



## DESIGN REVIEW BOARD RECORD OF RETURN FOR REDESIGN

Meeting Date March 9, 2023 DRB Case No. PDR 2120772

Address 1349 Thompson Avenue

Applicant Arsen Adzhemyan

### Project Summary:

The applicant is proposing to demolish a 1,434 square-foot (SF), one-story single-family house (originally constructed in 1923) with a detached garage and construct a two-story, 2,305 SF house with a detached, two-car garage on an approximately 7,849 SF lot in the R1-I (FAR District I) Zone.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Kaskanian			X			
Lockareff	X		X			
Simonian					X	
Tchaghayan					X	
Welch			X			
Totals			3	0		
<b>DRB Decision</b>	Return for Redesign					

### Conditions:

1. Relocate the one-story volume proposed at the right side of the front façade to the left side, by flipping the floor plan or otherwise reconfiguring the interior layout, to better reflect the site topography.
2. Reduce the height of the one-story volume at the front façade and redesign windows to reflect this change.
3. Ensure that the front façade at the second floor is behind the prevailing setback.
4. Eliminate the balcony at Bedroom 2 and replace with a roofed area above the first-floor volume below.

5. Provide stone cladding at the corners of projecting portion of the west first-floor bedroom to reflect the similar treatment at the corners of the larger one-story volume on the east side of the front façade.
6. Revise the window design at the first-floor bedroom to provide greater design consistency, perhaps by incorporating a three-part casement or separate casement windows.
7. Incorporate more façade stepping of the second story on the west side, at both the front and side facades, to relieve the sense of mass and verticality.
8. Emphasize horizontality instead of verticality.
9. Use appropriate materials and color variation to break up massing and emphasize horizontality, perhaps with a lighter color at the bottom of the walls and a band darker color under the roof eaves.
10. Incorporate more window openings at the east façade to soften its mass.
11. Revise the rear balcony railing to make it consistent with style of the house rather than the proposed glass railing.
12. Use an earth-toned color scheme rather than the propose black and white.
13. Use stone cladding or similar on the perimeter block walls to match the cladding used at the house.
14. Provide lighting plan.
15. Trim shall be made of a material that contrasts with the stucco texture such as wood, synthetic wood, or pre-cast moldings.

DRB Staff Member Cassandra Pruet, Sr. 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.