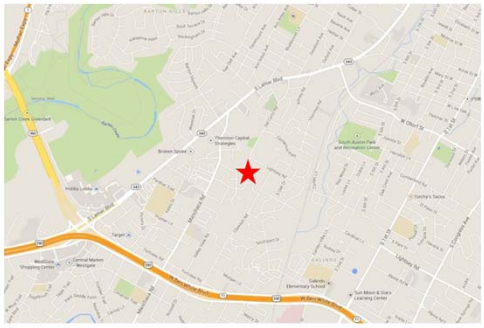
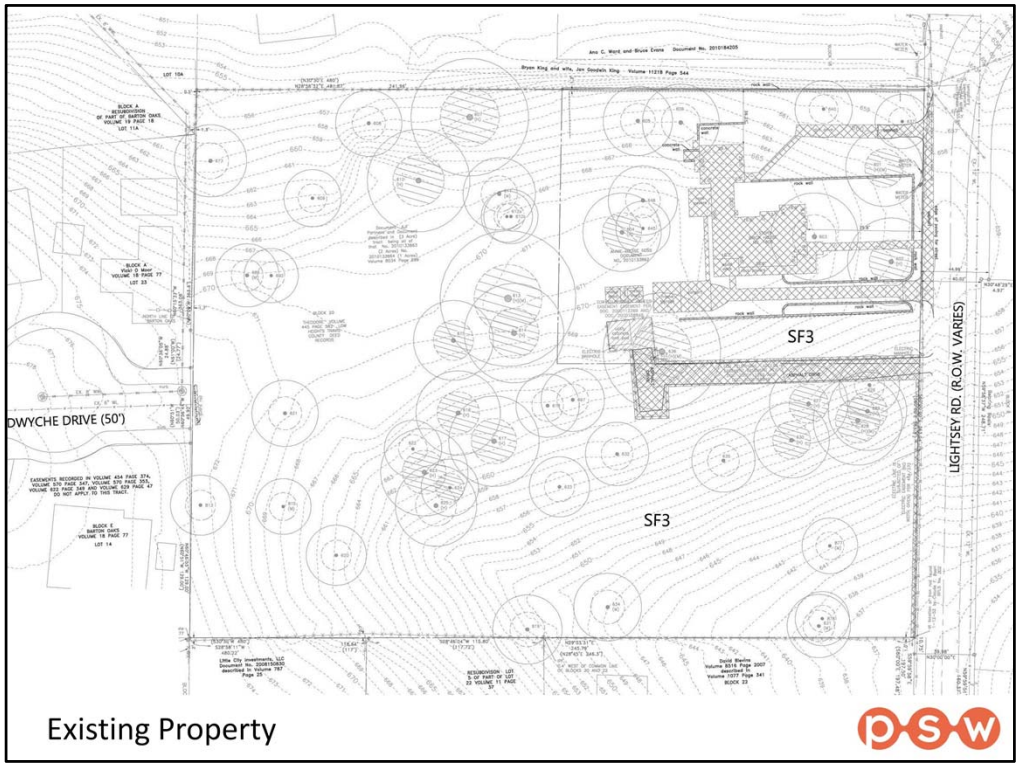
1805 Lightsey Road

Historic Landmark Commission
Feb 23rd, 2015



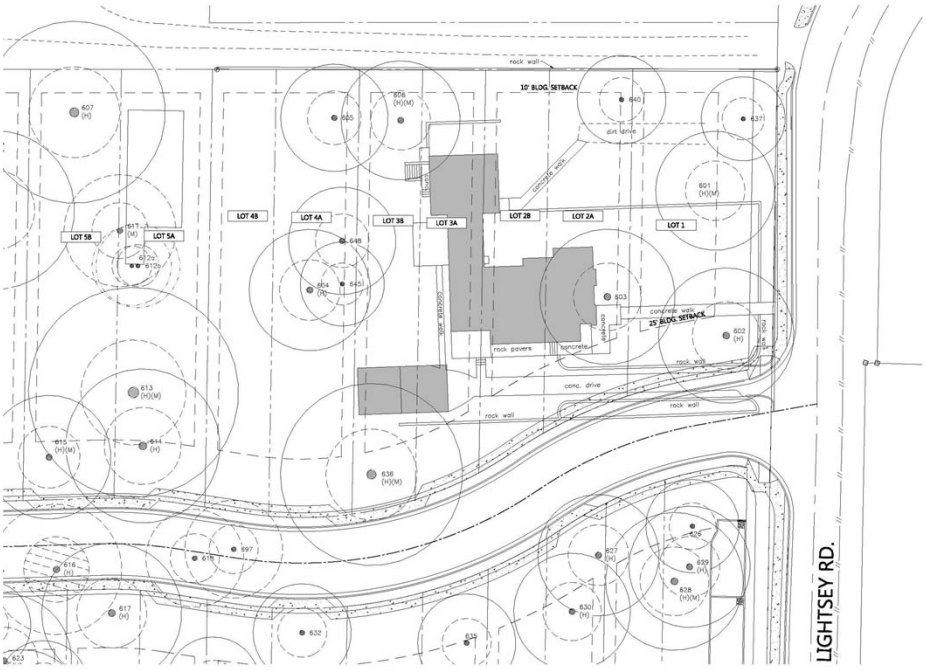
•Introduction

•The site is located on Lightsey Rd near Del Curto



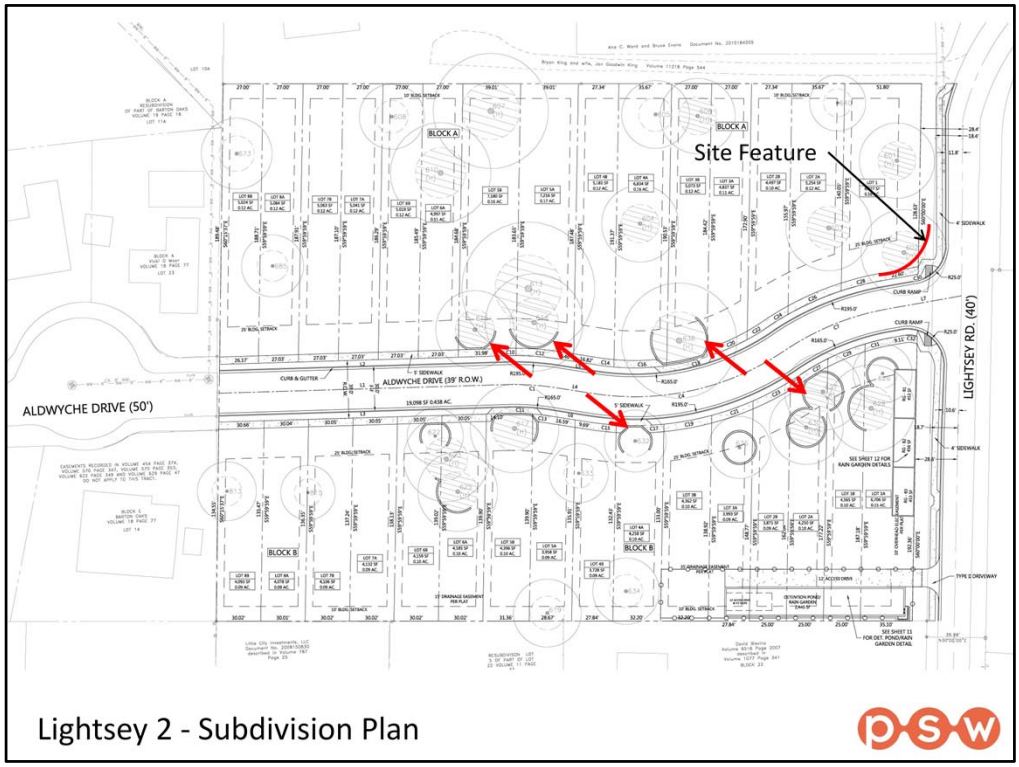
•A 4 acre site with frontage on Lightsey Rd and Aldwyche Dr (at stubbed cul-de-sac)
•The site's natural character is heavily dependent on the beautiful mature trees, but is also defined by significant topography.
•The site contains a single masonry dwelling that was previously split to serve as 2 or 3 dwelling units.
•Conceptual Goal for the site: small attainably priced detached homes (starting in the high 300k), offer unit types not otherwise offered in the area, nestle homes into natural setting by minimizing impact to existing trees. The impetus behind our goal is to provide homes that will allow young families to move back into the inner city.

•COA staff established the Aldwyche Dr extension and connection to Lightsey Rd. as a design constraint for the site.
•With the connection a requirement, PSW work extensively with Michael Embessi and several members of the transportation department to extend Aldwyche Dr to Lightsey Rd while minimizing negative impact to the existing trees.
•The intersection of Aldwyche and Lightsey needs to be as far West along Lightsey as possible for visibility and safety reasons. We worked with transportation and Michael Embessi to accomplish this and only remove a single heritage tree and 3 protected trees.



Lightsey 2 – Enlarged Subdivision Plan, with existing bldg.

•Feasibility of saving the existing dwelling
•Saving existing homes would result in removing 5 homes from development plans, 16% of project



•We will fully document the existing home; Pictures of each façade and pertinent architectural details, dimensioned site plan existing structure, and historic narrative of the property and its residents

•We are willing to use materials/elements in a site feature that evokes the feeling of the architecture of the existing home

•Use stone from existing home in the tree wells and retaining walls along the Aldwyche Dr extension

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