



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 12, 2019 **DRB Case No.** PDR 1525251

Address 534 and 538 North Kenwood Street

Applicant Hamlet Zohrabians

PROPOSAL: To demolish the existing one-story Colonial Craftsman style single-family residence and detached garage (built in 1922 and altered in 1928) located at 538 North Kenwood Street, demolish the existing detached garage at 534 North Kenwood Street, preserve the existing two-story Aeroplane Craftsman style single-family residence (built in 1913) located at 534 North Kenwood Street (Historic House), and construct a new 11-unit, three-story residential building, for a total of 12 residential units on two adjoining lots totaling 15,000 square feet in area (0.34 acres) in the R-1250 (High Density Residential) zone. A total of 27 parking spaces will be provided for the project.

Environmental:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian			X			
Boyajyan					X	
Simonian	X		X			
Welch				X		
Totals			3	1	1	
DRB Decision	Adopt Mitigated Negative Declaration (by resolution)					

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian			X			
Boyajyan					X	
Simonian	X		X			
Welch				X		
Totals			3	1	1	
DRB Decision	Approve with Conditions and Considerations					

Conditions:

1. Comply with the mitigation measures specified in the Final Mitigated Negative Declaration regarding Cultural Resources, Biological Resources, and the rehabilitation of the existing on-site historic house.
2. Provide greater articulation at the south wall of the new building and step back the third floor at the south and west facades to break up the verticality of the facades and better relate to the scale of the historic house; and provide additional undulation at the 2nd and 3rd levels of the south façade facing the historic house with the possibility of using roof features of the west front elevation to wrap around in a mansard fashion to create greater distance from the historic house.
3. Revise the color palette of the historic house to create a different, but harmonious color scheme in relation to the new construction.
4. Show the light fixtures on the elevation drawings in locations appropriate to the building design.
5. Replace the new paving with landscaped area on the north side of historic house, adjacent to the chimney.
6. Lower the height of the entry gate, redesign the entry gate and side gate to better complement the Craftsman style, and relocate both gates to align with the historic chimney (at the north) and the projecting bay (at the south).
7. Replace the new perimeter walls (split face concrete block walls) along the south (side) and east (rear) property line with a painted wood fence at the area adjacent to the historic house.
8. Set back the third floor approximately 10- to 15-feet at the front portion of the building closest to the street.

Considerations:

1. Consider rolled roofing for the historic house instead of new asphalt shingles to match the existing rolled roofing of the house.
2. Consider replacing the balustrade with solid horizontal siding to integrate with the mansard roof for more harmony with Craftsman style.

ANALYSIS:

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

- The site planning of the project is appropriate to the site and its neighboring properties mostly consist of multi-family residential buildings. The new L-shaped three-story apartment building will be located on the north and east side of the existing historic house and will have an approximately 34-foot setback from the east and a setback of approximately 18 feet (wall to wall) from the Historic House at the north side.
- The street front setback of the apartment building will be in keeping with prevailing front setbacks of the multi-family buildings along the street.
- The outdoor common space, between the historic house and the new building is well integrated into the site planning, accessible from all units, and helps push the building mass away from the historic house. Amenities and landscaped area are designed appropriately within the outdoor common space.
- All residential units within the new apartment building will have balconies or private patios to provide private outdoor spaces. The side yard of the historic house (on the south side) will be used as a private patio for this unit.
- The existing driveway at 538 N. Kenwood Street will be modified and used for vehicular access to a new underground parking garage. New concrete pavers on the driveway are consistent with the project's design.
- Pedestrian access to the underground parking will be provided by a stairway at the front of the new building and alongside a new elevator tower located almost in the middle of the project site, towards the northeast side of the historic house.

- The landscape plan is complementary to the building design and includes drought tolerant landscaping. As conditioned, paving on the north side of historic house, adjacent to the chimney shall be replaced with landscaped area
- Three existing street trees (mature Camphor) located in the parkway at front of the property will remain.
- The project site contains a Coast live oak tree (14 inches in diameter) located between the two existing houses at 534 and 538 North Kenwood Street. The oak tree will be removed and replaced with four (4) indigenous trees. The applicant shall obtain an Indigenous Tree Permit (ITP) prior to building permit issuance for the removal of the existing Coast Live Oak tree and comply with the City's Urban Forestry requirements.
- A condition of approval is added to replace the perimeter walls, which is not appropriate in the context of the historic house, along the south (side) and east (rear) property line with a painted wood fence at the area adjacent to the historic house.
- The new 6'-6" high side gate (metal gate), on the southwest corner of the historic house and the pedestrian entry gate to the building (primary gate) are not appropriate and conditions of approval are added for the north gate (primary entry), to be moved back further from the porch and attach to the house at or beyond the east side of the chimney. The south gate also be moved further east, away from the corner of the historic house, to align with the projecting volume at the south facade.
- The rooftop equipment of the new building is integrated into the design and appropriately screened from public view.
- The light fixtures are compatible with the project's design concept. A condition of approval is added to show the light fixtures on the elevation drawings in locations appropriate to the building design.

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

- The mass and scale of the new three-story building are appropriate to the surrounding development pattern of two and three-story multi-family residential buildings in a variety of architectural styles. The massing of the new construction is appropriately broken up on the north and east facades.
- The walls of the new building that face the north (side) and east (rear) facades of the historic house do not relate to the scale of the house, particularly at the north. Conditions of approval are added to provide greater articulation at the south wall of the new building and step back the third floor at the south and west facades to break up the verticality of the facades and better relate to the scale of the historic house; and provide additional undulation at the 2nd and 3rd levels of the south façade facing the historic house with the possibility of using roof features of the west front elevation to wrap around in a mansard fashion to create greater distance from the historic house. A condition of approval is also added to set back the third floor approximately 10- to 15-feet at the front portion of the building closest to the street.
- The architectural concept of the new apartment building, including roof forms (gable roofs), reinforces the design concept of the Contemporary Craftsman architectural style and appears to be an appropriate design concept in relation to the existing Aeroplane Craftsman style of the historic house.

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

3. The architectural details and materials of the new apartment building including horizontal smooth cement fiber siding, cement shingle siding, cement fiber corner trim, wood trellis (balconies), smooth cement plaster, gable roofs, wood fascia, metal vents under gable ends, metal tube

railings (for balconies), painted wood posts and brackets, wood entry doors to the units, and fiberglass windows reinforce the Contemporary Craftsman architectural style and are consistent with the neighborhood context of variety architectural styles as well as the historic house. A consideration is added for replacing the balustrade with solid horizontal siding to integrate with the mansard roof for more harmony with Craftsman style.

- The project's color palette focuses on shades of ivory for the wall finishes and white for the windows and architectural details including vents, roof fascia, wood brackets and cornices, wood trellis, posts, and railings and dark bronze for gates. The color palette of the historic house represents pigeon gray for the wall finishes and white for posts, brackets, fascia, gable vents, wood windows, French doors, and roof rafter tails; and weathered brown for roof shingles.
- The project colors are compatible with the surrounding residential projects and the Craftsman architectural style of the new apartment building. As conditioned, the color palette of the historic house shall be revised to create a different, but harmonious color scheme in relation to the new construction to help distinguish the historic house from the new building.
- The existing historic house features a rolled roof type. The original roof cladding is unknown and staff finds the asphalt shingles to be appropriate; however, a consideration is added to use rolled roofing instead of asphalt shingles for the historic house to maintain the existing roof appearance.
- All architectural features of the existing historic house on the site will be retained and repaired.
- All windows of the new three-story apartment building will be fiberglass with external grids with combination of single-hung, awning, and fixed windows. The windows will be recessed within the walls with sills or trims to match the windows of the existing historic house. The windows are appropriate to the architectural style.
- The design and placement of the primary gate (iron entry gate) and the side gate (south) are not appropriate. The entry gate and adjoining fence is too tall and its design does not complement the historic house or the new building. As conditioned, the entry gate shall be lowered and both gates shall be redesigned to better complement the Craftsman style.
- The setbacks at the sides and rear of the new apartment building and the new landscaping at the project site provide buffers to enhance the privacy of the adjacent buildings as well as creating separation between the new apartment building and the historic house.
- The walkway and driveway surface on the front of the new building and walkways will have concrete decorative pavers (permeable pavers-Antique Pewter color), compatible with the design concept and the Craftsman style of the development.

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

Aileen Babakhani, Case Planner