

HISTORIC PRESERVATION COMMISSION RECORD OF DECISION

Meeting Date April 19, 2018 DRB Case No. PDR 1803462
 Address 1400 Moncado Drive
 Applicant John Byram

PROPOSAL: To construct two additions totaling 199 square feet (130 square feet facing Moncado Drive and 69 square feet at the rear) at an existing 1,704 square-foot, 1-story single-family residence located in the R1 (Low Density Residential) Zone, Floor Area Ratio District II, Historic District Overlay Zone. The subject property is a contributor to the Rossmoyne Historic District.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Cragnotti			X			
Doom			X			
Morgan		X	X			
Shier				X		
Vartanian	X		X			
Totals			4	1		
HPC Decision		Approve with Conditions				

CONDITIONS:

1. Remove the garage door and front door installed without permit and install new, style- and period-appropriate doors subject to staff review and approval. The street-facing gates shall reflect the design of the garage and front doors subject to staff review and approval.
2. Revise the drawings to include information about the extent of the new walls facing the street and at the property line, including their construction and cladding materials and the treatment of their upper surface; the drawings will be submitted to staff for review and approval prior to permit issuance.
3. Provide dimensioned elevation drawings of the new windows and a drawing depicting a similar existing window for staff review and approval to verify that the new windows will be a close match to the existing ones.
4. Staff is directed to legalize the unapproved installation of new driveway pavers and two light fixtures at the front of the garage.

ANALYSIS:

Site Planning: The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The site plan will remain similar to the existing due to the modest size of the two additions.
- The bathroom addition facing Moncado extends the north façade by almost ten feet but conforms to required setbacks and does not negatively impact the neighboring property.

- No changes are proposed to the existing garage location. There is no new landscape proposed.
- The new stucco-clad walls facing the street will be in the location of existing wood fences. As conditioned, the street-facing gates shall reflect the design of the garage and front doors subject to staff review and approval. The applicant shall also revise the drawings to include information about the extent of the new walls facing the street and at the property line, including their construction and cladding materials and the treatment of their upper surface; the drawings will be submitted to staff for review and approval prior to permit issuance.
- The Commission found the garage door and front door installed without permit to not be appropriate and required that new, style- and period-appropriate doors be installed subject to staff review and approval.
- The front yard will maintain its open appearance.

Mass and Scale: The proposed mass and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The mass and scale of the one-story addition will be compatible with the existing structure and surrounding houses.
- Both additions are well articulated and follow the stylistic logic of the house.
- The bathroom addition will be subordinate to the existing mass house, with its street-facing north wall having a small setback from the adjoining wall and its roof being lower than the adjacent roof and of the same pitch.
- The kitchen addition will not be visible from the street and will not impact the overall mass or scale of the house.
- There will be no change in the overall existing height of 14'-3".

Building Design and Detailing: The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed addition will be architecturally consistent with the existing Spanish Colonial Revival style of the house.
- One new window will be installed on the bathroom addition on the east elevation, which will be appropriate to the style and period of the house. The window will be a recessed casement window with a wood sill and frame, matching all existing windows. As conditioned, the applicant shall provide dimensioned elevation drawings of the new windows and a drawing depicting a similar existing window for staff review and approval to verify that the new windows will be a close match to the existing ones.
- The proposed kitchen expansion will result in eliminating two existing windows and replacing them with a three-part door.
- The addition will be stucco with a smooth Spanish Revival finish, keeping consistency with the existing house. A two-piece clay tile roof will be installed with rafter tails exposed, matching the existing roof.
- The Commission found the driveway pavers installed without permit to be appropriate and staff was directed to legalize the unapproved installation along with the two light fixtures at the front of the garage.

The Historic Preservation Commission approves the design of projects only. Approval of a project by the Historic Preservation Commission does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Historic Preservation Commission decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Historic Preservation Commission approved plans must be stamped approved by staff. **Any** changes to the approved plans may constitute returning to the Historic Preservation Commission for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Historic Preservation Commission must be on file with the Planning Division.

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

HPC Staff Member

Danny Manasserian, Planning Assistant