

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 11, 2011

DRB Case No. 1-PDR 2011-021-A

Address 1811 W. Kenneth Rd.

Applicant Wallace Fu

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis	x		x			
Simonian					x	
Yoo					x	
Insua		x	x			
Palmer			x			
Totals			3	0	2	
DRB Decision	Approve with Conditions and Considerations					

Conditions:

1. The wall and gate enclosing the front courtyard shall be lowered to open up the front entry area.
2. Reduce the width of the entry rotunda and arched door opening. Consider reducing its width so that the outer dimension of the rotunda is 11 feet or so, dependent upon fully integrating it with the architecture.
3. Roofing material shall be two-piece barrel tile instead of the proposed "s" tile.
4. The attic vent over the side door on the north elevation shall be removed.
5. All windows shall be a combination of fixed, casement, or single- or double hung and constructed out of wood or fiberglass. Vinyl windows shall not be used. If grids are proposed, they shall be external grids.
6. No foam moldings or lintels shall be used on any window or door openings.
7. All windows shall be installed recessed from the face of the wall with true sills and lintels.

Considerations:

1. Consider providing a pedestrian door and/or window along the south or east elevations to make the garage more consistent with the residence.
2. The attachment of the entry doors to the wall should follow the arch of the adjoining walls.
3. Consider using a larger vent design (such as scalloped vent) shown on the west (rear) elevation.
4. Consider using a fixed window with plastered sill for the street-facing living room window.
5. Provide a walkway spur adjacent to the driveway leading to the front entry/courtyard.
6. Consider exploring a hipped roof design over the dining room area.
7. Consider reducing the tree types at the front, or provide only one tree.
8. Consider providing a gate design that is appropriate for the walls.

Site Planning: *The proposed residence and detached 2-car garage will be construction essentially in the same location as the existing buildings. The house will be centrally located on the lot, while the garage will be located at the rear northwest corner. This arrangement of the home and garage is consistent with other homes in this neighborhood.*

