



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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July 1, 2019

Nareg Khodadadi
213 N. Orange Street, STE. E
Glendale, CA 91203

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1906966
1547 MERRIMAN DRIVE**

Dear Mr. Khodadadi:

On July 1, 2019, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to add 182 square-feet to the first floor, and 282 square-feet to the second floor of an existing two-story, 1,781 square-foot house (originally constructed in 1934), on a 7,500 square-foot lot located at **1547 Merriman Drive** in the R1 (FAR District I) Zone. The existing house is a contributor in the Brockmont Park Historic District.

CONDITIONS OF APPROVAL:

None.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The single-family house is sited in the middle of the lot on an existing flat pad. The addition does not propose any significant alterations to the existing site plan and slightly modifies the original building footprint in an appropriate manner.
- The proposed addition of 182 square feet to the first floor is located at the rear of the house on an existing concrete pad area. A new trellis patio area is proposed at the rear along the southwest.
- The proposal also includes expanding the existing second floor by 282 square-feet, primarily at the rear, with approximately 90 square feet directly facing the street.
- The existing detached, 359 square-foot, two-car garage is located towards the rear of the property and will be maintained.
- There are no alterations being proposed to the existing landscape or hardscape areas.

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

- Overall, the mass, height, proportions and architectural concept of the addition are consistent with the existing Monterey Revival style house. The existing height of the house will be retained and the massing of the new portions of the second floor will defer to that of the main roof.
- The existing single-family home is a two-story residence, and the applicant's proposal will expand the first and second floor, primarily at the rear, with 90 square feet directly facing the street. The neighborhood pattern features predominantly two-story homes, and the applicant's proposal is consistent with the surrounding development.
- The proposed first and second floor gabled roof forms are appropriate to the style of the existing house and reinforce the overall design concept. The first floor addition at the rear features a hipped roof form. The proposed 4:12 roof pitch is consistent with the existing roof.

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

- Overall, the consistent use of materials and colors throughout the project is compatible with the existing Monterey Revival style house.
- The new windows will be white in color, wood, block frame and primarily a combination of single-hung and fixed windows, with external grids and details that match the existing windows. A new double casement window is proposed along the rear elevation at the first floor, and two small slider windows are located on the north elevation. These windows will have limited visibility from the street.
- The proposed materials for the addition include new wood windows and doors, concrete tile roofing to match the existing house, and new stucco for the rest of the addition. New vertical hardie siding is proposed at the second floor addition directly facing the street and wrapping the façade; it will match the existing wood siding in terms of its dimensions and profiles. The new gables will include horizontal hardie siding and attic vents to match the details of the existing house.

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 proposal conforms with the guidelines for additions to Monterey Revival style homes. The addition at the south side of the second story is modest in size and is pushed back behind the one-story living room wing to minimize its sense of mass, allowing the original massing of the house to remain legible. Its side gabled roof maintains the orientation of the original rooflines and is subordinate to the original massing. The board-and-batten siding appropriately matches the original siding at this portion of the second floor. The second-floor addition at the rear of the north side is also appropriate. It maintains the existing side gable by using a rear-facing cross gable over the addition and will have stucco cladding to match the existing facade. This portion of the project will have limited visibility from the street.

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 historic appearance and character of the property will be retained and no character defining features will be affected.

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.*

- Not applicable.

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 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 character defining materials or features will be destroyed. At the south side of the second floor, the new work will be differentiated by its differential massing and by its placement behind the entire volume of the one-story living room wing, making it a clear addition in the context of this typology. The use of fiber cement siding to replicate the original wood board-and-batten siding will also subtly differentiate the new work. The addition at the second floor of the north side will be indicated by the transition from the original side-gabled portion of the sidewall and the rear-facing cross-gable.

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 addition were removed in the future, the original design and massing of the house could be restored relatively easily.

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, Vista Ezzati, at 818-937-8180 or via email at VEzzati@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Staff did not receive any community input during the comment period regarding this application.

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 Historic Preservation Commission 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 **July 16, 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, **Vista Ezzati**, 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, Vista Ezzati, for stamp and signature prior to submitting for Building plan check. Please contact Vista Ezzati directly at 818-937-8180 or via email at VEzzati@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

JP:VZ:ve