

**PUBLIC COMMENTS**

**DESIGN REVIEW CASE NO.**

**PDR-003119-2024**

**For HPC Consideration at the  
April 18, 2024 Hearing**

**Ji, Eric**

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**From:** Platt, Jay  
**Sent:** Wednesday, April 17, 2024 12:58 PM  
**To:** Platt, Jay  
**Cc:** Ji, Eric  
**Subject:** FW: Agenda Item 7(a) April 18, 2024 / 1239 Rossmoyne Avenue PDR-003119-2024  
**Attachments:** Letter to HPC 1239 Rossmoyne 20240414.pdf

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Jay Platt, Principal Planner • City of Glendale • Community Development Department  
633 E. Broadway, Room 300, Glendale, CA 91206 • (818) 937-8155

----- Forwarded message -----

From: **Rossmoyne Mountain** <[rossmoynemountain@gmail.com](mailto:rossmoynemountain@gmail.com)>  
Date: Mon, Apr 15, 2024 at 7:04 AM  
Subject: Agenda Item 7(a) April 18, 2024 / 1239 Rossmoyne Avenue PDR-003119-2024  
To: [chris.cagnotti@gmail.com](mailto:chris.cagnotti@gmail.com) <[chris.cagnotti@gmail.com](mailto:chris.cagnotti@gmail.com)>, [nicholasdoom@gmail.com](mailto:nicholasdoom@gmail.com) <[nicholasdoom@gmail.com](mailto:nicholasdoom@gmail.com)>, [jeffrey\\_head@yahoo.com](mailto:jeffrey_head@yahoo.com) <[jeffrey\\_head@yahoo.com](mailto:jeffrey_head@yahoo.com)>, [cathjurca@gmail.com](mailto:cathjurca@gmail.com) <[cathjurca@gmail.com](mailto:cathjurca@gmail.com)>, <[daniel@culturalchapter.net](mailto:daniel@culturalchapter.net)>  
Cc: <[jplatt@glendaleca.gov](mailto:jplatt@glendaleca.gov)>

Dear Chair Cagnotti and Members of the Commission,

Please find attached our comment letter regarding the agenda item noted above. We would greatly appreciate confirmation of receipt. We look forward to your discussion.

Sincerely,  
Lorna Vartanian, President  
Rossmoyne/Mountain HOA  
[www.rossmoynemountain.com](http://www.rossmoynemountain.com)

**Ji, Eric**

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**From:** David S <dfsprofcorp@gmail.com>  
**Sent:** Thursday, April 18, 2024 11:31 AM  
**To:** HistoricPreservationCommission  
**Cc:** Ji, Eric  
**Subject:** PDR-003119-2024, 1239 Rossmoyne Ave.

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Commissioners Cragnotti, Doom, Head, Jurca & Paul,

I oppose this project (1239 Rossmoyne Ave.), which would add a total of 1,527 sf -- 1,088 sf of it to the main residence and 439 sf of it to outbuildings. The existing residence is 2,413 sf in size, was built in 1927, and is a contributor to the Rossmoyne Historic District.

The proposed 1,088 sf addition to the main residence would increase its size by **45%** from 2,413 sf to 3,501 sf. Anyway you look at it, this would be a massive addition to a contributor to the Rossmoyne Historic District, which "retains many of its original character-defining features and maintains high historic integrity" (see staff report).

***Rossmoyne Historic District Standards***

The proposed additions would violate or at least be inconsistent with the following standards for the Historic District:

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) 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 from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) 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.

(8) 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.

Given the massive scale of this addition project and its violation of the Historic District standards, it should and must be rejected by the Commission. Otherwise, the City's Historic District standards will have no meaning, thus setting a bad precedent and encouraging further inconsistent development that will over time degrade or even destroy the character of the Rossmoyne Historic District. The current property owner bought this contributor home with full knowledge of the Historic District restrictions and should not be allowed to violate the applicable City standards.

### ***Environmental Review (CEQA)***

According to the staff report, this massive project is exempt from CEQA as "a minor addition to an existing building" and as "historic restoration or rehabilitation." To call a 45% addition to a residence a minor addition to an existing building and an historic restoration or rehabilitation is inaccurate and, frankly, an abuse of CEQA. Given the obvious environmental impacts on the Historic District and neighboring properties, including potential cumulative impacts, an EIR is legally required and should be required by the Commission.

Should the Commission nevertheless grant approval to this project, the Commission should at the very least reject the addition to the front of the house (enclosure of 2nd-story balcony), require the retention of existing vents, and require that any wooden windows be replaced with similar wooden windows (see staff report).

David F. Schmidt  
Attorney at Law  
949 Rosemount Rd.  
Glendale, CA 91207  
[dfsprofcorp@gmail.com](mailto:dfsprofcorp@gmail.com)

**Ji, Eric**

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**From:** Platt, Jay  
**Sent:** Wednesday, April 17, 2024 6:00 PM  
**To:** Platt, Jay  
**Cc:** Ji, Eric  
**Subject:** FW: 1239 Rossmoyne

Hi everyone - here's another comment note for 1239 Rossmoyne. Also, I forgot to let you know that the minutes for the 3/21 meeting were posted on the website, so you'll be able to review, comment, and approve them tomorrow evening

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Jay Platt, Principal Planner • City of Glendale • Community Development Department  
633 E. Broadway, Room 300, Glendale, CA 91206 • (818) 937-8155

-----Original Message-----

From: June Cheleden <jchelmerch@gmail.com>  
Sent: Tuesday, April 16, 2024 4:30 PM  
To: Ji, Eric <EJi@Glendaleca.gov>  
Subject: 1239 Rossmoyne

[You don't often get email from jchelmerch@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Hello. I live at 1006 E Mountain St., and gathered signatures to create a Historical District which made it possible to protect the Rossmoyne neighborhood from over building, among other things. This proposal almost doubles the square footage of the protected house and lot and is exactly what the historical district was created to prevent. It's hard to understand how this proposal even came about, since the home two doors north waited a very long time to get a single small bathroom added to their three bedroom two bathroom house. These lovely people moved to Altadena because they gave up on getting approval on having a second bathroom upstairs.

I strongly disapprove of this extreme mansionization of this property. The New York Times mentioned Rossmoyne as one of the rare neighborhoods that still exist. Please do not approve this proposal.

June Cheleden  
818-601-5948

**Ji, Eric**

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**From:** DocandPam <docandpam@charter.net>  
**Sent:** Thursday, April 18, 2024 9:11 AM  
**To:** Platt, Jay; Ji, Eric  
**Cc:** Abajian, Suzie  
**Subject:** 1239 Rossmoyne Ave-PDR-003119-2024

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Dear Sirs,

We have lived next to this property for over 50 years, at 1243 Rossmoyne Ave., and have never had an issue.

The mass of this proposed addition is concerning because it will block the sunlight coming into our kitchen. We also have concerns about protecting our Oak tree near the property line at the side of our garage.

Thank you for your consideration,

Bruce F. DeVine and Pamela DeVine

Sent from my iPad

**Ji, Eric**

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**From:** Platt, Jay  
**Sent:** Wednesday, April 17, 2024 12:57 PM  
**To:** Platt, Jay  
**Cc:** Ji, Eric  
**Subject:** FW: HPC Agenda Item - 1239 Rossmoyne - Design Comments  
**Attachments:** 1239 Rossmoyne Comments.pdf

Hi Commissioners –

This email and comment letter re: the item at 1239 Rossmoyne were sent to you directly by the author but I'm re-sending just in case. I'll forward a message from the Rossmoyne Mountain HOA shortly.

See (most of) you on Thursday –  
Jay

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**Jay Platt, Principal Planner • City of Glendale • Community Development Department**  
633 E. Broadway, Room 300, Glendale, CA 91206 • (818) 937-8155

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**From:** Desiree Shier <desiree.shier@sbcglobal.net>  
**Sent:** Sunday, April 14, 2024 6:59 PM  
**To:** CathJurca@gmail.com; NicholasDoom@gmail.com; Jeffrey\_Head@yahoo.com; Chris.Cagnotti@gmail.com; Daniel@culturalchapter.net  
**Cc:** Platt, Jay <JPlatt@Glendaleca.gov>  
**Subject:** HPC Agenda Item - 1239 Rossmoyne - Design Comments

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HPC Commissioners,

Thank for your great work to preserve and protect our historic districts and resources in Glendale.

As a Rossmoyne Historic District resident within 500 feet of 1239 Rossmoyne property and a past HPC Commissioner, I wanted to carefully review the proposed additions/changes and provide my design expertise for your consideration.

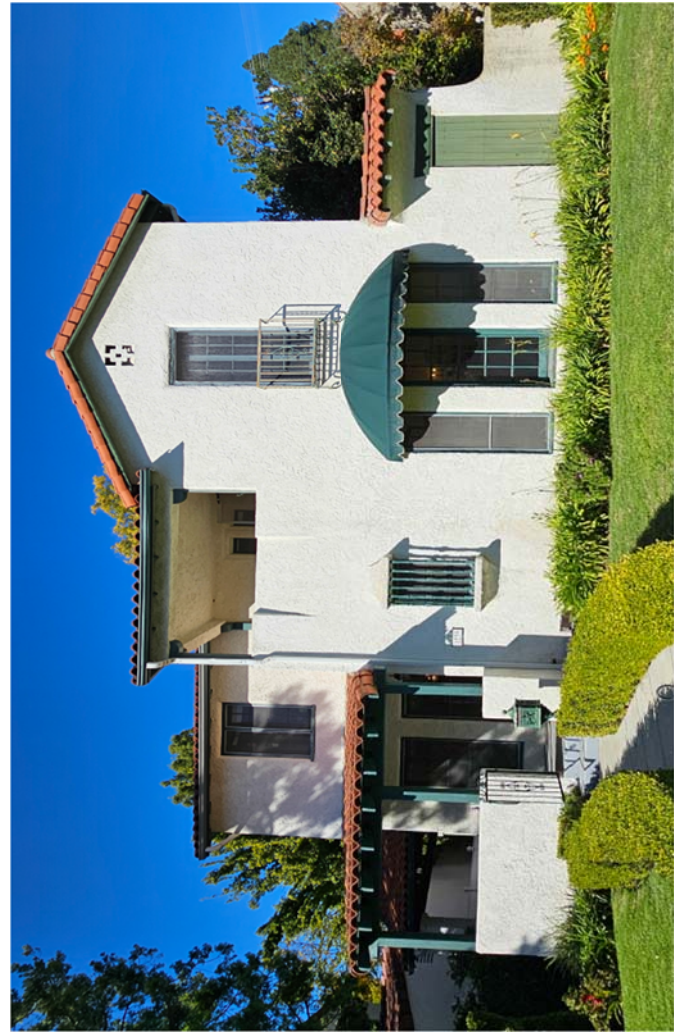
I agree with the Staff conditions that are mentioned in the report, but also feel that there are other aspects of the design that are incompatible with the Spanish Colonial Revival style that should be addressed before approving the project. I have provided my comments in the attached PDF with more photos than words to best bring your attention to these features. In my opinion, the project should be redesigned and brought back for final review and approval.

If you have any questions, please feel free to contact me.

Thanks for your careful review and consideration to protect our Rossmoyne Historic District.

Desiree Shier









EXISTING FRONT ELEVATION



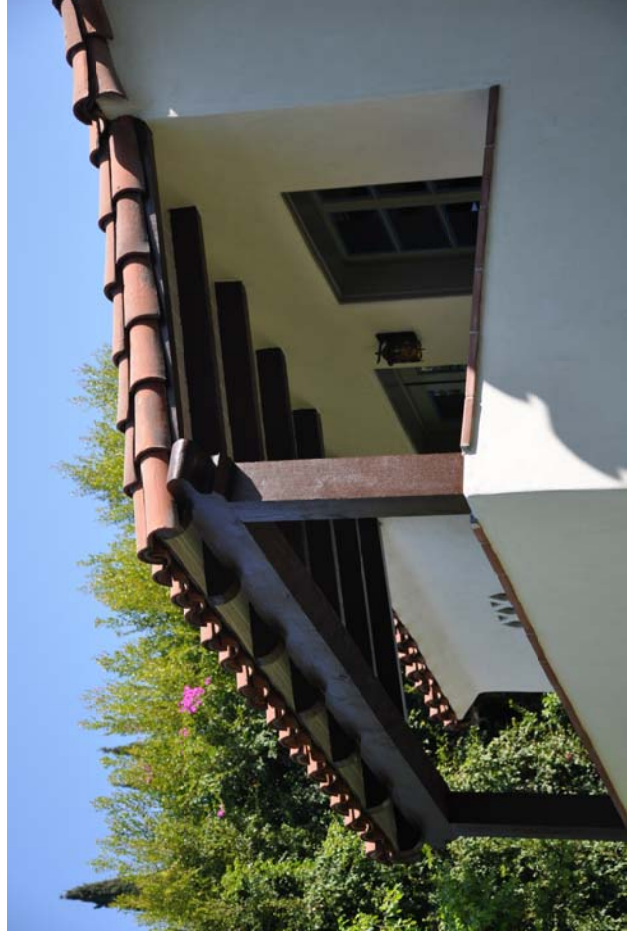
PROPOSED BACK ELEVATION

**THE DESIGN OF THE BACK OF THE HOUSE IS NOT COMPATIBLE WITH THE FRONT OF THE HOUSE  
IN ITS ORIGINAL SPANISH COLONIAL REVIVAL STYLE.**

**THE BACK ELEVATION IN ITS LARGE MASSING AND SYMMETRICAL FAÇADE LACKS THE FEATURES OF THE SPANISH COLONIAL REVIVAL STYLE –  
ASYMMETRICAL FAÇADES WITH BALANCE FOUND IN VARIED FEATURES THAT ARE STANDARD TO THE PERIOD STYLE.**



**RECOMMENDATION TO KEEP ORIGINAL BALCONY OPEN AND RESTORE IT TO ORIGINAL CONDITION  
REMOVE STUCCO FROM BALCONY CEILING TO UNCOVER ORIGINAL WOOD BEAMS & WOOD CEILING**



**EXAMPLE OF APPROPRIATE SPANISH COLONIAL REVIVAL STYLE BALCONY**



RETAIN ORIGINAL FRONT ENTRY PORCH WALL HEIGHT & PROPORTIONS AS SHOWN ABOVE



DO NOT RAISE STUCCO WALL HEIGHT AT FRONT PORCH SURROUND AS SHOWN IN RENDERING ABOVE - INCOMPATIBLE PROPORTION FOR THE STYLE





REMOVE NON-ORIGINAL & NON-PERMITTED LIGHT POSTS ON EACH SIDE OF THE WALKWAY AT SIDEWALK



PHOTO FROM HISTORICAL SURVEY ON 3/14/2011-- THE LIGHT POSTS DID NOT EXIST AND ARE NOT ORIGINAL TO THE HOUSE OR IN KEEPING WITH THE STYLE





PROPOSED INCORRECT STYLE OF BALCONY & TERRACE WITH STUCCO COVERED POSTS & STRAIGHT WOOD BEAMS – INCOMPATIBLE PATIO FINISHES.



EXAMPLES OF SPANISH COLONIAL APPROPRIATE STYLE FOR BALCONIES/TERRACES WITH WOOD POST & BEAM & TERRACOTA HARDSCAPE WITH LANDSCAPING.



THIS UPPER FAÇADE ELEVATION ALONG THE DRIVEWAY IS NOT IN KEEPING WITH THE SPANISH COLONIAL STYLE  
WITH NO WINDOWS ON UPPER BACK HALF OF THE HOUSE.

INCOMPATIBLE HARDSCAPE FINISHES ON DRIVEWAY AND BACK PATIO AS WELL AS LACK OF APPROPRIATE LANDSCAPING.

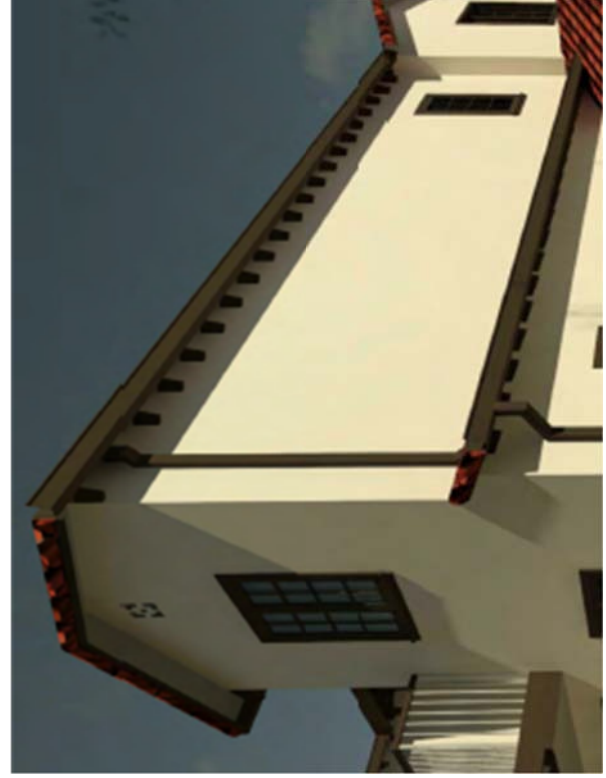
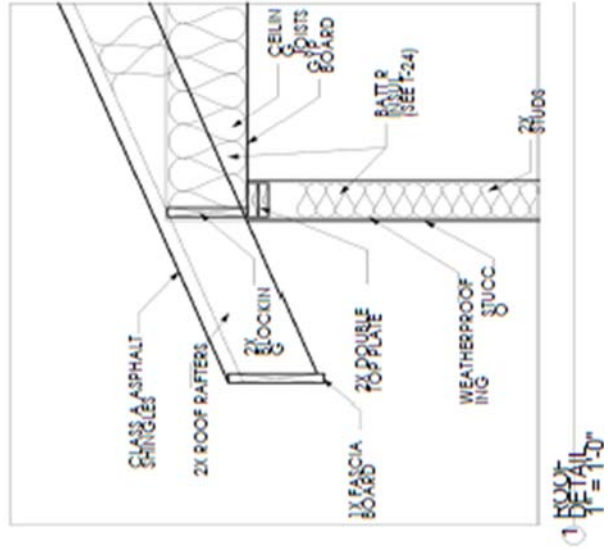




PROPOSED INCORRECT STYLE CABANA WITH STUCCO COVERED POSTS, STYLE AND PLACEMENT OF LIGHTS, ETC.  
 POOL DESIGN IS ALSO NOT SENSITIVE TO THE SPANISH COLONIAL STYLE WITH ITS MODERN SHAPE & TILES, HARD LINES, AND UNROMANTIC STYLE.



EXAMPLES OF SPANISH COLONIAL APPROPRIATE STYLE FOR CABANA WITH WOOD POST & BEAM, NOT STUCCO CLAD COLUMNS.



**ENSURE NEW ROOF DETAIL HAS EXPOSED RAFTER TAILS TO MATCH EXISTING FRONT FAÇADE ROOF DETAIL.**

**Ji, Eric**

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**From:** Platt, Jay  
**Sent:** Thursday, April 18, 2024 4:01 PM  
**To:** Platt, Jay  
**Cc:** Ji, Eric  
**Subject:** FW: Agenda Item 7(a) April 18, 2024; 1239 Rossmoyne Avenue

Another comment letter

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**Jay Platt, Principal Planner • City of Glendale • Community Development Department**  
633 E. Broadway, Room 300, Glendale, CA 91206 • (818) 937-8155

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**From:** Kathleen Clark <kathleenclarkphoto@gmail.com>  
**Sent:** Thursday, April 18, 2024 3:57 PM  
**To:** HistoricPreservationCommission <HistoricPreservationCommission@Glendaleca.gov>  
**Cc:** Beth Marlis <bethnic@me.com>  
**Subject:** Re: Agenda Item 7(a) April 18, 2024; 1239 Rossmoyne Avenue

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Chair Chris Cragnotti  
and Members of the Historic Preservation Commission (via email)

Re: Agenda Item 7(a) April 18, 2024 / 1239 Rossmoyne Avenue.

Dear Chair Cragnotti and Commission Members,

As two of the official proponents of the pending Bellehurst Historic District, we write to you in support of the letter submitted by Lorna Vartanian, President of the Rossmoyne/Mountain HOA, regarding 1239 Rossmoyne Avenue. We agree with each of her points and urge you to find as she suggests.

We also wish to note that the second story proposed addition to the home is highly visible from multiple angles: the driveway side, the northern or uphill side, as well as from East Mountain Street at the intersection of Sinaloa Drive. The full set of proposed expansions, massing and modernized architectural modifications to 1239 Rossmoyne will dramatically alter the views and character of those locations, within the Rossmoyne Historic District.

While trees, sadly, are not equally protected, the proposed removal of the Pecan tree at the back of the lot is heartbreaking. The fully mature tree is somewhere between 50-100 feet tall and easily could date back to the original housing tract. Given the fact that Pecans can live between 200-300 years, the tree may well have been planted on the original Rancho. It is home to a massive bird's nest and provides a glorious view from Rossmoyne Avenue, Cortez Drive, East Mountain Street, North Carmen Drive and Del Rey Drive. At a

time when tree canopy is so environmentally essential, this tree should be treasured, not bulldozed.

We hope the Commission will allow for some renovations while honoring the historic character of this home and the Historic District in which it's located. We appreciate your consideration.

Sincerely,

Kathleen Clark

Beth Marlis

<https://www.bellehursthistoricdistrict.com>

**Ji, Eric**

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**From:** Platt, Jay  
**Sent:** Thursday, April 18, 2024 4:30 PM  
**To:** Platt, Jay  
**Cc:** Ji, Eric  
**Subject:** FW: Oppose Proposed Construction 1239 Rossmoyne

Last emailed letter! Any others will be printed and on the dais.

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**Jay Platt, Principal Planner • City of Glendale • Community Development Department**  
633 E. Broadway, Room 300, Glendale, CA 91206 • (818) 937-8155

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**From:** Ji, Eric <EJi@Glendaleca.gov>  
**Sent:** Thursday, April 18, 2024 4:27 PM  
**To:** Platt, Jay <JPlatt@Glendaleca.gov>  
**Subject:** FW: Oppose Proposed Construction 1239 Rossmoyne

Another comment.



Eric Ji | Planning Associate | City of Glendale  
633 E. Broadway, Room 103 | Glendale, CA | 818-937-8178  
[EJi@glendaleca.gov](mailto:EJi@glendaleca.gov) | [www.glendaleca.gov](http://www.glendaleca.gov) | [Follow us!](#)

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**From:** kathy baur <[kathyb89@hotmail.com](mailto:kathyb89@hotmail.com)>  
**Sent:** Thursday, April 18, 2024 4:25 PM  
**To:** Ji, Eric <[EJi@Glendaleca.gov](mailto:EJi@Glendaleca.gov)>  
**Subject:** Oppose Proposed Construction 1239 Rossmoyne

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Hello Mr. Ji,

I am unable to attend the hearing this evening for 1239 Rossmoyne. I oppose the construction. The proposed plan to too large for our neighborhood.

Kind regards,  
Kathy Baur  
Rossmoyne Resident



April 14, 2024

Chair Chris Cragnotti  
and Members of the Historic Preservation Commission (via email)

Re: Agenda Item 7(a) April 18, 2024 / 1239 Rossmoyne Avenue PDR-003119-2024

Dear Chair Cragnotti and Members of the Commission,

On behalf of the Board of Directors of the Rossmoyne/Mountain HOA, thank you for the opportunity to comment on this agenda item.

The RMHOA is always happy to welcome new neighbors and we hope our new neighbors will value and appreciate living in the Rossmoyne Historic District and the greater Rossmoyne neighborhood.

As noted in the staff report, 1239 Rossmoyne Avenue is a contributor to the Rossmoyne Historic District classified on the DPR as a 5D1 contributor which retains high integrity.

Character defining features of the home visible from the public right-of-way, per the City of Glendale Historic District Guidelines, and proposed to be changed include:

- Half barrel tile roof
- Decorative vents
- Original wood windows
- Front façade balcony
- Paving materials at front walkway and driveway

**Half-barrel tile roof:** S-tile did not exist in 1927. Its use minimizes an important character defining feature by lowering the roof profile to make it almost disappear. The color of the tile may read as appropriate, but the style of the roof tile is not.

**Decorative vents:** the proposal to cover vents may be an attempt to create an undetailed, more contemporary façade. That is not the intent of historic Spanish Colonial style which embraces this type of detail. This is a character defining feature of the home which should not be eliminated.



**Original wood windows:** original windows are a point of much debate. In agreement with the staff report, keeping the wood windows at the front and portions of the side elevations visible from the public right-of-way will better meet Secretary of the Interior's Standard #6 calling for repair rather than replacement of deteriorated historic features.

We find it unusual that no windows are included in the upper-level addition drawings on either side of the house and suggest windows be included to add relief to these long wall spans.

**Front façade balcony:** balconies are a common feature which add to the alternating positive and negative volumes typical of the Spanish Colonial style. The open balcony should be preserved and should not be enclosed. We encourage removal of the stucco from the balcony ceiling to expose the original wood beams and wood ceiling.

**Paving materials:** we agree with staff that the proposed driveway and front walkway pavers are not appropriate to the style and period of the house. We encourage the use of scored or stamped concrete or terracotta tiles which are more appropriate to the period and style.

Two other features we would like to address are the front door and the front porch wall.

**Front door:** please ensure that the original front door remain and not be replaced. Many of our historic homes have been subject to inappropriate front door replacement without appropriate approval in recent years.

**Front porch wall:** the renderings seem to imply that the height of the enclosed wall at the front porch is being increased and that the rafter tails at the porch covering are being eliminated. Please ensure that the current, appropriate height of the wall is retained and that the characteristic rafter tails are too.

Finally, in Glendale, the back of historic district homes is generally not regulated by historic district guidelines or Secretary of the Interior's Standards. That said, we do not believe the proposed addition to the back of the home is in keeping with the proportions and details of the Spanish Colonial style but represents a more contemporary look and feel. The proposed design is highly symmetrical with straight, undetailed beams at the covered back entry supported by heavy, stucco-clad columns which are not characteristic of the historic style of the house.

We hope the owners enjoy the privacy of the back of their home along with the other proposed additions for pool and patio. The front of the home must retain its historic character as is required of contributing homes in order to maintain and project the overall character of the district.

Sincerely,

Lorna Vartanian, President  
Rossmoyne/Mountain HOA  
[www.rossmoynemountain.com](http://www.rossmoynemountain.com)