



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: DECEMBER 1, 2020

TO: HISTORIC PRESERVATION COMMISSION

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

SUBJECT: CERTIFICATE OF APPROPRIATENESS – NEW FRONT ELEVATION WINDOW OPENING AT 231 GLEN SUMMER ROAD (GLEN SUMMER 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 dwelling, 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 by the new construction;
3. Find that, upon implementation of the condition of approval, 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 a new window opening at the front elevation, as illustrated in Attachment A, subject to the following conditions, which shall be subject to staff review and approval prior to issuance of a building or zoning permit.

Conditions:

1. The new window opening shall have two operational wooden shutters flanking the new window. The new shutter located between the new window and the existing window shall be detailed to overlap the existing wooden shutter when open.

2. The new window shall have external dimensional muntins that match as closely as possible the profile of the muntins found on the existing windows.

BACKGROUND:

This two-story, single-family, Minimal Traditional style house was constructed in 1935 and is a contributing structure to the Glen Summer Landmark District. The house features an asymmetrical façade with a recessed, half-width front porch at the northerly end of the east-facing front façade. The house also features wood windows with divided lites, and fixed wooden shutters along the front elevation. Also along the front elevation is a diamond-paned leaded bay window with a copper cap. The house is clad in a wide tongue and groove siding and has composition shingle roofing. In 1968, a square, two-story addition was added to the northwest rear corner of the original single-story house. The addition, for a master bedroom, is capped by a hipped roof, features a rear-yard brick chimney, and is clad in stucco. An original detached garage, which is clad in the same matching wood siding as the house, is sited at the rear yard along the southern property line. In 2020, the owners received approval of a Certificate of Appropriateness for the replacement of a non-original garden window and other windows at the 1968 addition.

PROJECT DESCRIPTION:

The applicant is proposing to create a new window opening at the east, street-facing, front elevation of the house. The proposal for the new window coincides with a proposed interior remodel and rearrangement of programmatic spaces including moving the kitchen and dining room from the front of the house to the rear, partially within the ground floor of the 1968 addition, and replacing it with a master bedroom, which will require additional openings for light and egress requirements. The new opening on the front façade is proposed to contain a new 3'-6" x 5'-0" double-hung wood window to match the adjacent original window. The detailing of the proposed new window will include wood construction, dual-glazing, and 12 simulated-divided lites with wood muntins. The new opening is proposed to be located along a currently solid wall plane, between the existing bay window, and a double-hung wood window. Additionally, a proposed shutter will be located on the south side of the window to correspond to the detailing found on the adjacent window.

ANALYSIS:

Pursuant to PMC Section 17.62.090, under Category 1 review procedures, the installation of a new opening at the primary elevation to a designated resource is considered a "major project" requiring a Certificate of Appropriateness, with the Historic Preservation Commission serving as the review authority at a noticed public hearing.

According to PMC Section 17.62.090(E)(3)(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 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- 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:

- 7.12: When appropriate, a new opening should be similar in location, size, and type to those seen traditionally.*
- Windows should be simple in shape, arrangement and detail.*
- 7.13: Windows and doors should be finished with trim elements similar to those used traditionally.*
- This trim should have a dimension similar to that used historically.*
- 7.16: Match the profile of the sash and its components, as closely as possible to that of the original window.*
- An historic wood window has a substantial profile. The way in which the sash distinguishes the actual window from the surrounding plane of the wall and is important.*

As conditioned, the proposed project will meet the applicable guidelines. The proposed project will allow for the interior modernization of the house and its flow of programmatic spaces, thus allowing for its continued historical use as a single-family residence. While it is generally discouraged to add new window openings where there are none, in this particular case, the applicant has provided a compatible solution that is consistent with the design guidelines listed above. The applicant has carefully detailed the proposed new window to ensure it is complementary to the historical house and that it matches the original adjacent in-plane window in size and detailing, including operation type, window framing, number and sizing of muntins and lite divisions, and trim at the sash, header, and casings.

Additionally, the applicant has provided precedent of similar window fenestration patterning at a contributing house in the same district, located at 101 Glen Summer Road (two houses north of the subject site). This house, has similar architectural style and massing, with an original single-story volume, a later rear two-story addition, and recessed front porch,

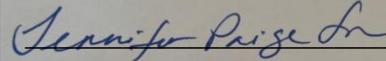
contains three window openings along its primary elevation: a bay window, and two in-plane wall windows with wooden shutters. This window patterning matches the proposed window patterning for the subject property.

Finally, the proposed window will be differentiated from the original windows through its dual-glazing construction, which will likely produce slightly thicker muntins than on the original windows. Staff is recommending a condition of approval to further differentiate the new window from the originals by requiring the new window to have two operational wooden shutters, with the north shutter detailed to overlap the original fixed shutter of the adjacent original window, and that the new window have external dimensional muntins that match as closely as possible the profile of the muntins found on the existing windows. With these conditions, the proposed project will meet the requirements of compatibility and differentiation necessary for approval.

CONCLUSION:

Upon implementation of the proposed condition of approvals, the proposed project will be consistent with the applicable design guidelines, be an appropriate design for the house, and be an appropriate and compatible new feature in the Landmark District.

Respectfully Submitted,



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Attachments:

- A. Plans
- B. Reference Imagery
- C. Narrative
- D. Site Photographs