

HISTORIC PRESERVATION COMMISSION RECORD OF DECISION

Meeting Date April 16, 2015 Case No. PHPCRDR 1505170
 Address 234 S. Brand (GR No. 15)
 Applicant Caruso Affiliated

Design Review

Commissioner	Motion	Second	Yes	No	Absent	Abstain
Gharpetian					X	
Morgan		X	X			
Shier	X		X			
Vartanian			X			
Vidor					X	
Totals			3	0		
HPC Decision	Approve with Conditions					

The Historic Preservation Commission found the proposal, as modified by the conditions noted below, to be appropriate to the site and its surroundings, to be in conformance with the Secretary of the Interior's Standards for Rehabilitation, and to maintain the property's ongoing eligibility for listing on the Glendale Register of Historic Resources.

Conditions

1. Provide elevation, section, detail drawings, and relevant material samples relating to the exterior stairway for HPC review.
2. Conduct condition survey of historic steel sash in openings that will remain. Retain and repair deteriorated steel sash whenever possible. Provide restoration specification for sash to be retained.
3. Provide elevation and section drawings of the new sash proposed to replace severely deteriorated steel sash. Include dimensioned drawings of historic sash for comparative purposes.
4. Provide detailed elevation and section drawings for new aluminum windows at large openings.
5. Provide a recess at all window openings to be closed to allow for visible record of fenestration alterations. The applicant's proposal to recall the appearance of the windows originally in these openings at the south façade shall also be applied at the north and east facades. Provide elevation and section drawings depicting this treatment for HPC review.
6. Provide section drawing depicting typical window infill for openings to be closed.
7. Provide section and detail drawings of glass railing proposed at east façade. Finish color of all attachments to match color of adjacent wall.

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

Staff Member Jay Platt, Senior Urban Designer