



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 14, 2021 **DRB Case No.** PDR 2016491

Address 1818 Crestmont Court

Applicant Ben Curtis Sturgill

Project Summary:

The applicant is proposing to construct a 406 square-foot first level addition and a 967 square-foot second level addition to an existing one-story, 1,026 square-foot, single-family residence (constructed in 1936) with a two-car garage on a 6,040 square-foot lot located in the R1R II (Restricted Residential, Floor Area District II) zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian	X		X			
Smith				X		
Welch			X			
(vacant)						
Totals			3	1		
DRB Decision		Approve with conditions				

Conditions:

1. Revise the design of the horizontal cladding at the front and side facades to better integrate the appearance of the first and second floors. Additional façade articulation may be required to allow all cladding to terminate at locations where there is a change in plane (e.g. an inside corner).
2. Provide a forward sloping roof above the second-floor projection at the front façade to reduce the mass and scale at this area.
3. Redesign the street-facing second-floor roofline to provide greater articulation and reduce the sense of boxiness.

4. Provide details for the lighting fixtures and rain gutter/downspouts for staff review prior to Building & Safety plan check.
5. Provide a more regularized window pattern to create more consistency in the shapes and proportions of the openings.
6. Eliminate window grids from the design.

Consideration:

1. Consider incorporating horizontal siding at the street-facing wall of the front porch. Add a pilaster at the driveway side of this wall that matches the dimensions and material of the porch column to provide a termination point for the cladding.
2. Consider adding cladding at the base of the house, possibly using horizontal siding.
3. Consider using somewhat wider columns at the front porch.

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 proposed project does not significantly alter the site planning of the lot. The proposed improvements will be located at the rear and interior yards.
- The first and second level additions property will be set back set back with code compliant setbacks and the proposed addition maintains the prevailing setback pattern of the neighborhood.

Mass and Scale:

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

- The neighborhood is comprised of one- and two-story single-family residences. The overall mass and scale of the second level addition is consistent with the neighborhood's buildings.
- The overall mass of the building is appropriate for the neighborhood and blends well with the neighborhood context. The new second story is set back approximately 2 feet and 15 feet from the first level below along the eastern and northern (street front) portions of the building.
- The architectural concept of the second level addition in concert with the original design as viewed from the street is overall successful. A shed roofed design is employed above the new second level, providing variation and visual interest.

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 windows and doors are constructed of quality materials, such as wood and aluminum-clad wood, and will be constructed into the walls with an approximate one inch recess achieved via

an offset window nailing fin. The operation for these windows will consist of a mix of casement and hopper windows with multi-light muntin patterns that vary according to each window size.

- The materials and finishes are appropriate to the design of the building, and will include stucco, smooth horizontal cementitious fiberboard and asphalt roof shingles.

DRB Staff Member Dennis Joe, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.