

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 24, 2011 **DRB Case No.** 1-PDR-2011-005-A
Address 1434 Andenes Drive
Applicant John J. Yankosky

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Aliano					X	
Yoo		X	X			
Palmer			X			
Simonian	X		X			
Insua					X	
Totals			3			
DRB Decision		Approved				

Conditions:

1. Recess the windows within a 2" stucco frame with wood sills, as shown on the submitted detail. Reconsider the window pattern and sizes on both the east and west elevations. Also, change proposed slider windows to casement or single/double-hung, with no grids. The window material shall be fiberglass, as listed on the material board.
2. Paint the front door entryway a darker brown color (not white), and reconsider its overall design to match the garage doors and window styles.
3. Change the S-tile roof material to 2-piece mission tile.
4. Eliminate the shed roof above the garage and strongly consider extending the gable roof towards the front. The rear elevation is more successful, so consider a design solution similar to the rear.
5. Re-evaluate the tower element once the roof is redesigned. Consider additional materials and details on the entry tower, such as stone or tile work; tile in the recess or around the entry would represent an improvement. The tower element is currently dwarfed by the proposed shed roof and perhaps its height can be increased a little bit once the roof is redesigned. Consider a planar differentiation at the east elevation between tower and the rest of the house.
6. Enhance the area in front of the entry tower with a courtyard-like design, incorporating details such as a fountain, tile work, bench seating, and/or three foot courtyard wall with landscaping in front.

