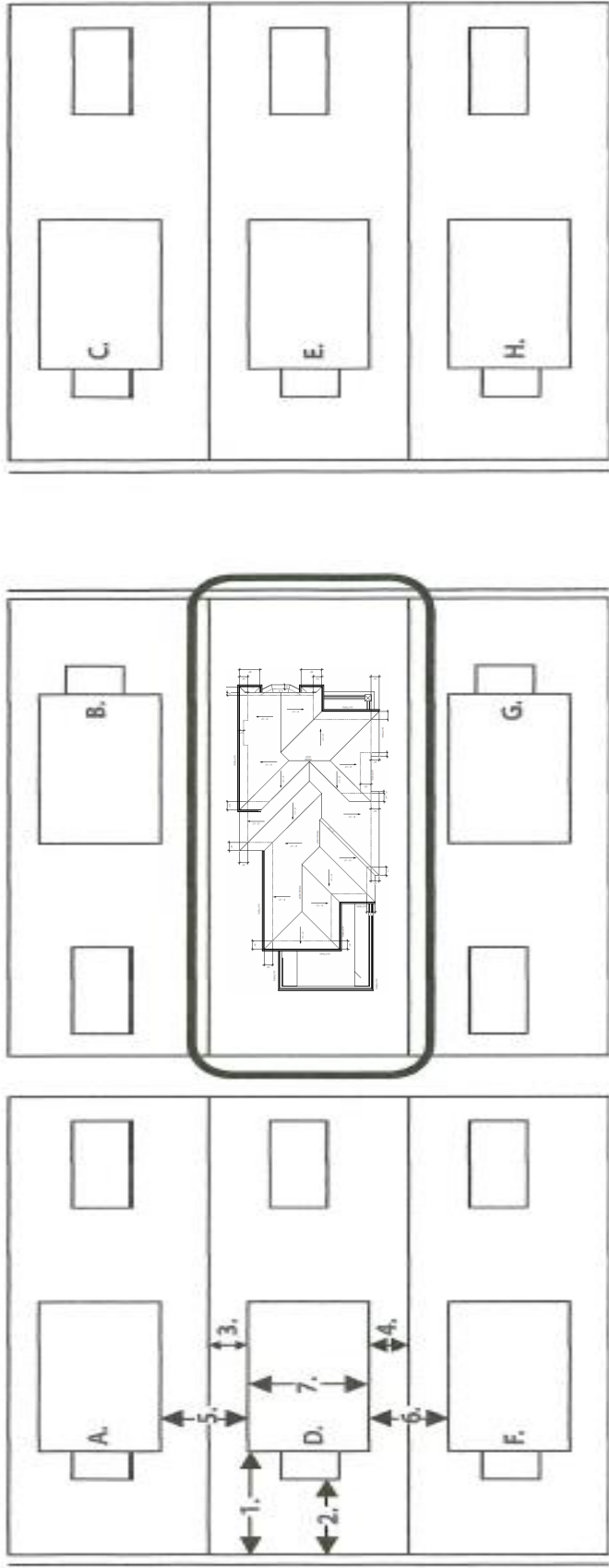
Compatibility Demonstration that compares the proposed structure with existing historic structures in the historic district. This can be any supporting contributing structure in the historic district boundary, not necessarily next door or across the street. This shows the compatibility of the proposed infill by using similar style structures in the same historic district. Photos of existing structures should be of the front facade and free of vegetation. Information such as materials and estimated heights should be included.

#### Question to be answered:

*How will the proposal 'fit' within the neighborhood?*

Note: Please do not trespass to gather data. Stay on the public sidewalk or use aerial photographs (such as Google or Bing) to estimate measurements/ distances.

How will the footprint of a proposed structure fit into the existing historic ground context?  
 Demonstrate 'fit' of proposed design in the context of the neighboring structures in the same district.



Address	1. Setback to Structure*	2. Setback to Porch* (if applicable)	3. Setback to Left Property Line	4. Setback to Right Property Line	5. Distance Between Structures-Left Side	6. Distance Between Structures-Right Side	7. Structure Width
P. 300 Ryan Ave	32.5'	35'	4'	12.3'	27'	16.7'	29' 10"
A.							
B. 308 Ryan Ave?	36'	38'	16'	8'	28'	16'	28'
C. 307 Ryan Ave	16'	12'	*0'?	8'	0'	16'	45-50'
E. 299 Ryan Ave	32'		8'	14'	16'	30'	45-50'
F.							
G. 292 Ryan Ave	38'	20'	12'	23'	18'	27'	28'

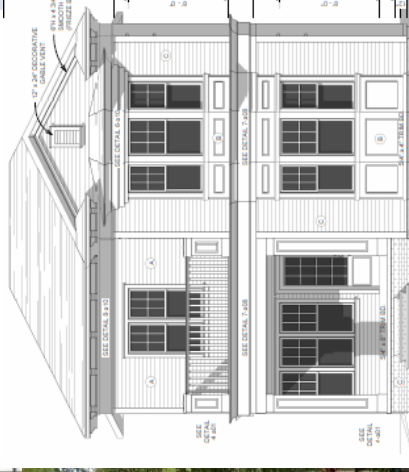
(\* From Inside Edge of Sidewalk)

(\*307/309 Ryan Ave is a duplex and garage on left side is attached to 312 Ryan Ave Garage which may be one continues duplex? Or triplex?

How will front façade design, overall height and floor to floor heights compare to existing, neighboring structures?  
 Demonstrate 'fit' of proposed design with neighboring structures on same side of the street.

0.0' Maximum Height

0.0' Minimum Height



35 Irvine

Address: 292 Ryan Ave  
 Foundation Height 1' 8"  
 Door Height 10' 3"  
 Second Floor Height 12' 1"  
 Max Height 30' 1"

Proposed: 300 Ryan Ave  
 Foundation Height 6"  
 Door Height 10' 8"  
 Second Floor Height 14' 9"  
 Min Block Height 30' 1"  
 Max Block Height 32' 10"

Address: 308 Ryan Ave?  
 Foundation height 2' 6"  
 Door Height 10' 4"  
 Second Floor Height 12'  
 Max Height 30' 6"

Address: 310 Ryan Ave  
 Foundation height 2'  
 Door Height 10' 6"  
 Second Floor Height 13'  
 Max Height 30' 3"

\* please include relevant lines from existing neighboring structures  
 \* existing may be photos or drawings



How will the proposal 'fit' within the neighborhood?

Demonstrate 'fit' of proposed design with three existing contributing structures in the same district. Please include a map showing location.



Address: 35 Irvine Park

Number of floors: 3

Roof Shape: Gable/Turret

Dormers: Yes  No

Main Material: Wood Lap Siding

Secondary Material: Decorative Trim

Porch: Full  Half

Exposed Foundation: Yes  No

Eave Height 24' 1" Ridge Height 51' 5"

Overall Width N/A

Notes:

51' 5" to top of turret

38' 4" to highest

gable ridge



Address: 292 Ryan Ave

Number of floors: 2

Roof Shape: Gable/Hip Porch

Dormers: Yes  No

Main Material: Wood Lap Siding

Secondary Material: Wood Trim

Porch: Full  Half

Exposed Foundation: Yes  No

Eave Height 20' 6" Ridge Height 30' 1"

Overall Width 28'



Address: New Infill 300 Ryan Ave

Number of floors: 2

Roof Shape: Gable/Hip

Dormers: Yes  No

Main Material: Wood Lap Siding

Secondary Material: Wood Trim

Porch: Full  Half

Exposed Foundation: Yes  No

Eave Height 25' 11" Ridge Height 32' 10"

Overall Width 29' 10"



Address: 308 Ryan Ave?

Number of floors: 2

Roof Shape: Gable/Hip Porch

Dormers: Yes  No

Main Material: Wood Lap Siding

Secondary Material: Wood Shakes

Porch: Full  Half

Exposed Foundation: Yes  No

Eave Height 19' 7" Ridge Height 30' 6"

Overall Width 28'