



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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March 12, 2019

Nareg Khodadadi
213 N. Orange St. Ste. E
Glendale, CA 91203

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1829182
1545 ARD EEVIN AVENUE**

Dear Mr. Khodadadi,

On March 12, 2019, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED WITH CONDITIONS** your design review application proposing to add a one-story, 250 square-foot addition to the front and side of an existing 2,038 square-foot, one-story, single-family dwelling (constructed in 1938) on a 10,812 square-foot lot, located in the R1 (FAR District I) zone at **1545 Ard Eevin Avenue**, which is located in the proposed South Cumberland Heights historic district.

Staff received one comment letter regarding this project. Please see the Response to Community Input section beginning on Page 4.

CONDITIONS OF APPROVAL:

1. Remove vinyl fence currently installed in the street side setback area before obtaining building permits for the 250-square foot addition. Any replacement fence will require Design Review and approval by staff and must be consistent with the Zoning Code.
2. Revise plans to show street side setback area without the vinyl fence.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The proposed project does not significantly alter the site planning of the lot and will maintain the required street front and interior setbacks. The addition will be offset by one foot to distinguish the addition from the existing portions of the dwelling and will not affect the existing setbacks.
- The vinyl fence currently installed in the side street setback area without permits is conditioned to be removed before obtaining building permits for the proposed addition, as it is inappropriate in design and material and does not comply with the Zoning Code regulations for R1 zones.

- The location of the proposed addition is consistent with the site planning pattern of the immediate neighborhood.

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

- The overall massing of the project will be compatible with the adjacent dwellings in terms of mass and scale. The dwelling will maintain its existing height of 20-feet, 4-inches.
- The form of the addition relates well with the overall building concept and surrounding context of the neighborhood.
- The addition will be located at the front and side of the building and will be offset by one foot to distinguish it from the original portions of the residence.
- The proposed roof design for the addition reinforces the architectural idea and maintains visual interest by being slightly lower than the existing roof line and utilizing a side-facing nested gable roof to offset and distinguish the addition from the original house.

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

- The three new windows for the addition will include a combination of fiber glass, single hung and horizontal slider windows, with new wooden sills and frames that will match the existing look of the house. All other existing windows will remain.
- The porch with lattice posts and wrought metal railing will remain intact, as the proposed addition is to the front and side of the house and will be offset by one foot to distinguish the addition from existing portions of the dwelling.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Minjee Hahm, at 818-937-8178 or via email at mhahm@glendaleca.gov.

DESIGN GUIDELINES AND REHABILITATION STANDARDS ANALYSIS

Staff finds the proposed work to be compatible with the Glendale Historic District Design Guidelines and the Secretary of the Interior's Standards as discussed below:

Glendale Historic District Design Guidelines

The proposed addition will be located at the south side of the house and be setback one-foot from the adjoining porch façade, allowing the original southeast corner of the house to remain visible. Its side-gabled roof form will be nested into the existing, taller side gable to which it will be attached and echo the appearance of the existing roofs. The new roof ridge will be lower than the existing one, allowing the addition to defer to the original massing of the house. It will be finished in stucco to match the existing, which is appropriate to the Minimal Traditional style. While the short wall facing the street will be windowless, two new windows on the south façade, which will be obliquely visible from the street, will match the proportions and operation of the original windows. The removal of the vinyl fence at the north side of the house will improve the appearance of this area and any new fence proposed will meet the zoning code and district guidelines.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- The property will remain a single-family residence.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- The proposed addition will be located at the side of the existing house and will not remove any of character defining features of the house. Staff believes that the historic character of the house will be retained and that the project meets Standard 2.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- The project meets Standard 3 as the addition will not add conjectural features or create a false sense of historical development.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- Not applicable.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

- No distinctive features, finishes, or construction techniques will be affected by the project.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- Not applicable.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Not applicable.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

- Not applicable.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- No historic materials that characterize the property will be destroyed as a result of the proposed addition. The new work will also be compatible with the existing massing, size, scale, and architectural features, thereby maintaining the integrity of the house and its neighborhood. The street-facing east wall of the addition will be set back one-foot from the wall of the adjoining porch, allowing the original southeast corner of the house to remain exposed and differentiating the new work. The lower ridgeline of the addition's roof will also allow the addition to remain deferential to the original massing and roof forms. Staff believes the project meets Standard 9.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- If the small addition were removed in the future, the walls at this area would need to be reconstructed, but it would be possible to restore the original condition given the simple design and material palette of this portion of the house.

RESPONSE TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

During the public comment period staff received one letter regarding the project from the Glendale Historical Society. Various concerns about aspects of the proposed design are raised in the comment letter received by staff.

In reviewing Design Review applications in pending historic districts, staff analyzes proposals in accordance with the City's Historic District Design Guidelines which addresses architectural style, mass, and scale, and design and detailing, along with the Secretary of the Interior's Standards for Rehabilitation(see section above). Staff believes the project meets the Standards and guidelines.

Architectural Style

The overall design including the consistency in roof forms and mass and scale are appropriate to the Minimal Traditional style of the project as analyzed and discussed in the Summary of the Director of Community Development's Decision beginning on Page 1 of this document. The proposed materials for the new addition include fiberglass windows (finished brown to match the existing), stucco in Swiss Coffee color matching the existing stucco finish, and asphalt shingle roofing. Staff believes the proposed materials are harmonious with the existing materials and will help distinguish the addition from the original.

Mass and Scale

As noted above, staff believes the proposal meets Standard 9 of the Secretary of the Interior's Standards because it will be "differentiated from the old and compatible with the massing, size, and scale" of the existing house. The proposed addition is simple in composition and will not negatively impact the façade's basic massing. Staff believes the one foot setback for the new addition is adequate and will appropriately differentiate the new from the old. As a result of setting back the addition by a foot, the roof ridgeline will be lowered, creating a nested gable that can be viewed from the south. Because the proposed plans do not reflect the height difference in roof ridgelines clearly, staff is requesting the architect to provide clear black line elevation drawings in addition to revised colored elevation drawings. Therefore, the mass and scale of the proposed addition is appropriate in that should it be removed in the future, "the essential form and integrity of the historic property and its environment would be unimpaired" (Standard 10).

Design and Detailing

According to the Department of Parks and Recreation form for the subject property, façade alterations were made in 1957, which included the refitting of windows. The refitted windows were repaired to add sheathing boards under eave. While the three pairs of corner windows certainly enhance the look of the existing house, they are not true corner windows and are not character-defining features. Therefore, window replacements are acceptable under the Design Guidelines. The applicant proposed three new windows and the removal of an existing single-hung window on the side façade. All other existing windows are proposed to remain.

As noted in the staff report, the project's architectural style, mass and scale, and design and detailing have been found to be compatible with the City's Design Guidelines.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Design Review Board if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **March 27, 2019** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website. Visit us.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

EXTENSION: An extension of the design review approval may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the design review approval.

NOTICE – subsequent contacts with this office


The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Minjee Hahm**, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

An appointment must be made with the case planner, Minjee Hahm, for stamp and signature prior to submitting for Building plan check. Please contact Minjee Hahm directly at 818-937-8178 or via email at mhahm@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
JP:MH