

HISTORIC PRESERVATION COMMISSION RECORD OF DECISION

Meeting Date December 18, 2014 **Case No.** PDR 1306858-A
Address 201 N. Brand (GR No. 38)
Applicant Gustavo Spoliansky

Design Review

Commissioner	Motion	Second	Yes	No	Absent	Abstain
Gharpetian	X		X			
Morgan			X			
Shier			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 Secretary of the Interior's Standards for Rehabilitation, and to maintain the property's ongoing eligibility for listing on the Glendale Register of Historic Resources.

Conditions

1. Awnings should more closely recall appearance of earlier retractable awnings by incorporating loose skirts. The awning color(s) shall be compatible with the new paint palette required under Condition 5.
2. Provide a dark-colored, monolithic material, such as stone, to clad the storefront bases and piers to better resemble the appearance of the 1942 remodel. All joints to be carefully detailed to minimize their impact on the monolithic quality of these features.
3. All storefront entries, except the corner entrance, shall be based on the design of the existing entry at the northernmost storefront on Brand and feature recessed doors and splayed sidelights.
4. Delete all gooseneck light fixtures from the proposal. If exterior lighting is desired, provide cut sheets for fixtures that complement the building's style and work with staff to ensure appropriate placement of the fixtures.
5. Adjust paint palette to allow all wall detailing to remain visible and be highlighted to best effect. The new palette should be based more on colors associated with Moderne-style buildings and shall not feature any dominant areas painted in black.
6. Delete planters from proposal unless they can be irrigated and be approved by Public Works regarding their likely encroachment onto the sidewalk.
7. Sign program to be reviewed and approved by Community Development Department prior to installation of any tenant signage.

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 labels.

Staff Member Jay Platt, Senior Urban Designer