



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 8, 2020 DRB Case No. PDR2008374

Address 1235 Winchester Ave.

Applicant Vardan Kasemyan

Project Summary:

The applicant is proposing to demolish an existing 1,340 square-foot (SF), one-story house, built in 1924, and construct a new two-story, 3,267 SF house on a 13,360 SF lot located in the R1-I Zone (Low Density Residential Zone, Floor Area Ratio District I). The project includes a new attached, two-car garage.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian			X			
Smith				X		
Welch	X		X			
Totals			3	1		
DRB Decision		Return for Redesign				

Conditions:

1. Redesign the house to reduce mass and scale to be compatible with surrounding neighborhood.
2. Relocate garage to be detached and toward rear of property, consistent with neighborhood pattern.
3. Add a variety of low-water use landscaping to complement the building.
4. Reduce scale of design elements such as fascia board and molding to minimize the sense of monumentality.

5. Eliminate use of faux roof dormers.
6. Reduce height of entry porch to be consistent with neighborhood pattern.
7. Windows shall be recessed.

Consideration:

1. Consider incorporating the existing house into the new design.

DRB Staff Member Cassandra Pruett, Planner

Notes:

All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.