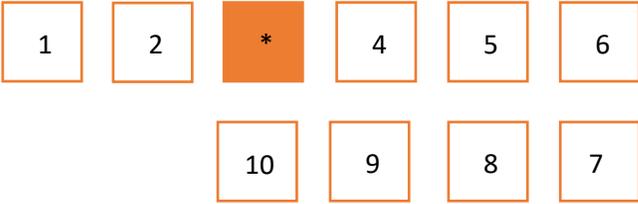
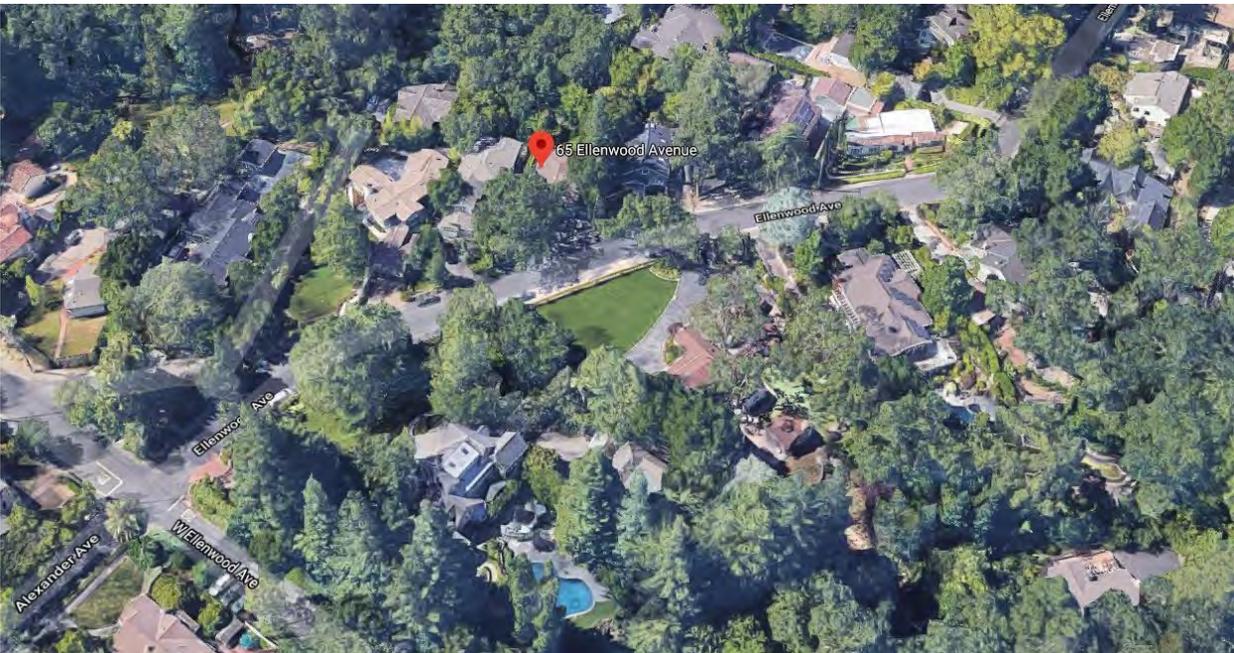


# 65 Ellenwood Avenue

## Neighborhood Analysis



- 1. 61 Ellenwood Ave.
- 2. 63 Ellenwood Ave.
- \* 65 Ellenwood Ave.
- 4. 67 Ellenwood Ave.
- 5. 69 Ellenwood Ave.
- 6. 73 Ellenwood Ave.
- 7. 68 Ellenwood Ave.
- 8. 66 Ellenwood Ave.
- 9. 62 Ellenwood Ave.
- 10. 60 Ellenwood Ave.



**1. 61 Ellenwood Ave.**

Single Family	Lot Size: 14,409SF
Living Space: 3,600 SF	FAR: 25%
Facade Materials: Wood Shingles	Roof Materials: Conc. Tile
Accessory Building: Yes	Accessory Building Setback:
Year Built: 1934	Architectural Style: Craftsman
Stories: Two	Notes:



**2. 63 Ellenwood Ave.**

Single Family	Lot Size: 11,100 SF
Living Space: 3,341 SF	FAR: 30%
Facade Materials: Wood shingles, Stone	Roof Materials: Comp. Asphalt
Accessory Building:	Accessory Building Setback:
Year Built: 2008??	Architectural Style: Craftsman
Stories: Two	Notes:



**\* 65 Ellenwood Ave.**

Single Family	Lot Size: 9,600 SF
Living Space: 1,638 SF	FAR: 17%
Facade Materials: Stucco	Roof Materials: Comp. Asphalt
Accessory Building:	Accessory Building Setback:
Year Built: 1951	Architectural Style:
Stories: One, split level	Notes: Basement, partially finished



**4. 67 Ellenwood Ave.**

Single Family	Lot Size: 9,100 SF
Living Space: 1,941 SF	FAR: 21%
Facade Materials: Wood siding	Roof Materials: Comp. Asphalt
Accessory Building: Yes	Accessory Building Setback:
Year Built: 1920	Architectural Style: Craftsman
Stories: One	Notes: Carport



### 5. 69 Ellenwood Ave.

Single Family	Lot Size: 11,960SF
Living Space: 2,600 SF	FAR: 22%
Facade Materials: Wood siding	Roof Materials: Flat Tile
Accessory Building: Yes	Accessory Building Setback:
Year Built: 1912	Architectural Style: Contemporary Victorian
Stories: Two	Notes: Basement, partially finished, Cottage (659 SF)



### 6. 73 Ellenwood Ave.

Single Family	Lot Size: 6,400 SF
Living Space: 1,601 SF	FAR: 25%
Facade Materials: Stucco	Roof Materials: S-Tile
Accessory Building: Yes	Accessory Building Setback:
Year Built: 1932	Architectural Style: Spanish
Stories: One	Notes:



### 7. 68 Ellenwood Ave.

Single Family	Lot Size: 13,987SF
Living Space: 3,296 SF	FAR: 24%
Facade Materials: Stucco, Wood Shingle	Roof Materials: Comp. Asphalt
Accessory Building: Yes	Accessory Building Setback:
Year Built: 1925	Architectural Style: Craftsman/Tudor
Stories: Two	Notes: Pool



### 8. 66 Ellenwood Ave.

Single Family	Lot Size: 25,177 SF
Living Space: 6,933 SF	FAR: 28%
Facade Materials: Stucco	Roof Materials: Comp. Asphalt
Accessory Building: Yes	Accessory Building Setback:
Year Built: 1921	Architectural Style:
Stories: Two	Notes: Finish basement, pool



### 9. 62 Ellenwood Ave.

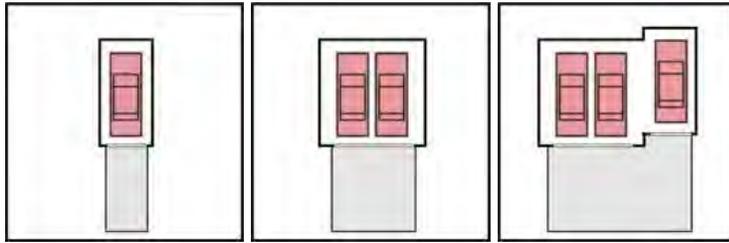
Single Family	Lot Size: 32,234 SF
Living Space: 3,512 SF	FAR: 11%
Facade Materials: Stucco	Roof Materials: Comp. Asphalt
Accessory Building: Yes	Accessory Building Setback:
Year Built: 1925	Architectural Style:
Stories: Two	Notes:



### 10. 60 Ellenwood Ave.

Single Family	Lot Size: 63,249SF
Living Space: 4,569 SF	FAR: 7%
Facade Materials:	Roof Materials: Flat Tile
Accessory Building: Yes	Accessory Building Setback:
Year Built: 1915	Architectural Style:
Stories: Three	Notes: Pool

Garage Doors



1 Car Wide

2 Cars Wide

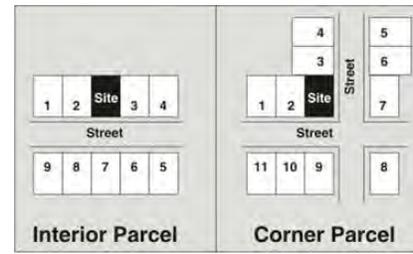
3 Cars Wide

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1

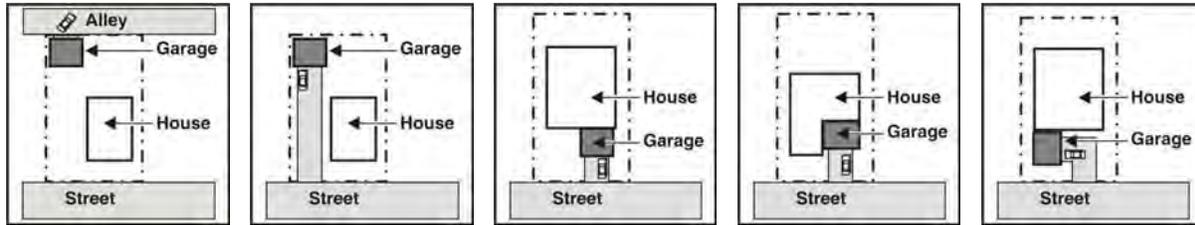
Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Neighborhood Patterns



Immediate Neighborhood Parcels

Garage Location on the site



Alley Access

Rear Garage

2 Car Front

2 Car Back

Side Loaded

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

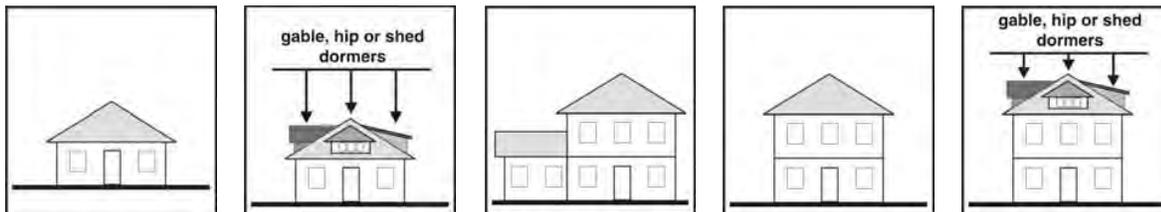
Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Building Heights



1 Story

1 1/2 Story

1 and 2 Story

2 Story

2 Story plus

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

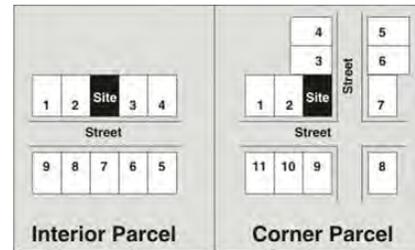
Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Craftsman Bungalow



Frequency	
	5 or more
	2 - 4
	0 - 1

Architectural Styles 1



Immediate Neighborhood Parcels

Spanish / Mission Revival



Frequency	
	5 or more
	2 - 4
	0 - 1

Victorian



Frequency	
	5 or more
	2 - 4
	0 - 1

Colonial / Greek Revival



Frequency	
	5 or more
	2 - 4
	0 - 1

Italianate



Frequency	
	5 or more
	2 - 4
	0 - 1

European Romantic



Frequency	
	5 or more
	2 - 4
	0 - 1

Ranch



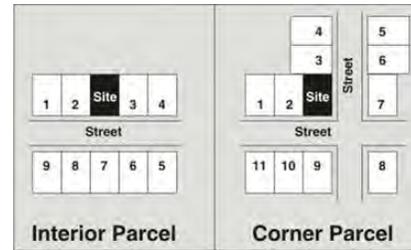
Frequency	
	5 or more
	2 - 4
	0 - 1

Modern



Frequency	
	5 or more
	2 - 4
	0 - 1

Architectural Styles 2



Immediate Neighborhood Parcels

Builder Contemporary



Frequency	
	5 or more
	2 - 4
	0 - 1

Other Historic Style

Frequency	
	5 or more
	2 - 4
	0 - 1

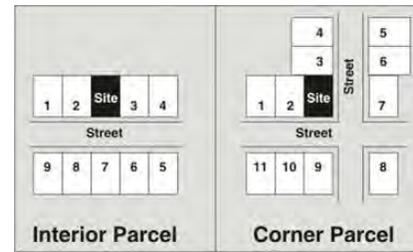
Other Non-Historic Style

Frequency	
	5 or more
	2 - 4
	0 - 1

**Building Height on Adjacent Parcels**

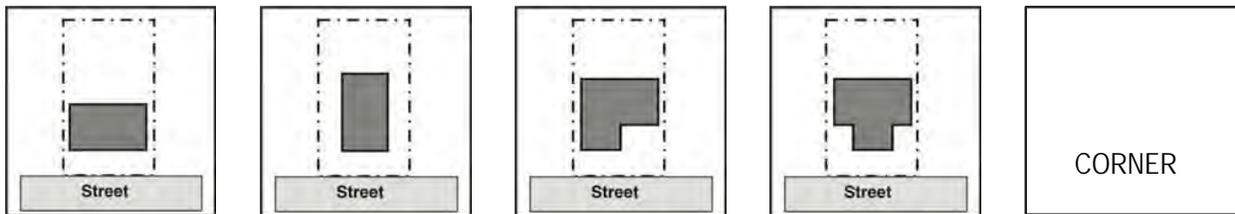
Parcel 2		Parcel 3	
	1 Story		1 Story
	1 ½ Story		1 ½ Story
<b>X</b>	2 Story	<b>X</b>	2 Story
	1 and 2 Story		1 and 2 Story
	2 Story Plus		2 Story Plus

**Form and Massing**



**Immediate Neighborhood Parcels**

**Street Presence**



Straight Facade Wide

Straight Facade Narrow

L Shape

T Shape

Other ( Diagram )

Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

**Entries**



Recessed : *In Wall or Under Roof*

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1



Attached : *With Low Eave*

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1



Attached : *With High Eave*

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1



Narrow Porch

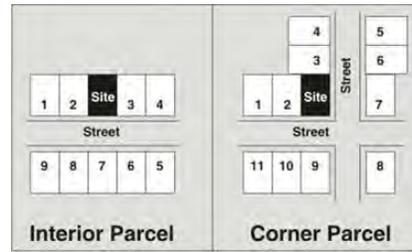
Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1



Wide Porch

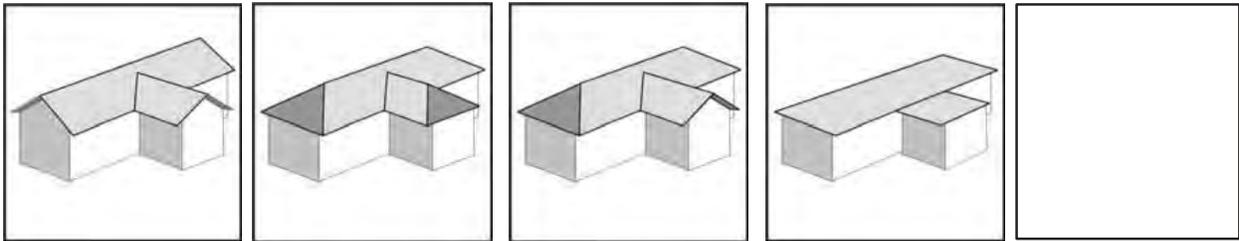
Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Roofs 1



Immediate Neighborhood Parcels

Roof Forms



All Gable Roofs

All Hip Roofs

Gable and Hip Mix

Flat / Low Slope

Other ( Diagram )

Frequency	
<input checked="" type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

Frequency	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

Roof Pitches



Flat

Low Pitch

Moderate Pitch

Steep Pitch

Very Steep Pitch

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

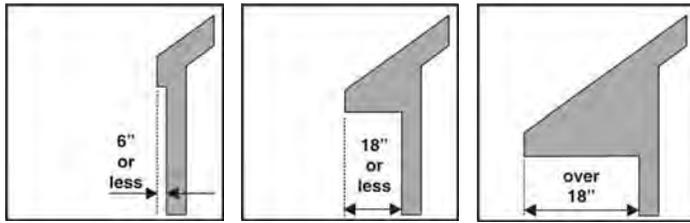
Frequency	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

Frequency	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

Frequency	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

Roof Overhangs



None (6" or less)

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

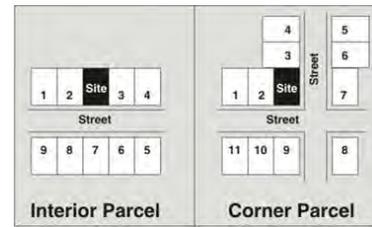
Small (18" or less)

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Large (Over 18")

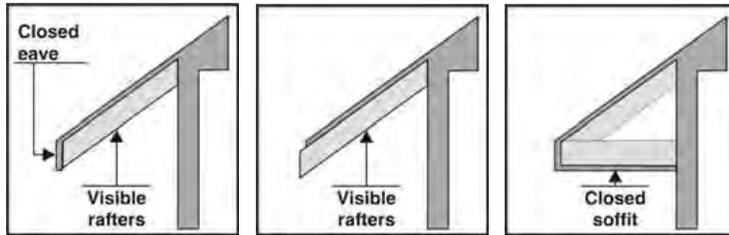
Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Roofs 2



Immediate Neighborhood Parcels

Roof Eaves



Open

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

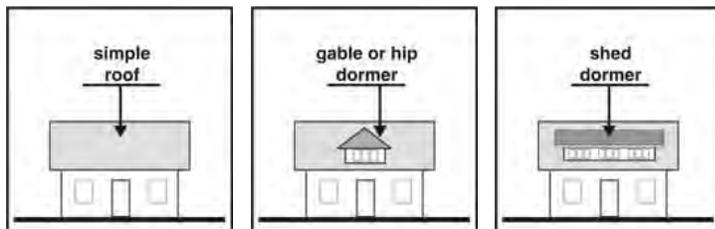
Open with exposed rafter tails

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Closed

Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1

Roof Features



None

Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1

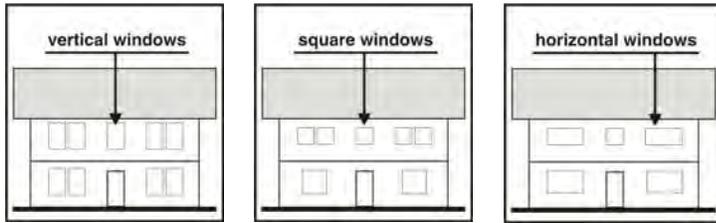
Gable or Hip Dormer

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Shed Dormers

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Prominent Window Proportions



Vertical

Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1

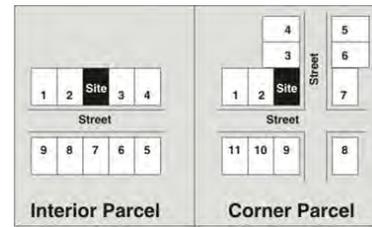
Square

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Horizontal

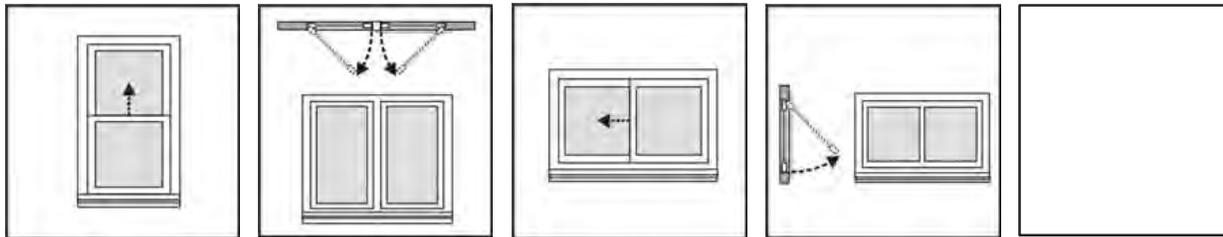
Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Windows 1



Immediate Neighborhood Parcels

Predominant Window Type



Double Hung

Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1

Casement

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Sliding

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

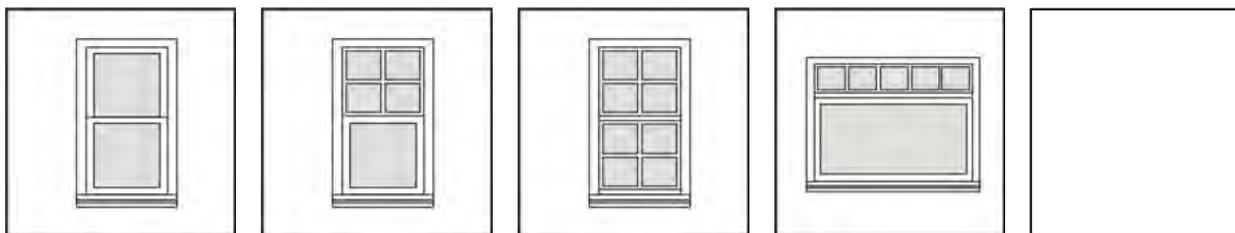
Awning

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Other (Diagram)

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Window Divisions



None

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Panes at top

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Panes both

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Panes at transom

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Other (Diagram)

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

**Window Material**

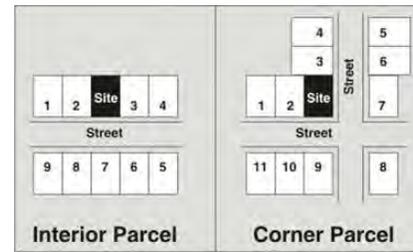
Wood or wood-look

Metal

Frequency	
<input checked="" type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

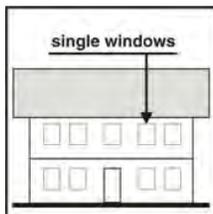
Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

**Windows 2**



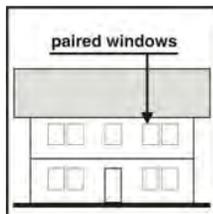
Immediate Neighborhood Parcels

**Window Groupings ( Check those that are the most common on the houses nearby )**



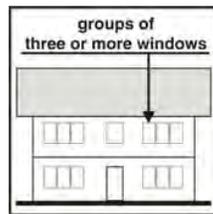
Singles

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



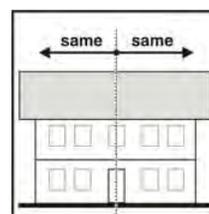
Pairs

Frequency	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



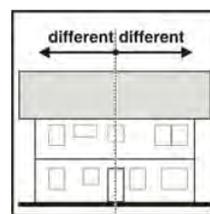
Ribbon

Frequency	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Symmetrical

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



Assymetrical

Frequency	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

**Special Window Shapes ( Check all that are common on an individual house )**



Bay Windows *First Floor*

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



Bay Windows *Second Floor*

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



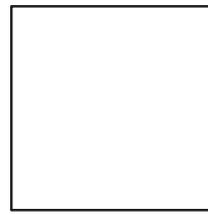
Arched Heads

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



Estate Style Windows

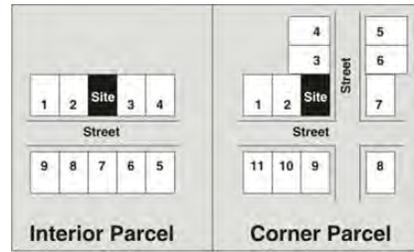
Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



Other ( Diagram )

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

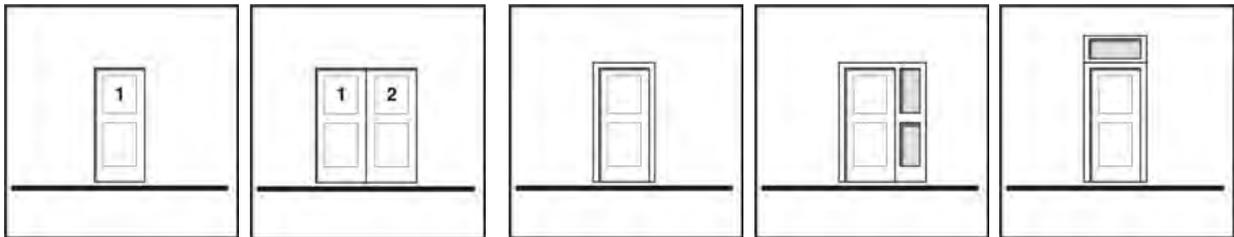
Doors 1



Immediate Neighborhood Parcels

Door Sizes

Door Setting



Single

Double

Door Only

Sidelights

Transom

Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1

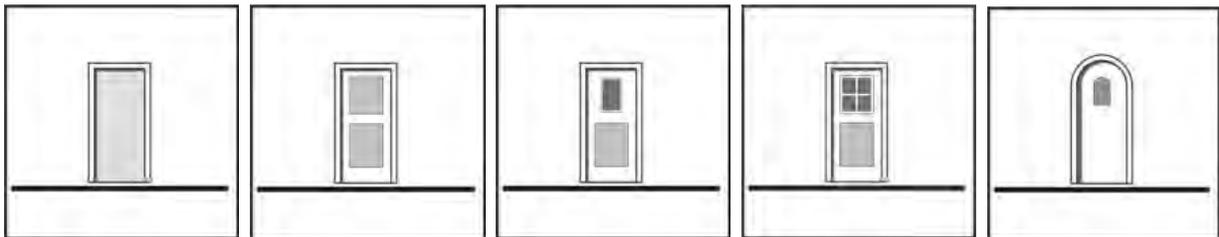
Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

Door Details



Plain

Panels

Panels and Glass

Divided Panes

Shaped Door Head

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1

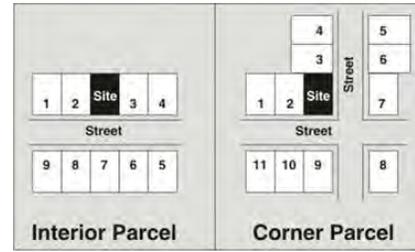
Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Accent Materials in the neighborhood

<b>1</b>	Stone Wall Bases
	Brick Wall Bases
<b>1</b>	Stone Chimneys
	Brick Chimneys
	Other

Materials



Immediate Neighborhood Parcels

Primary Wall Materials



Wood Siding

Frequency	
	5 or more
<b>X</b>	2-4
	0-1



Shingles

Frequency	
	5 or more
<b>X</b>	2-4
	0-1



Stucco

Frequency	
	5 or more
<b>X</b>	2-4
	0-1



Brick or Stone

Frequency	
	5 or more
	2-4
<b>X</b>	0-1



Mix of Materials

Frequency	
	5 or more
	2-4
<b>X</b>	0-1

Roof Materials



Composition Shingles

Frequency	
<b>X</b>	5 or more
	2-4
	0-1



Wood Shakes

Frequency	
	5 or more
	2-4
<b>X</b>	0-1



Tile or Concrete Flat

Frequency	
	5 or more
<b>X</b>	2-4
	0-1



Tile or Concrete Arched

Frequency	
	5 or more
	2-4
<b>X</b>	0-1



Metal

Frequency	
	5 or more
	2-4
<b>X</b>	0-1

Accent Details



Front Yard Fence

Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1



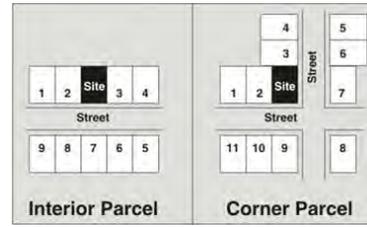
Front Yard Arbor

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1



Trellises

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1



Immediate Neighborhood Parcels



Stone or Brick Base

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1



Stone or Brick Chimney

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1



Shutters

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1



Brackets

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1



Gable Infill Texture

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1



Shaped or Detailed Entry Columns

Frequency	
<b>X</b>	5 or more
	2 - 4
	0 - 1



Column Caps and Bases

Frequency	
	5 or more
<b>X</b>	2 - 4
	0 - 1



Detailed Columns and Railings

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1



Half Timber Beams

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1



Tower / Turrets

Frequency	
	5 or more
	2 - 4
<b>X</b>	0 - 1

Other Distinctive Features in the Immediate Neighborhood and the Broader Neighborhood ( Within 1 Block )

Summary of predominant neighborhood characteristics

Select those with three or more examples in the Immediate Neighborhood

Neighborhood Patters

Garage Doors	
	1 Car Wide
<b>X</b>	2 Cars Wide
	3 Cars Wide

Garage Doors	
	Alley Access
<b>X</b>	Rear Garage
	2 Car Front
	2 Car Back
	Side Load

Building Heights	
	1 Story
	1 ½ Story
<b>X</b>	1 and 2 Story
	2 Story
	2 Stories Plus

Architectural Styles

	Craftsman Bungalow
	Spanish/Mission Revival
	Victorian
	Greek Revival

	Colonial Revival
	European Romantic
	Ranch
	Builder Contemporary

	Modern
	Other Historic Style
	Other Non-Historic Style

Form and Massing

Street Presence	
<b>X</b>	Straight Facade : Wide
	Straight Facade : Narrow
	L-Shape
	T Shape : Narrow Forward
	Other

Entries	
	Recessed : in Wall or Under Roof
	Attached : With Low Eave
	Attached : With High Eave
<b>X</b>	Narrow Porch
	Wide Porch

Roofs

Roof Forms	
<b>X</b>	All Gable Roofs
	All Hip Roofs
	Gable and Hip Mix
	Flat/Low Slope
	Other

Roof Overhangs	
<b>X</b>	None (6" or less)
<b>X</b>	Small ( 18" or less)
<b>X</b>	Large (over 18")

Roof Pitches	
	Flat
	Low Pitch
<b>X</b>	Moderate Pitch
	Steep Pitch
	Very Steep Pitch

Roof Feature	
	None
<b>X</b>	Gable Dormers
	Shed Dormers

Windows

Predominant Window Proportions	
<input checked="" type="checkbox"/>	Vertical
<input type="checkbox"/>	Square
<input type="checkbox"/>	Horizontal

Window Divisions	
<input type="checkbox"/>	None
<input checked="" type="checkbox"/>	Panes at Top
<input type="checkbox"/>	Panes at top and bottom
<input checked="" type="checkbox"/>	Panes at transom
<input type="checkbox"/>	Other

Window Groupings	
<input type="checkbox"/>	Singles
<input checked="" type="checkbox"/>	Pairs
<input checked="" type="checkbox"/>	Ribbon
<input type="checkbox"/>	Symmetrical
<input type="checkbox"/>	Asymmetrical

Predominant Window Type	
<input checked="" type="checkbox"/>	Double Hung
<input type="checkbox"/>	Casement
<input type="checkbox"/>	Sliding
<input type="checkbox"/>	Awning
<input type="checkbox"/>	Other

Window Material	
<input checked="" type="checkbox"/>	Wood or wood-like
<input type="checkbox"/>	Metal

Special Window Shapes	
<input type="checkbox"/>	Bay Windows : First Floor
<input type="checkbox"/>	Bay Windows : Second Floor
<input type="checkbox"/>	Arched Heads
<input type="checkbox"/>	Estate Style Windows
<input type="checkbox"/>	Other

Doors

Door Size	
<input checked="" type="checkbox"/>	Single
<input type="checkbox"/>	Double

Door Setting	
<input checked="" type="checkbox"/>	Door Only
<input checked="" type="checkbox"/>	Sidelights
<input type="checkbox"/>	Transom

Door Detail	
<input type="checkbox"/>	Plain
<input type="checkbox"/>	Panels
<input type="checkbox"/>	Panels and Glass
<input checked="" type="checkbox"/>	Divided Glass Panes
<input type="checkbox"/>	Shaped Door Head

Materials

Accent Materials	
<input type="checkbox"/>	Stone Wall Bases
<input type="checkbox"/>	Brick Wall Bases
<input type="checkbox"/>	Stone Chimneys
<input type="checkbox"/>	Brick Chimneys
<input type="checkbox"/>	Other

Primary Wall Material	
<input checked="" type="checkbox"/>	Wood Siding
<input type="checkbox"/>	Shingles
<input checked="" type="checkbox"/>	Stucco
<input type="checkbox"/>	Brick or Stone
<input type="checkbox"/>	Mix of Materials

Roof Materials	
<input checked="" type="checkbox"/>	Composition Shingles
<input type="checkbox"/>	Wood Shakes
<input checked="" type="checkbox"/>	Tile or Concrete : Flat
<input type="checkbox"/>	Tile or Concrete : Arched
<input type="checkbox"/>	Metal

Accent Details

<input checked="" type="checkbox"/>	Front Yard Fences
<input type="checkbox"/>	Front Yard Entry Arbor
<input type="checkbox"/>	Trellises
<input type="checkbox"/>	Stone or Brick Bases
<input type="checkbox"/>	Stone or Brick Chimneys

<input type="checkbox"/>	Shutters
<input type="checkbox"/>	Brackets
<input type="checkbox"/>	Gable Infill Texture
<input checked="" type="checkbox"/>	Shaped or Detailed Entry Columns

<input type="checkbox"/>	Column Caps and Bases
<input type="checkbox"/>	Detailed Porch Railings
<input type="checkbox"/>	Half Timber Beams
<input type="checkbox"/>	Towers/Turrets

Other Distinctive Features in the immediate neighborhood.

Other Distinctive Features in the broader neighborhood. (Within one block each direction)