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# DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	October 10, 2019	DRB Case No.	PDR 1913400		
		Address	1368 Winchester Avenue		
		Applicant	Edward Hagobian		

## **Project Summary:**

To construct a new one-story, 2,535 square-foot single-family residence and an attached two-car garage on an 8,477 square-foot lot in the R1, District I zone.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	х		х			
Benlian			х			
Boyajyan			х			
Simonian					х	
Welch		x	x			
Totals			4	0	1	
DRR Decision Approve with conditions						

## Conditions:

- 1. The overall detailing of the residence shall be one consistent style, which is implemented throughout the residence.
- 2. Amend the design of the front porch columns to be less bulky in appearance.
- 3. Raise the height of the stone wainscot to the sill height of the left front window (front façade) and use a cap stone.
- Alter detailing of the front porch railing and all gates and fences to be more sympathetic to the craftsman style.
- Eliminate the cast stone window surround at the street facing façade and use similar detailing as other windows or use a simpler, less bulky profile surround.
- 6. Windows shall be a darker fiberglass color; and the trim color, including the fascia, railings columns and entry door shall be coordinated.

#### 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 35-foot street-front setback of the proposed residence and its overall site planning are consistent with the homes on this block of Winchester Avenue.
- The attached rear garage de-emphasizes this feature and is consistent with the surrounding neighborhood.
- Mechanical equipment along the side of the proposed residence screen them from view from the street.
- The landscape design features drought-tolerant plants.

#### Mass and Scale:

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

- While the proposed residence will be the largest in the neighborhood, its one-story design and rear garage successfully integrate the residence into the neighborhood.
- The modest one-story front entryway is appropriately scaled.
- Side yard setbacks are varied, providing appropriate relief to adjoining properties.

## **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 porch railings, fences and gates and porch columns shall be redesigned for consistency with the Craftsman style.
- The entry is modest in scale and, as conditioned, the house will be a cohesive design.
- As conditioned, windows will be a darker fiberglass material and coordinated with paint color of all other trim and detailing.
- Trash area is well-hidden.

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project only. Approval of a project by the Design Review Board 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 Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.