



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: MAY 3, 2022

TO: HISTORIC PRESERVATION COMMISSION

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

SUBJECT: CERTIFICATE OF APPROPRIATENESS
FIRST AND SECOND STORY ADDITIONS, PORCH RESTORATION,
FRONT AND SIDE YARD FENCING AND GATES AND WAIVER OF
COVERED PARKING REQUIREMENTS FOR A CONTRIBUTING
PROPERTY AT 968 PALM TERRACE (WASHINGTON SQUARE
LANDMARK DISTRICT)

RECOMMENDATION:

The staff recommends that the Commission:

Environmental Determination

Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 15301, Class 1, of the CEQA guidelines pertaining to existing facilities such as the existing single-family dwelling and that there are no features that distinguish this project from others in the exempt class.

Findings for Compliance with the Tree Protection Ordinance

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.

Finding for Waiver of the Two-Car Covered Parking Requirement

Find that the existing detached one-car garage is original and contributes to the significance of the property and district, and that the garage will be rehabilitated where necessary, and returned to good condition as part of the work to add new living space to the dwelling and,

therefore, waive the requirement of the two-car covered parking Pursuant to PMC Section 17.62.130(B)(2).

Finding for Certificate of Appropriateness Approval

1. 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
2. Based on these findings, approve the Certificate of Appropriateness as illustrated in Attachment B, subject to the conditions of approval outlined in Attachment A, which shall be subject to staff review and approval prior to issuance of a building or zoning permit.

BACKGROUND:

This one-story, single-family, Transitional Bungalow Cottage was constructed in 1920 by the Austin Murphy Company for original owners, Ronald and Elma Sopher, and is a contributing structure to the designated Washington Square Landmark District. The house features a front-facing jerkinhead gable roof, narrow clapboard siding with corner trim boards, wood windows with divided lites and simple casement trim, and open roofing eaves. An original single-car detached garage sits behind the house along the north side yard in alignment with the driveway. The house has undergone alterations including the infilling of the original side-facing entry porch along the southwest corner, the relocation of the entry door to the front face of the northwest corner, and installation of aluminum awnings over the front and south side windows. A rear addition was constructed in 1945, and the infilling of the front porch was undertaken in 1951. An unpermitted patio enclosure stands attached to the rear of the house, and remains unfinished.

PROJECT DESCRIPTION:

The applicant proposes a rehabilitation and partial restoration of the single-family residence including a first and second floor addition, side yard and front yard fencing and gates, and a request to waive the two-car covered parking requirement. An attached Accessory Dwelling Unit (ADU), is also proposed at the rear of the house, however, pursuant to California Government Code Section 65852.2, ADUs are not subject to discretionary review or a public hearing and will be excluded from this analysis.

Front Porch Restoration:

Archival records through the Sanborn Maps (see Attachment G) indicate that a side-facing front entry porch originally existed at the southwest corner of the house. Infill siding, non-original windows, and trim are evident on the exterior of the house where the porch once existed. Additionally, the original porch footprint and original door and window openings were made evident through interior exploratory demolition. Also found in their original locations were small side light casement windows flanking the original front door opening.

The applicant proposes to restore the original covered entry porch through the removal of the infill exterior walls and siding, and restoration of the side-facing entry door and street-facing window in their respective original openings. Paired, square columns are proposed to

flank the porch openings with a wood lintel beam located above, and new clapboard-clad steps leading from a new walkway to the sidewalk. The south elevation of the porch is proposed to have a solid balustrade of matching wood clapboard siding.

House Additions:

The rear 20 feet of the south side elevation wall is proposed to be demolished to accommodate a new 1,049 square-foot first floor addition that extends outward from the existing south wall by approximately 7.5 feet, and extend towards the rear for approximately 54 feet, while maintaining a five-foot side yard setback. An original wood double casement window along the south elevation is proposed to be retained and protected in place and two window groupings toward the rear would be removed. Along the north elevation, the ground-floor addition will occur from behind the existing front house volume, and extend towards the rear yard by approximately 34 feet, while maintaining a 6'-9" separation from the existing detached garage. A cross hipped roof is proposed for the new ground-floor addition, and is proposed to tie into the existing clipped gable roof of the original house.

A new 825 square foot second-floor addition is proposed towards the rear of the house. The new second-floor is proposed to begin in alignment with the far rear wall of the existing ground-level, and extend eastward, towards the rear, by 47 feet. A marginally-visible north-facing upper-floor balcony is proposed, just beyond the detached garage. Along the south elevation, the upper-floor addition is proposed to maintain an approximate eight-foot side yard setback. The second-floor roof is proposed to be cross-hip in design, with a clipped gable at the front to match the original clipped gable roof of the existing first floor. An internal stairwell is delineated along the south exterior wall through a pair of double doors to enclose a recessed storage niche at the ground-level and a fixed picture window at the upper-floor.

New wooden double hung windows are proposed for the areas of the new additions, with casement and sill trim matching the existing casement windows on the original house. Along the street-facing, west elevation of the first-floor addition, a new wood double-casement is proposed, to match the street-facing restored double-casement at the front porch. At the upper-floor of the addition, a pair of double-hung wood windows is proposed with an adjacent fixed 2'W x 4-10"H wood window that is consistent with the size of the original side-lite windows. The areas of the additions are also proposed to be clad in cementitious clapboard siding by James Hardie Board (specification: Hardie Plank Lap Siding). Additional roofing features of the additions including open eaves, and slim fascia boards to partially cover the exposed rafter tails, as seen on the original structure.

Additional Visible Alterations/Rehabilitation:

At the front, west façade of the original house, the applicant is proposing to remove the non-original front door and replace the opening with a pair of wood casements to match the original double paired casements on the front of the house. New, matching wood clapboard siding is proposed to infill the remaining opening.

Along the north, side yard elevation, the original side door opening is proposed to be infilled, while the original side lites are proposed to remain. Additionally, on the same north side of the house, a small double-casement kitchen window is proposed to be replaced with a

larger triple fixed window consisting of three side-by-side 1'-6"W x 4'-6"H windows, to match the adjacent original window.

The existing concrete foundation is stepped at the front of the house, and records are not clear if this is an original condition. Though the surrounding grade does have a gentle southerly slope, the finish floor of the interior is all one level. To address the stepped foundation condition, the applicant is proposing to raise the foundation wall to be in alignment with the high point of the northerly foundation wall. This will not alter the height of the house, or the existing finish-floor level of the interior.

The original clapboard wood siding of the house is proposed to be refurbished, with patch repair where needed, and the existing wood windows are proposed to be repaired. Flat, low-profile skylights are also proposed for the house at the north-facing gables, and the non-original aluminum front and side awnings are proposed to be removed.

Garage Alterations and Waiver of the Two-Car Covered Parking Requirement

Pursuant to PMC Section 17.62.130(B)(2), the requirement for two covered parking spaces may be waived when adding floor area to a residential dwelling, if an existing one-car garage contributes to the significance of the property and/or district, and it is in good condition, or, if deteriorated, it will be returned to good condition as part of the work to add new living space to the dwelling.

The detached single-car garage is original to the property, and due to the size of the proposed addition, pursuant to PMC Section 17.46.020(J), the project shall require two-car covered parking unless a waiver is approved.

As part of the request for the waiver, the applicant is proposing to replace the non-original bi-folding doors currently found on the detached single-car garage, with a new carriage-style door. Though the garage is standing, it does exhibit signs of deterioration.

Property Fencing and Gates

New property perimeter fencing and gates are proposed in conjunction with the project. A wood fence is proposed to enclose the front yard with a paneled design consisting of top and bottom horizontal rails, and vertical wood slats in between. Separating the panels are four-foot high capped 4x4 wood posts. A swinging 48-inch wide pedestrian gate is proposed to front the new walkway leading to the house from the street, while a dual-swinging driveway gate, approximately 9'-9" wide, is proposed to front the newly-repaved driveway, flanked by 6x6 wood posts. The design of the four-foot high front yard gates are proposed to be consistent with the design of the fencing. A secondary six-foot high dual-swinging gate is proposed over the driveway, within the north side yard, near the front face of the house, and is to be consistent with the design of the front yard gates, with solid vertical wood infill panels. The remaining side yards are proposed to have a solid six-foot high wood fence of vertical planks, running along the side property lines.

ANALYSIS:

Pursuant to PMC Section 17.62.090(E)(4), approval of a Certificate of Appropriateness shall be based on the following finding:

- b) If a project is an alteration or new construction, the project complies with the Secretary's Standards and any 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 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 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.*
- Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Design Guidelines for Historic Districts:

- 5.5: *Repair only those features that are deteriorated.*
- *Patch, piece-in, splice consolidate or otherwise upgrade existing materials, using recognized preservation methods.*
 - *Removing damaged features that can be repaired is not appropriate.*
- 5.8: *Remove only that which is deteriorated and must be replaced.*
- *Replace only those portions that are beyond repair.*
 - *Match the original in composition, scale, and finish when replacing materials or features.*
- 5.10: *Repair or replacement of missing or deteriorated details should be based on original features.*
- 6.4: *Repair deteriorated, primary building materials by patching, piecing-in, consolidated or otherwise reinforcing them.*
- 6.7: *Match the original in composition, scale, and finish when replacing exterior siding material.*
- 7.2: *New porch posts should be in scale and proportion to those used historically.*
- 7.3: *If a complete new porch is necessary, reconstruct it to match the original in form and detail.*
- 7.6: *Preserve the functional and decorative features of an historic window or door.*
- 7.10: *When window or door replacement is necessary, match the replacement to the original design as closely as possible.*
- 7.11: *Maintain the historic window arrangement on a primary façade.*
- 7.12: *When appropriate, a new opening should be similar in location, size, and type to those seen traditionally.*
- 7.13: *Windows and doors should be finished with trim elements similar to those used traditionally.*
- 7.16: *Match the profile of the sash and its components as closely as possible to that of the original window.*
- 7.22: *Minimize the visual impacts of skylights and other rooftop devices.*
- *Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof.*
- 8.1: *Design an addition so that it will not obscure or damage character-defining features.*

- 8.2: *An addition should respect the proportions, massing, and siting of an historic building.*
- *The form, solid to void relationship and detailing of an addition should be compatible with the historic building.*
 - *Set a side addition back from the primary façade in order to allow the original proportions, form and overall character of the historic building to remain prominent.*
 - *If an addition would be taller than the main building, set it back substantially from primary character-defining facades.*
- 8.3: *The materials of an addition should be similar to that of the original structure.*
- 8.4: *The roof form of an addition should be compatible with that of the primary structure.*
- 8.5: *Windows in an addition that are visible from the public way should be compatible with those of the historic structure.*
- 8.9: *A more recent addition that is not historically significant may be removed.*
- 10.7: *Where a new fence is needed, it should be similar in character with those seen historically.*
- *A fence that defines a front yard or a side yard on a corner lot is usually low to the ground and “transparent” in nature.*
 - *New fence design and materials that are similar to those used historically are appropriate.*
 - *The design and materials of a new fence should be compatible with the character of the house and neighborhood.*
- 10.9: *New exterior lights should be simple in character and low in intensity.*
- 10.23: *Preserve a historic garage where it exists.*
- 10.30: *A replacement garage door, on an historic garage, should be similar to those seen traditionally.*
- *A replacement garage door should be of a design that complements the historic character of the garage or that is a simple design that does not detract from the historic garage or house.*

As conditioned, the proposed project complies with the applicable guidelines. The proposed second floor addition is located far back enough from the front façade that it will not be imposing to the original scale or proportion of the house nor will it be overbearing to the street or the historic district. The proposed first-floor addition removes non-original rear additions, will occur mostly at the rear and interior side yard of the house, and at the south side elevation, will step out from the original wall plane behind the front façade of the house and restored front porch. Though the proposed addition at the south façade will remove three paired casement windows, two of which are original, these windows are marginally visible from the street due to sightline limitations, and mature trees which are not proposed for removal. Due to the additions being located behind the front of the house, their overall appearance will not be readily apparent from the street, and most of the addition at the north

elevation will not be visible from the street due to its configuration and the location of the detached garage. The materials, form, and detailing of the proposed addition are also compatible with the design of the original structure, including the roof form and detailing, while maintaining differentiation through the proposed cement fiber siding, and dual-pane windows.

Upon receiving a recommendation by staff, the applicant has included in the project scope a significant historical restoration by restoring the original configuration of the front porch, made possible through archival documented evidence and interior framing that was preserved when the porch was enclosed several decades ago. Though the detailing of the original porch is unknown, the proposed design of paired columns, and lintel beams is historically appropriate in scale, and design to the architectural style of the house. Staff recommends a condition of approval to require the existing side lites of the original front door entry opening to be retained, restored, and reused in their original locations.

Where no new construction occurs, the existing wood windows are also proposed to be retained and restored, and where new windows are proposed at the existing volumes, the windows are to match the existing in size, material, operation, and detailing. While the applicant does propose to remove the north-side yard kitchen window with a larger window, that will be consistent with the kitchen window location, and will match the existing original windows immediately adjacent to it, staff recommends a condition requiring for the retention of this historic fabric that is visible from the street. The new front window is proposed to infill the non-original front door location, and match the existing windows found along the front façade. The new windows at the addition areas are proposed to be differentiated in through operation type (double-hung), and muntins in the upper sash, while still retaining compatibility to the historical house through their size, patterning, and wood construction.

The applicant is proposing to retain the side door entry, and staff recommends a condition requiring for a new historically-compatible door to be installed in its place.

The proposed fencing and gates are historically appropriate to the district and style of the house, and will provide added comfort to the property through added security. Staff recommends a condition of approval requiring for the removal of the four-foot high front driveway gate to respect historical precedent of fencing and gates, and avoid duplicity of the two proposed driveway gates. Additionally, staff recommends that the gates and fencing comply zoning standards and the 50% open requirement within the front yard setback.

The plans are not clear on the extent of the proposed demolition of the exterior building walls, and, therefore, staff recommends a condition of approval that the project verify that no more than 50% of the exterior walls of the existing house are being removed. If more than 50% of the exterior walls are proposed for removal, the project will meet the definition of a demolition, requiring the project to be re-noticed for a new public hearing before the Commission, new findings for demolition to be made pursuant to PMC Section 17.62.090.E.4.a & 17.62.090.E.5. In addition, the new construction would be subject to complying with all Zoning Code development standards, pursuant to PMC Section 17.40.140. Staff further recommends that any redesign of the project that may be necessary to avoid classification of the project as a demolition project be subject to staff review and approval prior to issuance of a building permit.

Finally, staff is recommending approval of the parking waiver to retain the original detached single-car garage as a contributing structure to the landmark district where it is proposed to be retained and protected in its original place. As a requirement for the approval of the

parking waiver, staff is recommending a condition of approval to require the applicant to rehabilitate the structure to be structurally sound in nature, and repair or replace in-kind any exterior detailing.

Additional staff recommended conditions of approval seek to clarify detailing and specifications of the proposed entry doors, garage door, windows, porch detailing, and for the proposed siding of the new addition to be specified with a smooth finish.

CONCLUSION:

With the recommended conditions of approval, the proposed project complies with the applicable guidelines, and will promote the rehabilitation of the contributing structures to the landmark district, while providing added living space and ensuring the continued historical use of the property as a single-family residence. Therefore, staff finds that the project meets the findings and recommends approval pursuant to the recommended conditions.

Respectfully Submitted,



for David M. Reyes
Director of Planning and
Community Development

Prepared by:



Edwar Sissi
Planner

Reviewed by:



Kevin Johnson
Principal Planner

Attachments:

- A. Recommended Conditions of Approval
- B. Architectural Plans
- C. Project Renderings
- D. Photographs from Applicant
- E. Photographs from Staff
- F. Arborist Report
- G. Archival Record Documents