

5443 Ridgedale Scope of Work



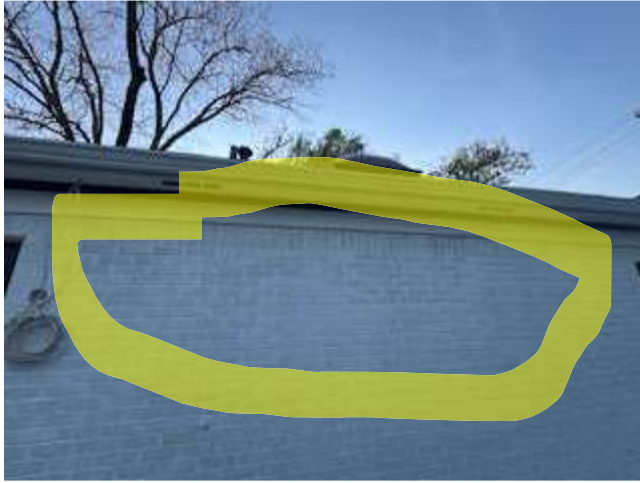
DENIED	
DATE	6/1/2026
BY	Marisol Martinez
PHONE	
REASON	

1. The application to paint the previously unpainted brick at 5443 Ridgedale is denied.
2. The structure is classified as High Tudor.
3. Painting of unpainted brick does not meet the standards for remodeling of a High Tudor under Ord. 28946(f)(1) and (2), and applicable sections of Ord. 28946(e).
4. Remodeling of houses that are identified as High Tudor or Tudor Cottage in Exhibit B must comply with the standards for new construction and the standards contained in this section. This section applies to the front facade and wrap-around. Ord. 28946(f)(1)
5. Any remodeling must match the original brick and stone in size, color, coursing, texture, mortaring, and joint detailing. Ord. 28946(f)(2)
6. All new construction must be built in the High Tudor style and must be compatible with original houses. Ord. 28946(e)(2)
7. Except as otherwise provided in this paragraph, new houses must be constructed of brick and/or stone using the same colors, course patterns, material placement, and material combinations found in original houses. Ord. 28946(e)(3)(A)
8. Brick must be scratch-face or textured, with at least three subtle variations in tone. Brick colors and textures must be typical of the brick used on original houses. Brick must be modular or standard size. Ord. 28946(e)(3)(B)

House when we purchased. Only picture we have of the outside.



Brick we used to replace broken/cracked bricks throughout the outside. We could not find a matching brick since the original brick was made in 1926.



This is the right backside of house before garage. We had to replace about 100 bricks in this area due to severe cracks caused by a foundation issue that caused the back side of the house to sink 5 to 6 inches. So much that 2 to 3 inches of water stood in the garage and would not drain.



This area is the back right near the garage entrance. We had to replace about 75 cracked bricks in this area due to the foundation issue.

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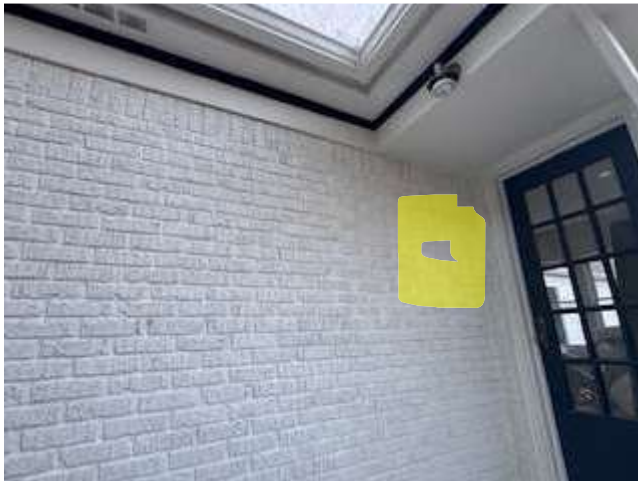
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Back bedroom. We had to replace several cracked bricks in this area.



Back right bedroom entrance. We had to replace several cracked bricks in this area.



Back right bedroom window. We had to replace 4 to 5 cracked bricks in this area.



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Back left window. We had to replace several cracked bricks in this area.



Front left-side window area. We had to replace several cracked bricks in this area.



Front right-side area. We had to replace several cracked bricks in this area.



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The finished home features updated brickwork and a white exterior, selected to ensure a cohesive appearance and avoid the unattractive look of mismatched, two-toned brick throughout the house.

We would like to respectfully address the exterior paint work completed on our home and provide additional context.

First, we sincerely apologize for not obtaining prior approval before painting. We were unaware that a permit was required for this specific improvement, especially given that many homes in the neighborhood are painted in similar neutral tones. Had we known, we would have absolutely followed the proper process and submitted our request in advance.

When we purchased the home, our intent was to thoughtfully restore and preserve its character while making necessary structural and aesthetic improvements. We have invested several hundred thousand dollars into the renovation, with great care taken to maintain the home's original 1920s charm. For example, we preserved original doors and hardware and ensured that any updates were consistent with the architectural style of the era.

The home had not been properly maintained for many years, potentially over 30 years, and required significant structural work. The foundation had shifted substantially, with portions of the home sinking 5 to 6 inches while other areas had risen. To correct this, we completed extensive foundation repairs, including the installation of multiple piers and over 30 new joists, to stabilize and protect the home long-term.

As part of the renovation, we also addressed the exterior brick condition. Due to the age of the home, many bricks were cracked, deteriorated, or had to be replaced. Unfortunately, matching the original brick proved impossible, which resulted in noticeable color inconsistencies. Leaving the home with two different brick tones would have significantly detracted from its appearance and, in our view, the overall look of the neighborhood.

Painting the home a neutral color was the best solution to create a cohesive, clean, and historically respectful appearance.

Our goal throughout this process has been to enhance both the home and the surrounding community by restoring a property that had long been in disrepair. We believe the final result improves the overall aesthetic and value of the neighborhood.

We appreciate your understanding and consideration and we are happy to comply with any additional steps needed to address this matter appropriately.

Thank you for your time and for your service to the community.

Kevin Lawson & Cristina Salas

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