



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

January 13, 2022 <i>Hearing Date</i>	1136 Green Street <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5678-001-009 <i>APN</i>
PDR 2002797 <i>Case Number</i>	Samual Ovakimian <i>Applicant</i>
Roger Kiesel, AICP <i>Case Planner</i>	Samual Ovakimian <i>Owner</i>

Project Summary

To maintain existing non-permitted features and improvements to the front façade and front yard of a 1,414 square-foot single-family residence located on a 6,000 square-foot lot in the R1R, District III zone. No additional square footage is proposed as part of the project. Many of the features and improvements have been added over time and have been in existence since 2007, including:

- Window replacement throughout the house. Front façade windows replaced with interior grids, ornate moldings around the windows and more recently the addition of a decorative metal overlay within the window openings.
- New front door with decorative metal overlay installed to match the front façade windows.
- New front porch with details that include reorientation of steps leading to the driveway, installation of pillars and balustrades, and surfacing the raised porch with a quoin/faux block detailing.
- Quoin detailing at the corners of the front façade of the house.
- Planter walls paralleling the front porch.
- Paving at driveway/walkway in ornate pattern/color combination.
- Driveway and walkway gates at either side of the residence.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the project is alterations to an existing single-family house.

Existing Property/Background

The subject site is developed with a one-story, single-family residence and a detached garage, constructed in 1922. A swimming pool and covered patio were added in 1999. The Neighborhood Services Division opened a case against the property owner in July 2019, citing unpermitted work at the residence including, stone veneer installation, new pillars, new hand and guard rails, and decorative frames in and around windows. The applicant/property owner is attempting to rectify the code compliance issues by requesting Design Review Board approval of these features and improvements. If approval is granted, the reoriented porch/railing/stairs will need a discretionary approval to maintain these features within the street front setback. Additionally, many of these features will require the applicant/property owner to apply for and receive approval of a building permit.

Staff Recommendation

Return for Redesign

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: III

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified with the exception of the stairway extension into the required street front setback. Maintaining this feature would require approval of a discretionary permit.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

☐ yes ☐ n/a ☒ no

If "no" select from below and explain:

- ☐ Setbacks of buildings on site
- ☒ Prevailing setbacks on the street
- ☐ Building and decks follow topography
- ☐ Alteration of landform minimized

The residence was constructed in 1922 in the Craftsman style. In its current configuration, the large front porch addition is not typical of this style. However, a near duplicate house next door has the same porch feature and configuration (at a slightly lower height from grade) with the stairs oriented towards the street, and with styling and detailing more aligned with the original craftsman style. This suggests the general

location could be acceptable with significant detailing modifications to the house and porch structure. Staff recommends reorienting the stairs towards the sidewalk to eliminate the need for an additional landing, reflect the implied entry approach made by gable roof structure at the porch and the added openness this orientation provides.

Yards and Usable Open Space

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Avoid altering landform to create flat yards
- ☐ Outdoor areas integrated into open space
- ☐ Use of retaining walls minimized
- ☐ Provide landscaping to reduce visual impact of retaining walls
- ☐ Decorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway

☐ **yes** ☐ **n/a** ☒ **no**

If “no” select from below and explain:

- ☐ Consistent with predominant pattern on street
- ☐ Compatible with primary structure
- ☐ Permeable paving material
- ☒ Decorative paving

The decorative pavers at the driveway are overly ornate and the wide expanse of the driveway merging with the pedestrian path only serves to call attention to the inappropriate materials. Staff recommends replacement of the front yard area pavers (from the property line to face of driveway gate) with a simpler paver of a more monotone color and a narrower driveway dimension to allow for landscaping adjacent to the porch structure.

Landscape Design

☐ **yes** ☐ **n/a** ☒ **no**

If “no” select from below and explain:

- ☒ Complementary to building design and surrounding site
- ☐ Maintains existing trees when possible
- ☐ Maximizes permeable surfaces
- ☐ Appropriately sized and located

Low walls surrounding the porch are unnecessary and should be removed to maintain an open landscape. Hedges or shrubbery should be planted at the base of the porch on all sides (including the driveway edge) if the porch is permitted to remain in order to soften the impact of the walls. The applicant shall submit front yard landscape plans for review and approval by staff.

Walls and Fences

☐ yes ☐ n/a ☒ no

If "no" select from below and explain:

- ☒ Appropriate style/color/material
- ☐ Perimeter walls treated at both sides
- ☐ Retaining walls minimized
- ☐ Appropriately sized and located
- ☐ Stormwater runoff minimized

The side walkway and driveway gates at the front elevation, while consistent in style with each other, need to be holistically consistent with the design of the residence. Staff recommends a simple solid gate design (to allow the ornate driveway pavers to remain without visibility to the street) with a flat top and located a minimum of 18-inches behind the front façade.

Determination of Compatibility: Site Planning

The proposed site planning is not appropriate to the site and its surroundings for the following reasons:

- The residence was built in 1922 in the Craftsman style. The steps leading from the front porch to the driveway are not consistent with this architectural style and are located within the required front setback.
- Gates on either side of the residence are not consistent with other features and improvements to the house and are not set back significantly from the face of the building.
- The driveway pavers are overly ornate in pattern and color and should be replaced with a simpler pattern and color.
- No building additions to the existing house or garage are proposed.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☐ yes ☐ n/a ☒ no

If "no" select from below and explain:

- ☒ Appropriate proportions and transitions
- ☐ Impact of larger building minimized

The neighborhood surrounding the subject site is largely developed with modest revival-style homes. The subject residence, built in 1922 in the Craftsman style, is consistent with neighborhood development, however, overall the features and improvements the applicant is proposing to legalize, such as the pillars and balustrades, and front façade windows and detailing (molding, interior grids and decorative grills) are over-scaled and too ornate for the original structure and the neighborhood. Staff recommends removal and replacement of these features with materials and detailing consistent with the Craftsman style design.

Building Relates to Existing Topography

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Form and profile follow topography
- ☐ Alteration of existing land form minimized
- ☐ Retaining walls terrace with slope

Consistent Architectural Concept

☐ **yes** ☐ **n/a** ☒ **no**

If “no” select from below and explain:

- ☒ Concept governs massing and height

The existing improvements are not consistent with the residence, built in the Craftsman style in 1922. The scale and proportion of certain features and improvements added over time, without permits, including the balustrades, pillars and window replacements, surrounds and insets are inconsistent with the Craftsman style and each other. These features should be removed and replaced with either features complimentary to Craftsman residences.

Scale and Proportion

☐ **yes** ☐ **n/a** ☒ **no**

If “no” select from below and explain:

- ☒ Scale and proportion fit context
- ☐ Articulation avoids overbearing forms
- ☐ Appropriate solid/void relationships
- ☐ Entry and major features well located
- ☒ Avoids sense of monumentality

The ornate and over-scaled features and improvements installed on the house lead to a sense of monumentality incongruous to the house and the neighborhood.

Roof Forms

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Roof reinforces design concept
- ☐ Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are not appropriate to the site and its surroundings for the following reasons:

- Features and improvements added to the residence over time, including the balustrade, pillars and front façade windows and detailing are not consistent with the underlying Craftsman style of this residence.
- Many added features to the house, including balustrade and pillars lead to a sense of monumentality inconsistent with the residence and the neighborhood.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

☐ yes ☐ n/a ☒ no

If “no” select from below and explain:

- ☒ Consistent architectural concept
- ☐ Proportions appropriate to project and surrounding neighborhood

As previously mentioned, features added onto the house over time are not consistent with the Craftsman architectural style, nor are they internally consistent.

Entryway

☐ yes ☐ n/a ☒ no

If “no” select from below and explain:

- ☐ Well integrated into design
- ☒ Avoids sense of monumentality
- ☐ Design provides appropriate focal point
- ☒ Doors appropriate to design

The front door includes the same decorative metal overlay and surround as the front windows, which is inconsistent with the Craftsman design and the existing modest house and neighborhood. These features, along with the pillars on either side of the front entrance, bring a sense of overall monumentality to the modestly-scaled residence.

Windows

☐ yes ☐ n/a ☒ no

If “no” select from below and explain:

- ☒ Appropriate to overall design
- ☐ Placement appropriate to style
- ☐ Recessed in wall, when appropriate

The tripartite windows on either side of the front door are appropriate to the Craftsman home. However, the window surrounds as well as the decorative metal work within them are inconsistent with this style. At one time, these windows included interior grids, which are not permitted in street facing and visible side facing windows. It is difficult to ascertain whether these windows and internal grids still remain. Additionally, several visible side-facing windows have been replaced, and are inconsistent with the City's Window Replacement Guidelines. These flush-mounted sliding windows need to be replaced with a recessed, casement or hung design with sills.

Privacy

☐ yes ☒ n/a ☐ no

If “no” select from below and explain:

- ☐ Consideration of views from “public” rooms and balconies/decks
- ☐ Avoid windows facing adjacent windows

Finish Materials and Color

☐ **yes** ☐ **n/a** ☒ **no**

If “no” select from below and explain:

- ☒ Textures and colors reinforce design
- ☐ High-quality, especially facing the street
- ☐ Respect articulation and façade hierarchy
- ☐ Wrap corners and terminate appropriately
- ☐ Natural colors appropriate to hillside area

The form of the original Craftsman residence generally remains intact, although many exterior features and improvements that have been added do not reflect the initial design of the residence. As previously mentioned, the window surrounds and decorative metal grillwork within the windows and front door, porch and stair balustrade and pillars are incongruous with the initial Craftsman residence and are massive in appearance. The quoin/faux block pattern used at the base of the front porch as well as the edges of the front façade (which wraps the sides) are also inconsistent. The applicant shall remove these features and replace them with features consistent with a Craftsman style residence.

Paving Materials

☐ **yes** ☐ **n/a** ☒ **no**

If “no” select from below and explain:

- ☐ Decorative material at entries/driveways
- ☐ Permeable paving when possible
- ☐ Material and color related to design

The color and design of the interlocking driveway pavers is inconsistent with the original Craftsman design and incongruous with the present appearance of the house. Paving material shall be chosen such that it is complementary to the style of the residence.

Lighting, Equipment, Trash, and Drainage

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Light fixtures appropriately located/avoid spillover and over-lit facades
- ☐ Light fixture design appropriate to project
- ☐ Equipment screened and well located
- ☐ Trash storage out of public view
- ☐ Downspouts appropriately located
- ☐ Vents, utility connections integrated with design, avoid primary facades

Ancillary Structures

☐ yes ☐ n/a ☒ no

If “no” select from below and explain:

- ☐ Design consistent with primary structure
- ☒ Design and materials of gates complement primary structure

As previously discussed, the design of the pedestrian and driveway gates on either side of the house shall be complementary to the design of the residence.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are not appropriate to the site and its surroundings for the following reasons:

- The balustrades, pillars, windows with surrounds and decorative metal insets, quoin/block pattern at the base of the front porch and edges of the front elevation are not consistent with the form of the existing modest residence.
- The pedestrian and driveway gates are not consistent with the style of the residence.
- The visible side windows are not consistent with the Window Design Guidelines.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Return for Redesign**. This determination is based on the implementation of the following recommended conditions:

Conditions

1. Reorient the entry stairs towards the sidewalk.
 2. Replace the driveway pavers with a simpler design and a more monotone color. The width of the driveway shall be reduced to allow for landscaping adjacent to the porch structure.
 3. Replace the driveway/side yard gates with a solid, flat-top design that is set back a minimum of 18 inches from the front façade.
 4. Remove planter walls surrounding the existing raised porch. Landscape plans shall be submitted that are consistent with the style of the residence and include hedges/shrubbery adjacent to the front porch.
 5. Pillars, balustrades, window detailing, quoins, etc. are not consistent with the Craftsman style and shall be removed and replaced with materials and detailing consistent with this architectural style.
 6. Front entry door shall be replaced with a single door and sidelights, consistent with the Craftsman style.
 7. Windows located on the front and visible sides of the residence shall be made consistent with the Craftsman design and the Window Design Guidelines. Provide a window detail on the plans.
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Attachments

1. Reduced Plans
2. Photos
3. Location Map