



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: AUGUST 17, 2021

TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID M. REYES, DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: CERTIFICATE OF APPROPRIATENESS – REPLACEMENT OF STUCCO CLADDING AND CHANGE OF ROOF MATERIAL AT 695 BELVIDERE STREET (WASHINGTON SQUARE LANDMARK DISTRICT)

RECOMMENDATION:

1. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, of the CEQA guidelines pertaining to existing facilities such as an existing single-family structure, and that there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances;
2. Find that no protected native, specimen, or landmark trees under the tree protection ordinance, Pasadena Municipal Code (PMC), Ch.8.52, will be removed for the project;
3. Find that the project complies with the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings and the Design Guidelines for Historic Districts; and
4. Approve the Certificate of Appropriateness for the replacement of the exterior stucco and the new roofing material as illustrated in Attachments A & C, subject to the following condition:

Condition:

1. This project will be subject to a final site inspection and sign-off by staff of the Design & Historic Preservation section to ensure that the work plan undertaken, as described above, is as indicated and specified in the decision letter and that all work is performed consistent with the approved plans and the Design Guidelines for Historic Districts.

BACKGROUND:

This one-story, single-family, English Cottage Revival Style house was constructed in 1935 and is a contributing structure to the Washington Square Landmark District. Character defining features include: a steeply pitched gable roof with minimal eave extension, stucco walls with a wood accent on the front façade, a recessed entry, and tall groupings of windows. The applicant has received a previous Certificate of Appropriateness to replace the non-original jalousie windows with true-divided lite wood casement windows. Records do not indicate when a stucco slurry coat was applied over the original, smoother (texture), plaster stucco finish, which is visible in some areas of damage on the home. The house originally had wood shake shingle roofing. However, records do not indicate when the wood shake was replaced with the asphalt shingle roofing, which currently exists on the house.

PROJECT DESCRIPTION:

Stucco Finish

The applicant proposes to remove the existing exterior stucco finishes consisting of the non-original slurry topcoat and the original plaster stucco finish, due to visible deterioration from moisture; the stucco currently extends over the foundation wall and into the surrounding grade, allowing moisture to leach upward. The applicant proposes to apply a new stucco finish to the residence, which will closely resemble the original plaster finish with a La Habra 20/30 sanded stucco finish. The applicant also proposes to install a new moisture barrier and a weep screed to prevent any possible future damage from moisture.

New Roof

The applicant proposes to restore wood shake shingle roofing to the house. The new wood shingle roof is proposed to be composed of cedar shakes that are 6-5/16" wide, and 16-1/16" long with a tapered profile depth of 3/32" to 5/16". The proposed new shingles are also embedded with a fire retardant in compliance with applicable building code. As part of the roof replacement, new driplines and new flashing at the chimney and roof valleys will be installed. Additionally, the existing fascia boards, and rafter tails will be protected in place. The existing half-round rain gutters are rusted, and are proposed to be replaced with half-round bonderized steel gutters and full-round custom-made downspouts in the same locations.

ANALYSIS:

Pursuant to PMC, Section 17.62.030(U)(8), the substantial removal or replacement of exterior cladding on a street-facing or primary elevation is considered a major project, subject to Commission-level review on designated properties. Additionally, pursuant to PMC Section 17.62.090(E)(4)(b), approval of a Certificate of Appropriateness shall be based on the following finding:

If a project is an alteration or new construction, the project complies with the Secretary's Standards or adopted guidelines based on the Secretary's Standards.

The project was reviewed using the Secretary of the Interior's Standards and the Design Guidelines for Historic Districts, which are based on the Secretary's Standards. The applicable standards and guidelines include:

Secretary of the Interior's Standards for Rehabilitation

- Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*
- Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Design Guidelines for Historic Districts:

- 5.10: Repair or replacement of missing or deteriorated details should be based on original features.*
- 5.11: When reconstruction of a feature is impossible, developing a compatible new design that is a simplified interpretation of the original is appropriate.*
- 6.7: Match the original in composition, scale, and finish when replacing exterior siding material.*
- 6.9: Replacement roof materials for an historic structure should convey a scale and texture similar to those used traditionally.*

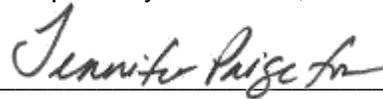
The proposed scope of the project will further enhance the owner's efforts at restoring the house's historical character-defining features that have been covered over and damaged, as in the case of the exterior stucco, or removed entirely, as in the case of the wood shake roof. The proposed removal of the non-original slurry stucco, which has a coarser texture than the original stucco finish, and replacement with a smoother stucco finish, will restore the original look of the stucco-clad house. Although it is typically recommended that any non-original exterior overlay be removed to expose the original underlay finish, in this instance, the removal of both stucco finishes is required because the non-original slurry coat was applied directly over the original stucco and cannot be removed without damaging the original stucco finish beneath. Additionally, due to the method of construction, a weep screed was not installed, and the stucco was extended into the surrounding grade, allowing water to seep up the finish and cause substantial damage that is currently visible. The new proposed stucco finish will be constructed in accordance to current standards(with a weep screed and moisture barrier) to prevent any

possible moisture damage in the future, and restore the smooth sand finish of the original stucco cladding. These new features will not be visible on the exterior upon completion of the project. Building records indicate that the house originally had a shingle shake roof, and the applicant's proposed cedar shingle proposal is a historically-appropriate specification.

CONCLUSION:

As conditioned, the proposed project will comply with the guidelines and restore the historical character-defining features of the house. The project will also enhance the property's historical contribution to the Washington Square Landmark District. A recommended condition of approval shall require a final site inspection to ensure the proposed project was carried out in accordance to the Certificate of Appropriateness and the design guidelines. With this condition, staff finds the proposed project to be in compliance, and recommends the Certificate of Appropriateness be approved.

Respectfully Submitted,



David M. Reyes
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Community Development

Prepared by:



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Reviewed by:



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Attachments:

- A. Project Narrative – Stucco
- B. Photographs – Stucco
- C. Project Narrative – Roof
- D. Photographs – Roof
- E. Building Description Blanks