



## HISTORIC PRESERVATION COMMISSION RECORD OF DECISION

Meeting Date November 17, 2022 Design Review Case No. PDR 2207395

Address 1600 Cleveland Road

Applicant Toros Balyan

### Project Summary:

The owners of 1600 Cleveland Road propose to:

- Construct a new 1,124-square foot addition at the side and rear of the existing single-family residence
- Demolish the existing detached garage and construct a new 400-square foot garage at approximately in the same location

The property is a contributor to the South Cumberland Heights Historic District.

### Historic Preservation Commission:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Cragnotti		X	X			
Doom			X			
Vartanian	X		X			
Morgan			X			
Jurca			X			
Totals			5	0		
HPC Decision		<b>Approved with conditions.</b>				

The Commission approved the construction of an addition at the rear and side of the existing residence as well as the demolition of the existing detached garage and construction of a new garage as conditioned below. Revised drawings of all work must be submitted to staff for review and approval to ensure conformance with the HPC approval. The approved work is subject to the following conditions:

**Conditions:**

1. Reduce the size of the addition along the south façade to begin at the east termination of the existing side-gabled roof.
2. Retain the existing narrow window openings and wood casement windows at the north side of the front façade. Revise the drawings to depict the splayed jambs and deep window recesses.
3. Keep the existing multi-light, double-leaf wood casement window at the front porch and the similar window under the porte-cochere to provide design consistency with the other wood windows proposed or conditioned for retention at the front portion of the house.
4. At the four proposed window openings at the north (driveway side) façade to the rear of the porte-cochere, revise the proposal to incorporate new double- or single-hung, one-over-one fiberglass windows with ogee lugs at the upper sash to recall the appearance of the existing wood double-hung, one-over-one windows at this façade and sills. Perimeter trim, to closely match the existing trim, or bullnose stucco, to match the window opening under the porte cochere, are appropriate edge details for these windows. Revise the drawings to include consistent use of either option for staff review and approval.
5. At the south (side) façade, delete the two proposed three-part slider windows (XOX). Instead provide double- or single-hung, one-over-one windows, as conditioned on the north façade, in either single or paired configuration with ogee lugs on the upper sashes, sills, and either perimeter trim or bullnose stucco edge detail. A pair of such windows, or casement windows with a false meeting rails, would be appropriate at the kitchen opening. Revise the drawings for staff review and approval..
6. Retain the existing double-leaf casement windows on the right and left sides of the chimney at the south facade.
7. Revise the drawings to indicate that the new roofing at the house will feature s-tiles with dimensions, texture, and color to match the existing non-original roof tiles.
8. The new stucco at the addition and the garage shall match the existing in terms or surface texture and application technique and all exterior walls shall be painted to provide a uniform exterior finish. The existing stucco will be retained at the front and side facades of the house.
9. Revise the design of the garage to have the tile roof portion match the design, proportion, and placement of the corresponding feature of the existing garage. Red clay tiles on the existing garage should be carefully removed and salvaged and reused on the new garage. Any new tiles will match the dimensions, texture, and color of the reused original tile. The new garage door will be paneled to best fit the design and style of the residence.
10. Retain the concrete paving at the driveway, walkway, and front porch, repairing in kind as necessary.

11. Revise the drawings to indicate gutter, downspout, and trash storage locations for staff review and approval.
12. If any new light fixtures and locations are proposed, revise the elevation drawings to indicate their locations and provide cut sheets of the proposed fixtures for staff review and approval.

### **Determination of Compatibility: Site Planning**

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

- The bulk of the addition is appropriately located behind the house, extending its volume further into the rear yard.
- The portion of the addition on the south façade has been reduced in size, and will begin at the east terminus of the existing side facing gable on this facade. This is a modest expansion of the property that will have limited impact on the overall site plan.
- The street front setback along Cleveland Road will be unaltered.
- Landscaping and trees along the front façade will be retained and additional landscaping will be added at the rear to replace existing hardscape.

The location of the new garage reflects a minor change to the existing site plan and is consistent with the location of other detached garages in the area.

### **Determination of Compatibility: Mass and Scale**

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

- The one-story volume and pitched roof of the rear addition will maintain the existing roof height and will not lead to any overbearing massing in relation to the neighbors.
- The reduced four-foot projection of the addition along the south façade is outside the required side setback and will not impact the adjoining neighbor.
- The new roof over the rear portion of the house will have a relatively shallow pitch to avoid rising above the front ridgeline.
- The proposed project will relate to its surrounding context by remaining a one-story single-family residence with no mass or scale impacts to surrounding buildings.

### **Determination of Compatibility: Design and Detailing**

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

- The overall design and architectural concept of the addition will not overpower the original design and will be consistent with the character of the existing residence.
- The finish materials are appropriate to the Spanish Colonial Revival style including smooth stucco finish and red clay tile roofing.

- The modest addition at the south façade, as conditioned to begin at the east terminus of the existing side facing gable, will not affect the property's ongoing status as a contributor to the historic district.
- The windows proposed and conditioned for retention at the front of the house, and the new windows and openings at the side facades of the existing house and the addition, will be consistent with the style and period of the house.
- The design of the new garage will closely match the appearance of the existing garage proposed for demolition.

HPC Staff Member Kasey Conley, Associate Planner

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

Notes:

- Stamped plans are available through the Glendale Permit Portal. Please contact the case planner with any issues in viewing the stamped plans.
- The Historic Preservation Commission approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Historic Preservation Commission approved plans must be stamped approved by the design review/historic preservation staff.
- Any changes to the approved plans may constitute returning to the Historic Preservation Commission for approval. Prior to Building 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.