



HISTORIC LANDMARK COMMISSION
CASE SUMMARY

MST2014-00565

R-ADDITION

316 W FIGUEROA ST

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Project Description:

This is a revised project description. Proposal for two-story additions and alterations to an existing 3-unit residential development on a 7,555 square foot parcel. The work at Unit 1 will attach it to Unit 2 with a two-story addition comprised of a 378 square foot 1-car garage/workshop and laundry on the ground floor and a 443 square foot Master suite on the second story, making the total size of Unit 1 1,861 square feet. Demolition of a 90 square foot rear porch and a new 53 lineal foot wood fence is also proposed. Two "as-built" sheds located within the interior setback will be removed from the west side of the property. Also, proposed is an new fence on top of a curb that will be approximately 7 ft. high along the Curley Avenue frontage of the property. Staff Hearing Officer approval was granted for zoning modifications including a fence and trellis that exceed the maximum allowable height, distance between buildings, to allow a conforming addition to an existing building that is non-conforming to the interior setback, and a proposed new window in the front setback. This residence is proposed to be added to the City's List of Potential Historic Resources.

Activities:

10/7/2015 ***HLC-Project Design & Final Hrg***

(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 011-15. Project last reviewed on January 28, 2015.)

9/8/2015 ***HLC-Resubmittal Received***

Architect requests the October 7th hearing.

1/28/2015 ***HLC-Concept Review (Continued)***

(Second Concept Review. Comments only; requires environmental assessment and Staff Hearing Officer review.)

Actual time: 3:31 p.m.

Present: Alex Pujo, Architect

Public comment opened at 3:38 p.m. and, as no one wished to speak, it was closed.

Activities:

Motion: Continued indefinitely to the Staff Hearing Officer with comments:

1. *The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.*
2. *Provide foundation landscaping between the fence and pavement edge to screen the fence height.*

Action: La Voie/Mahan, 6/0/1. (Veyna abstained. Oriás/Winick absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:44 PM TO 3:49 PM ****

1/20/2015

HLC-Resubmittal Received

12/17/2014

HLC-Miscellaneous Action

(Recommendation to consider adding the c. 1905, Queen Anne Free Classic house to the City's List of Potential Historic Resources as it was found to be eligible as a Structure of Merit in the Historic Structures/Sites Report that was accepted by the Historic Landmarks Commission on December 3, 2014.)

Actual time: 1:43 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that Historic Structures/Sites Report found that the property meets criteria D and E to qualify as a Structure of Merit. Staff recommends that the property be placed on the City's List of Potential Historic Resources.

Public comment opened at 1:44 p.m. and, as no one wished to speak, it was closed.

Motion: To add the structure located at 316 W. Figueroa Street on the City's List of Potential Historic Resources as it was found to be eligible for Structure of Merit designation.

Action: Oriás/Sharpe, 8/0/0. (Winick absent.) Motion carried.

12/3/2014

HLC-Concept Review (New)

a. Historic Structures/Sites Report (Review of Phase I/II Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)

Actual time: 2:24 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants; and Alex Pujó, Architect, Pujó & Associates, Inc.

Staff comments: Nicole Hernández, Urban Historian, stated that the report indicates that the project meets the CEQA criteria and the Secretary of the Interior's Standards. Staff encouraged the applicant to replace the inappropriate contemporary front doors on the front elevation of the original historic resource with doors that are appropriate for the style.

Activities:

Public comment opened at 2:26 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report as presented.

Action: Winick/Orias, 5/0/0. (Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

b. Conceptual Review (First Concept Review. Comments only; requires environmental assessment and Staff Hearing Officer review.)

Actual time: 2:31 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants; Alex Pujo, Architect, Pujo & Associates, Inc.; and Darrel Leclair, Property Owner

Public comment opened at 2:36 p.m.

Chair Suding acknowledged receipt of an email from Helen Christ expressing concern with an inoperable vehicle encroaching on public alley, overgrowth of trees and vegetation, rummaging through recycle containers on private property, parking requirements, and open/recreational areas.

Public comment closed at 2:37

Motion: Continued indefinitely to the Staff Hearing Officer with positive comments:

- 1. The proposed modifications are supportable and aesthetically appropriate. The proposed modifications do not pose consistency issues with the Neighborhood Preservation Ordinance.*
- 2. Appreciation was expressed for preservation of and sensitivity to the historic building.*
- 3. Study the windows to be more traditional. The proposed windows on the north and east elevation are proportionately different from the existing windows, and the windows should be lower than the edge of the eave.*
- 4. Restudy the fenestrations of the north and east elevations, in particular the second floor addition, to be more in keeping with the historic style and relate better with the original building.*
- 5. The proposed doors should resemble the originals, especially on the south elevation, appropriate to the historical style of the existing building.*

Action: Winick/Mahan, 5/0/0. (Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

Additional individual comment:

** Positive aspects of the proposed addition are the way the second story mass is pulled back from the alley, screened by the front house, and screened by the avocado tree on the side yard.*

*** THE COMMISSION RECESSED FROM 2:53 PM TO 2:59 PM ***

12/3/2014

HLC-Historic Structures Report

See Concept Review (New) minutes.

Activities:

11/24/2014 **HLC-FYI/Research**

Recheck completed:

- 1. Displayed satisfaction of 10% Open Space requirements on sheet T-1.*
- 2. Transportation (Foley and Bailey) ok'd hedge and fence height in driveway visibility triangles on corners and driveway. Sheet SD-1*
- 3. Tier 2 SWMP compliance shown on plans. Sheet SD-1 & A1.1*

11/20/2014 **HLC-Resubmittal Received**

1 set full sized set rec'd. Applicant to provide half-size sets at meeting,

11/18/2014 **HLC-Correspondence/Contact**

Spoke with A. Pujo. Clarified there is no need for an Arch. rept as a report was prepped for 318 W. Figueroa. Will require monitoring. Gave overview for Tier 2 requirements.

11/17/2014 **HLC-Correspondence/Contact**

Emailed Plan Check corrections to Alex Pujo and Darrel LeClair

11/17/2014 **HLC-Mailed Notice Prepared**

11/11/2014 **HLC-Posting Sign Issued**

And affadavit received.

11/5/2014 **HLC-Resubmittal Received**

Thirteen copies of final HSSR received.