



HISTORIC PRESERVATION COMMISSION RECORD OF DECISION

Meeting Date: October 19, 2023

Design Review Case: PDR-002063-2023

Address: 1705 Rancho Avenue

Applicant: Aaron Leshtz

Project Summary

The owner of the property at 1705 Rancho Avenue is proposing to construct a 715-square-foot addition to the existing 3,221-square-foot, two-story residence. The project also includes a dormer addition on the west façade roof and the removal of a non-original patio cover on the east façade. A portion of the stable built along with the garage in 1999 will be enclosed to create a three-car garage, which is required due to the enlarged size of the house. The project is in the RI-II H (Low Density Residential, FAR District II) Horse Overlay Zone. The house was built in 1934 is the former residence of prominent actress Bette Davis and is identified by Planning staff as eligible for listing in the Glendale Register of Historic Resources.

Historic Preservation Commission

Board Member	Motion	Second	Yes	No	Absent	Abstain
Cragnotti			X			
Doom	X		X			
Jurca				X		
Paul		X	X			
Totals			3	1		
HPC Decision	Approve with Conditions					

Conditions

1. Simplify the design of the half timbering at the hipped-roof portion of the addition by eliminating the diagonal members.
2. Delete the proposed new window opening at the first floor of the west façade identified as "W6" on Sheet A101.

3. Revise the window pattern at the first floor of the west façade at the openings identified as “W8,” “W9,” and “W10” on Sheet A-101. The design goal is to reduce the linear footage of window openings at this area and provide a window-wall ratio more in keeping with the original window pattern of the house. The revised design will be made with the consultation of the project’s structural engineer and submitted to staff for review and approval.
4. Modify the existing roof dormer at the northwest by adding half timbering to match the design shown on the perspective renderings (Sheet A205). Ensure that the stucco surfaces match the texture and overall appearance of the historic stucco found at other locations.

Determination of Compatibility: 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 street front setback will not be altered.
- The addition is located at the rear and side facades, limiting its impact on the primary views toward the house.
- A portion of the 1999 garage/stable will be altered to create the required third parking space, with all work occurring within the existing footprint of the building.

Determination of Compatibility: Mass and Scale

The proposed massing and scale are not appropriate to the site and its surroundings for the following reasons:

- The proposed one-story addition relates to the surrounding context and would not have a massing impact on the buildings adjacent to the property.
- The height of the addition and hipped roof form helps minimize the additional massing and therefore minimize the impact of the addition on the existing building.
- The “extruded” addition at the west portion of the project area follows a long tradition of maintaining existing building forms and volumes when adding onto a building.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are not appropriate the site and its surroundings for the following reasons:

- The design of the addition is compatible with that of the house in terms of its overall form and its materials.
- The windows proposed as part of the project match the existing and are appropriate to the architectural style in terms of operation, size, and divided light pattern.

HPC Staff Member: Jay Platt, Principal 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.