501 N Lafayette St
Addition - Renovation

Landmarks Preservation Commission Submittal - 11 June, 2024
According to City records, 501 Lafayette Street is an 812 sf single-story home originally constructed in 1923. It includes a side-addition to the south that was built sometime prior to 1929. The house features Craftsman detailing, with exposed rafter tails and a mix of double-hung with inswing-casement windows. The windows in the front third of the house are original, with the others having been replaced with a mix of wood awnings, wood double-hung, and plant-shelf ‘box’ windows.

The current layout of the house includes only a single undersized 7'-4" x 9' bedroom. The existing rear addition is poorly laid out, with little to no usable space. The cellar is under-height and cannot be used for inhabitable spaces. The scale of surrounding homes in the neighborhood -- including the landmark district -- is dramatically larger. The goal of the addition-renovation is to create a home meeting modern-day requirements for family living while respecting the original home’s form, feel, and style.

The proposed addition is based on the ‘connector’ concept illustrated in the Design Guidelines. The connector replaces the existing mud room and cellar stair. The connector provides vertical circulation for the full house.

The proposed addition minimizes its scale through a ‘split level’ strategy -- stepping down from existing finish floor to a kitchen / living space, and up to 2nd story bedrooms. The house’s existing roof and massing are preserved.
The design process included consideration of precedents from the blocks of the Country Club historic district immediately adjacent to Driving Park. The transition from Country Club to Driving Park is not actually perceptible from street level; it's more of a gradient from the largest, grandest homes at 1st and 2nd to the smaller-scale homes nearest 6th.
Existing Perspective from Northeast
Zone District: U-SU-A
Primary House Form: Urban House
Stories: 2.5
Max Height: 30' / 17'
Bulk Plane: 17' / 10'
Min. Lot Size: 3,000 sf
Lot Size: 4,691.5 sf
(E) Primary House lot cover: 887.5 sf
(E) garage: 496 sf
Garage lot cover x .5: 248 sf
(E) lot cover: 1,135.5 sf
Max lot cover: 1,759.3 sf
Max additional lot cover: 623.8 sf
Side street setback: 5'
Side interior: 3' one side / 10' combined

Existing Site Plan and Zoning Analysis - Scale: 1”=20'
Total proposed addition sf:  
612 sf at Basement  
622 sf at Level 1  
612 sf at Level 2  
1,846 sf Total
### Roof Demolition Area

<table>
<thead>
<tr>
<th>Roof</th>
<th>Total Roof SF</th>
<th>Demolished Roof SF</th>
<th>Contributing</th>
<th>Non-Contributing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>1,093</td>
<td>102</td>
<td>50</td>
<td>50</td>
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<tr>
<td></td>
<td></td>
<td>9%</td>
<td>5%</td>
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</table>

- **Existing**
- **Contributing Demolition**
- **Non-Contributing Demolition (Greenhouse)**
Existing - Elevation Demolition Area
### Existing Level 1

<table>
<thead>
<tr>
<th>Elevation</th>
<th>Total Wall SF</th>
<th>Demolished Wall SF</th>
<th>Contributing</th>
<th>Non-Contributing</th>
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</thead>
<tbody>
<tr>
<td>South</td>
<td>458</td>
<td>96</td>
<td>92</td>
<td></td>
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<tr>
<td>West</td>
<td>458</td>
<td>102</td>
<td>52</td>
<td></td>
</tr>
<tr>
<td>North</td>
<td>407</td>
<td>91</td>
<td>0</td>
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<tr>
<td>Total</td>
<td>1,323</td>
<td>289</td>
<td>144</td>
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</tbody>
</table>

- **Contributing Demolition**
- **Non-Contributing Demolition (Greenhouse)**

### Existing Basement Level

- **-7' - 3 1/8''**

### Demolition Area

- **0' - 0''**

### Total Wall SF

- **1,323**

### Demolished Wall SF

- **289**

### Contributing

- **22%**

### Non-Contributing

- **11%**
Proposed Design - Basement

Existing

Proposed

Demolish mud room

Mud Room

Laundry
Closet
Mech

Living
Bath
Bed
Bed

Laundry
Closet
Mech

Crawl Space

Crawl Space

Crawl Space

Crawl Space
Demolish deck

Demolish mud room and greenhouse

Demolish concrete patio

Proposed Design - Level 1

Existing

Proposed

Bed

Living

Bath

Bed

Bed

Living

Living

Bed

Close

Office

Dining

Kitchen

Dining

Living

Bath

Bath
Demolish mud room and greenhouse shed roofs

New gable roof

See connector plan and section details
Proposed Design - South Elevations

Demolish mud room and greenhouse

Existing Level 1
5284.86
0' - 0"

Existing Basement Level
-7' - 3 1/8"

Proposed Level 2
6' - 7 1/8"

Proposed Addition Level
-3' - 6"

Existing Basement Level
-7' - 3 1/8"

Proposed Design - South Elevations

Fiber cement lap siding
Fiber cement panels and trim
Fiber cement trim fascia
Field-framed clerestory window

Portland cement stucco
Stucco control joint
Cedar Trellis
Demolish mud room and greenhouse

Existing Level 1
5284.86
0’ - 0”

Existing Basement
Level
-7’ - 3 1/8”

Proposed Level 2
6’ - 7 1/8”

Proposed Addition
Level 1
-3’ - 6”

Existing Basement
Level
-7’ - 3 1/8”

Fiber cement trim fascia
Stucco control joint
Portland cement stucco
Cedar trellis
Proposed Design - North Elevations

- Remove windows
- Demolish mud room
- Fiber cement lap siding
- Fiber cement trim fascia
- Field-framed clerestory window
- Portland cement stucco
- Stucco control joint

Existing Level 1: 5284.86 0' - 0''
Existing Basement Level: -7' - 3 1/8''
Proposed Level 2: 6' - 7 1/8''
Proposed Addition Level 1: -3' - 6''
Existing Basement Level: -7' - 3 1/8''
The proposed design requires an Administrative Adjustment to allow a bulk plane encroachment of 7" at the north bulk plane and 4" at the south bulk plane. This Administrative Adjustment enhances the compatibility of the proposed design by allowing the addition gable to follow the line of the existing south-facing gable. The two gables will be seen and perceived together, whereas the addition will generally not be visible from the side with the east-facing gable.
Proposed Design - E Perspective
Proposed Design - SW Perspective
The proposed design references the historic south addition through matching the gable roof direction and slope. The nanawall, cedar trellis and central bay window reference the symmetry of the historic facade without copying it.
Proposed Design - NW Perspective
DESCRIPTION:
LaHabra Stucco Texture Finish Natural Gray provides a lasting, durable finish over LaHabra Fiber-47 Fastwall Scratch and Brown or a portland cement “brown coat”. Product is available in 16/20 and 20/30 aggregates. LaHabra Allegro II Cement Coating is recommended to color this finish as soon as the finish dries.

USES:
Exterior stucco finish coat for portland cement plaster.

COLOR:
Color may be provided by Allegro II Cement Coating. See the Allegro II product data sheet for application instructions.

Gray

COVERAGE:
Coverage will vary depending on substrate, thickness and texture of the application.

- Approximate coverage per 90 lb. (40.8 kg) bag:
  - Float Finish 135-180 ft² (12-17 m²)
  - Light Spanish texture 90-135 ft² (8-12 m²)

COMPOSITION:
- Binder: Portland cement and hydrated lime
- Aggregates
- Proprietary additives

MATERIAL STANDARDS:
- Type-S Hydrated Lime: ASTM C206
- Portland Cement: ASTM C150 Type I

PACKAGING:
90 lb (40.8 kg) net weight in a multi-wall bag.

STORAGE:

- Storage: Store off ground and protect from sun and moisture.
- Shelf Life: Reference Parex USA Expiration Date of Products Technical Bulletin.

SURFACE PREPARATION:
- The surface of the plaster “brown coat” base partially determines the texture and final result of the finish.
- First, rod, darby or trowel the base to produce the specified level.
- Next, hard float the brown coat to eliminate “slick spots” and open the surface to enable a good mechanical bond for the finish coat.
- For application over any surface other than a portland cement brown coat, contact Parex USA Technical Support for proper preparation.

MIXING:
- Read the entire label before using this product.
- Using a mechanical plaster mixer, mix one 90 lb. bag of Stucco Texture Finish Natural Gray with approximately two gallons of cool, clean potable water until it is smooth and free of lumps.
- Thin the mixture with water and then add the remaining bags of stucco finish (adjusting water as necessary). Allow material to mix at a somewhat stiff consistency for approximately 15 minutes. Add the remaining amount of water to achieve the desired consistency, and then disengage the mixing blades for approximately 5 to 10 minutes in order to temper the material. Doing this allows the material to start its initial set. Re-engage the mixing blades for approximately 5 minutes, adjusting the water and mixing only long enough to achieve uniformity. The material is now ready to be removed from the mixer and applied to the wall. (Please see Application.)
- For additional batches of the same material, thin the remaining mixture with water, then repeat the mixing process.

APPLICATION:
- Hand application over a portland cement brown coat: Prior to application of stucco finish, the portland cement base coat shall be dampened with clean water to control and equalize suction. Allow surface water to dissipate prior to the application of the stucco finish.
- Standard (16/20) Sand Float finish: Trowel apply an even coat completely covering the base coat and sponge float the surface with circular motions to the desired or approved finish level, using as little water as possible.
- Standard (16/20) Skip Trowel textured finish:
Trowel or float apply an even coat completely covering the base coat and sponge float the surface with circular motions to a uniform float finish level. Allow the first application-back ground to set, although prior to drying out. Apply a small amount of the same material over the floated back ground using the skip trowel method to the desired finish level then lightly trowel over the entire area, “knocking it down” or lightly flattening it out, using random strokes of the trowel.
- Performance may be affected by the addition of field additives. Field additives other than 1 quart of Parex USA Adacryl Admix & Bonder per 90 lb. bag, are not to be used except at the direction of the Parex USA Technical Support.

Note: Stucco Texture Finish Natural Gray is not designed for use as a smooth trowel finish. Santa Barbara Mission Finish is the product designed for this use.

To change the color of stucco finishes that have not been painted or sealed (including Santa Barbara Mission Finish) apply Allegro II Cement Coating. Allegro II Cement Coating is available in all of LaHabra’s Standard and Lifestyle colors.
Fiber cement trim, smooth

Owens corning duration asphalt shingle roofing

Therma Tru paint grade fiberglass door (see door schedule)

Proposed Materials
### Exterior Door Schedule

<table>
<thead>
<tr>
<th>Type</th>
<th>Door Width</th>
<th>Door Height</th>
<th>Model</th>
<th>Manufacturer</th>
<th>Door Material</th>
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<tbody>
<tr>
<td>1</td>
<td>2' - 6&quot;</td>
<td>7' - 0&quot;</td>
<td>S2000-LE</td>
<td>Therma Tru Doors</td>
<td>Fiberglass</td>
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<tr>
<td>2</td>
<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>S2000-LE</td>
<td>Therma Tru Doors</td>
<td>Fiberglass</td>
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<tr>
<td>3</td>
<td>13' - 6 3/8&quot;</td>
<td>7' - 2 3/4&quot;</td>
<td>NW Clad 740 NanaWall Systems, Inc.</td>
<td>Aluminum Clad</td>
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### Window Schedule

<table>
<thead>
<tr>
<th>Type Mark</th>
<th>R.O. Width</th>
<th>R.O. Height</th>
<th>Model</th>
<th>Material</th>
<th>Sill Height</th>
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<tbody>
<tr>
<td>11</td>
<td>1' - 11 1/2&quot;</td>
<td>3' - 5 1/2&quot;</td>
<td>ESDH2040</td>
<td>Fiberglass</td>
<td>2' - 11&quot;</td>
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<tr>
<td>12</td>
<td>2' - 11 1/2&quot;</td>
<td>1' - 11 1/2&quot;</td>
<td>ESAWN3020</td>
<td>Fiberglass</td>
<td>7' - 0&quot;</td>
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<tr>
<td>13</td>
<td>2' - 5 1/2&quot;</td>
<td>3' - 11 1/2&quot;</td>
<td>ESCA2640</td>
<td>Fiberglass</td>
<td>3' - 6&quot;</td>
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<tr>
<td>14</td>
<td>2' - 11 1/2&quot;</td>
<td>4' - 11 1/2&quot;</td>
<td>ESDH3050</td>
<td>Fiberglass</td>
<td>1' - 5&quot;</td>
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<tr>
<td>15</td>
<td>2' - 5 1/2&quot;</td>
<td>3' - 5 1/2&quot;</td>
<td>ESDH2040</td>
<td>Fiberglass</td>
<td>3' - 4&quot;</td>
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<tr>
<td>16</td>
<td>2' - 5 1/2&quot;</td>
<td>4' - 11 1/2&quot;</td>
<td>ESDH2650</td>
<td>Fiberglass</td>
<td>1' - 5&quot;</td>
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<tr>
<td>17</td>
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<td>5' - 5 1/2&quot;</td>
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<td>18</td>
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<td>4' - 11 1/2&quot;</td>
<td>ESDH2850</td>
<td>Fiberglass</td>
<td>1' - 5&quot;</td>
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<td>19</td>
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<td>5' - 11 1/2&quot;</td>
<td>ESDH3060</td>
<td>Fiberglass</td>
<td>1' - 6&quot;</td>
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<td>1' - 6&quot;</td>
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<td>ESDH3640</td>
<td>Fiberglass</td>
<td>3' - 2&quot;</td>
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<tr>
<td>22</td>
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<td>3' - 11 1/2&quot;</td>
<td>ESDH2840</td>
<td>Fiberglass</td>
<td>3' - 2&quot;</td>
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<tr>
<td>30</td>
<td>1' - 9 1/2&quot;</td>
<td>4' - 6 15/16&quot;</td>
<td>FS C08</td>
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</table>

**Proposed Windows**
Fiberglass Window Unit Details

Head Jamb

Sill

Jamb

Frame Size

Head Jamb and Sill

Operating - 2" (51)

Operating - 6 9/16" (167)

NOTE: Units also available with 4 9/16" jamb. Same jamb extension profile as 6 9/16" jamb extension shown.
Asphalt shingle roofing
1/2" decking
Spray foam insulation, R-60 min.
Asphalt shingle roofing
Self-adhered underlayment within 2' of perimeter
1/2" decking
Portland cement stucco
Sheet metal flashing
Self adhered membrane flashing
Spray foam insulation, R-60 min.
Asphalt shingle roofing
Self-adhered underlayment within 2' of perimeter
1/2" decking
Gypsum wall board
Ex'g wall assembly: wood lath on 2 x's. Remove ex'g stucco. Add batt insulation and gypsum wall board on 1x furring strips
Gypsum wall board
Header, re: struct

Connector Roof Detail
1 1/2" = 1'-0"
Ex‘g wall assembly: wood lath on 2 x’s. Remove ex‘g stucco. Add batt insulation and gypsum wall board on 1x furring strips

Gutter and downspout

Asphalt shingle roofing

Portland cement stucco

weather barrier and flashing

Connector Plan Detail

1 1/2" = 1'-0"
Asphalt shingle roofing

1/2" decking

Fiber cement trim

Fiber cement vented soffit board

Portland cement stucco

Spray foam insulation, R-60 min.

2 1/2" ZIP system insulated R-sheathing with integrated weather barrier, R-12

1'-4" Overhang

1 1/2" = 1'-0"

Typical Eave Detail
Sealed insulated glazing unit
Glazing stop
Wood trim
0'-5 1/2" recess from face of wall
Sealed insulated glazing unit
Glazing stop
2x blocking
Metal sill
Self-adhered membrane flashing w/jamb dams ea. side; lap back into sill
J-trim
Portland cement stucco
2 1/2" ZIP system insulated R-sheathing with integrated weather barrier, R-12

1 Typical Window Clerestory
1 1/2" = 1'-0"

Detail Section at Field-framed Clerestory Window
Portland cement stucco
2 1/2" ZIP system insulated R-shielding with integrated weather barrier, R-12
Header, re: struct

Stockton Products #5 drip
Portland cement stucco return
Nail flange
2 x 4 blocking

0' - 4" recess from face of wall
2 x blocking
Nail flange
Metal sill
Self adhered membrane flashing w/ jamb dams ea. side; lap back into sill

J-trim
Portland cement stucco
2 1/2" ZIP system insulated R-shielding with integrated weather barrier, R-12

2 Typical Casement Window
1 1/2" = 1'-0"

1 Typical Double Hung Window
1 1/2" = 1'-0"

Typical Window Details
Velux FS Deck-mounted skylight

Integral flashing

5/8" GWB

Asphalt shingles

Underlayment

Spray-foam insulation to fully fill cavity

Header; rip to match slope

1 1/2" = 1'-0"

Skylight Detail