



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 26, 2017

DRB Case No. PDR1625478

Address 1640 Thurber Place

Applicant Armen Bandari

PROPOSAL: A first floor addition of 545 square feet onto an existing 1,240 square foot single story house, and the addition of a new 1,065 square foot second story. At completion the house would be a total of 2,850 square feet. Also, the architectural style will be changed from traditional to Spanish-influenced. The existing house, built in 1948, is located on a 9,500 SF lot zoned R1R (Restricted Residential) Zone, Floor Area Ratio District I. A portion of the existing roof will be maintained and a new roof is proposed in addition to new and/or replaced windows and exterior walls.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian			X			
Malekian			X			
Simonian	X		X			
Totals			4	0		
DRB Decision	Approve with Conditions					

Conditions:

1. Applicant to work with staff to refine details and materials to be more consistent with a traditional or contemporary Spanish influenced architectural style. Provide gridded windows (external application) for a more traditional appearance. Review design/use of shutters.
2. Provide wood sills at windows.
3. Revise railing details to be more expressive of the proposed Spanish style.
4. Provide a brick planter or base band to better differentiate the base of the house at the front elevation (the area of wall below the front porch).
5. Refine the details of the front entry and feature window to be more compatible with the proposed Spanish style. Provide 12" or double walls to recess the feature window and front door with accent tile. Eliminate the accent tile at the feature window and side walls of stairs.
6. Provide consistent ornamental ironwork at the windows.
7. Refine the proportions and details of the trellis at the rear porch.
8. Relocate downspouts (particularly on the north elevation) to be better integrated into the overall architectural design.

Analysis

Site Planning: The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The overall site planning is minimally changed; the existing front setback, driveway and garage will remain in keeping with the neighborhood pattern and the majority of the existing landscaping will be maintained.
- The 545 square-foot first floor addition is located at the rear of the house, and the street-facing second story is set back approximately 19 feet from the first floor.
- The existing 5'-10" interior first floor setbacks are maintained and portions of the second floor are stepped in from the first floor 2'-6" on the north elevation and 2'-1" on the south elevation.
- The existing 24" and 42-inch high retaining walls will remain.
- A new 6-foot high wood fence will be added along a portion of the south property line, and the existing 6-foot high wood gate will remain.

Mass and Scale: The proposed mass and scale are appropriate to the site and its surroundings for the following reasons:

- Overall the impact of the addition's size is mitigated by stepping the second story addition back from the front of the house and on the sides, and adding onto the rear of the building.

Building Design and Detailing: The proposed building design and detailing are appropriate to the site and its surroundings for the following reasons:

- Semi-smooth stucco, Dark Bronze fiberglass clad wood windows with wood trim and precast concrete molding, wood shutters, window iron grill, decorative tiles, Spanish S type roof tiles, and rafter tails reinforce the Spanish-influenced style of the house.
- The proposed fiber glass with clad wood windows is appropriate. However, staff is recommending a condition of approval to eliminate the tile surround at the accent window near the front entry on the street facing elevation and instead provide a recessed window with wrought iron grill.
- The façade changes update the overall character of the existing house and feature an appropriate material palette; however staff is recommending a condition of approval to redesign the railings/guardrails, particularly at the front elevation, to be more consistent with the proposed Spanish influenced design style.
- Staff is requiring a condition of approval to provide the locations for trash storage and air conditioning.
- Overall, the downspout location is acceptable except for the downspout shown at the rear of the north elevation. Staff is recommending a condition of approval to better integrate the downspout with the design.

The Design Review Board approves/recommends the design of projects only. Approval/recommendation of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

DRB Staff Member Kathy Duarte