



HISTORIC PRESERVATION COMMISSION RECORD OF DECISION

Meeting Date September 20, 2018

DRB Case No. PDR 1811060

Address 929 East Glenoaks Boulevard

Applicant Permit Processing & Consulting, LLC

PROPOSAL: To add a total of 470 SF to an existing 1,400 SF, 1-story single-family residence located in the R1 (Low Density Residential) Zone, Floor Area Ratio District II, Historic District Overlay Zone. The subject property is a contributor to the Rossmoyne Historic District.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Cragnotti		X	X			
Doom			X			
Morgan	X		X			
Shier				X		
Vartanian			X			
Totals			4	1		
HPC Decision		Approve with Conditions				

CONDITIONS:

1. Revise drawings to depict the removal of the vinyl fence and replacement of the gates; the drawings will be submitted to staff for review and approval prior to permit issuance. Staff is recommending the design and materials of the gates be compatible with the Spanish Colonial Revival style of the house.
2. Apply smooth stucco cladding at the exterior faces of the existing block wall at the east side of the property.
3. Planning staff to visit site to analyze blind arches above the three living room windows facing the street to determine whether this is an original feature or if these openings once contained arch-headed windows. If they are original, the drawings shall be revised to indicate an appropriate new stucco treatment. If they are not, the drawings shall be revised to indicate installation of new arch-headed multi-light sash appropriate to the style of the house.
4. Specify that all windows visible from the street will have external muntin grids with a pattern, likely to be four-over-four approved by staff prior to purchase of the new windows.
5. Applicant to dimension elevation drawings of the new windows and a drawing depicting new windows for staff review and approval to verify that the new windows will be a close match.
6. Revise drawings to clearly and accurately note which features and portions of the existing house and the addition are "existing" and those that are "new."
7. Use two-piece clay barrel tiles to replace the roofing at the pitched roof areas.

ANALYSIS:

Site Planning: The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The site plan will remain similar to the existing due to the small size of the addition and the manner in which it wraps the house.
- The addition facing Cordova extends the east façade by almost four feet but conforms to required setbacks and does not negatively impact any neighboring property.
- No changes are proposed to the existing garage, driveway, or walkway. New landscaping is proposed in order to comply with Zoning Code standards.
- As conditioned, the vinyl fence located above the existing block wall to be removed and new gate to be appropriate to the site plan and the overall design.
- As conditioned, the existing block wall at the east side of the house will be clad with smooth stucco at its exterior faces to match the new smooth stucco proposed at the house.
- The front yard (facing Glenoaks Boulevard), will maintain its open appearance.

Mass and Scale: The proposed mass and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The mass and scale of the one-story addition will be compatible with the existing structure and surrounding houses.
- The extension of the house to the north and east will not significantly change its overall massing and will have no impact on any adjoining neighbors.
- The addition will maintain the existing flat roof configuration with raised parapets featuring terra cotta coping tiles.

Building Design and Detailing: The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed addition will be architecturally consistent with the existing Spanish Colonial Revival style of the house.
- All existing windows on the house, which are not original and are inappropriate to the design, will be replaced. The windows will be a recessed (block frame), retain existing wood sills and frames at existing openings and build new ones at the openings in the addition, to make them appropriate to the style and period of the house.
- The addition will be stucco with a smooth stucco finish that will be more appropriate than the existing non-original rough-textured stucco, keeping consistency with the existing house.
- The proposed one-piece clay roof tile is not appropriate to the style or period of the house and a condition is recommended calling for the use of two-piece clay barrel tiles.

The Historic Preservation Commission approves the design of projects only. Approval of a project by the Historic Preservation Commission 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 Historic Preservation Commission decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Historic Preservation Commission approved plans must be stamped approved by staff. **Any** changes to the approved plans may constitute returning to the Historic Preservation Commission for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Historic Preservation Commission must be on file with the Planning Division.

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

HPC Staff Member

Danny Manasserian, Planning Assistant