



HISTORIC PRESERVATION COMMISSION RECORD OF DECISION

Meeting Date April 18, 2024 Design Review Case No. PDR-003119-2024
Address 1239 Rossmoyne Avenue
Applicant Lermont Akopyan

Project Summary:

The applicant is proposing a two-story addition at the rear façade consisting of 489 square feet (SF) at the first floor and 599 SF at the second floor. In addition, the proposal calls for: the enclosure of the front balcony; replacement of all windows; removal of decorative gable vents; a 377 SF addition at the rear of the existing detached two-car garage; and a new detached covered patio with an enclosed 62 SF restroom.

The two-story single-family house was built in 1927 and contains 2,413 SF. The 10,920 SF lot is zoned R1-HD (Floor Area District II). The property is identified as a contributor to the Rossmoyne Historic District.

Historic Preservation Commission:

Commissioners	Motion	Second	Yes	No	Absent	Abstain
Cragnotti			X			
Doom			X			
Head		X	X			
Jurca	X		X			
Paul					X	
Totals			4	0		
HPC Decision		Approve with conditions.				

The Commission approved the construction of the two-story addition and other portions of the proposal, as conditioned below. Revised drawings of all work must be submitted to staff for review and approval to ensure conformance with the HPC approval. The approved work is subject to the following conditions:

Conditions:

1. The second-floor balcony shall not be enclosed.
2. The existing decorative gable vents shall be retained.
3. The damaged “Hollywood” driveway should be either repaired or replaced in kind using either a grass or gravel center and side strips. The existing front walkway is not original but can be retained due to its unobtrusive visual character. The concrete paving at the porte-cochere and rear portions of the driveway shall be retained or, if damaged, replaced in kind. must be consistent extending from the street past the porte-cochere.
4. The followings existing wood windows, as shown on Drawing Sheet A-05 in the project plan that was reviewed by HPC, shall be retained: Windows 1, 2, 3, 4, 8, 11, 12, 13, 14, 15, 16, 19. New windows shall be limited to the addition and less visible portions of the side facades.
5. Stucco must be smooth with appropriate textures for Spanish Colonial Revival and not flat smooth stucco.
6. Applicant shall work with staff to reduce the size of the covered patio and attached bathroom for Zoning code compliance.

Consideration:

1. Consider removing the light posts adjacent to the front walkway.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the site planning is appropriate with the two-story addition appropriately setback from the interior property lines. The expanded garage footprint, new covered patio and accessory buildings will be located at the rear behind the existing house. The property will remain accessible from Rossmoyne Avenue and the main entrance will remain as-is.
- The placement of the addition at the rear façade is in keeping with the recommendations of the Historic District Design Guidelines.
- The existing detached two-car garage will be extended towards the rear in a manner that will not be visible from the street and with the overall design being preserved.
- The existing landscaping is proposed to remain and the partially enclosed patio at the rear, new swimming pool, and garage extension creates a courtyard landscape that complements the Spanish Colonial Revival style of the house

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate to the site and its surroundings, as modified by any conditions of approval, for the following reasons:

- The immediate neighborhood surrounding the subject property features one- and two-story homes. The existing residence is two stories and the applicant's proposal to expand the existing two-story house is consistent with the neighborhood and existing conditions of the site.
- At the first floor, the addition is proposed to be built in line with the existing walls. The new two-story addition at the rear portion of the house will extend towards the north. The massing will be broken up using recessed building forms, with the second-floor setback approximately 1 foot from the first floor along the east and west facades. A new shed roof is also proposed that visually breaks up the massing of the first and second floor addition.
- The addition will feature gabled roof forms that match the existing single-family residence and the use of a 4:12 roof pitch is consistent throughout.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate to the site and its surroundings, as modified by any conditions of approval, for the following reasons:

- The proposed addition will be in keeping with the existing design and details including the use of red mission clay tiles, exposed rafter tails, decorative vents, smooth stucco in with a color that matches the existing house, and aluminum gutters and downspouts in bronze.
- The condition to retain wood windows: 1, 2, 3, 4, 8, 11, 12, 13, 14, 15, 16, 19; and having the new windows be limited to the addition and less visible portions of the side facades will preserve the design and detailing of the existing home.
- The condition to retain the existing appearance of the front balcony and the decorative gable vents will preserve the original design and detailing of the house.

HPC Staff Member: Eric Ji, Planning Associate

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

Notes:

- Stamped plans are available through the Glendale Permit Portal. Please contact the case planner with any issues in viewing the stamped plans.

- The Historic Preservation Commission approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Historic Preservation Commission approved plans must be stamped approved by the design review staff.
- Any changes to the approved plans may constitute returning to the Historic Preservation Commission for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by Historic Preservation Commission must be on file with the Planning Division.