

ARCHITECTURAL BOARD OF REVIEW MINUTES

November 14, 2005

CONCEPT REVIEW - NEW ITEM

10. 924 JIMENO RD E-1 Zone  
Assessor's Parcel Number: 029-052-009  
Application Number: MST2005-00672  
Owner: Herendeen Family Trust  
Applicant: Vadim Hsu

(Proposal to construct a new 1,392 first and second floor addition to an existing 1,657 square foot residence, demolish the existing 572 two-car garage and construct a 500 square foot garage on a 8,623 square foot lot located in the Hillside Design District. A Modification is requested to allow the stairway to encroach into the side yard setback.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)**

(7:49)

Vadim Hsu, Architect; Michael Herendeen, Owner; present.

Public comment opened at 7:55p.m.

A letter was read into the record submitted by Mr. and Mr. Siino, which stated that they have reviewed the plans, and would like to plan trees to main their privacy; and that the proposal would not prevent them from being able to add a second story in the future. Any future remodel they do, should consider Mr. and Mrs. Herendeens current views from their existing home, and not views as seen from the remodel.

Public comment closed at 7:57p.m.

- Motion: Continued indefinitely for the Board to conduct an organized site visit.  
Action: Manson-Hing/Bartlett, 7/0/0.

December 5, 2005

**CONCEPT REVIEW - CONTINUED ITEM**

1.     **924 JIMENO RD**                             E-1 Zone  
          Assessor's Parcel Number:   029-052-009  
          Application Number:         MST2005-00672  
          Owner:                     Herendeen Family Trust  
          Applicant:                 Vadim Hsu

(Proposal to construct a new 1,392 square foot first and second floor addition to an existing 1,657 square foot residence, demolish the existing 572 square foot two-car garage and construct a 500 square foot garage on a 8,623 square foot lot located in the Hillside Design District. A Modification is requested to allow the stairway to encroach into the side yard setback.)

**(SECOND CONCEPT REVIEW.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)**

**(3:30)**

Vadim Hsu, Applicant, present.

Motion:             Continued indefinitely to the Modification Hearing Officer and return back to the Full Board with the following comments: 1) Six of the seven Board members support the modification request for the stair encroachment given it is in the same plane as the existing structure and the encroachment is minor in nature and not visible to the public or to the neighbors. 2) The Board supports the modification for the rear yard encroachment, as it is in alignment with the existing building, and makes for better architectural completion of the remodel and not visible to the public or to the neighbors. 3) Most of the Board is comfortable with the architecture; however, one member is concerned with the verticality of the wall planes on the west elevation. 4) Clearly define all proposed retaining walls in the front yard. It is understood that the walls are to be a maximum height of three feet and are to be boulder or rubble sandstone walls consistent with the Rivera neighborhood. 5) There is concern that the slope will be denuded as a result of the walls. 6) Provide a new site section to show the new landscaping in the front 7) Applicant is to provide a landscape plan showing removal of invasive pampas grass. 8) It is important to preserve most of the significant screening trees which help the Board to accept the

architecture and the trees maintain the consistency of the rustic nature of the streetscape. 9) The carport trellis is problematic with the proposed use and extends the structure further to the street. It is suggested to use landscaping or other means to create the desired buffer of the architecture. 10) Restudy the arches to provide more consistency of pattern. 11) Study the west elevation of the stone veneer on the west elevation. 12) Change the north arrow on the plans to reflect the north direction. 13) Applicant is to verify with the Transportation Department that the driveway is a workable solution.

Action: Bartlett/LeCron, 7/0/0.

April 3, 2006

**PRELIMINARY REVIEW**

4. **924 JIMENO RD** E-1 Zone  
Assessor's Parcel Number: 029-052-009  
Application Number: MST2005-00672  
Owner: Herendeen Family Trust  
Applicant: Vadim Hsu

(Proposal to construct a new 1,392 square foot first and second floor addition to an existing 1,657 square foot residence, demolish the existing 262 square foot two-car garage and construct a 500 square foot garage on a 8,623 square foot lot located in the Hillside Design District. A Modification is requested to allow a stairway to encroach into the side yard setback.)

**(Modification approved January 18, 2006)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

(4:44)

Randy Mudge, Landscape Architect; Mr. Michael Herendeen, Owner; and Glenn Cerry, agent for the applicant, present.

Motion: Preliminary Approval and continued indefinitely to the Full Board for one in-progress review with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of SBMC, and with the following conditions: 1) Restudy the arched openings at the east and south elevations of the living room to provide more solid mass at the corner and incorporate wood posts at the third points around the south facing arches. 2) Study the arched openings of the top-floor

on the east elevation to be more similar to the east living room. 3) The south elevation window treatment should be more similar to the living room east elevation. 4) The second-floor wrought iron balcony detail at the master bath should be restudied to work in relation to the adjacent tiled roof. 5) Utilize vine pockets and vines trailing on the proposed trellis on the south elevation. 6) Board appreciates low-scale nature of the proposed terraced stone walls in the front yard, and the trees along the street to buffer view of the south elevation of the house. 7) The proposed flare or splay at the top of the stone garage should be of a more traditional straight condition. 8) The proposed ventilation openings in the stonework on the south elevation do not look appropriate with the chosen materials and should be restudied. 9) One Board member is concerned that the west elevation appears plain in comparison to the other three elevations and needs to be restudied. 10) The Board looks forward to high quality detailing and further depiction of the proposed driveway material.

Action: Wienke/Sherry, 4/0/0 (Board member Mudge stepped down).

#### **Consent Calendar- January 8, 2008**

#### **CONTINUED ITEM**

**B. 924 JIMENO RD E-1 Zone**  
Assessor's Parcel Number: 029-052-009  
Application Number: MST2005-00672  
Owner: Herendeen Family Trust  
Applicant: Vadim Hsu  
Landscape Architect: Randy Mudge

(Proposal to construct a new 1,392 square foot first and second floor addition to an existing 1,657 square foot residence, demolish the existing 262 square foot two-car garage and construct a 500 square foot garage on an 8,623 square foot lot located in the Hillside Design District. A Modification was approved on January 18, 2006 to allow a stairway to encroach into the side yard setback.)

**(Applicant is requesting to reinstate the Preliminary Approval of 4/03/06.)**

Approval of reinstatement of Preliminary Approval granted in April 2006, with the comment that the applicant is to address ABR comments from April 3, 2006. (Item referred back to Full Board)

January 14, 2008

**IN-PROGRESS REVIEW**

4.     **924 JIMENO RD**                             **E-1 Zone**  
          Assessor's Parcel Number: 029-052-009  
          Application Number: MST2005-00672  
          Owner: Herendeen Family Trust  
          Applicant: Vadim Hsu  
          Landscape Architect: Randy Mudge

(Proposal to construct a new 1,392 square foot first- and second-floor addition to an existing 1,657 square foot residence, demolish the existing 262 square foot two-car garage and construct a 500 square foot garage on an 8,623 square foot lot located in the Hillside Design District. A Modification was approved on January 18, 2006 to allow a stairway to encroach into the side yard setback.)

**(Final Approval may be granted if sufficient information is provided.)**

(7:36)

Present:       Vadim Hsu, Applicant.

Public comment opened at 7:46 p.m.

- Russ Jones, opposed: concerned with the lack of noticing.
- Shelly Johnson, opposed: project is proposed to be built on highest portion of the lot.
- Chair Wienke read into the record comment letters from Clay and Linda Cole, and Reed and Benita Wilson; and acknowledged receipt of a signed petition.

Public comment closed at 7:58 p.m.

**Motion:       Final Approval with the following conditions:**

- 1)   Revise the chimney to be thinner at the north/south elevations as shown on the roof plan and elevation pages.
- 2)   Resolve the north elevation bay window connection to the wall with plaster detailing.
- 3)   Show how storm water from the driveway will be diverted to the retention areas surrounding the driveway.

Action:       Mosel/Sherry, 4/0/3. (Aurell, Blakely, Zink abstained. Mudge stepped down.)