



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: JULY 5, 2022

TO: HISTORIC PRESERVATION COMMISSION

FROM: JENNIFER PAIGE, AICP, ACTING DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: CERTIFICATE OF APPROPRIATENESS – ENCLOSURE OF SCREENED-IN PORCH; NEW FENCING, SITE WALLS, FRONT TERRACE, REAR YARD PERGOLA, AND ALTERATIONS TO EXISTING GARAGE 1091 ARDEN ROAD (CONTRIBUTING STRUCTURE TO THE ARDEN ROAD 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 and Section 15303, Class 3 of the CEQA guidelines, pertaining to new construction or conversion of small structures such as accessory structures, 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 proposed project;
3. Find that, upon implementation of the condition of approval, the project will comply 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, therefore,
4. Approve the Certificate of Appropriateness for the enclosure of screened in porch, new fencing and site walls, new rear yard pergola, and alterations to the existing garage, 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. Information regarding heights and setbacks related to the proposed pergola, cook center and chimney, front yard hardscape and landscape measurements, and the back yard garden wall shall be clarified and submitted to staff of the Current Planning Section in order to confirm consistency with Zoning Code.
2. The solid wall located at the west side of the proposed outdoor cook center shall be at least 60% open in order to be consistent with Zoning Code requirements.
3. Development of the enclosed porch space shall include a reference to the original wall and opening configurations to be removed by way or floor and ceiling treatments. New exterior walls of the enclosed porch shall include floor-to-ceiling or large uninterrupted glazed panels on both sides. Existing French doors and windows shall be carefully removed and preserved on site for a future use or restoration.
4. Provide additional landscaping or vegetation at the outside of the proposed fencing and site walls to soften the aesthetic at the street frontages.
5. The new metal fencing shall be specified to have a matte finish.
6. Upon completion of construction, the proposal will be subject to an inspection by Design & Historic Preservation Staff to ensure the construction has been completed in a manner consistent with the approved plans.

BACKGROUND:

This two-story, single-family, Colonial Revival style residence was constructed in 1918 by architect/builder G. Lawrence Stimson and is a contributing structure to the Arden Road Landmark District. Character-defining features of this house include horizontal clapboard siding, an irregular cross-gabled roof form with two front-facing gables at the front, symmetrical front façade presentation with recessed covered porches incorporated into the main house roof at the east and west ends and punched window and door openings with multi-light, wood sash casement windows and French doors throughout. Window and door openings feature simple wood surrounds. The house is fairly modest in terms of detailing and applied architectural features; the front entryway is located at the east side of the front façade and is recessed from the primary elevation plane. The entryway is comprised of a solid entry door flanked by narrow multi-light sidelights. A porte cochere extends above the recessed entry and over the driveway running along the east side of the property. There is an existing two-car detached garage located at the northeast side of the property, which was constructed in the 1990s to replace an original garage structure that burned down. Documented alterations specifically related to the front porch include the expansion of the west side porch (date unknown) and installation of new decking (ca. 1941). The screens enclosing the existing porch were added at an unknown date, prior to establishment of the Landmark District.

PROJECT DESCRIPTION:

The applicant is proposing the following work:

- Enclosure of an existing screened in porch at the front of the building. The proposal is to modify the exterior of the screened in porch to include it as permanent interior space. The enclosure is proposed to be completed in horizontal clapboard siding to match the existing exterior cladding of the house and the multi-light wood sash French doors and sidelights that are extant within the screened in porch are proposed to be reused at the new exterior elevation. New wood sash casement windows to match the existing are proposed for the west elevation of the new enclosed space.
- The existing roll-up garage door in the non-original garage is proposed to be replaced with a new wood sectional roll up door with top lights within the existing opening, a portion of which will be visible from the street. Proposed additional modifications to the garage, which would be visible from Wilson Avenue if existing fencing were to be removed, include removing a portion of existing storage space at the west side and inserting new painted wood gates within a new opening for a trash enclosure at this location. Two existing windows at the west side of the storage space and one window at the rear are proposed to be infilled. An existing door at the east side of the garage is proposed to be removed and a new pedestrian door inserted at the west side. An existing walkway covering that extends over and beyond the storage space is proposed to be removed. An existing bath behind the storage space is proposed to be expanded toward the rear. An attached ADU is proposed behind the existing garage, however this is not subject to DHP review.
- A new approximately 29'-10" by 14'-10" freestanding pergola structure is proposed to be constructed along the west side of the property within the rear yard, visible from Wilson Avenue. The pergola is proposed over a new seating area with a fireplace and barbecue.
- New fencing and site walls are proposed at the front, side (fronting Wilson Avenue) and rear. Fencing proposed at the front, including the driveway and a portion along Wilson Avenue, will be a maximum of 4-feet in height, will be a simple post and rail, metal fence and will be more than 50 percent open. A new primary stairway off of the sidewalk and gate is proposed immediately adjacent to the driveway. New site walls are proposed along Wilson Avenue and at the rear and east side. The site wall fronting a portion of Wilson Avenue nearest Arden Road will be 4-feet tall and solid and will increase to 6-feet, including a jog away from Wilson Avenue, as it runs further north in parallel to Wilson Avenue.

ANALYSIS:

Pursuant to PMC Section 17.62.090, under Category 1 review procedures, the proposed project, including the enclosure of a screened in porch on the front façade of 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. Although considered “minor projects” that would typically reviewed by staff, the rear yard pergola, new fencing and walls and garage alterations are part of the same project scope and are therefore bundled with the front façade modifications for the Historic Preservation Commission’s review.

According to PMC Section 17.62.090.E.4.b, 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 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. The applicable standards 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 9: New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- Standard 10: New additions and adjacent or related new construction will 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

- 7.4 Avoid enclosing an historic front porch with opaque materials*
- 7.11 Maintain the historic window arrangement on a primary façade.*
- 10.3 Maintain the established progression of public-to-private spaces.*
- 10.7 Where a new fence is needed, it should be similar in character to those seen historically.*

- 10.8 *A combination of fencing and screening vegetation may be appropriate.*
- 10.12 *For a new retaining wall, use materials similar to those seen historically.*
- 10.24 *If an historic garage is beyond repair, then replacing it in-kind is encouraged.*
- 10.26 *A detached garage located to the rear of the property, and that is set back substantially from the house, is recommended.*
- 10.31 *Locate an accessory structure to the rear of a lot.*

As conditioned, the proposed project meets the applicable guidelines. The proposed project will allow for the continued use of the property for its historic purpose as a single-family residence. The existing porch was screened in post-original construction (date unknown), before the establishment of the Landmark District and currently reads as an enclosed space. The enclosure of this space to become interior habitable space could be done in a compatible manner; however, staff is concerned that the re-use of the existing original French doors and sidelights at the new exterior elevation of the space would cause confusion about the historical development of the house. Therefore, staff recommends Condition of Approval No. 3, which is intended to reference the existing historic exterior walls and openings of the house to be removed as part of the enclosure of the space. Providing ceiling and flooring treatments that illustrate where the original walls and openings were located will provide a clear narrative of the changes that occurred. In addition, providing large expanses of glazing at the exterior enclosure will provide transparency to allow the enclosed space to read as an enclosed former porch, similar to the current condition with the screening. Finally, the condition also requires retention on-site of the existing windows and French doors to be removed. These treatments would also allow for future reversibility of the historical configuration, consistent with Secretary's Standard 10.

The proposed changes to the garage will generally retain the original form and design of the non-original structure. The existing roll-up door will be replaced with a new roll-up door in a design that is compatible with the design of the historic house. Other changes that include window and door modifications to the non-original structure will occur on secondary elevations not readily visible from the street due to current and proposed fencing and walls and are compatible with the design of the original house.

The proposed pergola is to be of wood construction and will include a solid 6-foot tall wall, including a new fireplace. Although the pergola would be visible from the street, it will not modify or otherwise alter character-defining features of the historic building. It will be completely detached from the historic house, differentiated by a simple design character and will be constructed in a manner that, if removed in the future, would leave the integrity of the historic resource intact.

The proposed fencing at the front will be a simple metal post and rail design that will remain more than 50-percent open to allow visibility onto the historic house beyond. The solid site walls are proposed for secondary locations along the perimeter of the property. Although a modern feature, the fencing and site walls will read as a subordinate alterations to the historic property. The open fencing at the front will continue to allow the home to be visible and readable from the street and the solid walls at other locations will provide added

security and privacy for the rear yard area. Staff recommends Condition of Approval no. 4 requiring provision of additional landscaping or greenery to help soften the proposed fencing and site walls and to provide a compatible aesthetic to similar features seen throughout the district. In addition, to ensure an appearance similar to historical metal fencing, staff recommends Condition of Approval no. 5 requiring the new fencing to have a matte finish.

Collectively, the proposed project would not substantially modify or otherwise alter the historic resource such that its integrity would be impaired and it would no longer be conveyed as a contributing structure to the Arden Road Landmark District. The proposal will be consistent with all applicable design standards, as conditioned. Staff has recommended conditions of approval to ensure the further retention of aspects of the screened-in porch proposed to be fully enclosed and to ensure that the proposed fencing and site walls undergo similar landscaping or greenery treatments as other similar features found throughout the district to enhance compatibility.

Staff of the Current Planning Section has reviewed the proposal and determined that there is additional information needed in the plans to confirm compliance with the development standards in the Zoning Code that apply to the project. This information includes dimensional measurements related to the proposed trellis, cook center & chimney, front yard hardscape and landscape, and back yard garden wall. Staff recommends Condition of Approval no. 1 to ensure that prior to approval of a building or zoning permit, missing information regarding required dimensions will be submitted to Current Planning staff in order to confirm consistency with the Zoning Code. Staff also recommends Condition of Approval no. 2 to further ensure consistency with Zoning transparency requirements for the solid wall at the west side of the trellis.

CONCLUSION:

Upon implementation of the proposed conditions of approval, the proposed project will be consistent with the applicable standards, be an appropriate design for the historic property, and be an appropriate and compatible design for the contributing structure to the Arden Road Landmark District.

Respectfully Submitted,



for Jennifer Paige, AICP
Acting Director of Planning and
Community Development

Prepared by:



Stephanie Cisneros
Senior Planner

Reviewed by:



Kevin Johnson
Principal Planner

Attachments:

- A. Plans
- B. Narrative and Photographs