



## Analysis

**Site Planning:** *Given the site plan, size and shape of the lot, the site layout could improve if the house has more livable area on the first floor, reduced floor area on the second floor and more open space along the sides of the house, thereby providing massing relief at the sides of the house. These changes could create more opportunity for building articulation along the sides of the house. In addition, the height of the house should step down from north to south to better conform to the slope of the site. The proposed front setback is consistent with the neighboring properties on either side as well as the neighborhood.*

**Mass and Scale:** *The project's mass and scale is not complementary to the site or neighborhood. Additional reconfiguration of the house needs to take place in order to significantly reduce its sense of mass and boxiness. This may be achieved by reducing the area of the second floor, providing greater setbacks at the north and south facades, transferring floor area proposed at the second level to the first level, and/or other appropriate means as conditioned by the Board. More effort needs to be made to respect the adjoining properties and general character of the existing low scale neighborhood.*

**Building Design and Detailing:** *The Craftsman style house is appropriate for this neighborhood. However, the proposed design needs improvement. There are several ways to execute an appropriate design. Further refinements should be made for better execution of the design as follows: redesign the roof of the house, chimney, and the front porch, including the gable area and columns, to provide better proportions and details that are more compatible with the style precedent. In addition, the garage roof shall match the predominant form and detailing of the roof chosen for the house.*

DRB Staff Member

Milca Toledo, Planner