



HISTORIC PRESERVATION COMMISSION RECORD OF DECISION

Meeting Date March 16, 2023 Design Review Case No. PDR000756-2023

Address 1511 Royal Boulevard

Applicant Armen Hagobian

Project Summary:

The owners of 1511 Royal Boulevard propose to construct new retaining walls in the front yard of the property visible from Royal Boulevard. The work will also include a new central staircase with handrails accessed from the sidewalk and a new staircase and walkway accessed from the driveway. The property is a contributor to the Royal Boulevard Historic District.

Historic Preservation Commission:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Cragnotti			X			
Doom					X	
Paul			X			
Morgan		X	X			
Jurca	X		X			
Totals			4	0		
HPC Decision		Approved with conditions.				

The Commission approved the construction of the retaining walls and staircases 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. Eliminate the brick cap on all retaining walls and stair cheek walls. Walls should have a simple rounded stucco cap.
2. Minimize the U-shaped landing at the top of the stairs to reduce the formality of the entrance.

3. Eliminate the pedestals and planters flanking the entry door landing.
4. If tread lighting is desired at the staircase adjoining the sidewalk, they should be mounted in the cheek walls and be spaced to light only every second or third tread to allow for safe access without over-lighting this area.

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.