



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 9, 2014 **DRB Case No.** PDR 1407873-R
Address 3540 Buena Vista Ave.
Applicant Robert Thibodeau

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		X	X			
Mardian	X		X			
Malekian				X		
Palmer			X			
Simonian					X	
Totals			3	1		
DRB Decision		Return for redesign				

Conditions

1. Reconfigure the house to significantly reduce its sense of mass and boxiness. This may be achieved by reducing the area of the second floor, providing greater setbacks at the north and south facades, transferring floor area proposed at the second level to the first level, and/or other appropriate means.
2. Significantly reduce the overall height by reducing floor-to-ceiling heights, lowering the foundation wall height, and/or other appropriate means.
3. If the Craftsman style is retained in the new design, redesign the front porch, including the gable area and columns, to provide better proportions and details that are more compatible with the style precedent.
4. Redesign the roof to provide simpler forms that are more compatible with the chosen style of the house.
5. The garage roof shall match the predominant form and detailing of the roof chosen for the house.
6. Reduce the size of the chimney to make it proportional to the house and more compatible with the style precedent.
7. Step down height of house from north to south to better conform to the slope of the site.
8. Provide consistent orientations for all site and floor plan drawings. Enlarge drawings to all for better legibility.

Analysis

Site Planning: *Given the site plan, size and shape of the lot, the site layout could improve if the house has more livable area on the first floor, reduced floor area on the second floor and more open space along the sides of the house, thereby providing massing relief at the sides of the house. These changes could create more opportunity for building articulation along the sides of the house. In addition, the height of the house should step down from north to south to better conform to the slope of the site. The proposed front setback is consistent with the neighboring properties on either side as well as the neighborhood.*

Mass and Scale: *The project's mass and scale is not complementary to the site or neighborhood. Additional reconfiguration of the house needs to take place in order to significantly reduce its sense of mass and boxiness. This may be achieved by reducing the area of the second floor, providing greater setbacks at the north and south facades, transferring floor area proposed at the second level to the first level, and/or other appropriate means as conditioned by the Board. More effort needs to be made to respect the adjoining properties and general character of the existing low scale neighborhood.*

Building Design and Detailing: *The Craftsman style house is appropriate for this neighborhood. However, the proposed design needs improvement. There are several ways to execute an appropriate design. Further refinements should be made for better execution of the design as follows: redesign the roof of the house, chimney, and the front porch, including the gable area and columns, to provide better proportions and details that are more compatible with the style precedent. In addition, the garage roof shall match the predominant form and detailing of the roof chosen for the house.*

DRB Staff Member

Milca Toledo, Planner