

**ATTACHMENT C:
Site Plan & Elevation**



6"

12"

3 1/4"

11"

1 1/2"

10 inch

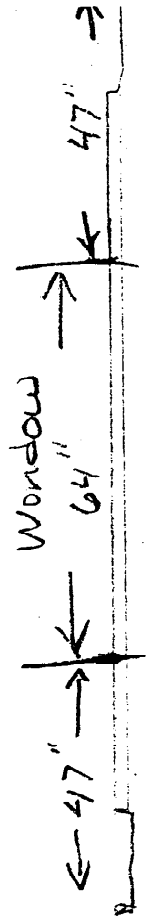
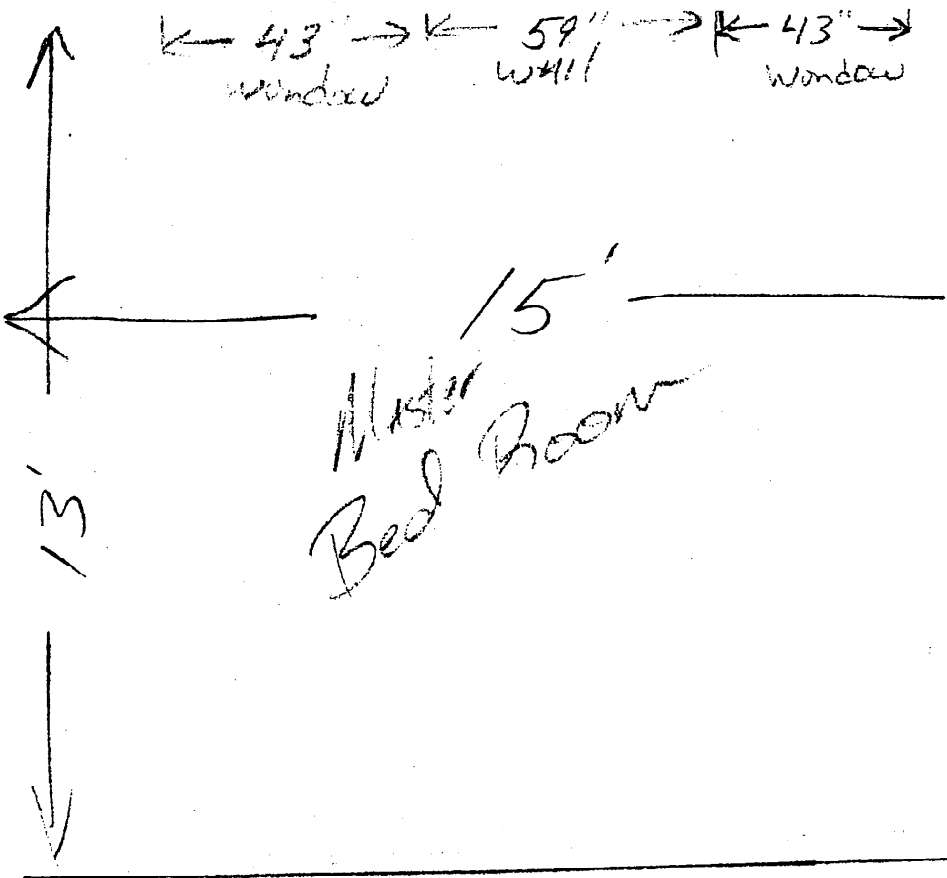
13"

16"

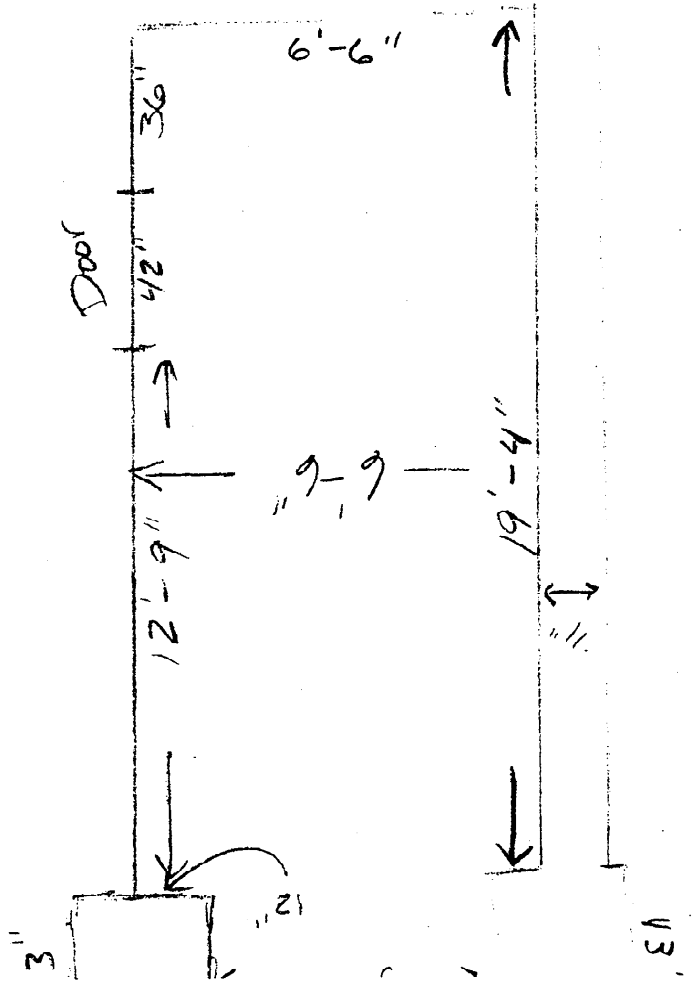
3 1/4"

6"

Ø



N/S



ATTACHMENT D:
Decision Letter from Historic Preservation
Commission



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

May 17, 2007

Mr. Dennis Estrada
P.O. Box 23741
Santa Barbara, CA 93001

RE: DENIAL OF APPEAL OF CERTIFICATE OF APPROPRIATENESS
975 North Hudson Avenue (Washington Square Landmark District)
PLN2007-00236 Council District #5

Dear Mr. Estrada:

Acting under the provisions of Chapter 17.62 of the Pasadena Municipal Code, the Historic Preservation Commission, at a public hearing meeting on May 7, 2007 in the Permit Center's Hearing Room, considered your appeal of a staff decision to deny the proposed French door and balcony on the primary elevation of the house at 975 N. Hudson Ave.

At the hearing, the Commission:

1. Acknowledged that the project is **categorically exempt** from the California Environmental Quality Act (Article 19, §15331, Class 31, Historical Resource Restoration/Rehabilitation);
2. Found that the proposed door and balcony is **inconsistent** with the City's *Design Guidelines for Historic Districts*, the *Secretary of the Interior's Standards for Rehabilitation* and the *Secretary of the Interior's Illustrated Guidelines for Rehabilitating Historic Buildings*; specifically:

Balcony:

- Each property shall 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 architectural elements, shall not be undertaken (Secretary of the Interior's Standards, #3). *[The new balcony is a conjectural feature and creates a false sense of historical development]*

Mr. Dennis Estrada

May 17, 2007

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Door:

- When window or door replacement is necessary, match the replacement to the original design as closely as possible; very ornate windows that do not reflect the character of original windows are inappropriate; match the replacement also in the number and position of glass panes (Design Guidelines for Historic Districts, 7.10). *[The new door does not reflect the character of the original window, is overtly ornate, and it does not match the detailing and pattern of the original window.]*
 - A new design should be compatible with the window openings and the historic character of the building (Secretary of the Interior's Standards for Rehabilitation, Illustrated Guidelines). *[The new door exceeds the size of the original window opening.]*
 - Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence (Secretary of the Interior's Standards, #6). *[There is no documentary, physical, or pictorial evidence to justify the design of the door. However, there is sufficient documentation upon which to base an appropriate compliant design.]*
3. Based on these findings, **denied** the application for a Certificate of Appropriateness;
 4. In order to restore the front façade of the house to its original state, the Historic Preservation Commission has requested the following information be provided in a new application for a Certificate of Appropriateness, to be reviewed by the Commission:
 - a. Removal of the two new lanterns and balcony,
 - b. Details of new plaster work; to ensure minimal reducing the visibility of the patching that will be required to reduce the window opening to its original size, and
 - c. Additional review of a replacement window; to match the original window documented in pictorial evidence on file with the Planning Division.

More detailed information regarding the Commission's basis for this decision may be found in the staff report dated May 7, 2007 on file in the Design and Historic Preservation archives.

Effective Date Appeals Call for Review

This decision becomes effective on **Friday, May 18, 2007**. Before the effective date, the City Council may call for a review of this decision. In addition, you or any person affected by this decision may appeal it to the City Council **before the effective date** by filing an application for an appeal in writing with the City Clerk (6th floor, 117 E. Colorado Boulevard) with the fee of \$659.00. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are held as *de novo* hearings, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal. The last day to file an appeal is **Thursday, May 17, 2007**.

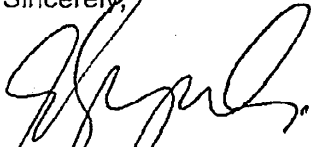
Mr. Dennis Estrada

May 17, 2007

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Please call me at (626) 744-4009 if you have any questions regarding this matter.

Sincerely,

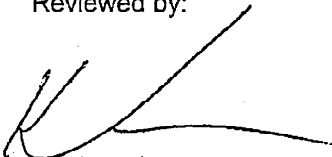


Adrian Suzuki

Planning Intern, Design and Historic Preservation Section

E-mail: asuzuki-agencytemp@cityofpasadena.net

Reviewed by:



Kevin Johnson

Planner

Design & Historic Preservation Section

Tel 626-744-7806; fax 626-396-7259

Email: kevinjohnson@cityofpasadena.net

Cc: Tidemark; address file; chron file; City Council, Field Representative (District 5), City Clerk, City Manager, Joseph Feinblatt (Washington Square Representative)

APPEAL APPLICATION

RECEIVED

GENERAL INFORMATION: (Please print)

Date: 5/17/07
07 MAY 17 A9:59

Appellant: Dennis Estrada

Mailing Address: P.O. BOX 23741 CITY OF PASADENA

City: Santa Barbara State: CA Zip: 93101

Phone #: (day) 805 896-6024 (evening) (310) 456-2395 Fax #: (805) 652-0931

Contact Person: Dennis Estrada Phone #: _____

E-mail Address of Contract Person: JROND SOL@Prodigy.net

Applicant (if different from appellant): _____

APPEAL APPLICATION

Application # _____ Date of Decision _____ Appeal Deadline _____


Property Address: 975 N Hudson Ave

I hereby appeal the decision of the: Balkony & French window's

The decision maker failed to comply with the provisions of the zoning ordinance in the following manner:

The new design of the window is consistent with the Mission Revival style, which my home is a Mission Revival style. the differential is that it is made by steel framing. the new balkony & steel window is compatible with the remaining character of the home.

If necessary, please attach additional sheets


Applicant's Signature

5/17/07
Date of Application

Activity # _____	Appeal Hearing Date _____
Application Fee: \$ _____	Received by: _____
Date Received: _____	