DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 11, 2011 DRB Case No. 1-PDR 2011-021-A

Address 1811 W. Kenneth Rd.

Applicant Wallace Fu

Design Review

Design review							
Board Member	Motion	Second	Yes	No	Absent	Abstain	
Ellis	Х		Х				
Simonian					Х		
Yoo					Х		
Insua		Х	Х				
Palmer			Х				
Totals	<u> </u>	<u> </u>	3	0	2	_	

DRB Decision Approve with Conditions and Considerations

Conditions:

- 1. The wall and gate enclosing the front courtyard shall be lowered to open up the front entry area.
- 2. Reduce the width of the entry rotunda and arched door opening. Consider reducing its width so that the outer dimension of the rotunda is 11 feet or so, dependent upon fully integrating it with the architecture.
- 3. Roofing material shall be two-piece barrel tile instead of the proposed "s" tile.
- 4. The attic vent over the side door on the north elevation shall be removed.
- 5. All windows shall be a combination of fixed, casement, or single- or double hung and constructed out of wood or fiberglass. Vinyl windows shall not be used. If grids are proposed, they shall be external grids.
- 6. No foam moldings or lintels shall be used on any window or door openings.
- 7. All windows shall be installed recessed from the face of the wall with true sills and lintels.

Considerations:

- 1. Consider providing a pedestrian door and/or window along the south or east elevations to make the garage more consistent with the residence.
- 2. The attachment of the entry doors to the wall should follow the arch of the adjoining walls.
- 3. Consider using a larger vent design (such as scalloped vent) shown on the west (rear) elevation.
- 4. Consider using a fixed window with plastered sill for the street-facing living room window.
- 5. Provide a walkway spur adjacent to the driveway leading to the front entry/courtyard.
- 6. Consider exploring a hipped roof design over the dining room area.
- 7. Consider reducing the tree types at the front, or provide only one tree.
- 8. Consider providing a gate design that is appropriate for the walls.

Site Planning: The proposed residence and detached 2-car garage will be construction essentially in the same location as the existing buildings. The house will be centrally located on the lot, while the garage will be located at the rear northwest corner. This arrangement of the home and garage is consistent with other homes in this neighborhood.

Mass and Scale: The proposed project is a 1-story single-family residence. Its mass and scale will be similar to neighboring homes due to its design and configuration. The roof is designed in a combination of hipped and gable. The hipped roof lessens the appearance of height, particularly at the front elevation. Appropriate modulations and fenestration pattern, as well as breaks in the roof design by the entry tower and the lower the roof at the rear help in achieving an appropriate massing and scale.

Building Design and Details: The proposed neo-historic revival style residence is generally successful in achieving an authentic and cohesive design through its detailing and most of the selected materials and finishes. The mix of smooth stucco, tile roof, window pattern, and decorative features such as the wrought iron gates add to the visual and textural interest. While the operation and composition of the windows are appropriate, the vinyl material is not a high quality material or consistent with the chosen style. Other details should be refined for a coherent and quality design.

*Contact the case planner for an appointment for a DRB stamp. DRB Plans will no longer be stamped over the counter without an appointment.

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 7-day appeal period of the Design Review Board decision, plans may be submitted for Building Department plan check. **Prior** to Building Department plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff.

<u>Any</u> changes to the approved plans may constitute returning to the Design Review Board for approval. <u>Prior</u> to Building plan check submittal, <u>all</u> changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

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

DRB Staff Member:	Rathar Duong