

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 13, 2014 DRB Case No. PDR 1329031
 Address 2811 Manhattan Ave.
 Applicant Kendall Hales

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		X	X			
Malekian			X			
Palmer**						
Sarkissian	X		X			
Simonian			X			
Totals			4	0		
DRB Decision	Approved with conditions.					

Conditions:

1. Reduce roof pitch at front portion of house to 3:12 or less to lower the building height.
2. Change roof forms at rear of house to better integrate stylistically with the roof at the front, possibly incorporating gabled roofs. Include projecting eaves and exposed rafter tails as proposed at the front.
3. Reuse river rock salvaged from the old structure to be demolished at areas shown on drawings with stone cladding, as well as the front portions of the side walls at the east and west elevations.
4. Use a higher quality window material than the vinyl shown in the proposal.
5. Increase dimensions of chimney to enhance its proportions; include salvaged river rock at its base.
6. Install cementitious trim boards or equivalent around windows.
7. Provide sills at all window openings.
8. Incorporate additional detailing at the side and rear facades, including additional siding and trim materials.
9. Incorporate three-part window shown on rendering at the east side of the front façade rather than the two-part window shown on the elevations.
10. Incorporate a garage door that is more reflective of the Neo-Craftsman style.

Analysis:

Site Planning: The lot's triangular shape and the location of the large Oak tree at the south-east corner of the property limit the site planning for the project. The building's footprint is staggered to reflect the angled interior, easterly property line, while the house is set back at the front and rear. The existing Oak tree will be

maintained and new landscaping will be installed throughout the rest of the property. Overall, the site planning is straightforward and compatible with the other houses in the neighborhood.

Mass and Scale: *The proposed mass and scale of the one-story residence provide an appropriate transition between the one-story houses along Manhattan Avenue and the approved two-story house to the west (on the corner of La Crescenta and Manhattan). The hierarchical, clipped gable roof system along the front elevation helps soften the perceived massing from the street. The residence's size and scale are appropriate for this transitional lot and will be compatible with the prevailing neighborhood pattern.*

Building Design and Details: *The proposed design is comprised of quality materials, colors and details that are used consistently throughout the building. The materials and treatments are fitting for the proposed Neo-Craftsman house. There is a mix of architectural styles in the neighborhood and the proposed Neo-Craftsman design is consistently handled and appropriate for the site and the neighborhood. Furthermore, the proposed residence will be complementary to the two adjacent houses proposed by the same applicant and approved by DRB in the Fall of 2013.*

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

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

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member _____ VILIA ZEMAITAITIS, AICP

