

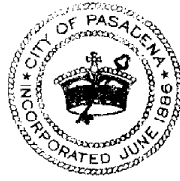
JANE,

Please agendaize for call-up
Certificate of Appropriateness (PLN 2004-00216)
at 1032 N. CATACINA Ave.

Thanks,

Paul Little
6-28-04

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CITY CLERK
CITY OF PASADENA



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

June 23, 2004

Mr Gary Kamikian
1032 N. Catalina Avenue
Pasadena, CA 91104

Re: **NOTICE OF DECISION**
Certificate of Appropriateness for a Front Retaining Wall
1032 N. Catalina Avenue
Bungalow Heaven Landmark District
Case #PLN2004-00216

Council District 2

Dear Mr Kamikian:

At a public hearing held in the Hale Building on June 21, 2004, the Historic Preservation Commission reviewed your application for a Certificate of Appropriateness for a front retaining wall at 1032 N. Catalina Avenue. In accordance with the Bungalow Heaven Landmark District Conservation Plan and the Design Guidelines for Historic Districts in the City of Pasadena, the Commission:

- A. Found that the proposed new construction is categorically exempt under the California Environmental Quality Act.
- B. Found that, with the conditions listed below, the proposed project to install a new front yard retaining wall complies with the *Secretary of the Interior's Standards for Rehabilitation*, the *Design Guidelines for Historic Districts* and the *Bungalow Heaven Conservation Plan*; and.
- C. **Approved** a Certificate of Appropriateness for the project with the following conditions:
 1. The north/south portion of the retaining wall shall be coated in stucco (exterior plaster) on all sides and edges and the top (i.e., over the top and down the back side) with a finish and color to match the existing on the house. (*Design Guideline 10.12: "A new retaining wall should be compatible in design and materials to the house and the district. Un-faced concrete, concrete block, log and railroad ties are not appropriate materials for retaining walls in most cases."*)
 2. If the retaining wall near the south property line is on the applicant's property, it shall also be stuccoed on both sides to match the north/south wall (because the attachment of the new retaining wall makes it all one integrated wall).

3. Reduce the height of the posts adjacent to the walkway to the height of the retaining wall (because they are not in character with the style of the house or the neighborhood).

Effective Date ▪ Appeals ▪ Call for Review

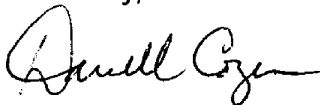
This decision becomes effective on **Friday, July 2, 2004**. You, as the applicant, as well as any interested party, may appeal this decision to the City Council before the effective date by filing an appeal in writing with the City Clerk in Room 236 of City Hall. Appeals must specifically state the reason for the appeal. Please note that appeals are conducted as *de novo* hearings, meaning that the lower decision is vacated and the application is reviewed anew. The City Council may also call for a review of this decision before the effective date.

This approval expires two years from the effective date. The approval may be renewed for one additional (third) year by filing a written request with the Planning Director before the expiration date (along with the fee for renewal of an approval). Any **changes in the approved design** for the project, whether prior to construction or during construction, must be submitted to City staff for review and approval. The municipal code authorizes the staff to approve minor changes to the project.

Major changes, however, must be reviewed as part of a separate application for modifications to the project (for which the filing fee is equal to one-half the original fee). As many as two applications for major changes to conditions of approval may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify revisions to the project.

As you know, this is a Code Enforcement matter because construction of the wall was begun without a permit. You should work with the Code Enforcement staff to eliminate the code violation as soon as possible. Thank you for your efforts to complete the project as soon as possible after July 2, 2004.

Sincerely,



Darrell Cozen
Planner, Design & Historic Preservation Section
Phone: 626-744-6753
Email: dcozen@cityofpasadena.net

cc: Guad Flores (Bungalow Heaven Representative); Brian Reese (Bungalow Heaven President); Julie Dercle; City Manager; City Council;; Field Representatives; P&D Director; City Clerk; Chronological file; Address file; Tidemark case

STAFF REPORT

TO: Historic Preservation Commission
FROM: Richard J. Bruckner, Director of Planning & Development
DATE: Meeting of June 21, 2004
RE: 1032 N. Catalina Avenue (Bungalow Heaven Landmark District)
Certificate of Appropriateness for retaining wall in front yard
PLN2004-00216 *Council District No. 2*

RECOMMENDATION:

It is recommended that the Historic Preservation Commission:

1. Acknowledge that the proposed project is exempt from the California Environmental Quality Act;
2. Find that, with the conditions listed below, the proposed project to install a new front yard retaining wall complies with the Secretary of the Interior's Standards, the Guidelines for Historic Districts and the Bungalow Heaven Conservation Plan; and
3. **Approve** a Certificate of Appropriateness for the project **with the condition** below.

Condition:

1. The new retaining wall shall be plastered on all sides and edges exposed to the public and on the top with a finish similar to existing coating on the house. (*Design Guideline 10.12: "A new retaining wall should be compatible in design and materials to the house and the district. Un-faced concrete, concrete block, log and railroad ties are not appropriate materials for retaining walls in most cases."*)

Recommendation: In order that the new wall match the existing wall on the south side of the front yard, both walls should have the plaster finish.

BACKGROUND:

The City has halted the construction of the front yard retaining wall at 1032 N. Catalina Avenue pending the approval of a certificate of appropriateness and issuance of a building permit. The Bungalow Heaven Conservation Plan states that construction of front yard fences and walls on non-contributing properties are subject to review by the Historic Preservation Commission.

Description of Project

The elevated retaining wall is composed of approximately three courses of untinted 7.5"x14" concrete blocks with a tinted 2" capstone. The blocks are laid so that the cap is horizontal (i.e. flat) rather than parallel to the sloping sidewalk. There are two steps along the front elevation. The height of the wall ranges from 18" on the north end to 34" on the south end. The wall extends across the front of the property and turns 90 degrees at the south edge of the driveway. It connects to a pre-existing wall along the

south property line. There are two pilasters flanking a walkway to the house with conduit for light fixtures.

ANALYSIS:

The house is a non-contributor in the district because of significant additions to the original house (two-car garage, bay window, screened porch). As the proposed wall is part of the streetscape, the Design Guidelines have the same standards for contributors and non-contributors. Specifics in the conservation plan prevail when there are differences between the two documents.

Material: The Design Guidelines state that "a new retaining wall should be compatible in design and materials to the house and the district" and that unfaced concrete block is generally not an appropriate material for retaining walls. The concrete block wall should be faced with plaster cement similar to the finish on the house, and as a recommendation the existing wall on the south side should also be faced with plaster cement to unify the walls on the front yard. The applicant asked whether the concrete capstone cap could be left because it relates well to the bricks at the base of the house. Staff believes it also needs to be stuccoed because the vertical edges of the steps will look awkward if the entire wall is not stuccoed.

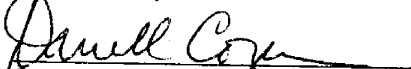
Design: As noted above, the design should be compatible with the house and the district. Most retaining walls in the vicinity have a flat, sloping coping. Only two front retaining walls out of more than 30 on Catalina Avenue have stepped capstones, and neither of those are historic walls. No retaining walls on the two adjacent streets have stepped caps. However, a retaining wall across the street and south one lot does have a stepped design with steps occurring at the points where piers occur above the retaining portion of the wall. The proposed steps, although out of character with the bulk of Bungalow Heaven, can be approved in this location because of this precedent across the street.

Respectfully submitted,



Richard J. Bruckner
Director of Planning & Development

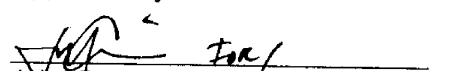
Prepared by:


Darrell Cozen, Planner

Review by:


Jeff Cronin, Principal Planner

Approved by:


John Poindexter, Planning Manager

ATTACHMENTS: A: Application/plans
 B: Photos of new construction

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Appropriateness\Catalina_1032N_062104_sr.doc