



HISTORIC PRESERVATION COMMISSION RECORD OF RETURN FOR REDESIGN

Meeting Date August 17, 2023

Design Review Case No. PDR-000329-2022

Address 1544 Ard Eevin Avenue

Applicant Aydin Naghibi

Project Summary:

The owners of the property at 1544 Ard Eevin Avenue are proposing to construct a 271-square-foot second-story addition with rear facing covered balcony. The owners also propose to remove habitable floor area at two locations: the existing 197.5 square-foot enclosed pool room at the rear of the house will be converted to a new covered patio and the floor height of the 192 s.f. basement will be raised so that this space will be less than 6'-0" high and therefore not be considered habitable under the Zoning Code. The project is in the RI-I HD (Low Density Residential, FAR District I) Zone. The Ranch style home with Tudor Revival features was constructed in 1950 and is a contributor to the South Cumberland Heights Historic District

Historic Preservation Commission:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Cragnotti					X	
Doom			X			
Paul		X	X			
Jurca	X		X			
Totals			3	0		
HPC Decision		Return for Redesign				

The Commission denied the construction of the second-story addition and conversion of pool room to covered patio and required a return for redesign. The return for redesign is subject to the following conditions:

Conditions:

1. Redesign the proposed addition to be built at grade rather than on the roof, probably at the location of the existing pool room at the rear of the house.

HPC Staff Member Kasey Conley, Associate Planner

All resubmittals require a Design Review application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the HPC's decision date are to be considered as new projects and must submit a new Design Review application and all corresponding materials, including new mailing list and labels.

Notes:

- Stamped plans are available through the Glendale Permit Portal. Please contact the case planner with any issues in viewing the stamped plans.
- The Historic Preservation Commission approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Historic Preservation Commission approved plans must be stamped approved by the design review/historic preservation staff.
- Any changes to the approved plans may constitute returning to the Historic Preservation Commission for approval. Prior to Building 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.