

DESIGN REVIEW BOARD

RECORD OF DECISION

Meeting Date Sept. 22, 2011

DRB Case No. 1-PDR-2011-044-A

Address 3460 Las Palmas Ave

Applicant Demery Matthews

Design Review

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|---|--------|-----|----|--------|---------|
| Ellis | x | | x | | | |
| Insua | | x | x | | | |
| Yoo | | | x | | | |
| Simonian | | | x | | | |
| Palmer | | | x | | | |
| Totals | | | 5 | 0 | | |
| DRB Decision | Approved with conditions and a consideration | | | | | |

Condition(s) and Consideration(s):

1. Consider incorporating half timbering on the two street-facing nesting gables.
2. The railing enclosing the front porch shall be wrought iron with square pickets and a little ornamentation appropriate for the Tudor Revival Style.
3. Incorporate a lintel on the top of the large window under the smaller gable facing the street.
4. The windows shall be installed recessed from the face of the exterior walls. The material for these windows shall be wood, wood clad, or fiberglass with external grids, as currently proposed.
5. The proportions of the windows shall generally be tall and narrow.
6. The windows shall be fixed, single- or double-hung, casement, or a combination thereof. While none are proposed, sliders or vinyl windows should not be used.
7. Dimensional brick (not brick veneer) shall be used on the base of the building.
8. The neck of the chimney shall be widened above the shoulder level as viewed from the south elevation.

Site Planning: *The new 2-story residence will generally be built in the same location as the original house. The detached garage will be retained and will remain in its location at the rear southeast corner of the lot. The arrangement of the house and detached garage on the subject lot is consistent with the adjoining properties and the surrounding neighborhood. The proposed site planning helps maintain the rhythm of the existing streetscape.*

