

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 23, 2015 DRB Case No. PDR 1416109
 Address 337 North Cedar Street
 Applicant Jorjik Nazariyan

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Palmer		X	X			
Charchian	X		X			
Malekian					X	
Simonian			X			
Mardian					X*	
Totals			3			
DRB Decision		Approve with conditions.				

*Recused.

Conditions:

1. Detach the new structure from the historic house. Move the new structure as far as possible to west and provide new stairs in a manner that is integrated into the overall design and does not significantly increase the building's mass.
2. Review any existing easements and setback requirements to verify extent to which new building can be moved to the west.
3. Eliminate the handicap ramp proposed at the front porch of the historic house.
4. Relocate common open space to north side of site and ensure it is reasonably accessible to all residents.
5. Delete river rock veneer from new structure. If masonry base is desired, it should more closely resemble the porch masonry of the historic house. If not, the siding may be extended to the ground.
6. Coordinate all drawings to eliminate discrepancies found in set reviewed by the Board.
7. Study adjacent buildings to north and south to maximize privacy between second floor windows, balconies, and decks. Revise site plan to include the adjacent edges of these buildings and the first and second floor window and balcony locations.
8. Redesign second floor deck at northeast corner of the second floor to maximize privacy of neighbors to the north.
9. Revise disabled parking stall and walk way to allow for closer access to lift and better ability to access the trash room.
10. Delete block wall at the north property line proposed in the front setback.

11. Review existing site section drawings and the existing topography to verify that the rear wall of the garage will not be overly tall. Revise drawings as necessary to depict correct conditions or, if drawn correctly, to reduce the wall height.
12. Retain the existing materials on the historic house (wood shingles and siding, concrete block porch base, wood details in porch, and historic windows identified on the drawings).
13. Ensure that all new wood windows will be recessed within wood frames and have wood sills, retain existing trim or replace with new trim to match, and that all windows will have external grids on the upper sash.
14. Introduce more variety to the window pattern of the new building by converting some paired windows into separate, adjoining punched openings.
15. Clarify color palettes of windows at the existing and new buildings. Window trim color should match sash.
16. Maintain the existing palm trees in the street front setback.

Considerations

1. Consider providing canopies/overhangs above the front doors to the units, designed to be compatible with the building's style.
2. Consider providing scored, colored, or other decorative paving at the walkways and driveway.

Site Planning: *The site planning is determined by the location and preservation of the existing, historically significant residence on-site. As conditioned, the new two-story, four-unit project with its semi-subterranean garage will be constructed behind and separated from the existing house as much as possible. The driveway is proposed along the southerly interior setback, while the walkway to the new units is located along the northerly side of the residence. Landscaping, and private patios are interspersed throughout the project site. The majority of the common open space will be relocated from the rear to the interior north side of the lot, while the required elimination of the handicap ramp for the existing residence will result in a larger common open space area. The impact of the private balconies, decks and windows will also be re-examined and redesigned in relation to the adjacent multi-family developments. The existing wide lot and generous front setback due to the location of the existing residence allow for an expansive and meaningful landscaping design along the street. The resulting project's site plan, as conditioned, will be more compatible with the existing residence and surrounding properties.*

Mass and Scale: *The proposed project is successful in addressing the perceived mass and scale through a variety of techniques. The four-unit addition is located completely behind the existing residence, which currently features a significant street front setback; the proposed building mass, therefore, is obscured by the house and does not create any significant visual impact on the existing streetscape. With the new structure conditioned to be moved as far as possible to west, new stairs will be provided in a manner that is integrated into the overall design and does not significantly increase the building's mass. The perceived massing of the project is further softened through the use of similar Craftsman-inspired (as the main residence) and horizontally-oriented design details. The addition is also generally the same height as the existing residence and the surrounding two-story multi-family residential developments.*

Building Design and Details: *The proposed multi-unit addition has been designed to complement the Foursquare Craftsman style of existing residence to be maintained. The continuation of this style is appropriate in this neighborhood, which consists of eclectic mix of multi-family architecture. The detailing focuses on horizontal siding (two different widths), single-hung block frame windows set within frames, asphalt shingle roofing throughout the project, picket railing system, and wood doors. The use of wood windows and in-kind replacement siding/shingles at the historic house, as needed, is appropriate to the project and consistent with the Secretary of the Interior's Guidelines for Rehabilitation. Conditions have been added to address the window patterns and colors, and to provide a Craftsman-appropriate stone veneer design and front door entrance overhangs. As conditioned, the materials and details will support the project's overall design concept and be compatible with the existing Foursquare Craftsman residence.*

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member

Vilia Zemaitaitis