HISTORIC PRESERVATION COMMISSION
RECORD OF DECISION

Meeting Date May 21, 2015

Case No. PDR 1504223

Address 1436 Ethel Street

Applicant Anet Minasians

Design Review

Commissioner	Motion	Second	Yes	No	Absent	Abstain
Morgan			X			
Shier		X	X			
Vartanian			X			
Vidor	X		X			
Totals			4	0		
HPC Decision	Approve with Conditions					

The Historic Preservation Commission found the proposal, as modified by the conditions noted below, to be appropriate to the site and its surroundings, to be in conformance with the Historic District Design Guidelines Infill Development section.

Conditions

1. Provide documentation which confirms that the lot was legally subdivided (e.g., original recorded tract map).
2. Modify the color scheme from a cooler color palette to warmer colors with less contrast between wall and trim.
3. Insert parabolic window on front façade recessed more than 2-inches.
4. Raise the height of the garden wall surrounding the front entry patio to be consistent with other walls in the neighborhood.
5. Relocate the chimney/fireplace from the corner to the center of the living room wall.
6. Simplify the rooflines, especially where multiple slopes converge into single valleys.
7. Modify the lattice windows at the foyer to incorporate precast forms with stucco finish that more closely replicate typical Spanish stucco lattice detail.
8. Simplify the window pattern and arrangement on the north elevation.
9. Use two-piece roof tile, not S-tile.
10. Use block frame wood windows, recessed a minimum of two-inches within the opening with a wood sill and frame.
11. That the roof overhangs on the existing garage to remain and be consistent throughout.
12. Submit a plan showing the 1st and 2nd floors on a single plan.
13. Simplify the use of decorative tile-work throughout the house.

Consideration:

1. Retain the large pine tree near the existing garage.

All resubmittals require a design review application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the decision date are to be considered as new projects and must submit a new application and all corresponding materials, including new mailing list and label.

Staff Member Milca Toledo, Planner