



REVISED

HISTORIC PRESERVATION COMMISSION RECORD OF DECISION

Meeting Date June 30, 2016

DRB Case No. PDR 1608848

Address 305 West Kenneth Road

Applicant Phil Simon

PROPOSAL: To construct a new 499 square-foot, detached, one-story guesthouse with a covered patio at the north-eastern portion of an existing 51,590 square-foot lot currently developed with a single-family house.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Cragnotti		X	X			
Morgan			X			
Shier				X		
Vartanian	X		X			
Vidor				X		
Totals			3	2		
HPC Decision		Approve with Conditions and a Consideration				

CONDITIONS:

1. Modify the drawings to either delete the walkway leading to the north perimeter wall or, if the walkway is still desired, indicate that the existing perimeter condition will be maintained and that no gate will be installed.
2. The paving material for the new walkway, if it remains part of the project, shall be permeable and of a material and design appropriate to the historic character of the property.

CONSIDERATION:

1. Revise the window configurations to be more reflective of the placement and variety of the window openings at the main house.

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:

walkway or indicate that the existing perimeter condition be maintained and that no gate will be installed.

- There are no changes being proposed to the existing house, garage, or driveway currently on the property.

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

- The size and overall massing of the new guesthouse will not overwhelm or detract from the main house, allowing it to remain the dominant structure on-site and preserving its integrity and historic character.
- The proposed hipped roof form for the new guesthouse with a 3:12 pitch is consistent with the Mediterranean Revival style and is compatible with the existing house.
- The height and massing of the proposed structure are consistent with those of accessory structures often found at properties of this type and appear appropriate to this property.

Building 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:

- Overall, the design and materials for the proposed guesthouse are consistent with the Mediterranean Revival style and will be compatible with the existing house.
- The façade will be a “Crushed Cashew” cement plaster to match the existing texture and color of the main house.
- The new gutters and downspouts for the guesthouse will be copper, and will match the existing house.
- The hipped roof will be a two-piece clay tile and the proposed color is “Old Sedona Blend” which is compatible with the existing house.
- The exterior doors will be wood French doors, and all the windows are proposed to be an appropriate combination of single and double wood casement windows. The windows and doors, as detailed in the drawings have external grids on the glass consistent with the existing house.
- The paving material for the new walkway is not identified on the plans and should the walkway be maintained as part of the proposal, the material shall be permeable and appropriate to the historic character of the property, as conditioned.

The Historic Preservation Commission approves the design of projects 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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Historic Preservation Commission approved plans must be stamped approved by staff. **Any** changes to the approved plans may constitute returning to the Historic Preservation Commission for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for HPC stamp/sign-off prior to submitting for Building plan check.

HPC Staff Member Vista Ezzati, Planning Assistant