

December 6, 2024

City of Glendale
Community Development Department
c/o Jay Platt
633 E. Broadway, Rm. 103
Glendale, CA 91206

RE: Design Review for Proposed One-Story Rear Addition at 2766 E. Glenoaks Blvd.,
City of Glendale, Los Angeles County, California

Dear Mr. Platt,

Applied EarthWorks, Inc. (Æ), at the direction of the owner/applicant, assisted in the design review process with the City of Glendale (City) for the proposed one-story rear addition at 2766 E. Glenoaks Blvd. When considering a proposed addition, Æ seeks to understand the significance and character of a historic property as well as the regulatory context that surrounds it in order to appropriately analyze and provide a recommendation regarding the proposed project. This is done to properly assess whether the proposed work would have an impact on the historic integrity of the property. We have summarized regulatory context according to the Secretary of the Interior's (SOI) Standards and Guidelines and the City's Historic Preservation Ordinance, and we have considered the subject property's participation in the Mills Act property tax incentive program. Because of the property's participation in the Mills Act program, Æ understands from City staff that the proposed project will require review by the Historic Preservation Commission. We appreciate your forwarding this letter report to the Commissioners and appropriate recipients.

INTRODUCTION

Request

To construct a one-story, 408-square-foot rear addition within the footprint of a brick patio that connects the two-story main residence and guest house.

Background/History

The property located at 2766 E. Glenoaks Blvd. in the city of Glendale is a single-family residence originally constructed in 1928 in the French Revival architectural style. It is listed in the Glendale Register of Historic Places because it is "an excellent and rare example of this [architectural] style" in Glendale. Furthermore, the property is under contract with the City through the Mills Act property tax incentive program, which obligates the owner to preserve and/or enhance the historic character of this designated historic property in exchange for property tax abatement.

The residence is on a generous, wooded lot in the Glenoaks Canyon area within city limits. Alterations to the property over time include construction of a detached garage in 1938, construction of a detached



workshop in 1943, interior renovation and repurposing of the workshop to serve as a guest house in 2000, replacement of original cedar wood shakes with slate tiles as a roofing and siding material in 2003, installation of a built-in spa with landscaped retaining walls in 2009, and installation of a pool in 2018. The guest house is set back from and perpendicular to the main residence, forming an L-shaped configuration. They are connected by a brick patio within the corner of the L-shaped configuration in the rear portion of the property, where the current addition is proposed.

Regulatory Context

Secretary of the Interior's Standards for Rehabilitation

The National Park Service defines Rehabilitation as “. . . the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values” (Weeks and Grimmer 1995). As with the Standards for Preservation, historic building materials and character-defining features are preserved, protected and maintained. The Standards for Rehabilitation allow for the replacement of extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Rehabilitation allows for alterations deemed necessary for the continuing or new use of the historic building providing alterations retain as much original historic material as possible and do not impact character-defining features of the structure. These alterations can include additions or related new construction if it is compatible yet distinct from the historic materials and does not detract from key elevations. The 10 Standards for Rehabilitation are:

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.
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.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.



8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
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.

Relevant Excerpts from Local Historic Preservation Ordinance (Glendale Municipal Code Sec. 15.20)

§15.20.020. Definitions.

“Character defining features” means the distinctive physical forms, elements, materials, details, and/or characteristics that convey the significance of a historic resource.

“Designated historic resource” means a historic resource that is listed in the National Register of Historic Places, the California Register of Historical Resources, or the Glendale Register of Historic Resources.

“Historic integrity” means the authenticity of a resource’s historic identity, evidenced by the survival of physical characteristics that existed during the resource’s prehistoric or historic period and which allow it to continue to convey its significance. Historic integrity is the composite of seven aspects or qualities: location; design; setting; materials; workmanship; feeling; and association (as defined by the National Park Service). All seven aspects or qualities do not need to be present for eligibility for designation as a historic resource as long as the overall sense of past time and place is evident.

“Minor alteration” means alteration to any exterior portion of a designated historic resource, a resource that is pending designation as a historic resource, or a potential historic resource, or to any protected interior, that involves:

1. Construction of an addition to an existing building or structure, or new construction, of 200 square feet or less at a location visible from the public right-of-way;
2. Construction of an addition to an existing building or structure, or new construction, of less than 700 square feet at a location not visible from the public right-of-way; or
3. Any alteration determined by the director of community development to be compatible with the Secretary of the Interior’s Standards for Rehabilitation and that does not exceed the thresholds established by subsections 1 and 2 of this definition.

“Secretary of the Interior’s Standards for Rehabilitation” is the set of standards issued by the U.S. Department of the Interior, National Park Service [Title 36 Code of Federal Regulations Part 67] and the publications of the National Park Service (NPS), Preservation Assistance Division, Guidelines for Rehabilitating Historic Buildings . . . and The Secretary of the Interior’s Standards



for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings [Weeks and Grimmer 1995].

“Visible from the public right-of-way” means any portion of a designated historic resource, a resource that is pending designation as a historic resource, or a resource that is a potential historic resource that is visible from the public street or sidewalk immediately adjacent to the property. For the purposes of this chapter, any portion of a designated historic resource, a resource that is pending designation as a historic resource, or a resource that is a potential historic resource that is not visible due to landscaping shall nonetheless be considered visible from the public right-of-way.

(Prior code §21-01; Ord. 5110 §8, 1996; Ord. 5347 §6, 2003; Ord. 5784 §3, 2012; Ord. 5931 §2, 2019; Ord. 5949 §4, 2020)

§15.20.084 Review and permit required for minor alterations of designated historic resources, of resources pending designation as a historic resource, of potential historic resources, or of protected interiors.

- A. Review of Alterations That Require a Permit. No person shall make minor alterations to a designated historic resource, to a resource pending designation as a historic resource, to a potential historic resource, or to a protected interior without completing any environmental review required by CEQA and obtaining permits. An application for such permit shall be filed with the permit services center and will be reviewed by the director of community development. The director may require the application be supplemented by such additional information or materials as deemed reasonably necessary for a complete review. The director may impose such reasonable conditions or restrictions as he or she deems necessary or appropriate to achieve the purpose of this chapter.
- B. Review of Alterations That Do Not Require a Permit. The director of community development shall be the review authority to determine whether certain work that does not require a building permit is nonetheless a minor alteration and therefore requires review because, the alteration may have a significant impact on the character and appearance of a designated historic resource, of a resource that is pending designation as an historic resource, of a potential historical resource, of a protected landscape feature, or of a protected interior. The following work must be reviewed and approved by the director of community development:
 - 1. Replacement of doors and garage doors within existing openings;
 - 2. Removal of existing awnings, or installation of new awnings, that are fully supported by the wall;
 - 3. Removal or installation of wall cladding, trim, shutters, or other decorative materials;
 - 4. Installation or removal of decorative light fixtures at existing junction boxes;
 - 5. Construction or removal of hardscape, fences, and walls;
 - 6. Removal of any protected landscape feature; and



7. Any other work not requiring a permit and determined by the director of community development to require design review due to its potential to affect the historic character and appearance of the property.
- C. Notwithstanding the foregoing, upon further review [sic] director of community development may determine that a proposed alteration exceeds the standards to be considered a minor alteration and may require review by the historic preservation commission at a public hearing pursuant to Section 15.20.082 of this chapter.

(Ord. 5784 §12, 2012; Ord. 5949 §12, 2020)

PROJECT DESCRIPTION AND ANALYSIS

Project Description

The applicant is proposing to construct a one-story, 408-square-foot addition on the west side of the rear (south) elevation of the main residence that connects to the east elevation of the guest house. The proposed addition sits below grade, is pentagonal in plan to follow the existing footprint of the rear brick patio, and is connected to the main residence and guest house by flat-roofed extensions, or hyphenations, that are smaller in dimensions than existing building components and the proposed addition to which they are attached. The existing portion of the rear elevation on the main residence framed by the extension is being replaced partially by an interior shear wall, with access to the addition through an enlargement of the current door and window openings; existing brick cladding, doors, and windows on the guest house framed by the extension are being retained. The roof of the addition is flat, with a parapet topped by a cornice and painted metal cap. The façades of the addition are clad with painted wood paneling and consist of floor-to-ceiling metal windows with divided lights, consistent with features and materials of the existing residence. The proposed addition would serve as a kitchen for the main residence and the guest house. It draws inspiration from conservatory design, with the intention to contribute to the historic character of the property and further connect the residence with the surrounding landscape.

Project Analysis

Æ understands from City staff that because the subject property is a participant in the Mills Act property tax incentive program, the proposed project will require review by the Historic Preservation Commission. The proposed addition is “less than 700 square feet at a location not visible from the public right-of-way,” and is therefore considered a minor alteration if it is found to be compatible with the SOI Standards for Rehabilitation, according to the city’s historic preservation ordinance. Applicable SOI Standards for Rehabilitation related to new additions include Standards 9 and 10:

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.



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.

The irregular floor plan, horizontal massing, and use of wood as an ornamental material on the proposed addition are characteristic of the French Revival architectural style, which is typically noted for its relatively minimalist design with a few distinguishing features and/or fanciful and decorative designs. This architectural style is inspired by design of “rambling French farmhouses” and “smaller French manor houses,” with combinations of features and materials meant to suggest development over time and create a village-like feeling intended to be “picturesque and emotionally evocative of a time and place most people were not familiar with firsthand,” according to the *SurveyLA Citywide Historic Context Statement for Architecture and Engineering*, Period Revival (2016:11–12). The proposed addition appears to draw upon this inspiration by adding onto the residence in a compatible yet differentiated manner. It is within the footprint of the existing brick patio, a nook created by the main residence and guest house that would not be visible from the sidewalk or street even with the construction of the addition, since it is proposed to be one story compared with the existing two-story residence. The proposed height and use of a flat roof with parapet for the addition both distinguish it from the residence and provide for a less obstructed view of architectural features on the residence from the rear, e.g. the gabled roof structure, brick façades, and metal windows with divided lights. The proposed use of wood as a cladding material is inspired by use of the material for ornamental features on the existing residence such as fascia, trim, and corbels and by use of it historically on the residence, i.e. cedar wood shakes as a roofing and cladding material. Wood is a compatible material that does not compete with brick and stone as cladding materials on the existing residence. The proposed metal floor-to-ceiling windows with divided lights are taller in height than windows on the existing residence, but consistent in material and divided-light proportion to existing windows; the proposed windows are intended to optimize access to light and landscape. As proposed, the addition exhibits elements of a conservatory and a folly, captures the essence and whimsy of the French Revival architectural style, and contributes to the historic character of the residence.

The proposed one-story rear addition is compatible with, yet distinct from and diminutive to, the existing two-story residence. This proposed contribution to the historic character of the property is not visible from public right-of-way and is attached to existing buildings on the property with reasonable sensitivity as well as smaller flat-roofed extensions that frame and incorporate existing architectural features within the interior of the newly proposed addition. If removed in future, it would minimally affect the overall historic character of the property. To limit removal of historic materials on the rear portion of the property, the owner could consider salvaging all bricks and other original materials removed from the main residence in order to be repurposed in future preservation efforts were the addition removed.

(continued on next page)



RECOMMENDATION

Æ recommends that the request to construct a one-story rear addition at 2766 E. Glenoaks Blvd. be approved in accordance with drawings and specifications as of the date of this letter. The proposed work appears to be consistent with the SOI Standards for Rehabilitation and Glendale Municipal Code §15.20.

Sincerely,

Carlos van Onna
Principal Architectural Historian

REFERENCES

SurveyLA

- 2016 *Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Theme: Period Revival, 1919–1950, Theme: Housing the Masses, 1880–1980, Sub-Theme: Period Revival Neighborhoods, 1918–1942.* Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, Los Angeles, California.

Weeks, Kay D., and Anne E. Grimmer

- 1995 *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.* U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, D.C.