

HISTORIC PRESERVATION COMMISSION RECOMMENDED CONDITIONS FOR PENDING DRB MEETING

Meeting Date September 19, 2019

Case No. PDR 1914037

Address 1610 Cleveland Road

Applicant Nareg Khodadadi

Commissioner	Motion	Second	Yes	No	Absent	Abstain
Cragnotti			X			
Doom			X			
Morgan			X			
Shier			X			
Vartanian			X			
			X			
Totals			4	0		

Conditions:

1. Reduce the width of the second floor addition to reduce its mass and make it more visually subordinate to the original house, providing better differentiation between the old and new portions. Extending the addition toward the rear could compensate for the reduction in floor area resulting from this change.
2. Simplify the roof forms at the front of the second floor by pushing back the mass above the stairway to align with the wall of Bedroom 3.
3. Reduce the height of the roof by breaking up the roof form at the rear to avoid the height that results from the proposed roof spanning the width of the second floor.
4. Reduce the mass of the roof at the rear by eliminating the portion over the second-floor balcony. A trellis structure could be substituted to provide coverage at this area. Consider removing the portion of the balcony adjacent to the master bathroom.
5. Retain the existing wood double-leaf casement window at the west end of the south façade. At the north façade, remove the westernmost existing wood double-leaf casement window at the location proposed for closure and relocate it to the adjacent new opening.
6. Modify window Detail 1 on Sheet A3.1 to show wood window as referenced in the window schedule.
7. The proposed ironwork at the window at the center of the front facade of the proposed addition is too light in appearance for the relatively large opening. Either delete it from the proposal or revise the design to provide a smaller accent window with more proportional ironwork.
8. Modify the three square windows at the front façade of the addition to be more rectangular in shape to better related to the other windows. A three-part configuration may be appropriate at the projecting bay to the south.
9. Modify window Detail 1 on Sheet A3.1 to show wood window as referenced in the window schedule.
10. Clearly indicate that two-piece mission tile shall be used for the roof material.
11. Revise drawings to indicate that the existing entry door and window at the front porch are to remain in their existing locations.
12. Eliminate the transoms at the window and door openings at the south and rear facades.
13. Provide wood posts to support the rear balcony in lieu of the proposed stucco clad columns

14. The scoring pattern of the new concrete driveway shall match that of the extant portion of the original driveway.
15. Revise drawings to include all exterior light fixtures. Submit cut sheet for fixtures proposed on the building and ensure that light will shine away from adjacent properties.
16. Revise drawings to depict all perimeter walls and/or fences and, if new work is proposed, submit to staff for review and approval of design, materials, and detailing.
17. Revise the site plan to show an appropriate designated trash storage area.
18. Revise the site plan to show the location of exterior mechanical equipment.

Staff Member

Milca Toledo, Senior Planner