



**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

**STAFF REPORT**

**DATE:** JULY 19, 2022

**TO:** HISTORIC PRESERVATION COMMISSION

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

**SUBJECT:** CERTIFICATE OF APPROPRIATENESS – CONSTRUCTION OF A SECOND FLOOR ADDITION AND CHANGES TO WINDOW/DOOR OPENINGS  
1507 OAKDALE STREET (ROSE VILLA-OAKDALE LANDMARK DISTRICT)

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**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 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 conditions 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
4. Approve the application for Certificate of Appropriateness 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 permit:

**Conditions:**

1. Eliminate the proposed decorative porch at the front of the second floor.
2. Eliminate the front-facing gabled roof form at the second floor addition and continue the side gabled roof form along the entire front facade. Alternatively, if the applicant

wishes the front-facing gabled roof form to remain, the east volume of the addition below the side gable shall be pushed back.

3. Retain the existing recessed door opening at the east side.

### **BACKGROUND:**

This one-story Spanish Colonial Revival style residence was constructed in 1923 by builder J. D. Dodd for original owner H. J. Ford and is a contributing resource to the Rose Villa-Oakdale Landmark District. The property is located mid-block on Oakdale Street near the T-intersection with Ninita Parkway. Character-defining features of this house include one-story height, stucco cladding, cross-gabled and hipped roof forms finished in red clay barrel tiles at the front of the house transitioning to a flat roof with unique flared parapet and red clay tile coping, rectangular and square punched openings with multi-light wood sash windows and doors, and a raised front porch finished in ceramic tiles. At the far right side of the south (front) elevation is an archway capped with similar red clay barrel tiles that connects the house to an existing garden wall and opens up into an existing landscaped area at the east side with a pedestrian pathway. There is an existing detached two-car garage located at the northeast corner of the site. The garage appears to be original to the construction of the residence.

### **PROJECT DESCRIPTION:**

The applicant proposes to construct a new second floor addition above the existing one-story house. The addition will be set back from the front plane of the existing residence and will be capped with a cross-gabled roof form similar to the roof form and configuration at the front of the existing house. The new second floor will also include a non-occupiable porch at the front with new stucco columns and a shaped wall to be set at the existing roof ridge, with the eave of the addition's side gabled roof form extending over the porch and having new wood rafter tails at the eave line. The new roof will be finished with red clay barrel tiles and the walls will be finished with stucco, both to match the existing house. Fenestration will include punched openings throughout with new multi-light wood sash casement windows to match existing windows.

In addition to the proposed second floor addition, at the east (side) elevation, first floor, the applicant proposes to remove an existing recessed door opening and raised platform and an existing window and re-install them in new locations on the same elevation. The relocation of the existing recessed door and platform will be visible from the street and the window is further back and marginally visible from the street. The project also includes components that are not visible from the street at the west elevation, first floor, and, therefore, are not subject to this review, including removing and infilling one existing double casement window and reducing the footprint of the existing garage by approximately 3-feet at the west side.

Staff of the Current Planning Section has reviewed the proposal and determined that the project complies with the development standards in the Zoning Code that apply to the project.

**ANALYSIS:**

Pursuant to PMC Section 17.62.090, the construction of an addition that is taller than the existing house in a historic or landmark district is considered a “major project” and requires a Certificate of Appropriateness, with the Historic Preservation Commission serving as the review authority at a noticed public hearing. The proposed window and door changes at the east elevation are considered to be “minor projects” but have been combined with the second story addition as part of the current Certificate of Appropriateness application.

According 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 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 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 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:**

- 7.5 Preserve the location, number, size and arrangement of historic windows and doors in a building wall.
- 8.1 Design an addition so that it will not obscure or damage character-defining features (such as windows, doors, porches, brackets, or roof lines).
- 8.2 An addition should respect the proportions, massing and siting of an historic building.
- 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.

As conditioned, the proposed second floor addition will be compatible with, yet differentiated from, the existing historic house. The addition will be set back from the front facade of the existing house, at the existing roof ridge, such that it will be understood as a later alteration. Similar materials including siding, fenestration, and roofing will draw from the existing house and be applied to the addition such that there is a continuation of material compatibility and consistency. Staff recommends condition of approval no. 1 that would require removal of the proposed covered porch at the front of the addition, which will not be an accessible or usable space. The removal of the porch will allow the addition to be further simplified and set back from the existing ridge at the front of the house and, therefore, read as a subordinate alteration to the existing historic house. Staff also recommends condition of approval no. 2 to further ensure the differentiation of the design of the second floor volume from the existing one-story historic house. By eliminating the front gabled roof form at the second story addition, the roof form would be further simplified and differentiated from the historic home's cross-gabled roof form and the addition would also appear more subordinate in design. Alternatively, maintaining the front facing gable and pushing the adjacent volume back to allow the gable to be further expressed would provide an additional setback of the main addition volume and would provide further physical separation between the existing house and the main volume of the second floor addition, while also ensuring the front-facing gable does not appear as a thin, applied architectural feature due to its proposed shallow depth.

Due to the proximity of the existing recessed entry at the east side to the front of the house, staff also recommends condition of approval no. 3 that would require retention of this existing deeply recessed side entrance, which is a character-defining feature of the house. The proposed interior modifications should explore a design that retains the location of this recessed entry. The proposed relocation of an existing window at the east side would infill an existing opening and insert a new opening while re-using the existing window in a location that would be pushed toward the rear. While this modification would remove an existing opening and introduce a new opening, it would not be substantially visible from the street such that the building's integrity would be compromised.

**CONCLUSION:**

Upon implementation of the recommended conditions of approval, the proposed addition would be consistent with the applicable design guidelines, be an appropriate design for the house, and be an appropriate and compatible new addition in the Landmark District. Conditions of approval would ensure that the proposed addition fits within the overall context of original and added second stories found in the Landmark District and not impair the overall integrity of the existing historic house.

Respectfully Submitted,



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

Prepared by:



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Reviewed by:



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Attachments:

- A. Plans
- B. Material Palette
- C. Hand Drawn Renderings
- D. Photographs