

## DESIGN REVIEW BOARD

### RECORD OF DECISION

Meeting Date Sept. 22, 2011

DRB Case No. 1-PDR-2011-044-A

Address 3460 Las Palmas Ave

Applicant Demery Matthews

#### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis	x		x			
Insua		x	x			
Yoo			x			
Simonian			x			
Palmer			x			
Totals			5	0		
<b>DRB Decision</b>	<b>Approved with conditions and a consideration</b>					

#### Condition(s) and Consideration(s):

1. Consider incorporating half timbering on the two street-facing nesting gables.
2. The railing enclosing the front porch shall be wrought iron with square pickets and a little ornamentation appropriate for the Tudor Revival Style.
3. Incorporate a lintel on the top of the large window under the smaller gable facing the street.
4. The windows shall be installed recessed from the face of the exterior walls. The material for these windows shall be wood, wood clad, or fiberglass with external grids, as currently proposed.
5. The proportions of the windows shall generally be tall and narrow.
6. The windows shall be fixed, single- or double-hung, casement, or a combination thereof. While none are proposed, sliders or vinyl windows should not be used.
7. Dimensional brick (not brick veneer) shall be used on the base of the building.
8. The neck of the chimney shall be widened above the shoulder level as viewed from the south elevation.

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**Site Planning:** *The new 2-story residence will generally be built in the same location as the original house. The detached garage will be retained and will remain in its location at the rear southeast corner of the lot. The arrangement of the house and detached garage on the subject lot is consistent with the adjoining properties and the surrounding neighborhood. The proposed site planning helps maintain the rhythm of the existing streetscape.*

**Mass and Scale:** *The proposed project is a 2-story single-family residence. While it will be one of the few 2-story homes in the neighborhood, its mass and scale have been addressed to complement the neighboring single level homes. The perceived mass is minimized through the use of nesting gables, sweeping roofline, and a front covered entry, even though the ridge height is taller than other properties in surrounding area. Further, the roof design is consistent with the Tudor Revival architectural style.*

**Building Design and Details:** *The proposed Tudor Revival-inspired residence is generally successful in achieving an authentic and cohesive design through its detailing, such as the high-pitched roof design, in addition to the nesting and sweeping gables. The mix of smooth stucco, composition shingle roof, and fenestration pattern, add to the visual and textural interest. These materials and some detailing reflect the character that already exists in this neighborhood. Further design improvement is possible through the addition of half-timbering on the front elevation, incorporating a lintel above the street-facing gable under the small gable, and slightly altering the shape of the chimney.*

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**\*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.

**Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building plan check submittal, **all** 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