

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 11, 2013

DRB Case No. 1-PDR 1301631

Address 1414 Columbia Drive

Applicant Vicky Barbieri

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis		X	X			
Herman			X			
Insua			X			
Palmer	X		X			
Simonian			X			
Totals			5			
DRB Decision		Approve with conditions.				

Conditions

1. Provide decorative paving for the new driveway.
2. Use colored precision architectural block at front stairway and all retaining walls to blend with the color of the natural hillside.
3. Use metal railing for the stairwell to reduce the appearance and massing of the block walls.
4. Introduce some level of articulation, additional windows and/or varied cladding treatment to the Columbia Drive elevation.
5. Incorporate downward-trailing plant material at the edges of stairway and retaining walls wherever appropriate.

Analysis:

Site Planning: The proposed site planning for the project is the result of having to address the existing site constraints, such as the lot's topography, location of the existing house on the dual-frontage lot, and remaining area for garage development/reconstruction. The two-story addition extends from the existing house towards Dartmouth Drive, while the required new garage is down below with access from Dartmouth

Drive. Such a tight configuration is not uncommon in the Adams Hill neighborhood of single family residences on hillside lots and appears appropriate for the site.

Mass and Scale: The proposed massing of the two-story addition and two-car garage appear to be appropriately designed for the hillside site. Sufficient articulation in volumetric forms, planar variations and breaks in roof lines provide a scale appropriate for the scale of surrounding buildings. The variance-approved exposed caissons help lessen the impact of the two-story addition on the hillside lot. As conditioned, using metal rails for the front stairwell would help reduce the solid appearance of the proposed block retaining walls.

Design and Detailing: The proposed contemporary design is comprised of quality materials, colors and details that are used throughout the building. The Columbia Drive elevation, however, could be modified to be more visually interesting and to better match the other three facades. In general, the Adams Hill neighborhood features a variety of architectural styles, and given that the proposed contemporary design is consistently handled and well-executed, the design appears appropriate for the site and the neighborhood.

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 and 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 and Safety Division plan check.

DRB Staff Member Vilia Zemaitaitis