

CITY OF SAN MARINO
PLANNING COMMISSION AGENDA

Raymond Cheng, Chair
Jeri Wright, Vice-Chair
Se-Yao Hsu
John Dustin
Shelley Boyle
James Okazaki, Alternate
Monte Ross, Alternate



www.cityofsanmarino.org
(626) 300-0711 Phone
(662) 300-0716 Fax
City Hall Council Chamber
2200 Huntington Drive
San Marino, CA 91108

WEDNESDAY, AUGUST 22, 2018
7:00 P.M.
CITY HALL
COUNCIL CHAMBERS
2200 HUNTINGTON DRIVE, SAN MARINO, CA

The City of San Marino appreciates your attendance. Citizens' interest provides the Planning Commission with valuable information regarding issues of the community.

Regular Meetings are held on the 4th Wednesday of every month.

In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Office at (626) 300-0705 at least 48 hours prior to the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Se-Yao Hsu, John Dustin, Shelley Boyle, Alternate James Okazaki, Alternate Monte Ross. Vice-Chair Jeri Wright, and Chair Raymond Cheng

POSTING OF AGENDA

The agenda is posted 72 hours prior to each meeting at the following locations: City Hall, 2200 Huntington Drive, the Crowell Public Library, 1890 Huntington Drive and the Recreation Department, 1560 Pasqualito Drive. The agenda is also posted on the City's Website: <http://www.cityofsanmarino.org>

PUBLIC COMMENTS

Section 54954.3 of the Brown Act provides an opportunity for members of the public to address the Planning Commission on any item of interest to the public, before or during the Planning Commission's consideration of the item, that is within the subject matter jurisdiction of the Planning Commission.

PUBLIC HEARINGS**1. APPEAL FOR DESIGN REVIEW NO. DRC17-38
1715 WESTHAVEN ROAD, (ZHU/PDS STUDIO)**

This item is continued from the June 27, 2018 and the July 25, 2018 meetings. The Planning Commission will consider the appeal of the Design Review Committee's decision to deny an application to construct a new two-story residence and a detached two-car garage.

**2. DESIGN REVIEW CASE NOS. DRC17-99, AND DRC18-49
2445 ROANOKE ROAD, (HUANG/BALL)**

This item is continued from the July 25, 2018 meeting. The applicant requests permission to construct a one-story residence with a basement, a detached three-car garage, and a driveway gate, fencing and wall adjacent to a street. This requires two design review actions pursuant to City Code Sections 23.15.03(B) and 23.15.03(F).
(Required Action Date: 9/10/18)

OTHER MATTERS**3. DISCUSSION REGARDING THE TREE ORDINANCE****4. RESOLUTION OF FINDINGS FOR VARIANCE NO. V18-1 AND CONDITIONAL USE
PERMIT NO. CUP18-6
2549 HUNTINGTON DRIVE, (GE PROPERTY MANAGEMENT INC/SUN)****ORAL PUBLIC APPEARANCES**

This is the time set aside for any person who desires to be heard on any matters not covered on this agenda. No action is to be permitted except:

1. Catastrophic Emergency as is described by majority vote; or
2. The need for action arose within the last 72 hours as determined by a 4/5 vote.

PUBLIC WRITINGS DISTRIBUTED

All public writings distributed by the City of San Marino to at least a majority of the Planning Commission regarding any item on this agenda will be made available at the public counter at the San Marino Center located at 2200 Huntington Drive, San Marino, California.

ADJOURNMENT

The next meeting of the Planning Commission is scheduled for Wednesday, September 26, 2018 at 7:00 P.M. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

APPEALS

There is a fifteen day appeal period for all applications. All appeals should be filed with the City Clerk. Please contact the City Clerk for further information.

City of San Marino AGENDA REPORT

TO: CHAIRMAN CHENG AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ALDO CERVANTES
PLANNING AND BUILDING DIRECTOR

BY: EVA CHOI, ASSOCIATE PLANNER

DATE: AUGUST 22, 2018

SUBJECT: **APPEAL FOR DESIGN REVIEW CASE NO.17-38**
1715 WESTHAVEN ROAD, (ZHU/PDS STUDIO)



Raymond Cheng, Chair

Jeri Wright, Vice-Chair

Se-Yao Hsu

John Dustin

Shelley Boyle

James Okazaki, Alternate

Monte Ross, Alternate

BACKGROUND:

On May 16, 2018, the Design Review Committee denied a new two-story residence with a detached two-car garage project. The property owner filed a timely appeal of the decision.

Due to legal noticing issue, the Planning Commission was not able to conduct the appeal hearing at its June 27th meeting. At the first publicly noticed appeal hearing on July 25, 2018, the appellant requested a continuance to hear the appeal at the August 22, 2018 meeting. The Commission granted the request.

On August 8, 2018, the appellant submitted the attached letter request a continuance of the appeal hearing to the September 26, 2018 meeting.

Under the Permit Streamlining Act, the Commission is required to take action on the appeal no later than November 11, 2018.

RECOMMENDATION:

Staff recommends the Planning Commission continue the appeal hearing to the September 26, 2018 meeting.

Attachment: Appellant's continuance request letter dated

From: Richard McDonald <rmcdonald@carlsonnicholas.com>
Sent: Wednesday, August 08, 2018 3:21 PM
To: Eva Choi
Cc: Aldo Cervantes; Winston0122; wu zhu; Philip Chan Pds Architect
Subject: Appeal Hearing for 1715 Westhaven Road (DRC 17-38)

Eva – Per our conversation yesterday, this e-mail is to request an extension under Permit Streamlining Act to continue the August 22, 2018 appeal hearing on the above-referenced matter to September 26, 2018. This request is based upon the lack of availability of the architect and the applicant's desire to fully address all of the Design review Committee's issues and concerns. Please contact me if you have any questions and should you need anything else. Thank you.

Richard A. McDonald, Esq.
Carlson & Nicholas, LLP
301 E. Colorado Blvd., Suite 320
Pasadena, CA 91101
Office Telephone: (626) 356 - 4801
Cell Telephone: (626) 487 - 6713

Email: RMcdonald@CarlsonNicholas.com
Website: www.CarlsonNicholas.com

City of San Marino AGENDA REPORT



TO: CHAIRMAN AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ALDO CERVANTES
PLANNING AND BUILDING DIRECTOR

BY: EVA CHOI, ASSOCIATE PLANNER

DATE: AUGUST 22, 2018

SUBJECT: **DESIGN REVIEW CASE NOS. DRC17-99 AND DRC18-49**
2445 ROANOKE ROAD, (HUANG/BALL)

Raymond Cheng, Chair
Jeri Wright, Vice-Chair
Se-Yao Hsu
John Dustin
Shelley Boyle
James Okazaki, Alternate
Monte Ross, Alternate

STRATEGIC PLAN CRITICAL SUCCESS FACTORS:

- Engaged and Connected Residents
- Efficient, Responsive, and Effective City Services
- Fiscally Responsible and Transparent City Government
- Beautiful, Preserved, Single-Family Residential Neighborhoods

PROPOSAL:

The applicant requests permission to construct a one-story residence with basement, a detached three-car garage, and a driveway gate and walls adjacent to a street. This requires two design review actions pursuant to San Marino City Code Sections 23.15.03(B) and 23.15.03(F).

REQUIRED ACTIONS:

DESIGN REVIEW DRC17-99 - NEW RESIDENCE

DESIGN REVIEW DRC18-49 - DRIVEWAY GATE, FENCING, AND WALL ADJACENT TO A STREET

PRELIMINARY CONSULTATION:

Upon receipt of a complete application the director or his/her designee shall meet with the applicant or the applicant's representative to explain to the applicant the applicable design guidelines, findings, and procedures that will apply to the project, and to informally discuss compliance of the project with the design guidelines and applicable regulations. None of the director's comments or suggestions shall constitute an actual or implied approval of the application.

December 7, 2017 – Staff provided written comments on issues related the two-story appearance, front entry design, the ten-foot plate height not compatible with the legal neighborhood, and inconsistent application of shutters.

BACKGROUND:

General Plan: Very Low Residential 2-4 du/acres. The proposed project is consistent with the goals and objectives of the General Plan. The proposed project maintains the appropriate mass and scale as compared with the residential neighborhood.

Zoning: R-1, Area District V

Location: The subject property is located at the north side of Roanoke Road, west of Del Mar Avenue. The property is a through lot fronting Roanoke Road with driveway access from the alley behind the commercial properties on Huntington Drive.

Lot Size: 13,020 square feet

Existing Use: One-story residence and a detached two-car garage

Surrounding Uses: The site is bordered to the east, west, and south by existing single-family homes on lots zoned R-1 District V, Single-Family Residential. Properties to the north are zoned C-1 Commercial and are improved with commercial buildings and related off-street parking.

Proposed Square-Footage: First Floor: 3,007 square feet
Basement: 1,321 square feet (50% counts toward max. allowed)

Parking Required/Provided: 3 parking spaces / 3 parking spaces

Environmental Determination: The project is categorically exempt for the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 15303(a) and Section 15300.2(f).

The project involves demolition of the existing 1939 single-story structure and detached garage, therefore the project is subject to the recently adopted Historic Preservation Ordinance under which the applicant is required to submit a historic resource assessment report. The objective of the report is to evaluate whether the 1939 residence is eligible for listing under the National, State, and local guidelines as a historic resource. Additionally, the California Environmental Quality Act¹ (CEQA) mandates the evaluation of the proposed project to determine whether the project would cause substantial adverse changes to any historical resources that may exist at the project site.

The property owner retained Daniel S. Ryan of Historic Preservation Services, LLC. to conduct the historic assessment evaluation and prepare the historic resource assessment report. The assessment report is incorporated as Attachment 5 to this staff report. The assessment report concluded that the residence is ineligible for listing in the National, State, and local landmark registers. Further, the assessment report found that the residence is not a historical resource as defined by CEQA.

NEIGHBOR APPROVAL/OBJECTION LETTERS

Approve - 1
Object – 0
Neither approve nor object - 2
No response – 11

¹ Public Resources Code Chapter 2.6, Section 21083.2 and California Code Reg Title 145, Chapter 3, article 5, Section 15064.5

ANALYSIS:

CRITERIA	REQUIRED/ALLOWED	PROVIDED
ZONING:		
Maximum Living Area/Lot Coverage	3,702 square feet	3,668 square feet (Living area) 3,664 square feet (Lot coverage)
HEIGHT:		
Maximum Allowed	30' (Residence) 16' (Garage)	23'- 1' 15'-8"
YARDS:		
Front	40'	40'
Side	8' (Residence) 2' (Garage)	8' (Residence - Both side yards) 2' (Garage)
Rear (Alley)	30' (Residence) 2' (Garage)	83'- 5' (Residence) 25' (Garage)
PARKING AND DRIVEWAYS:		
Garage Spaces	2 spaces	3 spaces
Turning Radius	23'	45' (alley width plus setback)
Driveway Width	9'	30'
FRONT YARD IMPERVIOUS COVERAGE:		
Percentage	35%	8%
DESIGN:		
Architectural Style	Cape Cod Colonial (Existing)	French Farmhouse

Design Review – New Residence

The project was continued from the July 25, 2018 Planning Commission hearing due to concerns on the following issues: compatibility of the chosen architectural style with the neighborhood, plate height, visual massing, flat roof over the garage, roof design with different pitches, entry door treatment, door and window treatments, lighting pollution, and tree protection.

The re-design of the new structures (main residence and detached garage) addressed some of the concerns voiced by the Commission at the last hearing. Notably, the residence now has an extended eave to provide the appearance of a similar building plate height as the adjacent neighbors. Since plate height is an interior element and often difficult to pinpoint as viewed from the street, the project architect proposed to maintain the 10-foot plate height as the original design and provided an extended eave line at 9 feet. As shown on Sheet G1.02, the visual appearance of the proposed extended eave line is similar to the immediate neighbors on both sides. Staff finds the extended eave line to be an inadequate solution to the visual massiveness of the overall structure when the extended eave is applied only to the front portions of the structure (Bedrooms 1 and 2) and the remainder of the structure (Master suite and Kitchen) remains as previously proposed with a 10-foot eave line.

The new design provided a front door that is appropriate in size and design; however, the front entry treatment remains ornate as compared to the modest and traditional entry treatments that exist in the legal neighborhood. The roof design on the main residence continues to have multiple roof pitches and slopes. The detached garage has a sloping roof and provides a 9-foot plate height that staff finds compatible with the adjacent detached garages. The revised plans incorporates a new exterior lighting design in that the fixture has seeded clear glass to reduce lighting pollution impacts on adjacent

neighbors. An additional planting plan, labeled as Sheet L2, clarified the concern on tree preservation on the property.

The overall architectural style, building footprints, building height, and majority of the exterior materials remain the same as the original design. The symmetrical front façade (south elevation) provides a one-story appearance with a recessed entryway at the center and full-casement windows with shutters. Staff is unable to find the proposed main residence comparable with the legal neighborhood due to the inconsistent eave line on the main residence and its resulting visual appearance of the structure. Additionally, the front entry treatment, while appropriate for the architectural style, remains out of character for the legal neighborhood.

New windows and doors along the east elevation will not have a direct view into the east neighbor's structure. A series of doors and a balcony are proposed at the center portion of the structure along the west elevation, this area is setback 24 feet from the property line, and 29 feet from the west neighbor's structure. The balcony will not provide a direct sightline into the west neighbor's structure. Staff finds this setback to be adequate in order to avoid privacy impacts on the west neighbor.

The exterior materials and color scheme are common for the French styled structure, which include a light gray stucco wall cladding accents by wood shutters and lighting fixtures in a dark brown color. The roofing material is a polymer slate material manufactured by DaVinci, the applicant proposed to install the Smokey Gray color in multi-width slate. The multi-width slate tiles mimic the stagger and natural appearance of true slate tiles. In November 2017, the Design Review Committee approved the use of a DaVinci polymer slate tiles roof at 1430 Cambridge Road. The product installed at 1430 Cambridge Road is the same product proposed for the project – manufactured by DaVinci, polymer slate roofing in multi-width, in Smokey Gray color. Staff finds the Smokey Gray color to be compatible with the neighborhood that comprises of dark colors roofing materials.

According to the San Marino City Code Section 23.15.08, the Planning Commission shall approve the application if it finds all of the following to be true:

- *That the proposed structure is compatible with the neighborhood.*
 - *That the proposed structure is designed and will be developed in a manner which balances the reasonable expectation of privacy of persons residing on contiguous properties with the reasonable expectations of the applicants to develop their property within the restrictions of this Code.*
 - *In the case of a building addition, the proposal is compatible with the existing building which includes the rooflines.*
 - *That the colors and materials are consistent and match the existing building or structure.*
- Comments:*

Due to the inability to satisfy finding number 1 as stated above, staff cannot support the request for design review as submitted.

Design Review – Driveway gate, wall and fencing

San Marino City Code Section 23.13.04G identifies separate design review findings relating to the approval of fence, gates, walls and pilasters. It also states that the Commission may reduce the

maximum permitted height, increase the minimum required setback and decrease the maximum permitted opacity of any fence, gate, pilaster, yard wall or retaining wall located in the *front* yard.

The Commission may not reduce the maximum permitted height, increase the minimum required setback or decrease the maximum permitted opacity of any fence, gate, yard wall or retaining wall located in a *side* yard adjacent to a street; except, that the Commission can increase the minimum setback for a gate providing access to a driveway in order to protect pedestrian or vehicular traffic.

Properties on the subject block utilize the alley behind the Huntington Drive commercial properties to access their garages and majority of the properties are improved with a driveway gate and walls. The project proposes to have the driveway gate and wall features along the rear property line, which are minimal in design and are compatible with the proposed structure and adjacent properties on the subject block. Staff can support the height of the driveway gate and walls, the revised program provides the required 18-inches setback from the rear property line. Given the open surface parking area behind the commercial properties to the north and the visual clearance of the alley, and the code required 18-inches setback, staff finds that the proposal will not cause a hazardous condition to pedestrian or vehicular traffic.

The Commission shall approve the application for the fence, gate and pilasters if it finds all of the following to be true:

- *That the proposed fence, gate, pilaster, yard wall or retaining wall is architecturally compatible with the existing residence.*
- *That the proposed fence, gate, pilaster, yard wall or retaining wall is consistent with the size and location of fences, gates, pilasters, yard walls and retaining walls on the block on which the property is located.*

The Municipal Code defines Block as the property abutting on one side of a street and lying between the two (2) nearest intersecting or intercepting streets or between the termination of such street and the nearest intersecting or intercepting street.

- *That the proposed fence, gate, pilaster, yard wall or retaining wall preserves site lines and is otherwise located in a manner not to create a hazard to pedestrian or vehicular traffic.*

Staff can make the findings for the proposed driveway gate and walls adjacent to a street, thus support the request for design review.

RECOMMENDATION:

Staff recommends the Planning Commission deny DRC17-99 and DRC18-49.

Attachments: Application
 Location/Legal neighborhood map
 Neighbor notification map and declaration
 Historic Resource Assessment Report by Daniel S. Ryan



City of San Marino

2200 Huntington Drive
San Marino, CA 91108
(626) 300-0711

DESIGN REVIEW COMMITTEE APPLICATION

DESIGN REVIEW NUMBER: 17-99 + 18-49

Project Address: 2445 Rowanoke Rd

Proposed Use: Residential Commercial

Project Type: One (1) Story Addition New Construction
 Two (2) Story Addition Exterior Remodel
 Other

General Description of Proposed Improvements: new single family residence, one story with basement

APPLICANT (the applicant must be an authorized agent of the property owner):

Name: Stephen Ball
 Owner Architect Builder/Developer Other
(if "Other", please explain)

Address: 38 N Stonington, Laguna Beach, California

Phone: (949) 338-7679 E-mail: Stephen@BallArchitecture.com
Charles@BallArchitecture.com

I declare, under penalty of perjury, that the foregoing is true and correct.
Executed on 10/31/2017 at San Marino, California.

Stephen Ball
Signature of Applicant other than Property Owner

PROPERTY OWNER:

Name: Huang Family Trust, Phillip Huang

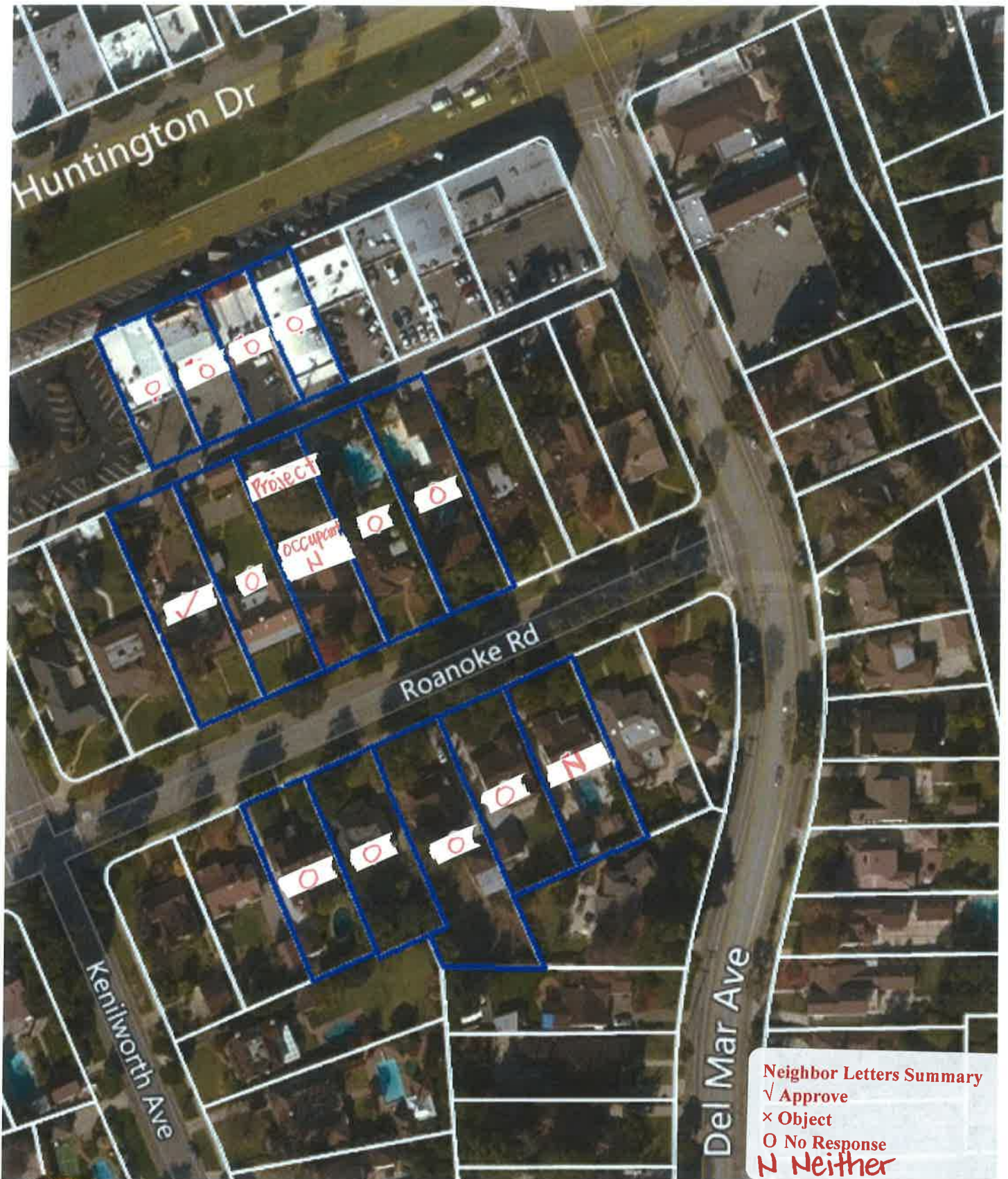
Address: 2445 Rowanoke, San Marino, California

Phone: () E-mail:

I declare, under penalty of perjury, that the foregoing is true and correct.
Executed on 10/31/2017, at _____, California.

Phillip Huang
Signature of Property Owner (Signature of Owner is required for all applications)

2445 Roanoke Road





City of San Marino

2200 Huntington Drive
San Marino, CA 91108
(626) 300-0711

NEIGHBOR NOTIFICATION DECLARATION

Address: 2445 ROANOKE RD Case Number(s): D.R.N. 17-99

I have made the following attempts to contact the property owners in the legal neighborhood (see reverse) regarding the above-referenced project:

Attempted to visit each neighboring property and present the proposed plans to the property owners.

o Date of first attempt: 01/17/2018

o Date of second attempt: _____

Mailed a copy of the plans and explanation of the project to the property owners.

o Date of first mailing: 04/11/2018

o Date of second mailing: _____

Other:

10/14/2016 QUESTIONNAIRE MAILED TO OWNERS.

I declare under penalty of perjury that the foregoing is true and correct.



Signature of owner/applicant

CHARLES OU-YANG

Printed name

4/12/2018

Date



DATE: 1 **04-10-2018**
TO: **Neighbors of the Huang family, 2445 Roanoke Road**
FROM: **Ball Architecture**
RE: **Neighborhood outreach for a proposed new single story residence with basement**

Dear neighbors,

Thank you for your comments and support during our initial neighborhood out-reach. We have spent over a year considering and incorporating recommendations from neighbors, City staff, and Design Review Board members; and the plans are finally ready for processing. We hope you like them as much as the Huang family and we do.

If you haven't had a opportunity to see the plans during our outreach, there is a copy at the City for you review, or you are welcome to visit our renderings and plans utilizing the links below:

<http://www.ballarchitecture.com/galleries/roanoke-renderings>

<http://www.ballarchitecture.com/galleries/roanoke>
password: 2445roanoke

The sense of arrival from Roanoke maintains the streets green lawn character, mature trees, and understated pedestrian pathway infused with drought tolerant species to conserve water. The proposed new home is one story with an eclectic French appearance. This farm house approach and its associated details are in keeping with Phillip's appreciation of style that comes with maturity and success.

The French farm house facade is symmetrical and is accented with a typical slightly flared roof and shuttered french doors. The walled entry court is accented with stone cladding and authentic period detailing. The frontal massing is well modulated with its characteristic steeply pitched roof forms; however, ridge heights are consistent with those of the existing neighbors'.



The rear of the home will face the detached three car garage beyond the patio and pool with typical utilitarian "out-building" character and a "green" roof. Garage access is from the alley. While Phillip can admire his car collection, he can also appreciate the balance of water and the preserved Oak Tree.

From afar, this warm toned house will be humble and inviting. Up close, the details should be refined and architecturally tasteful, true to it's French origin.

It is our opinion that this home will be a good balance of what the owner and the neighbors want to see on Roanoke, and we feel it will be a tasteful addition to its surroundings.

As always, if you have questions or observations you wish to share, you need only to contact me at 949 338-2679.



Sincerely,

Stephen L. Ball AIA EMERITUS, architect (949) 338-2679
Charles Ou-Yang, partner / AIA associate / PMP (949)202-9652

Date: October 14, 2016

From: Stephen L. Ball AIA EMERITUS, architect

To: Neighbors to 2445 Roanoke

Re: Outreach and questionnaire for neighborhood preference to 2445 Roanoke

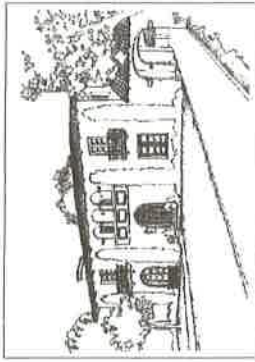
Dear neighbor:

We have been selected to design a new home at 2445 Roanoke by your neighbor. Our practice originated in San Marino in 1973; and over the past 40+ years, we've built 300+ custom homes around the world, 18 of those here in San Marino along with a solar power generating facility on the grounds of the Huntington Library and Gardens.

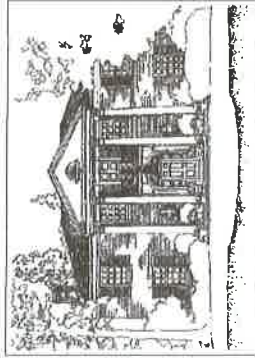
When designing a new home, or adding onto an existing home, a primary goal is to design and build a residence that upon completion looks as if has always been there. We accomplish this by working very hard to understand our client's needs and dreams and blending this knowledge with the concerns of the immediate neighbors and the community.

Recent development in San Marino has concerned many residents that the charm and character that have contributed to making San Marino so very special is being threatened. We are most sensitive to fact that you live on a block of Roanoke that was almost entirely developed during the 1940's and early 1950's and is relatively untouched. That is why we are contacting you in advance to determine what your thoughts would be regarding a new home on your street before we begin the design process.

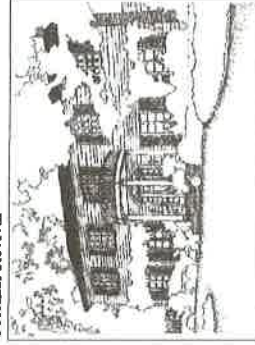
Mediterranean/Italian Renaissance



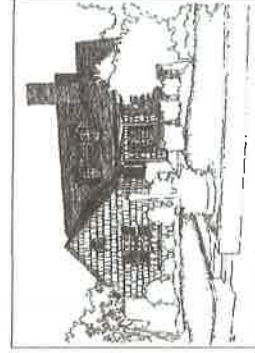
Neoclassical



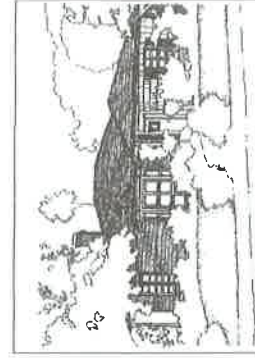
Colonial Revival



Cape Cod



Minimal Traditional



1. Please circle one of the styles, typically found within San Marino, that you think would fit well on the street with the understanding that all of these images would be sized in a manner to be compatible with the lot size and existing homes.
2. If the owner prefers a 2 story home would you (strongly agree) (strongly disagree) (doesn't matter)? *Circle one*
3. Would you like us to email you with the findings of this survey and design as it progress? *Circle one* (yes) (no) e-mail address _____
4. Please feel free to share any thoughts with us:
5. Optional – please share your contact information:
6. After completion, please return this survey to us in the envelope we have provided.

We appreciate your time and consideration in this matter. It is important for you to participate in this process because it is your street and we value your opinions. They will have a profound influence on the home we design for your neighbor and it is our sincerest wish for this new design to be an example of how to build a new home in San Marino.

Best,

Stephen L. Ball AIA EMERITUS, architect

www.BallAIA.com

Ball

architecture

www.balliaa.com

Historic Preservation Services LLC

Date: May 18, 2018
From: Daniel Ryan, Principal
Historic Preservation Services LLC
To: Mr. Philip Huang
Subject: Historical Status 2445 Roanoak Road, City Of San Marino, CA

Dear Mr. Huang:

Historic Preservation Services (HPS) has completed this Historic Resource Assessment of 2445 Roanoak Road as a requirement under the San Marino's 2018 newly adopted Historic Preservation Ordinance. All building over 50-years of age undergoing significant change or demolition requires such an evaluation and determination of historical significance.

The records search results indicated that your building had not been previously inventoried or evaluated for the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR). The City of San Marino has conducted no Citywide Historic Surveys, so a determination as to eligibility for Local Landmark eligibility was also undertaken.

The residence is modest Cape Cod Colonial residence, it is not a notable representation of this architectural style, and the residence does not distinguish itself in any meaningful way or possess high artistic values. Harold Bissner, the architect of record, was not listed as a Master Architect in the City of San Marino. An archival search of records found no cultural associations with events or persons important in San Marino history occurred at the property. The Residence does not appear to be associated with significant events or the productive lives of significant personages.

Historic Preservation Services (HPS) has determined based on the whole of the record the 1939 Cape Cod Colonial styled residence is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA). The property is ineligible under all the applicable criteria for listing in the National and California Register or local landmark eligibility.

As no Historical Resources have been identified; therefore the City of San Marino may reach a finding of no Impact regarding historic-period built environment resources. HPS is recommending a California Historical Resource Status Code of 6Z, ineligible for National Register, California Register or Local designation through survey evaluation. These findings are documented on State of California Department of Parks, and Recreation DPR forms are included in the report.

Sincerely,

Daniel S. Ryan

HPS LLC

Daniel S. Ryan, Principle/Owner – 725 West Hillcrest Blvd, Monrovia, CA 91016

Tel – 626.249.0054, Fax – 626.605.5949

DanRyan@HistoricPreservationServices.net

Historic Resource Assessment Report for Residential Property Located at 2445 Roanoak Road, San Marino, CA.

Prepared by:

Daniel S. Ryan, M. A. H. P & P. H.

Principal Architectural Historian

Historic Preservation Services LLC

725 West Hillcrest Boulevard,

Monrovia, CA 91016

Prepared for:

Philip Huang

DRC Applicant

Submitted to:

Aldo Cervantes

Planning and Building Director

City of San Marino

May, 18, 2018

EXECUTIVE SUMMARY

This Historic Resource Assessment has been completed for the City of San Marino as a requirement under the City's 2018 adopted Historic Preservation Ordinance for a determination of historical significance on demolition of buildings over 50-years of age. The owner and applicant Mr. Huang is requesting to demolish his 1939 Cape Cod Colonial styled residence and construct a new compatible one-story residence and garage at 2445 Roanoak Road.

Mr. Philip Huang retained Historic Preservation Services LLC to document and evaluate the federal, state, and local significance and eligibility of the property located at Roanoak Road,, San Marino, Los Angeles County, California ("subject property"). The Report includes a discussion of the survey methods used, a brief historical context of the property and surrounding area, and the identification and evaluation of the subject property.

The property is at 2445 Roanoak Road (Assessor's ID Number 5328-030-0069) in the City of San Marino. It is a rectangular shaped lot (Lot 26 Tract 8700) located mid-block on Roanoak Road east of Del Mar Avenue, and west of Kenilworth as shown in Figure 2, *Aerial Photograph*.

The subject property is improved with a one-story Cape Cod Colonial style residence, with a detached garage was designed by architect Harold J. Bissner, and built by owner/contractor Harold Lee Smith in the Cape Cod Colonial style in 1939. The period of significance associated with the subject property is 1939, its original date of construction.

The architectural history evaluation was based on photography and description of the exterior architectural characteristics of the building and focused archival and historical research. The records search results indicated that the building had not been previously inventoried or evaluated for the California Register of Historic Resources (CRHR) or the National Register of Historic Places (NRHP). The City of San Marino has conducted no Citywide Historic Surveys.

The property and the surrounding neighborhood were evaluated against Historic Contexts identified by Arroyo Resources, and others, and found to be historically insignificant. This residential track encompasses both pre/post World War II designed homes and is not significant in the formation of the City of San Marino. Additionally, the property and neighborhood does not meet the NR/CA Register eligibility under Criterion "A" (City Planning and Development).

The residence is modest Cape Cod Colonial residence. Even though it is a custom home it has few distinctive details and does not individually convey an association with significant periods of early development in San Marino. It is not a notable representation of the Cape Cod Colonial style, and the residence does not distinguish itself in any meaningful way or possess high artistic values. Harold Bissner, the architect of record, was not listed as a Master Architect in the City of San Marino. Although the residence retains most aspects of integrity from the 1939 period of significance; it does not appear to be a distinctive or otherwise influential example of Bissner's work.

An archival search of records found no cultural associations with events or persons important in San Marino history occurred at the property. The Residence does not appear to be associated with significant events or the productive lives of significant personages.

Findings

Historic Preservation Services (HPS) has determined based on the whole of the record that the residence 2445 Roanoak Road, is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA). The property is ineligible under all the applicable criteria for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (California Register) or local landmark criteria and

Recommendation

No Historical Resources have been identified; therefore the City of San Marino may reach a finding of no Impact regarding historic-period built environment resources. Historic Preservation Services recommends a California Historical Resource Status Code of 6Z, ineligible for National Register, California Register or Local designation through survey evaluation

TABLE of CONTENTS

EXECUTIVE SUMMARY	II
TABLE OF CONTENTS	IV
1. INTRODUCTION	1
1.1. PROJECT LOCATION.....	1
1.2. PROPERTY DESCRIPTION	1
1.3. PROPOSED PROJECT DESCRIPTION	3
2. HISTORIC CONTEXT	4
2.1. LOCAL HISTORIC RESOURCES.....	4
2.2. ETHNOGRAPHIC CONTEXT	5
2.3. LOCAL HISTORY AND CIVIC CONTEXT	6
2.4. CITY OF SAN MARINO.....	6
3. ARCHITECTURAL CONTEXT	7
3.1. ARCHITECTURAL SETTING	7
3.2. ARCHITECTURAL STYLE.....	8
3.3. DEFINING CHARACTERISTICS	9
3.4. ARCHITECTURAL DESCRIPTION.....	10
3.5. ARCHITECT HAROLD BISSNER	11
4. METHODOLOGY	11
4.1. PERSONNEL QUALIFICATIONS.....	11
4.2. FIELD SURVEY METHODS.....	12
4.3. CALIFORNIA OFFICE OF HISTORICAL PRESERVATION SURVEY METHODOLOGY	12
4.4. RECORDS SEARCH METHODS	13
4.5. ARCHIVAL RESEARCH METHODS	13
5. FRAMEWORK FOR EVALUATION	13
5.1. FEDERAL LEVEL	13
5.2. STATE	14
5.3. LOCAL LEVEL	15
5.4. GENERAL PLAN	16
5.5. HISTORIC PRESERVATION ORDINANCE	16
6. RESULTS	18
6.1. COUNTY ASSESSOR AND OWNERSHIP RECORDS	18
6.2. PROPERTY DEVELOPER AND OWNER PROFILE	18
6.3. CITY DIRECTORY RESEARCH	19
6.4. SANBORN FIRE INSURANCE MAPS.....	19
7. ARCHITECTURAL EVALUATION	20
7.1. CITY BUILDING PERMIT RECORDS.....	20
7.2. BUILDER OF RECORD	20
7.3. ALTERATIONS AND ADDITIONS	21
7.4. CHARACTER DEFINING FEATURES.....	21
7.5. EVALUATION OF INTEGRITY.....	22
8. SIGNIFICANCE AND ELIGIBILITY EVALUATION	22
8.1. RECORDS SEARCH RESULTS.....	24

9. CONCLUSION AND RECOMMENDATION 24

10. REFERENCES CONSULTED..... 25

11. EXHIBITS 26

 EXHIBIT 1. HISTORIC PRESERVATION ORDINANCE.....26

 EXHIBIT 2. TRACT MAP OF SUBJECT PROPERTY.....26

 EXHIBIT 2. BUILDING PERMIT RECORDS.....26

12. ATTACHMENTS 26

 A. ATTACHMENT “A” PHOTOGRAPHS.....26

 B. ATTACHMENT “B” DEPARTMENT OF PARKS & RECREATION (DPR 532 FORMS)26

FIGURES

Figure 1. Subject Property Primary South Facing Facade

Figure 2. Subject Project Location

Figure 3. Aerial View of Property – Google Maps

Figure 4. USGS Quadrangle Map El Monte 1994

Figure 5. “Plat of a Place Called Cuati”

Figure 6. Historic Aerial Photo of Property 1948

Figure 7. Example Cape Cod Style

Figure 8. Assessor’s Parcel Map

Figure 9. Sanborn Map

Figure 10. 1941 Real-estate Photograph of 2445 Roanoak Road

TABLES

Table 1. Property Ownership Records

Table 2. Occupant Listing

EXHIBITS

Exhibit 1. Historic Preservation Ordinance

Exhibit 2. Tract Map of Subject Parcel

Exhibit 3. Building Permit Records

1. INTRODUCTION

1.1. Project Location

The project is in the City of San Marino in Los Angeles County. The City is located in the San Rafael Hills, west of Arcadia and Temple cities, south of Pasadena, north of Alhambra, and East of South Pasadena.

The project is located mid-block at 2445 Roanoak Drive south of Huntington Drive between Del Mar on the east and Kenilworth on the west; this corresponds to lot 26 of Tract 8700, a 1928 residential subdivision in the City of San Marino. The subject property Assessor Parcel Number is 5332-030-006. Del Mar Avenue the east boundary of the 2400 Block of Roanoak was originally named Winston Avenue on the 1928 subdivision map. Development of this residential area is characterized by gently curved streets and mostly single-story homes. Styles include Ranch, Cape Cod and French, among other eclectic but compatible styles¹. The property is within the East Lorain Road Neighborhood located north of Lorain and east of Del Mar

1.2. Property Description

The subject property contains a single-family home on a .29 acre parcel. The home is a one-story Cape Cod Colonial styled residence built in 1939. The residence is located mid-block within a row of other single-story, single-family residences constructed from 1939 to 1952. The front elevation faces south and is set back on a raised lawn. The residence exhibits a wide horizontal elevation with a low pitched side-facing gable roof. An alley at the rear of the lot provides access to a two-car detached garage.



Figure 1. Subject Property Primary South-Facing Facade

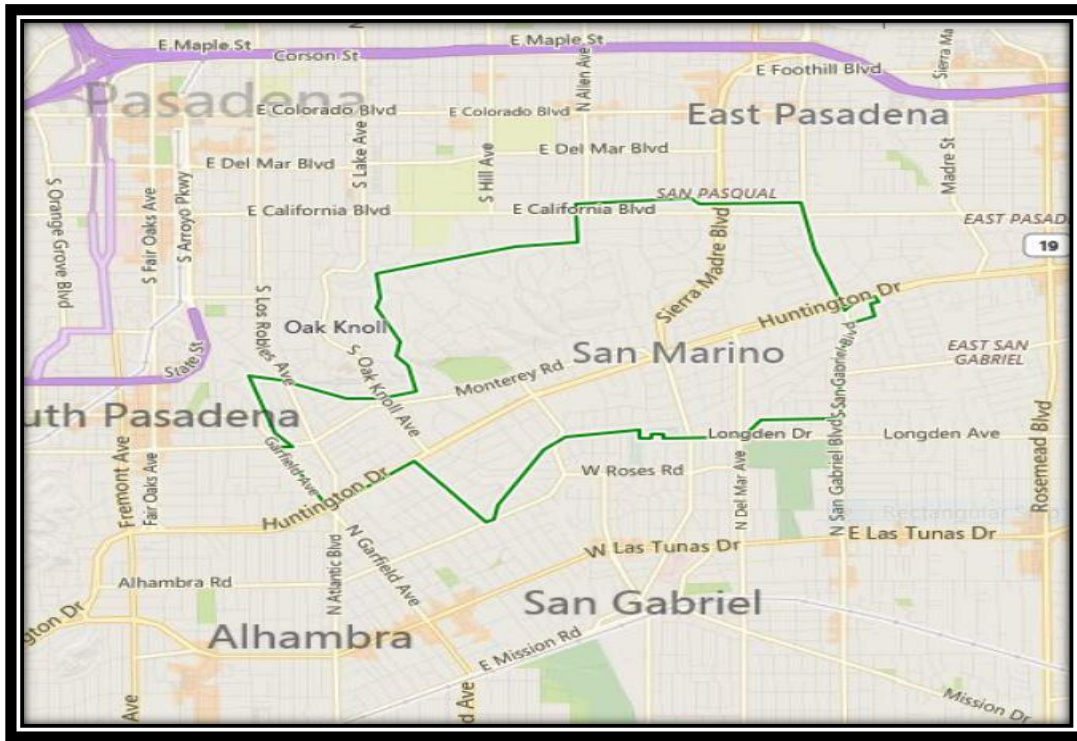


Figure 2. Subject Project Location

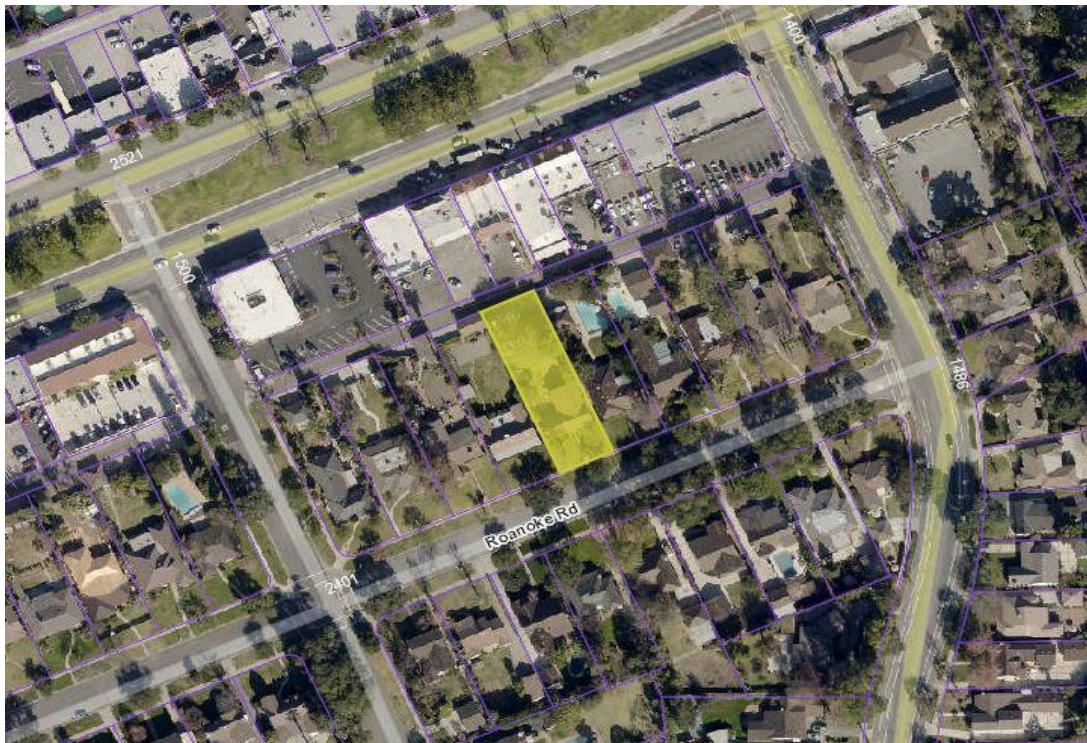


Figure 3. Aerial View of Property -Google Earth

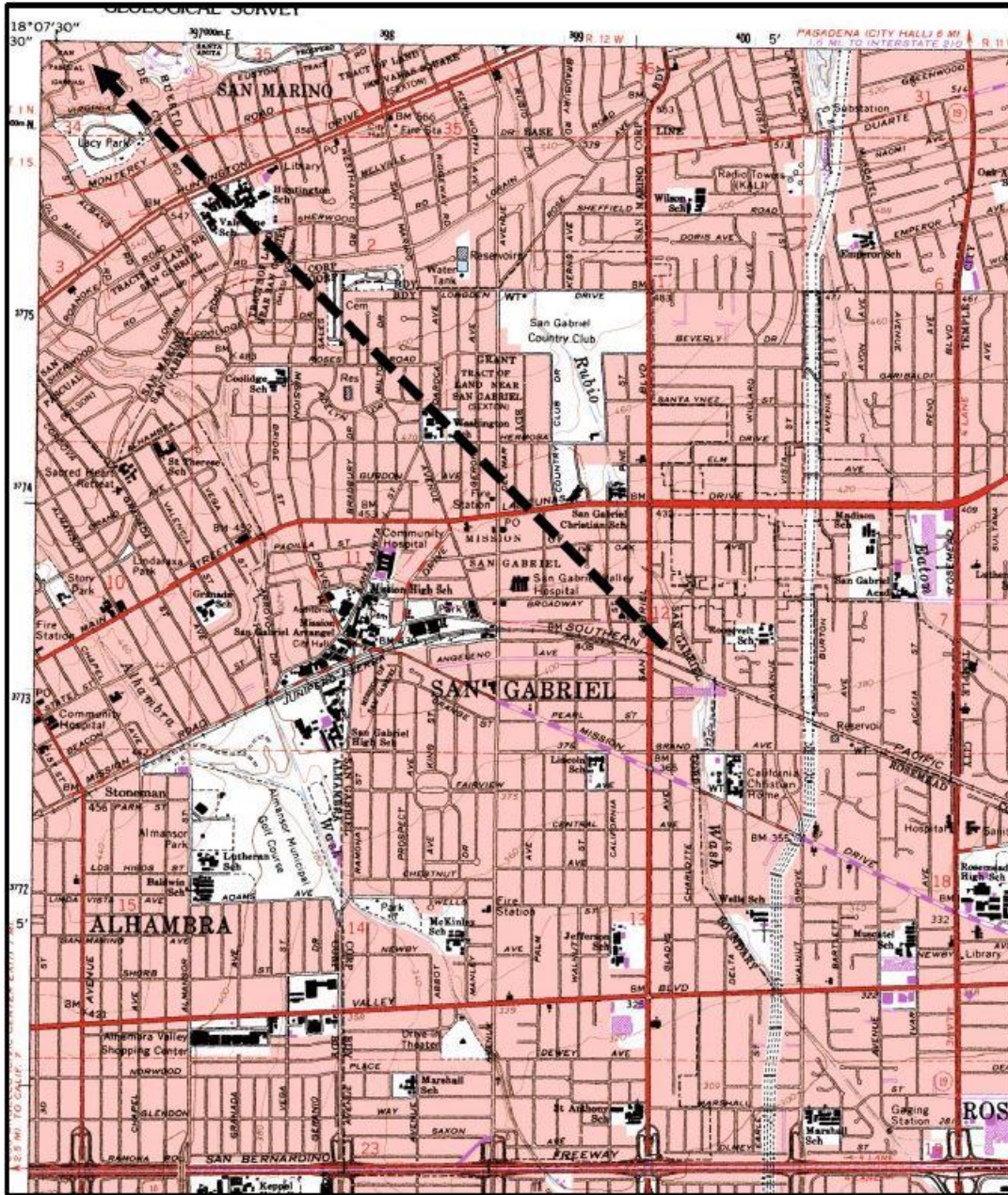


Figure 4. USGS El Monte Quadrangle, 1994

1.3. Proposed Project Description

A new 3,000 square-foot, four-bedroom, four bath, single-story contemporary residence with a basement, and a detached three-car garage is proposed for the property. The proposed design meets the City of San Marino’s development standards and design guidelines.

2. HISTORIC CONTEXT

A cultural resource records search was conducted at the South Coastal Information Center (SCIC), along with a review of local and regional archives used in assessing and evaluating the property and adjoining ¼ mile area for historical significance.

The following historical context provides information relevant to the property and the single-story, single-family residence. Historic contexts are defined as "those patterns or trends in history by which a specific occurrence, property, or site is understood and its significance is made clear." A context may be organized by theme, geographic area, or chronology; a historic context is associated with a defined area and an identified period of significance. A property's historic significance must be explained against its associated context.

The historical context is necessary to evaluate the building for its historical significance. The context includes a local history of the City of San Marino to identify historic themes of importance in the City. It also includes an architectural context in order to assist in the evaluation of the importance of the building relative to its architectural style as well as the local, state, and national trends of that style.

A review of previous Historic Resource Assessment Report submitted to the City identified one local historic context or theme important to residential development in San Marino. Arroyo Resources identified the "Garden Estate Theme" as an important context for large residential Properties exhibiting significant landscape features. This theme would have merit in designation of similar residential estate sized properties in meeting the criteria for forming a Historic District. Arroyo Resources identified the period of this theme as 1921 to 1941.

However, even though subject property at Roanoak Road and the surrounding East Lorain Road Neighborhood was constructed during this time frame, it does not represent this "Garden Estate Theme" and therefore this pre-and-post World War II neighborhood would not be eligible designation as a Historic District.

2.1. Local Historic Resources

The records search results indicated that property had not been previously inventoried or evaluated on either the National Register or the California Register, and the property and its neighborhood context did not contain any historical resources. A records search was made of any historical surveys that may have been completed within one mile radius of the subject property.

The following Designated Historical resources were listed in the SCIC data base for San Marino

- El Molino Viejo, California Landmark No. 302, placed in 1939.
- Governor Stoneman Adobe, California Landmark No. 669.
- Edwin Hubble House, placed on the National Register of Historic Places.
- Michael White Adobe, placed on the National Register of Historic Places.
- Emery Estate, placed on the National Register of Historic Places.
- Thurnher House, designated Local Historical Landmark by the City Council in 2002.

The City of San Marino currently does not have a historic resource survey program.

2.2.Ethnographic Context

The following discussion of the history of the City of San Marino is adapted from “A San Marino Overview” prepared by the San Marino Historical Society. The City of San Marino is located in an area that was once inhabited by the Gabrielino Indians. This area was part of the vast California mission system, including Mission San Gabriel Arcangel, which was the fourth mission constructed in 1771. The area provided rich yields of tallow, hides, and food including grain. As the San Gabriel Mission grew, a need arose for a grist mill to process the grains. Such a mill was built about 1816 and is the El Molino Viejo - the Old Mill - the oldest building in San Marino.

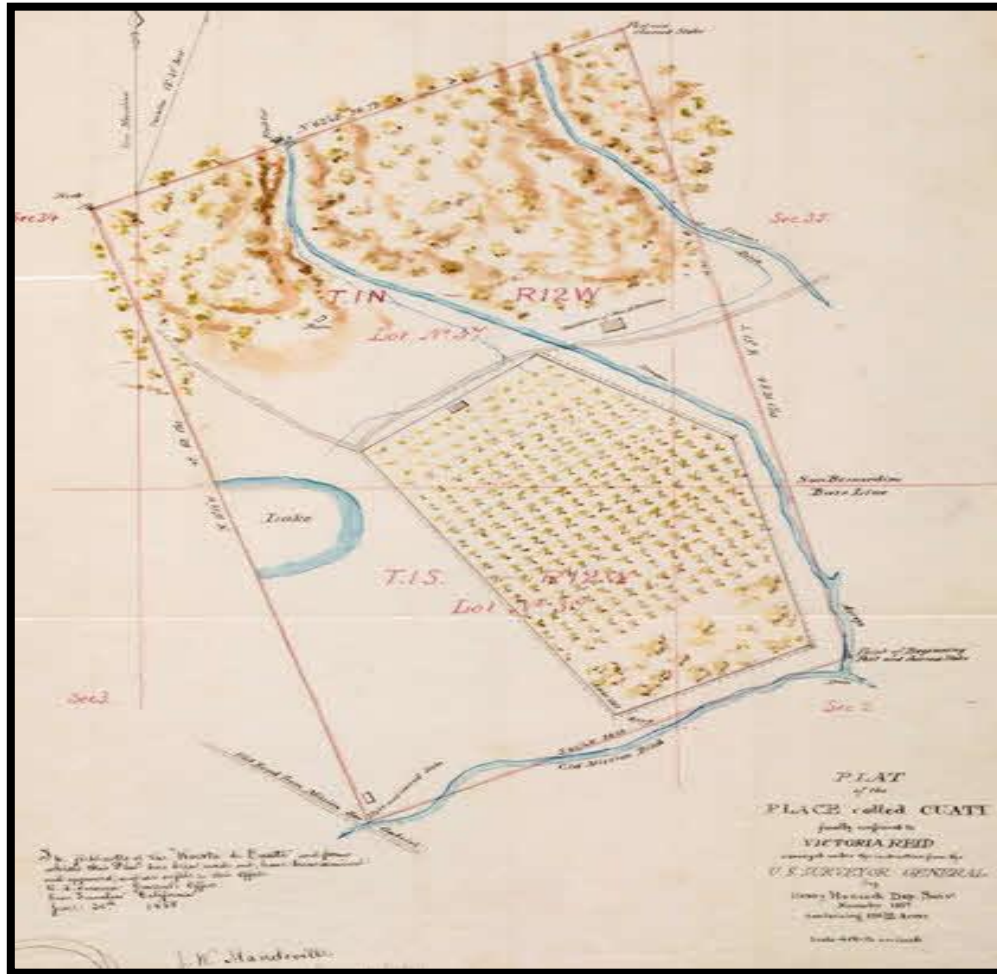


Figure 5. "Plat of Place Called Cuati").

San Marino's present area of just 3.7 square miles once held more land grants of the Mexican era, or parts of them, than any of the other cities around it. Much of San Marino came from “Cuati” a large Rancho. The modern sketch map above shows ten ranchos within the present city limits, along with the cattle brands issued to their owners. The map is undated, but it appears to show ownerships in the 1850s. From west to east, the grants are:

- 1) Rancho San Pascualito, the Little San Pascual, was about 700 acres. It was bought by Benjamin D. Wilson from the original grantee, Don Gallardo. In 1872, Wilson sold 400 acres of it to General George Stoneman who created his estate called Los Robles.

2) Part of Rancho San Pascual appears on the map next. Once over 13,000 acres, it was first granted to Don Juan Marine in 1835 and later obtained by Don Manuel Garfias. This rancho had an enormously complicated chain of title, with part of it being sold by John Griffin and Benjamin D. Wilson in 1874 to the Indiana colony to establish the future city of Pasadena.

3) Rancho Huerta de Cuati was granted in 1838 to Victoria Reid, the gracious Indian wife of Hugo Reid, as a reward for her services to the San Gabriel Mission. It was sold in 1854 to Benjamin D. Wilson. Pomeroy

2.3. Local History and Civic Context

The story of San Marino is a rich part of California's history. The site of San Marino once consisted of large fruit ranches and vineyards owned by early day pioneers whose names were known to all Californians, such as Benjamin Wilson, James DeBarth Shorb, L. J. Rose, Edward J. Kewen, and General George Stoneman. Michael White young English sailor arrived in 1817; his adobe home still stands on the high school campus. Wilson played a pivotal role in historical events through the Mexican period and well into American statehood.

San Marino's most famous resident was Benjamin D. Wilson, who, in 1854, established his Lake Vineyard Ranch home on what is now Euston Road. He served as state Senator for two terms. When Wilson's daughter Maria Jesus married James DeBarth Shorb, they received the top knoll of the estate as part of her inheritance. The Shorbs built a home where the Huntington mansion now stands, and named their 600 acre ranch "San Marino." Henry E. Huntington often visited the Shorb estate he later purchased the Shorb property in 1903, and the three story ranch house became the Huntington mansion. Wilson's daughter Ruth married George S. Patton, who not only became the first mayor of San Marino after incorporation in 1913 but was the father of another famous figure in world history – General George S. Patton, Jr. ¹

2.4. City of San Marino

On April 25, 1913, the Wilson and Huntington Ranchos, along with the property of George S. Patton Sr., and subdivided areas of other ranchos, were incorporated into San Marino. According to the account of William Hertrich, "the idea of the founders was to build a city of well-planned homes, of better than average homes, a city free of manufacturing, a city free of slums and even free of semi slums." A petition to incorporate was circulated in spring of 1913, and 519 signatures were collected, just enough to surpass the minimum requirement.

2.5. Residential Development

Residential development in the early 20th century evolved from Huntington's vision for the City. From its inception, San Marino attracted some of the wealthiest families from nearby Pasadena. Early residential development followed the electric railway system, which was subsidized by developers to encourage access to the new communities they promoted. Based on a 1938 USDA –ASCS Ariel Map the prior use of the property was agricultural. A 1948 Aerial photograph shows development along Roanoak Road.

San Marino Historical Society, "History: San Marino," accessed March 9, 2016,

The Sierra Madre Line to San Marino carried about 300,000 passengers annually before World War II, reaching a peak in 1944 of 625,000 passengers. As the popularity of the automobile increased, access was available to developments not adjacent to the electric railways. Beginning in the 1930s the increased need for improved streets and plans for a system of motorways to connect major communities resulted in the Arroyo Seco (Pasadena Freeway) in 1939). Between 1920 and 1930, the population of San Marino grew 600%, to over 3000 people. Huntington Drive and Sierra Madre Boulevard continue to be principal arterials for movement within and through San Marino. During the 1940s and 1950s, residential development continued in the eastern and southern neighborhoods of the City.

Its single-family residential neighborhoods characterize San Marino. Residential development is the overwhelming land use in the City, comprising 85% of the land area. The majority of the City's housing stock was built between 1920 and 1950. The upscale nature of San Marino, originally envisioned by Henry Huntington, resulted in the construction of excellent examples of period architectural styles designed by master architects.

2.6. Identified Residential Context

The City of San Marino does not have an established Citywide Historic Context Statement, efforts to identify important context themes have recently been developed by independent architectural historians. In December of 2016, a Historical Resource Assessment Report by Arroyo Resources¹ identified the following Residential Context for San Marino: ²

ESTATE HOME BUILDING (1921 to 1941)

From 1921 through 1941, development standards mirrored the early estate standards that had been set forth not only by the upper-class estates of Patton and Huntington, but also by the vision decided upon by the City's founders. According to (Arroyo Resources 2016) the "Garden Estate Home Building" from 1921 to 1941, one of the most important development periods in the City's history". This theme or Period of Significance in the City's residential development consisted of grand architectural designs by Master Architects and Landscape Architects for single-family estates. Such estates would reflect a park-like environment in the fashion of Henry Huntington's home and gardens.

3. Architectural Context

3.1. Architectural Setting

The residence is located mid-block within a row of other single-story, single-family residences constructed from 1939 to 1952. The residences on the block have similar massing and rectangular building forms, on lots less than .29 acre in size. The north and south sides of the block are equally divided between pre and post-World War II construction. Development of this residential area is characterized by gently curved streets and single-story Ranch, Cape Code and French Styles.

² Arroyo Resources Historic Resource Assessment Report for 1470 Virginia Road, dated December 20, 2016.



Figure 6. 1948 Aerial Map

3.2. Architectural Style

Cape Cod Colonial Style

The New England styled Cape Cod house is a low, broad, single-story frame building with a moderately steep pitched gabled roof, a large central chimney, and very little ornamentation. The simple 17th century design was constructed of local materials to withstand the stormy, stark weather of Cape Cod. The Reverend Timothy Dwight IV (1752–1817), president of Yale University from 1795–1817, coined the term "Cape Cod House" after a visit to the Cape in 1800. His observations were published posthumously in *Travels in New England and New York* (1821–

22).^[3]

Usually 1- to the 1-¹/₂-story house with wooden shutters and clapboard or shingle exterior. It features a central front door flanked by multi-paned windows. The space above the 1st floor was often left unfinished, with or without windows on the gable ends. The style was popularized more broadly in a slightly more elaborate Colonial Revival variant popularized in the 1930s–1950s. To increase living space owner’s added dormers and winged additions to the side or rear of the dwelling.



Figure 7. Example of Cape Cod Style (Google)

Colonial Revival Cape Cod houses are very similar to Cape Cod houses but have the chimney at the gable end (living room on the side of the house), and the entrances were recessed, and more elaborate with paneling and sidelights. Adaptations of this style proliferated throughout suburbs which emerged after World War II, and planned communities like Levittown, New York offered Cape Cod styled tract housing.⁴

3.3. Defining Characteristics

The H. L. Smith residence was described on the original Building Permit as a “Cape Cod Colonial” residence, by its designer Architect Harold J. Bissner. Today this residence could be considered to have early Ranch style attributes, this in part to Bissner’s philosophy “to borrow classical designs from the past and adapt them to today’s needs.” During late 1930, the interest for

³ Pilgrim Hall Museum, *The Cape Cod House* Archived May 27, 2010, at the Wayback Machine.

⁴ Wilson, Richard. *The Colonial Revival House*, New York, NY: Harry N. Abrams, Inc., 2004.

building Spanish Colonial homes in San Marino waned in favor of building this eclectic styled Cape Cod Colonial and early Ranch Styled homes in new tracks such as the East Lorain Road Neighborhood.

The H. L. Smith residence exhibits the following character defining features:

- Symmetrical appearance with centered front entry
- Spreading, horizontal orientation
- Small roof overhang
- One-story
- Logical, floor plan in a rectangular, L- shaped configuration
- Chimney located at gable end of the house
- Multi-paned, double-hung picture windows
- Wood frame, stucco exterior with brick, stone or wood accents
- Shutters
- Simple exterior ornamentation
- Good quality construction using natural materials

3.4. Architectural Description

The 2,257 square foot residence, faces south on a 13,063 square foot parcel that is 62' wide and 210' deep. The wood-framed raised foundation building has an "L' plan footprint and measures 50' x 52', with a cross gable wing on the east that extends north. The residence originally had two bedrooms, den, family-room, and 1-3/4 baths. An alley at the rear of the lot provides access to a two-car detached garage. An outdoor 15' x 14' wood Pergola was constructed on the west-side of the rear yard in 1947. The one-story wood framed residence is finished in smooth stucco, with period accent treatments consisting red brick wainscoting, and horizontal wood lap siding. A concrete masonry wall is located at the sides, rear yard, at the garage and the alley at the north property line.

South Elevation

The front elevation faces south and exhibits a wide horizontal elevation with a low pitched side-facing gable roof with a boxed over-hang. The residence is set back on a raised lawn; the east-west facade extends 52' of the 62' wide lot. The front facade has equally divided fenestration of windows, divided by a formal recessed entry porch. Three large 12 x 12 divided light double-hung wood picture windows and one full height bay window are situated on the front facade divided equally on each side of the entrance. The sides and ceiling of the recessed porch entry are finished in raised paneling as is the lower side-lights flanking the entry door. The top half of the side-lights has divided light casement windows with screens. All of these elements including the six-panel wood entry door are a typical Colonial Revival features. The raised entry porch has red brick steps and landing with period wrought iron railings and is accessed by a brick walkway leading to the sidewalk. Boxed hedges provide foundation planting, framed by tall shrubs at the east and west ends of the front façade. A mature tree is placed on the west side of the front yard, and more boxed hedges, align on both sides of the walkway leading to the porch.

North Elevation

The east-west gable roof at the rear of the residence extends over a rear patio; the elevation has two divided light wood French doors separated by a large divided light picture window. An enclosed patio now obscures this elevation. In 1970 a permit was issued to enclose the north and west sides of the existing recessed rear patio. A four-foot high brick wall with an angled brick cap provides a base for six screened windows on the north elevation. A single light Hollywood style wood door is centered between the six windows. Two fixed 6' X 5' wood windows rest on the brick wall on the west elevation. Outside the enclosed patio is an outdoor area with matching red brick pavers.

East Elevation

The east elevation has a service entry with raised concrete steps, wrought iron railing, and a cantilevered over-hang. The side wood entry door is original with two-panels a solid lower panel and a top divided light panel. At the south end of the facade just below the roof is a six-inch projecting square boxed bay window, topped with crown molding. The bay window has two wood casement windows with two divided lights. The remaining fenestration on east elevation consist of original wood divided light double-hung windows for the living and bedroom areas, smaller double-hung windows for bath and utility rooms.

West Elevation

At the center of the gable end of the west elevation an exposed brick fireplace extends above the roof ridge of the residence. The upper side of the gable is finished in six-inch horizontal wood lap siding; the base is brick. The same brick treatment for the base of the patio enclosure was used on the lower east elevation of the interior north wing. Three wood double-hung windows with divided lights are equally space along the facade.

3.5. Architect Harold Bissner

A 1977 oral interview by Ann Scheid provides background on the career and work of Harold J. Bissner (1901-1988). He was born in San Francisco and moved to Long Beach in 1918, where he began his career as a draftsman. He stated his design office in Pasadena in 1922. During the 1920s he specialized in designing Spanish Colonial and Mediterranean Revival homes for upscale clients in Pasadena. Bissner obtained his architectural license in 1938. After this, time Bissner designed new homes for clients new sub-divisions in San Marino including the H. L. Smith residence on Roanoak Road. Although Bissner is not listed and or considered a Master Architect in San Marino, some of his noted Revival residences are the 1924 Lane House at 2385 Monterey Road, the 1926 O'Neil House at 2787 Fleur Drive, and the 1929 Bissner House at 250 Bonita Avenue.

4. METHODOLOGY

The methods for this cultural resources assessment and building evaluation included a records search, historical research, and a field visit to photograph the building. An archaeological field survey of the property was not undertaken due to its former agricultural use and that the property was previously graded in the late 1920s.

4.1. Personnel Qualifications

In April 2018, the owner retained Daniel Ryan, an Architectural Historian with Historic Preservation Services LLC to conduct an intensive level survey of the residence. Mr. Ryan exceeds the qualifications required for Architectural History under Federal Requirements 36 CFR 61 (A) per The Secretary of the Interior's Professional Qualification Standards. Daniel Ryan of Historic Preservation Services is listed in the California Resource Information Center (CHRIS) as a Qualified Architectural Historian. Mr. Ryan holds an M.A. degree in (Public History and Historic Preservation and has 34 years' experience specializing in historic resources and preservation of the built environment. He is skilled in carrying out historical research at repositories such as city, state, and private archives, libraries, CHRIS information centers, and local historical societies. Mr. Ryan conducted the field visit and photographed the building and completed extensive archival and historical research to prepare the report.

4.2. Field Survey Methods

On April 28, 2018, HPS conducted an intensive-level historic resources survey of the property. The architectural history evaluation was based on photography and description of the exterior architectural characteristics of the buildings. During the survey, digital photographs were taken of the visible elevations, character-defining features, and context views. Detailed notes regarding the architectural features, integrity, and condition of the property were taken. A reconnaissance survey analyzing the historic context of the surrounding area was completed.

4.3. California Office of Historical Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California Office of Historic Preservation in its Instructions for Recording Historical Resources provide a three digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Recognized as Historically Significant by Local Government;
5. Not eligible for any Listing or Designation; and
6. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). A third digit is a number that is used to specify significance further and refine the relationship of the property to the National Register and California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. Also, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

4.4. Records Search Methods

Cultural resources records search was conducted on May 2, 2018, at the South Coastal Information Center (SCIC) located at California State University Fullerton. The purpose of the records search was to determine the extent of previous cultural resources investigations within a 1-mile (1,600-meter) radius of the Project area, and whether any previously recorded archaeological sites or other historical resources exist within or near the Project area. Materials reviewed included reports of previous cultural resources investigations, archaeological site records, historical maps, and listings of resources on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and California Points of Historical Interest, California Landmarks, and National Historic Landmarks.

4.5. Archival Research Methods

Archival research on the history and development of the property and surrounding area was undertaken to determine the construction, use, and ownership history of the building, as well as important themes in history that may have been associated with the property. Both primary and secondary sources of information such as historical maps and photographs, newspaper articles, and written histories of San Marino were utilized in this endeavor. Records research was conducted at the San Marino Public Library's History Collection, San Marino Historical Society, and the Pasadena Museum of History Archives. Additional research was conducted on-line including Historical USGS Maps and Aerials, Title Search records and review of Ancestry.com.

5. FRAMEWORK FOR EVALUATION

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. The National Historic Preservation Act (NHPA), of 1966 as amended, and the California Register of Historical Resources (CRHR), are the primary federal, state, and local laws and regulations governing the evaluation and significance of historic resources of national, state, and regional importance. Additionally, local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. A description of these relevant laws and regulations are presented below.

In analyzing the historic significance of the subject property, criteria for designation under federal, State and Local landmark programs were considered. Additionally, the Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the property.

5.1. FEDERAL LEVEL

National Register of Historic Resources (National Register)

The National Register is the nation's official list of historical and cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, as amended, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the country's historical and archaeological resources.

Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Register is administered by the National Park Service (NPS), which is part of the U.S. Department of the Interior. As defined in National Register Bulletin #15, "How to Apply the National Register Criteria for Evaluation," resources are eligible for the National Register if they:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in or past; or
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) have yielded or may be likely to yield, information important in history or prehistory."

Once a resource has been determined to satisfy one of the above-referenced criteria, then it must be assessed for "integrity." Integrity refers to the ability of a property to convey its significance, and the degree to which the property retains the identity, including physical and visual attributes, for which it is significant under the four basic criteria. The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property must possess several, and usually most, of these historical aspects.

5.2. STATE

California Register of Historical Resources (California Register)

The California Register was established to serve as an authoritative guide to the state's significant historical and archaeological resources (PRC §5024.1). State law provides that for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria; if the resource:

- 1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- 2) Is associated with the lives of persons important in our past.
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.
- 4) Has yielded, or may be likely to yield, information important in prehistory or history.

The California Register also includes properties which: have been formally determined eligible for listing in, or are listed in the National Register of Historic Places (National Register); are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; points of historical interest, which have been reviewed and recommended to the State Historical Resources Commission for listing; and city and county-designated landmarks or districts (if criteria for designation are determined by OHP to be consistent with

California Register criteria). PRC §5024.1 states:

(g) A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- (1) The survey has been or will be included in the State Historical Resources Inventory.
- (2) The survey and the survey documentation were prepared in accordance with [OHP]... procedures and requirements.
- (3) The resource is evaluated and determined by the office to have a significance rating of category 1-5 on DPR [Department of Parks and Recreation] form 523.
- (4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

In addition to meeting one of the four above criteria, California Register-eligible properties must also retain sufficient integrity to convey historic significance.

INTEGRITY

In addition to meeting the criteria of significance, property eligibility for the California and National Register must have integrity. "Integrity is the ability of a property to convey its significance."ⁱⁱ According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.ⁱⁱⁱ The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

5.3. LOCAL LEVEL

The subject property is being evaluated to determine historic significance and eligibility by the City of San Marino Municipal Code and General Plan.

5.4.General Plan

The San Marino General Plan was adopted in 2003. The Land Use Chapter of the General Plan includes three sections, 1) Land Use Designations, 2) Economic Development, and 3) Preservation. The Land Use Designation section includes a listing of the City's cultural treasures including the El Molino Viejo and the Huntington Library and Botanical Gardens. The Preservation section of the General Plan provides policies and objectives to recognize historic resources in the City. General Plan objectives center on the identification of significant architectural, cultural, and historic resources. Implementation of a historic preservation program in the City would include ordinance development, protection measures for designated properties, adoption of State Historic Building Code, and implementation of tax incentives.

5.5. Historic Preservation Ordinance

Chapter 25.45, Subsection 25.45.010 – Procedures for Demolition - Section "G":

Requests for demolition of any residential or commercial structure at least fifty (50) years or older shall submit a report detailing the structure(s) historical significance, architectural design, and ownership history, which shall be prepared by qualified preservation professional. The Director of Building and Planning, in his or her sole discretion, may require such a report for any request related to the demolition of any residential or commercial structure forty-nine (49) years or less."

California Environmental Quality Act - Section 7

This Ordinance is exempt from California Environmental Quality Act, Cal. Pub Res. Code § 21000 et seq. ("CEQA") pursuant to CEQA Guidelines section 15305, minor alterations in land use, and section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. Adoption of this Ordinance will enact only minor changes in land use regulations and it can be seen with certainty that its adoption will not have a significant effect on the environment because it will not allow for the development of any new or expanded facilities anywhere other than where they were previously allowed under existing federal, state, and local regulations.

San Marino OMC 25.454)18 Procedures for Demolition

The following procedures shall be applied to all historic structures listed on the historic register and those structures listed on the historic resources list, which are located in commensal zones:

- (A) Demolition permits are subject to compliance with the provisions (of Title 14 of this code.
- (B) Applicants for demolition (of historic buildings which appear on the city's historic register or as required in this chapter shall make application for a demolition permit with the department of community development.

- (C) Upon receipt of the application to demolish, the department of community development shall, within twenty days, schedule the request for public hearing before the design review board and shall solicit input from die heritage committee. Public noticing shall be as specified in Section 25.03.065(C).
- (D) Design Review Board Action. The design review board shaft receive a recommendation from the heritage committee and shall address and mitigate the cumulative impacts of allowing the demolition of structures that contribute to the overall neighborhood character or streetscape, but which may be individually insignificant. After conducting the public hearing, the design review board shall take one (of the following actions:
- (1) Approve Permit. The design review board may approve the demolition permit in conformance with the provisions of subsection (E) (Findings) of this section.
 - (2) Approve permit, subject to a waiting period of up to ninety calendar days to consider relocation and/or
 - (a) During the waiting period, the applicant shall advertise the proposed demolition in a paper of general circulation in the city once a month for the first two months following the design review board's hearing. Such advertisement shall be one-quarter page in size and shall include a photograph of the structure, the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation and the date after which a demolition permit may be issued. Evidence of this publication must be submitted to the department rtf community development prior to issuance of a demolition permit
 - (b) Any application for relocation of the structure shall be filed within the specified waiting period as determined by the design review board.
 - (c) The design review board may extend the waiting period up to one hundred eighty days if it determines that relocation is imminent
 - (d) During the continuance period, the heritage committee may investigate relocation of the building or modification of the building for future uses in a way which preserves die architectural and historical integrity of the building.
 - (e) During the continuance period, the applicant may pursue plan approval.
- (E) Findings. Prior to the issuance of a demolition permit, the design review board shall make one of the following findings:
- (1) The action proposed is consistent with the purposes of the ordinance and the historic resources element of the general plan; or
 - (2) There are no reasonable alternatives to demolition. (Old. 1179 § 5 (pail), 1989).

6. RESULTS

6.1. County Assessor and Ownership Records

The Los Angeles County Assessor maintains building records for property tax assessment and reassessment purposes. According to the Los Angeles County Assessor website the house was built in 1939. A record search of Los Angeles County Assessor tax records was conducted electronically by a third party title service to determine ownership history. However, no electronic records are available before 1983. Ownership, information before 1982 came from other primary sources including City Directories and City of San Marino Building Permit records. The subject property Assessor Parcel Number is 5332-030-006, which is Lot 26 of Tract Number 8700 subdivided in 1928.

Table 1. Property Ownership – 2445 Roanoke Road

YEAR	BOOK	PAGE	LOT	OWNER'S NAME	TRANSFER DATE
1938	147	51-53	26	Smith, Harry	1938
1945	147	51-53	26	Beery, Lloyd	1945
1982	147	51-53	26	Huang Chang	9/21/1982
2016	147	26	5	Huang Chun Hui Chang	9/01/ 2016

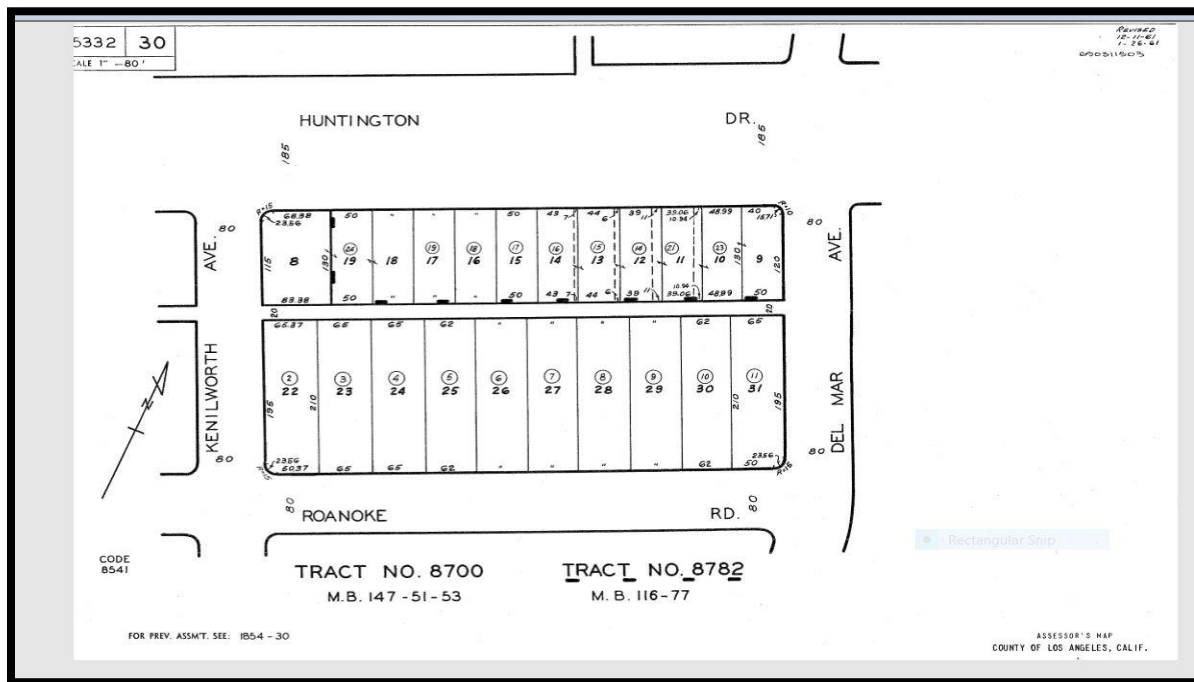


Figure 8. Assessor Parcel Map

6.2. Property Developer and Owner Profile

Harry Smith who resided in San Marino, was the owner contractor who built this spec house. He commissioned Architect Harold Bissner in 1938 to design this 2,021 square-foot home which costs \$8,000. The house was a rental property until purchased by Lloyd Beery in 1945. Mr. Beery was a cement salesman, he and his wife Elizabeth resided at the property for 37, till 1982 when it was sold to the current owner Mr. Huang. He was a businessman who traveled between San Marino and Taiwan.

6.3. City Directory Research

City directories list all households and business within the City of San Marino from 1939 - 1970 are archived in the Historical collections at San Marino Public Library. HPS LLC researched City directories as to tenants and owners of the property at 2445 Roanoak Road to determine whether or not any persons of potential historic significance may have been associated with the subject property.

Table 2. Occupant Listing for 225 Roanoak Road

YEAR	ADDRESS	OCCUPANT
1938	2445 Roanoak Road	States property is under construction
1939	2445 Roanoak Road	No Listing
1940	2445 Roanoak Road	Michal, Henry A. (Tenant)
1945	2445 Roanoak Road	Beery, Lloyd
1984	2445 Roanoak Road	Huang, Chang
1998	2445 Roanoak Road	No Listing

Besides review of historical track and Sanborn maps, aerial photographs were used to determine the features of the site that pre-date the construction of the 1939 home.

6.4. Sanborn Fire Insurance Maps

Sanborn fire insurance maps are large-scale maps that depict the commercial, industrial, and residential sections of approximately 12,000 cities and towns in the United States. These specialized maps were prepared for the exclusive use of fire insurance companies and underwriters to provide accurate, current, and detailed information about the buildings they were insuring. Descriptions often included commercial/industrial uses, type of construction (Wood Frame or Masonry), the location of fire hydrants, and fire stations. A review of Sanborn Maps for San Marino was conducted at the Pasadena Historical Museum on May 2, 2018. Volume 7, contained a 1930 San Born Base Map, with a 1941 overlay update of the property located at 2445 Roanoak Road.

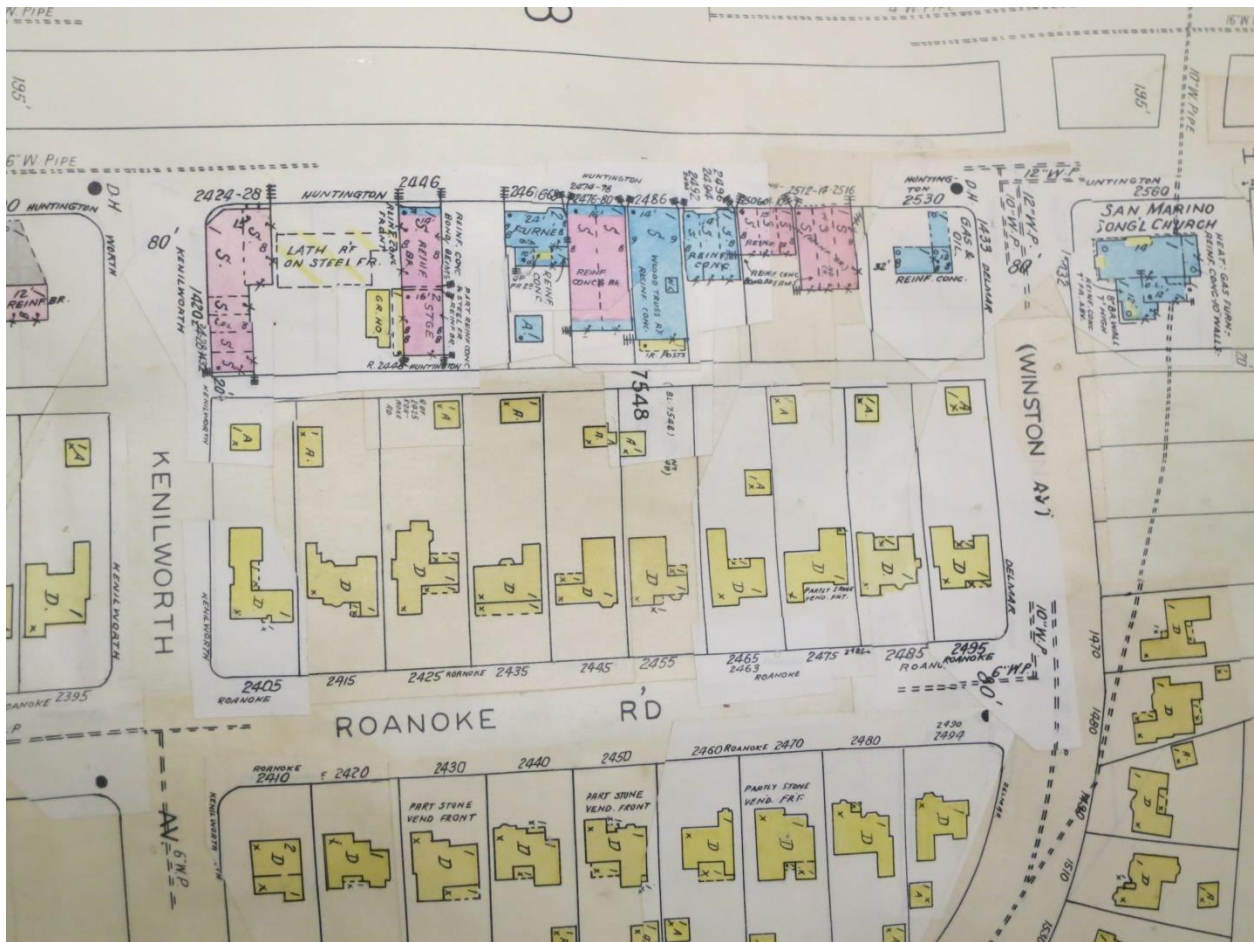


Figure 9. 1952 Sanborn Map (Volume 7, Pasadena History Museum)

7. ARCHITECTURAL EVALUATION

7.1. City Building Permit Records

Copies of the original 1939 building permit, and other permits for 14' x 15' Pergola enclosing the rear patio, re-roofing, electrical, plumbing work were reviewed.

7.2. Builder of Record

The owner/builder of the residence was Harold Lee Smith, a contractor who resided in San Marino. He built this 2,021 square-foot home for \$8,000 in 1938. The property was rented until it was purchased by Lloyd Beery in 1945.



Figure 10. 1941 Real-estate Photograph of 2445 Roanoak Road

7.3. Alterations and Additions

The residence originally, had two-bedrooms and 1-3/4 baths, today has three bedrooms and two-baths, and the rear covered patio has been enclosed. A matching brick chase on the east end of the roof has been removed, and the original wood shake roof has been replaced with concrete tile. Brick accents were applied to the residence when the patio was enclosed in 1948. A brick pony wall enclosed the north and west sides of the original open patio; the same treatment was applied over the existing stucco on the west and east elevations of the residence. The original wide shutters on the front façade that was proportional to the window size were replaced with small shutters. The general condition of the residence is good. However the exterior wood lap siding has some evidence of cupping, termite, and dry rot damage. The changes made were minor and to the rear elevation, no changes were made to the front facade which has remained unchanged from its 1939 period of significance.

7.4. Character Defining Features

Based on an emination of the 1941 photograph the building has retained its original character-defining features. These features include: one-story height, rectangular “L” plan, horizontal massing, low-pitched side-facing gable roof, boxed eaves, symmetrical composition, stucco exterior wall cladding, with wood lap accents, exterior brick chimney, recessed entrance, and multi-paned divided light picture and bay windows.

7.5. Evaluation of Integrity

Though minor alterations have been made to the residence 2445 Roanoak Road still retains character-defining features of its original Cape Cod Colonial and early Ranch design and therefore retains all seven aspects of integrity:

- **Location:** The building remains in its original location and therefore retains the integrity of location.
- **Design:** The building has retained its original character-defining features: one-story height, rectangular “L” plan, horizontal massing, low-pitched side-facing gable roof, boxed eaves, symmetrical composition, exterior wood lap accents, exterior brick chimney, recessed entrance, and multi-paned divided light picture and bay windows. Therefore, the building retains the integrity of design.
- **Setting:** The setting of the property and its landscaping has remained consistent with its period of development. Therefore, the residence and garage retains integrity of setting.
- **Materials:** The building has retained its original materials, including, stucco exterior wall cladding, and wood lap accents, brick chimney, original divided light wood picture windows, and wrought-iron porch railings. Therefore, the buildings retain integrity of materials.
- **Workmanship:** The building retains the physical evidence of period construction techniques and therefore retains integrity of workmanship.
- **Feeling:** The building(s) retain significant physical features that convey their historic character as late 1930s single-family residence, and therefore retain integrity of feeling.
- **Association:** There are no direct associations with the building as to historical events, or persons of significance.

Based on the evaluations and assessment in this report, the property was found to have retained its historic integrity based six of the above seven aspects.

8. SIGNIFICANCE AND ELIGIBILITY EVALUATION

CRHR Criterion 1 / NRHP Criterion A: The pre-World War II residence is not associated with a singular event important in history, nor does it appear to reflect broad trends or patterns of development. The residence is also not directly associated, in a significant way, to the development of the City or its incorporation. The single-story residence 2445 Roanoak Road was constructed as a rental property and to serve the growing residential needs within San Marino. Therefore, the single-family residence is not related to the broad patterns of regional or national history and is not significantly associated with the history of the development of San Marino, California. The building is evaluated as not eligible under CRHR Criterion 1 and NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: The property owners, the architect and builder of record were not significant persons. Therefore, the single-family residence is not associated with the lives of persons significant in the past and is, therefore, not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: Harold Bissiner the architect of 2445 Roanoak Road noted on the building permit that the architectural design on the Building Permit a “Cape Cod colonial.” He obtained his architectural license one-year before designing this residence in 1939: he was not considered and listed as a Master Architect in San Marino. Bissiner was known for his Monterey and Spanish Colonial Revival designed homes in San Marino and Pasadena during the early 1920s. The custom designed 1939 home is eclectic in design; it does possess high artistic values, or possess any significant distinguishable components. The material and features of the residence are common and lack distinctive characteristics of a type, period, or method of construction. Although the exterior of the house retains its character-defining, it does not represent an excellent or distinctive example of Cape Cod, or Cape Cod Colonial styled architecture. The owner/builder H. L. Smith was not a prominent builder in San Marino.

In addition to completing an intensive windshield survey of the property and neighborhood, HPS evaluated the residential contexts as previously identified by Arroyo Resources (2016). The property and neighborhood context did not fall within any identified historic contexts and was found to be historically insignificant. The property and residential track that encompasses both pre/post World War II designed homes is not significant in the formation of the City of San Marino in the context of City Planning and Development. Therefore, the single-story duplex building is not eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The single-family residence does not have potential to yield information important in prehistory or history. Archival research potential for the building has been exhausted, and there is no potential for the building to provide additional information that is not already represented in the archival record. Therefore, the single-family residence is not eligible under CRHR Criterion 4 or NRHP Criterion D.

Regardless of integrity, the building is evaluated as not eligible for the CRHR, NRHP and Local Landmark Status.

8.1. Records Search Results

Archival research on the history and development of the property and surrounding area was undertaken to determine the construction, use, and ownership history of the building, as well as important themes in history that may have been associated with the property. Both primary and secondary sources of information such as historical maps and photographs, newspaper articles, and written histories of San Marino were utilized in this endeavor.

A cultural resource records search was conducted at the South Coastal Information Center (SCIC), and a review of local and regional historical archives was used in assessing and evaluating the property and adjoining ¼ mile area for historic significance.

The records search results indicated that property had not been previously inventoried or evaluated on either the National Register or the California Register, and the property and its neighborhood context did not contain any historical resources. Additionally, no historical surveys have been Records Search - City of San Marino.

9. CONCLUSION AND RECOMMENDATION

CONCLUSION

Historic Preservation Services (HPS) has completed the evaluation of 2445 Roanoak Road, City of San Marino. HPS has determined based on the whole of the record the single-family residence does not meet any criteria for listing in the National, California or local landmark registers and is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA). Additional information is provided below and in the attached State of California Department of Parks and Recreation (DPR) forms.

The property and the surrounding neighborhood were evaluated against Historic Contexts identified by Arroyo Resources, and others, and found to be historically insignificant. This residential track encompasses both pre/post World War II designed homes and is not significant in the formation of the City of San Marino. Additionally, the property and neighborhood does not meet the NR/CA Register eligibility under Criterion "A" (City Planning and Development).

The residence is modest Cape Cod Colonial residence. Even though it is a custom home it has few distinctive details and does not individually convey an association with significant periods of early development in San Marino. It is not a notable representation of the Cape Cod style and the residence does not distinguish itself in any meaningful way or possess high artistic values. Harold Bissner, the architect of record, was not listed as a Master Architect in the City of San Marino. Although the residence retains most aspects of integrity from the 1939 period of significance; it does not appear to be a distinctive or otherwise influential example of Bissner's work. The Residence does not appear to be associated with significant events or the productive lives of significant personages.

Recommendation

No Historical Resources have been identified; therefore the City of San Marino may reach a finding of no Impact regarding historic-period built environment resources. Historic Preservation Services recommends a California Historical Resource Status Code of 6Z, ineligible for National Register, California Register or Local designation through survey evaluation.

10. REFERENCES CONSULTED

Arroyo Resources Historic Resource Assessment Report for 1470 Virginia Road, dated December 20, 2016.

California State Office of Historic Preservation, *"Instructions for Recording Historical Resources"*, March 1995.

City of San Marino, "Historic Preservation Ordinance", May 2018

City of San Marino, Building and Safety Department (Building Permit records)

David L. Ames and Linda Hint McClelland, National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places (Washington, DC. U.S. Department of the Interior, **2002**), p. **66-67**.

Historic Resources Group, Historic Resource Assessment, 1040 Oak Grove Ave. August 5, 2015

History: San Marino, "San Marino Historical Society Archives" May 2018).

McAlester, Virginia Savage, A Field Guide to American Houses. Alfred A. Knopf, New York, New York, 2013

Pomeroy, Elizabeth. San Marino: A Centennial History. San Marino Historical Society, San Marino

San Marino, "General Plan 2003, (accessed May 2018)

Sanborn Fire Insurance Maps for the City of San Marino, Pasadena Museum of History

Scheid, Ann, Oral History Interview, Harold Bissner, Architect 1901-1988, Pasadena Heritage Oral History Project, 1977 accessed Pasadena Historical Museum May, 2, 2018.

The San Marino Crowell Public Library: "A History of Civic Support," <https://ca-sanmarino.civicplus.com/702/Librarv-History>, accessed April 27, 2018.

The San Marino Public Library: City Directories (accessed May 01, 2018).

U.S. Department of the Interior, National Park Service, Revised 1985. National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning.

U.S. Department of the Interior, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Washington, D.C.: National Park Service, 1990.

U.S. Department of the Interior, National Register Bulletin 16A: How to Complete the National Register Registration Form (Washington D C.: National Park Service) 1997, p. 4.

United States Census Records 1850 to 1930, Accessed on-line at Ancestry.com.

11. EXHIBITS

Exhibit 1. Historic Preservation Ordinance

Exhibit 2. Tract Map of Subject Property

Exhibit 2. Building Permit Records

12. ATTACHMENTS

A. ATTACHMENT "A" Photographs

B. ATTACHMENT "B" Department of Parks & Recreation (DPR 532 Forms)

EXHIBIT 1 HISTORIC PRESERVATION ORDINANCE

HISTORIC PRESERVATION ORDINANCE ORDINANCE NO. O-18-1336

AN ORDINANCE OF THE CITY OF SAN MARINO REGARDING HISTORIC PRESERVATION AND DESIGN REVIEW REGULATIONS AND AMENDING THE SAN MARINO CITY CODE REGARDING THE SAME.

THE SAN MARINO CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:

Section 1. Article 12 “Designation of Historic Landmarks” of Chapter 2 “Administration” of the City Code is hereby repealed in its entirety.

Section 2. A new Article 18 entitled “Historic Preservation” is hereby added to Chapter 23 “Zoning and Development, Advertising and Signs, Fences and Walls” of the City Code to read as follows:

“Article 18 HISTORIC PRESERVATION

23.18.010 Purpose

The purpose of the Historic Preservation Ordinance is to promote the public health, safety, and general welfare by providing for the identification, designation, protection, enhancement, and ongoing use of historical resources that represent the City’s cultural, architectural, social, economic, and political heritage. It is the intent and purpose of the San Marino City Council in passing this article to:

- A. Preserve, maintain, and safeguard the City’s heritage and character for the enjoyment of present and future generations, by providing for the protection and thoughtful management of historic resources as defined in this article;
- B. Foster awareness, recognition, and stewardship of the City’s historic resources;
- C. Encourage public knowledge and appreciation of the City’s heritage, and foster civic and neighborhood pride and sense of identity through the recognition of historic resources;
- D. Encourage the maintenance and preservation of cultural landscapes that contribute to the historic character of our neighborhoods and built environment;
- E. Recognize the City’s historic resources as economic assets;
- F. Stabilize and improve property values within the City, and increase the economic and financial benefits to the City and its inhabitants through the preservation, rehabilitation, and ongoing use of historic resources;
- G. Integrate the conservation of historic resources into the public and private development process;
- H. Implement the General Plan by protecting the historical and culturally significant resources that contribute to community identity and a sense of history;
- I. Facilitate the City’s compliance with the National Historic Preservation Act (NHPA) and California Environmental Quality Act (CEQA) and their provisions for cultural and historical resources;

J. Preserve diverse and significant architectural styles and property types reflecting the City's history and encourage complementary new construction and design, to maintain the City's historic scale and character; and

K. Adopt and encourage the use of historic preservation incentives, both regulatory and economic, that promote the retention, rehabilitation, and protection of historic resources.

23.18.020 Definitions

The following words and phrases shall be defined as set forth in this section, for the purpose of this article.

"Alteration" means any act or process that modifies a historic landmark that either: (1) requires a building permit and changes one or more of the features of a landscape or structure including, without limitation, the erection, construction, reconstruction, or relocation of any structure or any part of a structure; or (2) significantly changes any feature of a landscape or exterior of a structure that relates to its status as a historic landmark, regardless of whether such act or process requires a building permit.

"Architectural feature" means an exterior design element of a historic resource embodying the style thereof, including, but not limited to, the kind, color, texture of building materials; tile and iron work; the type, style, and arrangement of windows, doors, lights, signs and other fixtures appurtenant to such structure; and, on a larger scale, includes siting, composition and massing (the number, placement and size of improvements).

"Council" means the City Council of the City of San Marino.

"Commission" means the City of San Marino Planning Commission.

"Director" means the Planning and Building Director, or his or her designee.

"Demolition" means any act or process that destroys, in whole or in part, a building, structure, or site or permanently impairs the structure's integrity or historical significance.

"Historic landmark" means any structure, any site, sign, structure, building, landscape, object, area, place, or feature designated as a historic landmark pursuant to this article.

"Historic resource" means any improvement, historic landmark or district, or other object of cultural, architectural or historical significance to the citizens of the City, the region, the state or the nation, which is designated or eligible for designation and determined to be appropriate for historic preservation by the Director, the Commission, or by the Council pursuant to the provisions of this article.

"Improvement" means any structural element, architectural features, plaque, light standard, light fixture, street furniture, porch and steps, structure, sign, fence, wall, mature tree or other specified object constituting a physical feature of real property.

"Inventory of historic resources" means the inventory adopted by the Commission of potentially historic sites, structures, buildings, object, and places in the City.

"Secretary's Standards" means the Standards for the Treatment of Historic Properties adopted by the United States Secretary of the Interior, and all guidelines adopted for the implementation of the same, as may be amended from time to time.

“State Historical Building Code” means California Health & Safety Code, Section 18950 et seq. and the California Historical Building Code, codified at Part 8, Title 24 of the California Code of Regulations, as either of these may be amended from time to time.

23.18.020 Designation of Historic Landmarks

A. *Automatic Designation.* Any property within the City that is listed in the National Register of Historic Places or the California Register of Historic Places is automatically designated as a historic landmark for purposes of this article.

B. *Prior Designations.* Any historic landmark previously designated as such by the City on or before the effective date of this article shall continue to be a historic landmark as previously designated for purposes of this article and shall be subject to all provisions herein.

C. *New Designations.* The Council may designate any structure, property, or properties as a historic landmark or historic resource subject to criteria in this section.

D. *Amendment or Rescission.* The Council may amend or rescind the designation of any historic landmark, for the purposes of this article, subject to the same procedures required for their designation, including without limitation, hearing and recommendation of the Director.

1. *Criteria for Amendment.* Once a historic landmark has been designated, the designation shall not be amended unless the City Council determines the findings required under Section 23.18.030 can still be made.

2. *Criteria for Rescission.* Once a historic landmark has been designated, the designation shall not be rescinded unless the City Council finds that: (1) the evidence supporting the designation was erroneous; or (2) the findings required under Section 23.18.030 can no longer be made.

23.18.030 Designation Criteria for Historic Landmarks

A. The Council may designate a historic resource a historic landmark if it meets the requirements of both paragraphs B and C of this section.

B. Historic landmarks must meet at least one of the following criteria:

3. It is or was once associated or identified with important events or broad patterns of development that have made a significant contribution to the cultural, architectural, historical, and political heritage of the City, region, state, or nation; or

4. It is or was associated with an important person or persons who made a significant contribution to the history, development, or culture of the City, region, state, or nation; or

5. It embodies the distinctive characteristics of a style, type, period, or method of construction; exemplifies the work of a well-recognized architect or builder, or possesses high artistic or aesthetic values; or it represents one of the last, best remaining examples of an architectural type or style in a neighborhood or the City that was once common but is now increasingly rare.

C. Historic landmarks must retain integrity from their period of significance with respect to its location, design, setting, materials, workmanship, feeling, association, or any combination of these factors. A proposed landmark need not retain all such original aspects, but must retain

sufficient integrity to convey its historic, cultural, or architectural significance. Neither the deferred maintenance of a proposed landmark nor its dilapidated condition shall, on its own, be equated with a loss of integrity. Integrity shall be judged with reference to the particular characteristics that support the property's eligibility.

23.18.040 Designation Requirements and Procedures for Historic Landmarks

A. *Application.* The Council, Commission, Director, or the owners of the subject property or their authorized agents may apply for a historic landmark designation. A third party who believes that a property or structure should be designated may submit a written request for the Commission or Director to initiate an application. In the event the Council, Commission, or Director initiates the application, the Director shall complete the required application. All applications shall be made on a form prescribed by the Director and shall include the following data:

1. The assessor's parcel number and legal description of site;
2. A description of the historic landmark, including its current condition and its special aesthetic, cultural, architectural, or engineering interest, or value of a historic nature;
3. Sketches, drawings, photographs, or other descriptive material;
4. The written consent of the property owner(s) or authorized agent to the proposed historic landmark designation;
5. Such other information as requested by the Director; and
6. Required filing fees, as set by Council Resolution. City initiated nominations are not subject to filing fees.

B. Except as necessary to correct an unsafe or dangerous condition pursuant to section 23.18.130, it shall be unlawful for any person to carry out or cause to be carried out any activity requiring a Certificate of Appropriateness on a proposed historical landmark for which an application has been filed until the Council has taken final action.

C. *Survey.* Within 45 days of when a designation application is deemed complete, the Director shall conduct a survey to document all potentially historic features of the subject property and prepare a report to the Commission.

D. *Commission Review and Recommendation.*

1. The Commission shall consider each application for designation at a public hearing. The Director shall set the time and place of such hearing. Any such hearing may be continued from time to time.
2. The Director shall give, in writing, notice not less than ten (10) days of the time, place and purpose of such hearing to the owners and occupants of the subject and adjacent properties.
3. Following the hearing, the Commission shall adopt a resolution to recommend to the Council approval or disapproval of the application for designation.

E. *Council Determination.* The sole authority to designate a historic resource as a historic landmark shall be vested in the Council in accordance with the following:

1. Within ten (10) days of the Commission recommendation, the Director shall send a copy to the City Clerk. The City Clerk shall set a hearing at which the Council shall consider the recommendation of the Commission. The applicant and owner of the property shall be given notice of the time and place of the Council hearing at least ten (10) days prior to the hearing date, together with a copy of the Commission's recommendation to the Council.
2. Following the hearing, the Council shall adopt or reject the designation recommended by the Commission. In the alternative, the Council may continue its consideration of the matter, or refer the proposed designation to the Commission for further consideration within a period of time designated by the Council. If the Council has not taken any action on the application within 180 days of the Commission's recommendation, then the application shall be deemed denied.
3. The designation of a historic landmark shall be made by Resolution of the Council.
4. Within ten (10) days of the Council's decision, notice thereof shall be mailed by the City Clerk to the applicant and record owner of the property proposed for designation.
5. The Resolution designating the property as a historic landmark shall be filed with the Los Angeles County Recorder's office by the City Clerk.
- F. *Public Agencies.* The Director shall take appropriate steps to notify all public agencies and public utilities which own or may acquire property, including easements and public rights-of-way in the city, of the existence of historic landmarks. The Director shall forward a copy of the any resolution approving the designation of a historic landmark to any department or agency that the director deems appropriate.
- G. *Local Official Register.* Resolutions adopting designations of historic landmark shall collectively be known as the San Marino Register of Historic Landmark. The Local Official Register shall be kept on file with the City Clerk, who shall transmit copies, updated annually, to the Director of Planning and Building, the Director of Parks and Public Works, and the Crowell Public Library.
- H. Upon designation by the Council, the Director shall record the location, characteristics, and significance of the historic landmark on a California Department of Parks and Recreation Historic Resources Inventory Form 523, and include therewith a description of the particular features that are to be preserved and the legal description of the historic landmark.
- I. A designated historic landmark may be identified by an approved city marker, but such a marker is not required.
- J. *Deletion of demolished or rescinded landmark.* When a listed historic landmark has been demolished or has had its historic landmark designation rescinded pursuant to the provisions of this Code, the Director, upon notice thereof, shall cause such structure to be deleted from the San Marino Official Register. Upon such deletion, the provisions of this article shall have no further application to such property.

23.18.050 Maintenance of Historic Landmarks

- A. The owner, occupant, lessee, or other person having legal custody and control of a historic landmark shall keep in good repair all exterior portions thereof, all interior portions thereof regulated by the applicable designation statement or adopted conservation plan, and

all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior architectural feature.

B. The owner, occupant or other person having legal custody and control of a historic landmark shall promptly repair such building or structure consistent with all other applicable local, state, and federal laws, if it is found to have any of the following defects:

1. Facades that may fall and injure a member of the public or property;
2. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;
3. Members of ceilings, roofs and roof supports or other horizontal members which age, split or buckle due to defective material or deterioration;
4. Deteriorated or insufficient waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;
5. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering; and
6. Any fault or defect which renders it not properly watertight or structurally unsafe.

C. Nothing in this article shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property covered by this article that does not involve a change in design, material, or external appearance thereof.

D. A Certificate of Appropriateness shall not be issued for the demolition of a historic landmark because of the failure of the owner to comply with the provisions of this section.

23.18.060 Certificate of Appropriateness Requirement

No person shall carry out or cause to be carried out any alteration, restoration, rehabilitation, construction, removal, relocation, or demolition of any historic landmark unless the City has first issued a Certificate of Appropriateness or Certificate of Economic Hardship in accordance with the requirements in this article.

23.18.070 Certificate of Appropriateness Procedures

A. *Application.* An application for a Certificate of Appropriateness shall be filed with the Planning and Building Department upon a form prescribed by the Director and shall include the following information, excepting such information the Director deems unnecessary on a case-by-case basis in light of the proposed work:

1. A description of the proposed work and an explanation of how it is compatible with the Secretary's Standards and other applicable standards, where appropriate;
2. Detailed architectural plans and specifications, including floor plans and scaled elevations and drawings, illustrating the scale, massing, and appearance of the proposed work, including existing and proposed elevations and plans;
3. A description the specifications and appearance of existing and proposed replacement materials and features;
4. A site plan showing all existing buildings and structures and the relationship of the

proposed work to the surrounding environment;

5. Relationship to the existing scale, massing, architectural style, site and streetscape, landscaping, and signage for new construction in Historic Districts’

6. Any other information determined to be necessary for review of the proposed work by the Director.

7. Required fee(s), as set by Council Resolution.

B. *Director Review.* An application for a Certificate of Appropriateness shall be eligible for Director review if the application meets either of the following requirements:

1. The proposed work would not result in a change of design, material, or appearance of the historic landmark’s character defining features, which may include but is not limited to:

a. Repair or replacement of deteriorated materials with applications or materials of the same kind, type, and texture already in use for roofs, windows, siding material, chimneys and fireplaces, accessory structures, or fencing;

b. Addition or deletion of awnings, canopies, and similar incidental appurtenances that do not alter the integrity of the historic landmark.

2. The proposed work is limited a minor addition of square footage which does not exceed one hundred fifty (150) square feet, as determined by the Director, and where such additions are on the rear elevation and not visible from the public right-of-way and would not remove, change, or obstruct any of the historic landmark’s character-defining features.

3. Notwithstanding the above, the Director shall have the discretion to refer any application for a Certificate of Appropriateness to the Commission for review.

C. *Commission Review.* The Commission shall conduct a public hearing on all applications for a Certificate of Appropriateness not eligible for Director review under Section 23.18.060.B above or referred to the Commission by the Director.

D. *Findings Required.*

1. *Standard Findings.* No Certificate of Appropriateness shall be approved unless the following findings are made:

a. The project will not cause a substantial adverse change in the significance of a historic landmark within the meaning of the California Environmental Quality Act as determined by the Commission and the Council;

b. The project is consistent with the provisions of this article; and

c. The project is consistent with the Secretary’s Standards and any applicable design guidelines adopted by the City.

2. *Additional Findings for Demolitions.* No Certificate of Appropriateness to allow demolition of part or all of a historic landmark shall be approved unless the following findings are made in addition to all other required findings:

a. All efforts to restore, rehabilitate, or relocate the historic landmark would be futile;

- b. Restoration or rehabilitation would require extensive alterations that would render the historic landmark unworthy of preservation or make such preservation infeasible;
 - c. Failure to demolish the historic landmark would adversely affect or detract from the character of the neighborhood; and
 - d. The deterioration of the historic landmark is not the result of the failure of the owner to maintain the property in accordance with this article.
- E. *Issuance of Certificate.* Following review of an application for a Certificate of Appropriateness, the Director or Commission shall adopt a resolution approving, conditionally approving, or denying the application. The applicant shall be notified of the decision by mail within ten (10) days. Upon approval, copies of the Certificate of Appropriateness shall be forwarded to the applicant, the Director, and any other department or agency that requests one.
- F. *Appeal.* Decisions of the Director and Commission regarding a Certificate of Appropriateness are subject to appeal in accordance with Section 23.18.150. No Certificate of Appropriateness shall become effective until the time to appeal its issuance has expired.

23.18.080 Certificate of Economic Hardship

- A. The Commission may issue a Certificate of Economic Hardship to allow alteration or demolition of a historic landmark where denial of a Certificate of Appropriateness would create an extraordinary and severe hardship upon the owner. No action shall be taken to demolish a historic landmark for a period thirty (30) days following the issuance of a Certificate of Economic Hardship.
- B. *Application.* All applications shall be filed with the planning and building department with the proscribed form. The applicant is encouraged to confer with the planning and building department prior to application submittal. All applications should include:
1. Cost estimate of the proposed construction, addition, alteration, demolition or relocation;
 2. Cost estimate of the additional cost(s) that would be incurred to comply with the recommendations of the Commission for issuance of a Certificate of Appropriateness;
 3. A rehabilitation report from a licensed engineer or architect with expertise in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;
 4. The estimated market value of the property in its current condition;
 5. The estimated market value of the property after completion of the proposed construction, alteration, demolition or relocation;
 6. The estimated market value of the property after any condition recommended by the Commission;
 7. In the case of demolition, the estimated market value of the property after renovation of the existing property for continued use;
 8. In the case of demolition, an estimate from an licensed architect, state certified

appraiser and other real estate professional with experience in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;

9. For income-producing properties, information on annual gross income, operating and maintenance expenses, tax deductions for depreciation and annual cash flow after debt service, current property value appraisals, assessed property valuations and real estate taxes;

10. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years;

11. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property;

12. The amount paid for the property if purchased within the previous thirty-six (36) months, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer;

13. Any listing of the property for sale, rent, price asked and offers received, if any, within the previous two (2) years;

14. Any other information considered necessary by the Commission to determine whether or not the property does or may yield a reasonable return to the owners; and

15. Required fee(s), as set by Council Resolution.

23.18.090 Certificate of Economic Hardship – Procedure and Findings

If a Certificate of Economic Hardship is required for a historic resource, the procedure for a Certificate of Appropriateness shall apply, with the exception that the previous requirement for findings enumerated in Section 23.18.080 shall be substituted with the following findings:

A. Denial of the application will diminish the value of the subject property so as to leave substantially no value;

B. Sale or rental of the property is impractical, when compared to the cost of holding such property for uses permitted in this zone;

C. An adaptive reuse study has been conducted and found that utilization of the property for lawful purposes is prohibited or impractical;

D. Rental at a reasonable rate of return is not feasible;

E. Denial of the Certificate of Appropriateness would damage the owner of the property unreasonably in comparison to the benefit conferred on the community; and

F. All means involving City-sponsored incentives, such as transfer of development rights, tax abatements, financial assistance, building code modifications, changes in the zoning ordinance, loans, grants and reimbursements, have been explored to relieve possible economic disincentives.

23.18.100 Extensions for Certificate of Appropriateness or Economic Hardship

A Certificate of Appropriateness or Economic Hardship shall lapse and become void one (1) year from the date of approval, unless a building permit (if required) has been issued and work

authorized by the certificate has commenced prior to such expiration date and is diligently pursued to completion.

Upon request of the property owner, the Director shall have discretion to extend a Certificate of Appropriateness or Certificate of Economic Hardship provided such extension shall not exceed one (1) year. In the event a Certificate of Appropriateness or Certificate of Economic Hardship lapses, a new application shall be required.

23.18.110 Mitigation/Conditions of Approval

Whenever any decision under this article by the Council, Commission, or Director to approve an application has the potential to diminish or destroy the historic, cultural, or architectural value of a historic landmark, the Council, Commission or Director may impose conditions to mitigate the loss of a historic landmark. Such conditions may include, but shall not be limited to the following:

- A. Documentation of the historic features of the property including, but not limited to, site plans, floor plans, elevations, detailed drawings of character defining features, photographic records of the exterior, interior, and any character defining features, title deed of the original owners, any historical information of person and events associated with the site.
- B. Requiring salvage, relocation, donation, or adaptive reuse of significant items or features within or on the property.

23.18.120 Demolition of Historic Resources

- A. Demolition, in whole or in part, of a historic landmark without issuance of a Certificate of Appropriateness or Certificate of Economic Hardship is prohibited.
- B. A Certificate of Appropriateness or Certificate of Economic Hardship shall not be issued for the demolition, in whole or in part, for a historic landmark unless a plan for a replacement has been approved through the appropriate development review process.
- C. No permit shall be issued for the demolition, in whole or in part, of a historic landmark unless a permit has been issued for a replacement improvement, unless demolition is required in conformance with section 23.18.130 because of unsafe or dangerous conditions.

23.18.130 Unsafe or Dangerous Conditions

- A. None of the provisions of this article shall be construed to prevent any construction, alteration, removal, demolition or relocation of a historic landmark necessary to correct unsafe or dangerous conditions of any structure or feature, or part thereof where the Director has declared such condition unsafe or dangerous and the proposed construction, alteration, removal, demolition or relocation necessary to correct the unsafe or dangerous condition. Only such work as is necessary to correct the unsafe or dangerous condition may be performed pursuant to this section.
- B. Prior to the City authorizing any work pursuant to this section, the Director shall inform the Commission unless he or she determines that such work is immediately necessary to correct the unsafe or dangerous condition; in which case, the Director shall report his or her actions to the Commission at its next regular meeting.

23.18.140 Environmental Review

If any action required or taken pursuant to this article is subject to the provisions of the California Environmental Quality Act, the time in which such action must be taken shall be extended in order to allow time to comply with said Act, provided, however, that such action is taken within the time limits imposed by the Permit Streamlining Act.

23.18.150 Appeals

A. Any interested party may appeal any decision by the Director under this article to the Commission, and any decision by the Commission to the Council, not later than fifteen (15) days following the giving of notice of decision. Such appeal shall be taken by filing a written notice of appeal with the Director, along with an appeal fee as set by Council resolution.

B. The Director shall cause the appeal to be set for hearing before the Commission or Council within sixty (60) days of receipt of the notice of appeal. The City Clerk shall give the appellant and all persons requesting the same at least ten (10) days' written notice of the time and place of the appeal hearing.

C. All appeals shall be decided de novo following a public hearing.

23.18.160 Preservation Incentives

To encourage owners to designate, maintain, preserve, rehabilitate, and improve historic landmarks, the City provides the incentives set forth in this section. Only properties designated as historic landmarks are potentially eligible to apply for preservation incentives.

A. *Mills Act Contracts.* Pursuant to and consistent with California Government Code, Section 50280, the Council may enter into Mills Act contracts with the owner of a historic landmark for the purpose of preservation, rehabilitation, and maintenance of designated historic landmark, which shall allow the owner to receive a reduction in property taxes in exchange for a commitment to specific repair, restoration, or rehabilitation improvements and satisfactory maintenance of the property. The agreement shall include, but not be limited to, the contract provisions required under state law, and shall extend for a minimum period of ten (10) years, renewed annually, until and unless a notice of non-renewal or cancellation is filed. The application process, review procedures, and required contract provisions for Mills Act Agreements shall be established at the sole discretion of the Council based on the recommendations of the Commission in a form to be approved by the City Attorney. The program shall be implemented by the Director or his or her designee. The council may adopt a policy by resolution governing which properties are eligible for Mills Act contracts.

B. *Public Recognition:* The Commission or Council may establish a program to publicly recognize historic resources with plaques, signage, and other appropriate forms of recognition.

C. *State Historical Building Code (SHBC):* Any alteration made for preservation, rehabilitation, restoration or relocation of historic resources may be made according to the requirements of the State Historical Building Code. The SHBC shall be used for any historic resource in the City's building permit procedure.

D. *Fee Relief and Waivers:* Historic landmarks are eligible for the following fee waivers, refunds, and reductions provided that the work is consistent with the historic criteria under which the property was designated a historic landmark.

1. A 50% refund of applicable building permit fees at time of issuance for projects found

to be in compliance with the Secretary's Standards.

E. *Preservation Easements.* Preservation easements on the facades of buildings designated as historic resources may be acquired by the City, or on the City's behalf, by a nonprofit group designated by the City through purchase, donation, or condemnation pursuant to California Civil Code 815.

23.18.170 Enforcement Authority

The Director, with the advice and consent of the City Manager, shall have the authority to enforce the provisions of this article.

23.18.180 Violations and Penalties

A. It is unlawful for any person, firm, partnership, or corporation to violate any provision or to fail to comply with any of these requirements of this article. Any person, firm, partnership, or corporation that violates a requirement of this article or fails to obey a resolution issued by the Commission or Council comply with a condition of approval of any certificate or permit issued under this article shall be guilty of a misdemeanor pursuant to 01.04.01 of the City Code. Each day that such failure continues shall constitute a separate violation.

B. Any alteration or demolition of a historic resource in violation of this article is expressly declared to be a nuisance pursuant to 01.04.10 of the City Code and shall be abated by restoring or reconstructing the property to its original condition prior to the violation. Any person or entity that demolishes or substantially alters or causes substantial alteration or demolition of a structure, in violation of the provisions of this article, shall be liable for a civil penalty.

C. Alteration or demolition of a historic resource in violation of this article shall authorize the City to issue a temporary moratorium for the development of the subject property for a period not to exceed twenty-four (24) months from the date the City becomes aware of the alteration or demolition in violation of this article. The purpose of the moratorium is to provide the City an opportunity to study and determine appropriate mitigation measures to restore the historic resource, and to ensure measures are incorporated into any future development plans and approvals for the subject property are followed pursuant to Code. Mitigation measures as determined by the planning and building department and/or Commission shall be imposed as a condition of any subsequent permit for development of the subject property.

D. In the case of an unauthorized demolition, the civil penalty shall be equal to the assessed value or the cost of reconstruction, restoration, or repair of the historic resource prior to the demolition. In the case of alteration, the civil penalty shall be equal to the cost of restoration of the altered portion of the historic resource. Once the civil penalty has been paid, building and construction permits and/or a certificate of occupancy may be issued.

E. The city attorney may maintain an action for injunctive relief to restrain a violation or cause, where possible, the complete or partial restoration, reconstruction or replacement of any structure demolished, partially demolished, altered or partially altered in violation of this article. In any civil action brought pursuant to this article, a court of competent jurisdiction may award reasonable attorneys' fees and costs to the prevailing party.

23.18.220 Permit Application Filing Fees

Before accepting for filing any application described in this article, the Director shall charge and collect such administrative fees as may be set by resolution of the Council.

Section 3. Section 1.06.01.B of Article 6 “Administrative Procedures and Penalties for Code Violations” of Chapter 1 “General Provisions” of the City Code is hereby amended by the addition thereto of a new subsection 16, which shall read as follows:

“16. Chapter XXIII, article 18, "Historic Preservation".”

Section 4. Section 23.15.03 of Article 15 “Design Review Committee” of Chapter 23 “Zoning and Development, Advertising and Signs, Fences and Walls” of the City Code is hereby amended by the addition thereto a new subsection C and the renumbering of all existing subsections accordingly. The new subsection C shall read as follows:

“C. The modification, expansion, or alteration of more than 50% of the exterior of a residential or commercial structure.”

Section 5. Section 23.15.04 of Article 15 “Design Review Committee” of Chapter 23 “Zoning and Development, Advertising and Signs, Fences and Walls” of the City Code is hereby amended by the addition thereto of a new subsection D to read as follows:

“D. All applications for design review approval shall be reviewed in the first instance by the committee excepting applications subject to design review under Section 23.15.03 B or C, which shall be reviewed in the first instance by the Planning Commission.”

Section 6. Section 23.15.12 of Article 15 “Design Review Committee” of Chapter 23 “Zoning and Development, Advertising and Signs, Fences and Walls” of the City Code is hereby amended by the addition thereto of a new subsection G and renumbering of all existing subsections accordingly. The new subsection G shall read as follows:

“G. Requests for demolition of any residential or commercial structure at least fifty (50) years or older shall submit a report detailing the structure(s) historical significance, architectural design, and ownership history, which shall be prepared by a qualified preservation professional. The Director of Building and Planning, in his or her sole discretion, may require such a report for any request related to the demolition of any residential or commercial structure forty-nine (49) years or less.”

Section 7. This Ordinance is exempt from California Environmental Quality Act, Cal. Pub Res. Code § 21000 et seq. (“CEQA”) pursuant to CEQA Guidelines section 15305, minor alterations in land use, and section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. Adoption of this Ordinance will enact only minor changes in land use regulations and it can be seen with certainty that its adoption will not have a significant effect on the environment because it will not allow for the development of any new or expanded facilities anywhere other than where they were previously allowed under existing federal, state, and local regulations.

Section 8. Severability. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is, for any reason, deemed or held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or preempted by legislative enactment, such decision or

legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of San Marino hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or word thereof, regardless of the fact that any one or more sections, subsections, clauses, phrases, or word might subsequently be declared invalid or unconstitutional or preempted by subsequent legislation.

Section 9. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be published as required by law. PASSED, APPROVED, AND ADOPTED this 11th day of April, 2018.

VERONICA RUIZ, CMC

CITY CLERK

EXHIBIT 2 SUBJECT TRACT MAP

EXHIBIT 3 San Marino Building Permits

Exhibit 3. Building Permits

APPLICATION FOR BUILDING PERMIT

Application is hereby made for a permit to construct the building hereafter described at the point hereinafter specified.

Date: Sept 21

(Sign here) Harry Lee Smith
(Applicant)

1. Building to be erected on Lot No. 26 Block..... Tract 8 Top Zone.....
2. No. 2475 Roanoke Street. Purpose of Building Residence
3. Entire cost of proposed building 300000
4. Owner Bulah W. Smith Address 2305 Sherwood Dr
5. Architect Harold J. Phipps Address Residence
6. Contractor Harry Lee Smith Address 2305 Sherwood Dr
7. Size of lot 62x210 Size of Building 50x52
8. Type of Architecture Cape Cod Colonial
9. Number of rooms 6 Will building be erected on front or rear of lot Front
10. NUMBER OF STORIES IN HEIGHT 1 Height to highest point of roof 12'
11. Height of first floor joist above curb level, or sur. 2'
12. Character of ground; rock, clay, sand, filled, etc. Sandy
13. Of what material will FOUNDATION and cellar walls be built? Concrete
14. GIVE depth of FOUNDATION below surface of ground 16"
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 8"x12"+8"x16"
16. GIVE width of FOUNDATION and cellar walls at top 7" x 8"
17. NUMBER and kind of chimneys 1 - Brick Number of flues One
18. Number of inlets to each flue One Interior size of flues 12"x17"
19. Of what material will upper walls be constructed? Wood-stucco
20. Are there any buildings within 30 feet of the proposed structure? Yes

The figures on this chart show your set-back lines

● FIXTURE INSTALLATION

LOCATION List Each Fixture Separately	Quan.	LIGHTS		C.	B.	REMARKS
		GAS	ELEC			
Entry Hall	1			1		
Pass Hall	1			1		
Pen Closet	1				1	
Dining Room	1			1		
Kitchen	1			1		
Service Porch	1			1		
Center Hall	2			2		
Basement	1			1		
Pen	1			1		
West Bath	1				1	
West Bedroom	1			1		
East Bedroom	1			1		
East Bath	2			1	1	
Screen Porch	1			1		
East Dressing Room	1			1		
Outside Rear Porch	1				1	
Garage	2			1	1	
20						

Permit No. 59-93

Date Issued April 15/47

Application must be filled out by Applicant with ink or indelible pencil. Plans and specifications and other data must also be filed.

OFFICE OF BUILDING INSPECTOR
SAN MARINO, CALIF.

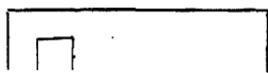
APPLICATION FOR BUILDING PERMIT

Application is hereby made for a permit to construct the building hereafter described at the point hereinafter specified.

Date 4/15/47

(Sign here) L D Beery
(Applicant)

1. Building to be erected on Lot No. _____ Block _____ Tract _____ Zone _____
2. No. 2445 Hancock Street Purpose of Building Residential
3. Entire cost of proposed building 250.00
4. Owner Same Address Same
5. Architect 1 Address _____
6. Contractor David Gilbert Address Alhambra
7. Size of lot _____ Size of building 14 x 15'
8. Type of Architecture _____
9. Number of rooms _____ Will building be erected on front or rear of lot _____
10. NUMBER OF STORIES IN HEIGHT _____ Height to highest point of roof _____
11. Height of first floor joist above curb level, or sur _____
12. Character of ground; rock, clay, sand, filled, etc _____
13. Of what material will FOUNDATION and cellar walls be built? _____
14. GIVE depth of FOUNDATION below surface of ground _____
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS _____
16. GIVE width of FOUNDATION and cellar walls at top _____
17. NUMBER and kind of chimneys _____ Number of flues _____
18. Number of inlets to each flue _____ Interior size of flues _____
19. Of what material will upper walls be constructed? _____
20. Are there any buildings within 30 feet of the proposed structure? _____



The figures on this chart show your set-back lines.

There must be a clear air space of at least twenty-four inches

21. GIVE THICKNESS OF EXTERIOR WALLS:

Basement..... 5th story.....
1st story..... 6th story.....
2nd story..... 7th story.....
3rd story..... 8th story.....
4th story..... Fire Wall.....

22. GIVE MATERIAL, SIZE AND DISTANCE ON CENTERS OF FLOOR JOISTS:

1st story—material *Wood*; Size *2 x 10*; distance on centers *16'*
2nd " " ; " *x* ; " " "
3rd " " ; " *x* ; " " "
4th " " ; " *x* ; " " "
5th " " ; " *x* ; " " "
6th " " ; " *x* ; " " "
7th " " ; " *x* ; " " "
8th " " ; " *x* ; " " "
Ceiling Joists ; " *2' x 4'* ; " " " *16'*
Roof Rafters ; " *x* ; " " " *24'*

- 23. Will any wall be supported on iron or steel girders or columns?.....
- 24. Specify material of beams, girders or columns?
- 25. Specify material and construction of floors.....
- 26. Specify material of partitions.....
- 27. Specify material of roofing *Wood Shingle*.....
- 28. Specify material of stairways.....
- 29. Specify material of elevator shaft, other shafts and chutes.....
- 30. Specify material and construction of cornices.....
- 31. Specify number of fire escapes, where placed.....
- 32. Specify means of access to the roof.....
- 33. Specify size of vent shafts to water closet compartments.....
- 34. Specify how halls will be lighted and ventilated.....
- 35. Will metal lath be used? Specify where.....
- 36. Will freight elevators be inclosed or provided with doors and fusible links?.....

REMARKS

JOB ADDRESS
2445 ROANOAKE
NUMBER STREET

APPLICATION FOR A
BUILDING PERMIT

BUILDING SECTION, PUBLIC WORKS DIVISION
CITY OF SAN MARINO, CALIFORNIA

CONTRACTOR JOHN A TURNER	STATE LIC. NO.	CITY LIC. NO.
MAILING ADDRESS 787 N. ELMOLINO	TEL. NO. 7926530	
<input type="checkbox"/> ARCH. <input type="checkbox"/> ENGR.	STATE LIC. NO.	
MAILING ADDRESS MRT MRS BERRY	TEL. NO.	
OWNER 2445 ROANOAKE	TEL. NO.	
MAILING ADDRESS		

DESCRIPTION OF WORK

<input type="checkbox"/> NEW	<input type="checkbox"/> ADD'N	<input checked="" type="checkbox"/> ALTER.	<input type="checkbox"/> REPAIR	<input type="checkbox"/> DEMOLISH
SIZE OF LOT SQ. FT.	TOTAL LOT COVERAGE	EXIST. LOT COVERAGE SQ. FT.	SIZE OF LOT COVERAGE	
AREA THIS APPLICATION				
PRESSENT BLDG. USE	PROPOSED BLDG. USE			

DESCRIBE WORK TO BE DONE
**4 NEW WINDOW REPLACEMENTS
1 DOOR, 6 SCREENS ALL REPLACEMENTS.**

LOT WIDTH	LOT DEPTH	NUMBER OF EXISTING BLDG. ON LOT
-----------	-----------	---------------------------------

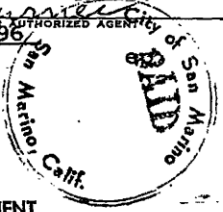
VALUATION INCLUDE LABOR, MAT'L.
WIRING, PLUMBING, HEAT, ETC. \$ **500.00**

COT NO.	BLOCK NO.	TRACT	AREA DIST. NO.
FIRE ZONE	FIRE ZONE	OCCUPANCY	VAR. NO.

REQ'D. FRONT	NIGHT SIDE	LEFT SIDE	REAR	DATE BEAN FILED
BACKS				
BUILDING PERMIT FEE \$ 5.00	PLAN CHECK FEE \$		PERMIT APP. BY <i>[Signature]</i>	
OTHER FEES OR CHARGES \$	TOTAL FEE \$ 5.00		DATE APPROVED 8-24-70	

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the laws and ordinances governing building construction will be complied with as that specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final building inspection has been received.

SIGNATURE OF OWNER OR AUTHORIZED AGENT
[Signature]
PERMIT NO. **12,296**
FEE PAID: \$5.00
DATE: 8/24/70



PERMANENT

WHEN PROPERLY VALIDATED IN THIS SPACE, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK PRESCRIBED HEREIN

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. 476764 Company State Comp
 Certified copy is hereby furnished.
 Certified copy is filed with the city building inspection department.

Date 4-7-87 Applicant Wicky L Cross

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the work involved by the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 700) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

I am exempt from the licensing requirements as I am a licensed architect or a registered professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

HOME OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

I, as owner of the property, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above mentioned property for inspection purposes.

Wicky L. Cross 4-7-87
 Signature of Permittee Date

INSTRUCTIONS: Use Ball Point Pen, Typewriter or Hard 7 Firmly. Be sure all copies are legible. No erasures permitted. Permits are required for Plumbing, Electrical, Lathing & Plastering & Air Conditioning. A DOUBLE FEE WILL BE CHARGED STARTED BEFORE PERMIT IS ISSUED.

JOB ADDRESS
2445 Roanoke
 NUMBER _____ STREET

APPLICATION FOR A BUILDING PERMIT

BUILDING SECTION PUBLIC WORKS DIVISION (818) 300
 2200 HUNTINGTON DRIVE
 CITY OF SAN MARINO, CALIFORNIA 91108

CONTRACTOR <u>J. W. Const. & Roofing</u>	STATE LIC. NO. <u>382082</u>	CITY <u>S.M.</u>
MAILING ADDRESS <u>1008 S. San Gabriel</u>	PHON <u>B.G.</u>	ST <u>?</u>
<input type="checkbox"/> ARCH. <input type="checkbox"/> ENGR.	CITY	TEL.
MAILING ADDRESS	CITY	TEL.
OWNER <u>Jean Huang</u>		TEL.
MAILING ADDRESS <u>2445 Roanoke</u>	<u>San Mar</u>	

DESCRIPTION OF WORK

NEW ADD'N ALTER REPAIR D

SIZE OF LOT _____ EXIST. LOT COVERAGE _____
 SQ. FT. _____ SQ. FT.

AREA TRAP APPLICATION _____ LEVEL LOT _____ 30% OF LOT COVERAGE _____

Gerard Superroof Hles - ICB
PAID 38e

APR 7 1987

VALUATION INCLUDE LABOR, MAT'L, WIRING, PLUMBING, HEAT, ETC. \$ 5,200
 City of SAN MARINO

LOT WIDTH EOP NO.	LOT DEPTH BLOCK NO.	NUMBER OF EXISTING BLDG. ON LOT	TRACY	AREA DIST
USE ZONE	FIRE ZONE	OCCUPANCY	DATE PCD	
PROCESSING FEE \$ <u>20.00</u>	REQ'D SET BACK	FRONT	RIGHT SIDE	LEFT SIDE
BUILDING PERMIT FEE \$ <u>105.00</u>	PLAN CHECK FEE \$	PERMIT AI		
OTHER FEES OR CHARGES \$	TOTAL FEE \$ <u>125.00</u>	DATE APPL <u>2-7</u>		

I have carefully read and examined the above application and find the same to be correct. All provisions of the Laws and ordinances governing building construction complied with whether specified herein or not. No person shall be employed in or on the Labor Code of the State of California. I agree not to occupy or allow occupancy building authorized by this permit until final building inspection has been received.

Wicky L. Cross
 SIGNATURE OF OWNER OR AUTHORIZED AGENT
 PERMIT # 54705 FEE: \$ 125.00

CONDITIONAL USE PERMIT NO.: _____
 VARIANCE APPLICATION NO.: _____
 CONDITIONS: _____
EXPIRED

PERMANENT

ATTACHMENT "A" Photographs



South Elevation North View



North Elevation South View



Southeast Elevation View North 1



West Elevation North View



East Elevation North View



West Elevation North Wing



Rear Patio South View



South Elevation Entrance



Garage Southwest Elevation North View



Rear Yard North View

ATTACHMENT B - DPR 523 Forms

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

ther Listings
Code _____ Reviewer Daniel Ryan (HPS LLC) Date May 15, 2018

Review

Page 1 of _____ *Resource Name or #: (Single-Family Residence at 2445 Roanoak Road, San Marino) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 2445 Roanoak Road, City San Marino, Zip 91108

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN: 5332-030-006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property contains a single-family home on a .29 acre parcel. The home is a one-story Cape Cod Colonial styled residence built in 1939. The front elevation faces south and is set back on a raised lawn it exhibits a wide horizontal elevation with a low pitched side-facing gable roof. An alley at the rear of the lot provides access to a two-car detached garage. The 2,257 square foot residence, faces south on a 13,063 square foot parcel that is 62' wide and 210' deep. The wood-framed raised foundation building has an "L" plan footprint and measures 50' x 52', with a cross gable wing on the east that extends north. The residence originally had two bedrooms, den, family-room, and 1-3/4 baths.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

*P7. Owner and Address:

Mr. Huang
2445 Roanoak Road,
San Marino, CA

*P8. Recorded by: (Name, affiliation, and address) Daniel S. Ryan M.A.
Historic Preservation Services LLC
725 W. Hillcrest Blvd, Monrovia, Ca 91016

*P9. Date Recorded: May 15, 2018

*P10. Survey

Type: (Intensive)

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

HPS LLC Historic Resource Easement Report "2445 Roanoak Road" May 2018'

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record

State of California  The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HR#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Single-family residence 2445 Roanoak Road, San Marino *NRHP Status Code 6Z
 Page 2 of

- B1. Historic Name: Single-story, single-family Residence 2445 Roanoak Road, San Marino.
 B2. Common Name: 2445 Roanoak Road
 B3. Original Use: Single-family residence B4. Present Use: _____
 *B5. Architectural Style: Cape Cod Colonial
 *B6. Construction History: (Construction date, alterations, and date of alterations)

Building permits on file at the City of San Marino, as well as Los Angeles County Office of the Assessors records, were consulted to determine the history of construction, including alterations at 2445 Roanoak Road, (See Continuation sheet).

- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: Detached Pergola and detached garage

- B9a. Architect: Harold J. Bissner b. Builder: and Contractor: Harold Lee Smith
 *B10. Significance: Theme San Marino Pre-World War II, 1939-1941 Residential Development Area
 Area San Marino

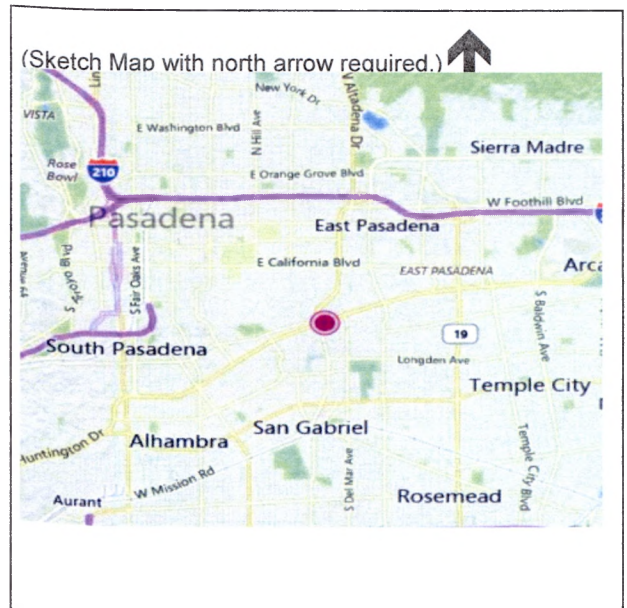
Period of Significance 1939 Property Type Single-family residence
 Applicable Criteria A1, B2, C3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is improved with a one-story Cape Cod Colonial style residence, with a detached garage was designed by architect Harold J. Bissner, and built by owner/contractor Harold Lee Smith in the Cape Cod Colonial style in 1939. The period of significance associated with the subject property is 1939, its original date of construction. The records search results indicated that the building had not been previously inventoried or evaluated for the California Register of Historic Resources (CRHR) or the National Register of Historic Places (NRHP). The City of San Marino has conducted no Citywide Historic Surveys. The property and the surrounding neighborhood were evaluated against Historic Contexts identified by Arroyo Resources, and others, and found to be historically insignificant. This residential track encompasses both pre/post World War II designed homes and is not significant in the formation of the City of San Marino. Additionally, the property and neighborhood does not meet the NR/CA Register eligibility under Criterion "A" (City Planning and Development).

(See Continuation Sheet)

- B11. Additional Resource Attributes: (List attributes and codes) _____
 *B12. References: (See Continuation Sheet)
 B13. Remarks:
 *B14. Evaluator: Daniel S. Ryan, MA H.P & P.H
 *Date of Evaluation: May 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: _Single-family, residence 2445 Roanoak Road, San Marino

Page 3

P3a. Description Continued

The residence is modest Cape Cod Colonial residence. Even though it is a custom home it has few distinctive details and does not individually convey an association with significant periods of early development in San Marino. It is not a notable representation of the Cape Cod style and the residence does not distinguish itself in any meaningful way or possess high artistic values. Harold Bissner, the architect of record, was not listed as a Master Architect in the City of San Marino. Although the residence retains most aspects of integrity from the 1939 period of significance; it does not appear to be a distinctive or otherwise influential example of Bissner's work. The Residence does not appear to be associated with significant events or the productive lives of significant personages.

The 2,257 square foot residence, faces south on a 13,063 square foot parcel that is 62' wide and 210' deep. The wood-framed raised foundation building has an "L" plan footprint and measures 50' x 52', with a cross gable wing on the east that extends north. The residence originally had two bedrooms, den, family-room, and 1-3/4 baths. An alley at the rear of the lot provides access to a two-car detached garage. An outdoor 15' x 14' wood Pergola was constructed on the west-side of the rear yard in 1947. The one-story wood framed residence is finished in smooth stucco, with period accent treatments consisting red brick wainscoting, and horizontal wood lap siding. A concrete masonry wall is located at the sides, rear yard, at the garage and the alley at the north property line.

South Elevation

The front elevation faces south and exhibits a wide horizontal elevation with a low pitched side-facing gable roof with a boxed over-hang. The residence is set back on a raised lawn; the east-west facade extends 52' of the 62' wide lot. The front facade has equally divided fenestration of windows, divided by a formal recessed entry porch. Three large 12 x 12 divided light double-hung wood picture windows and one full height bay window are situated on the front facade divided equally on each side of the entrance. The sides and ceiling of the recessed porch entry are finished in raised paneling as is the lower side-lights flanking the entry door. The top half of the side-lights has divided light casement windows with screens. All of these elements including the six-panel wood entry door are a typical Colonial Revival features. The raised entry porch has red brick steps and landing with period wrought iron railings and is accessed by a brick walkway leading to the sidewalk. Boxed hedges provide foundation planting, framed by tall shrubs at the east and west ends of the front facade. A mature tree is placed on the west side of the front yard, and more boxed hedges, align on both sides of the walkway leading to the porch.

CONTINUATION SHEET

Property Name: _Single-family, residence 2445 Roanoak Road, San Marino

Page 4

North Elevation

The east-west gable roof at the rear of the residence extends over a rear patio; the elevation has two divided light wood French doors separated by a large divided light picture window. An enclosed patio now obscures this elevation. In 1970 a permit was issued to enclose the north and west sides of the existing recessed rear patio. A four-foot high brick wall with an angled brick cap provides a base for six screened windows on the north elevation. A single light Hollywood style wood door is centered between the six windows. Two fixed 6' X 5' wood windows rest on the brick wall on the west elevation. Outside the enclosed patio is an outdoor area with matching red brick pavers.

East Elevation

The east elevation has a service entry with raised concrete steps, wrought iron railing, and a cantilevered over-hang. The side wood entry door is original with two-panels a solid lower panel and a top divided light panel. At the south end of the facade just below the roof is a six-inch projecting square boxed bay window, topped with crown molding. The bay window has two wood casement windows with two divided lights. The remaining fenestration on east elevation consist of original wood divided light double-hung windows for the living and bedroom areas, smaller double-hung windows for bath and utility rooms.

West Elevation

At the center of the gable end of the west elevation an exposed brick fireplace extends above the roof ridge of the residence. The upper side of the gable is finished in six-inch horizontal wood lap siding; the base is brick. The same brick treatment for the base of the patio enclosure was used on the lower east elevation of the interior north wing. Three double-hung wood windows with divided lights are equally space along the facade.

B9a. Architect Harold Bissner

A 1977 oral interview by Ann Scheid provides background on the career and work of Harold J. Bissner (1901-1988). He was born in San Francisco and moved to Long Beach in 1918, where he began his career as a draftsman. He stated his design office in Pasadena in 1922. During the 1920s he specialized in designing Spanish Colonial and Mediterranean Revival homes for upscale clients in Pasadena. Bissner obtained his architectural license in 1938. After this, time Bissner designed new homes for clients innew sub-divisions in San Marino including the H. L. Smith residence on Roanoak Road. Although Bissner is not listed and or considered a Master Architect in San Marino, some of his noted Revival residences are the 1924 Lane House at 2385 Monterey Road, the 1926 O'Neil House at 2787 Fleur Drive, and the 1929 Bissner House at 250 Bonita Avenue.

CONTINUATION SHEET

Property Name: _Single-family, residence 2445 Roanoak Road, San Marino

Page 5

B6 Construction History

The owner/builder of the residence was Harold Lee Smith, a contractor who resided in San Marino. He built this 2,021 square-foot home for \$8,000 in 1939. The residence originally, had two-bedrooms and 1-3/4 baths, today has three bedrooms and two-baths, and the rear covered patio has been enclosed. A matching brick chase on the east end of the roof has been removed, and the original wood shake roof has been replaced with concrete tile. Brick accents were applied to the residence when the patio was enclosed in 1948.

Building Features

The H. L. Smith residence was described on the original Building Permit as a "Cape Cod Colonial" residence, by its designer Architect Harold J. Bissner. Today this residence could be considered to have early Ranch style attributes, this in part to Bissner's philosophy "to borrow classical designs from the past and adapt them to today's needs." During late 1930, the interest for building Spanish Colonial homes in San Marino waned in favor of building this eclectic styled Cape Cod Colonial and early Ranch Styled homes in new tracks such as the East Lorain Road Neighborhood.

The H. L. Smith residence exhibits the following character defining features:

- Symmetrical appearance with centered front entry
- Spreading, horizontal orientation
- Small roof overhang
- One-story
- Logical, floor plan in a rectangular, L- shaped configuration
- Chimney located at gable end of the house
- Multi-paned, double-hung picture windows
- Wood frame, stucco exterior with brick, stone or wood accents
- Shutters
- Simple exterior ornamentation
- Good quality construction using natural materials

Though minor alterations have been made to the residence 2445 Roanoak Road still retains character-defining features of its original Cape Cod Colonial design and therefore retains six of the seven aspects of integrity.

B10 Significance

CRHR Criterion 1 / NRHP Criterion A: The pre-World War II residence is not associated with a singular event important in history, nor does it appear to reflect broad trends or patterns of development. The residence is also not directly associated, in a significant way, to the development of the City or its incorporation.

CONTINUATION SHEET

Property Name: _Single-family, residence 2445 Roanoak Road, San Marino

Page 6

B10 Significance Continued

The single-story residence 2445 Roanoak Road was constructed as a rental property and to serve the growing residential needs within San Marino. Therefore, the single-family residence is not related to the broad patterns of regional or national history and is not significantly associated with the history of the development of San Marino, California. The building is evaluated as not eligible under CRHR Criterion 1 and NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: The property owners, the architect and builder of record were not significant persons. Therefore, the single-family residence is not associated with the lives of persons significant in the past and is, therefore, not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: Harold Bissiner the architect of 2445 Roanoak Road was not considered and listed as a Master Architect in San Marino. The 1939 home is eclectic in design; it does possess high artistic values, or possess any significant distinguishable components. The material and features of the residence are common and lack distinctive characteristics of a type, period, or method of construction. Although the exterior of the house retains its character-defining, it does not represent an excellent or distinctive example of Cape Cod, or Cape Cod Colonial styled architecture. The owner/builder H. L. Smith was not a prominent builder in San Marino.

The property and neighborhood context did not fall within any identified historic contexts and was found to be historically insignificant. The property and residential track that encompasses both pre/post World War II designed homes is not significant in the formation of the City of San Marino in the context of City Planning and Development. Therefore, the single-story duplex building is not eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The single-family residence does not have potential to yield information important in prehistory or history. Therefore, the single-family residence is not eligible under CRHR Criterion 4 or NRHP Criterion D.

Regardless of integrity, the building is evaluated as not eligible for the CRHR, NRHP and Local Landmark Status.

Historic Preservation Services (HPS) has completed the evaluation of 2445 Roanoak Road, City of San Marino. HPS has determined based on the whole of the record the single-family residence does not meet any criteria for listing in the National, California or local Landmark eligibility and is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA). No Historical Resources have been identified; therefore the City of San Marino may reach a finding of no Impact regarding historic-period built environment resources. Historic Preservation Services recommends a California Historical Resource Status Code of 6Z, ineligible for National Register, California Register or Local designation through survey evaluation.

CONTINUATION SHEET

Property Name: _Single-family, residence 2445 Roanoak Road, San Marino

Page 7 B12 References

Arroyo Resources Historic Resource Assessment Report for 1470 Virginia Road, dated December 20, 2016.

California State Office of Historic Preservation, "Instructions for Recording Historical Resources", March 1995.

City of San Marino, "Historic Preservation Ordinance", May 2018

City of San Marino, Building and Safety Department (Building Permit records)

David L. Ames and Linda Hint McClelland, National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places (Washington, DC. U.S. Department of the Interior, 2002), p. 66-67.

Historic Resources Group, Historic Resource Assessment, 1040 Oak Grove Avenue, August 5, 2015

History: San Marino, "San Marino Historical Society Archives" May 2018).

McAlester, Virginia Savage, A Field Guide to American Houses. Alfred A. Knopf, New York, New York, 2013

Pomeroy, Elizabeth. San Marino: A Centennial History. San Marino Historical Society, San Marino

San Marino, "General Plan 2003, (accessed May 2018).

Sanborn Insurance Maps for the City of San Marino, Pasadena Museum of History

Scheid, Ann, Oral History Interview, Harold Bissner, Architect 1901-1988, Pasadena Heritage Oral History Project, 1977 accessed Pasadena Historical Museum May, 2, 2018.

The San Marino Public Library: A History of Civic Support," Crowell Public Library, <https://ca-sanmarino.civicplus.com/702/Library-History>, accessed April 27, 2018.

The San Marino Public Library: City Directories (accessed May 01, 2018).

U.S. Department of the Interior, National Park Service, Revised 1985. National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning.

U.S. Department of the Interior, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Washington, D.C.: National Park Service, 1990.

U.S. Department of the Interior, National Register Bulletin 16A: How to Complete the National Register Registration Form (Washington D C.: National Park Service) 1997, p. 4.

United States Census Records 1850 to 1930, Accessed on-line at Ancestry.com.

PHOTOGRAPH SHEET

Property Name: **Single-Family Residence 2445 Roanoak Road, San Marino**

Page 8 of 8



Figure 1. 1941 Photograph South Elevation



Figure 2. South Elevation



Figure 3. Southeast Elevation



Figure 4. Southwest Elevation



Figure 5. South Elevation Entrance



Figure 6. North Elevation Enclosed Patio

City of San Marino AGENDA REPORT



TO: CHAIRMAN CHENG AND MEMBERS OF THE
PLANNING COMMISSION

FROM: ALDO CERVANTES
PLANNING AND BUILDING DIRECTOR

DATE: AUGUST 22, 2018

SUBJECT: **DISCUSSION REGARDING THE TREE ORDINANCE**

Raymond Cheng, Chair
Jeri Wright, Vice-Chair
Se-Yao Hsu
John Dustin
Shelley Boyle
James Okazaki, Alternate
Monte Ross, Alternate

BACKGROUND:

In May of 2018, the City Council directed staff to amend the Tree Ordinance to include new provisions. The City Council specifically requested that staff amend the Code to address the following items:

- Tree Protection/Tree Protection during construction
- Notification requirements for tree removals
- Increase penalties
- Reduce fees for specific circumstances
- Provide guidance towards best management practices for tree care
- Define Native and Non-native Trees
 - Amend the threshold for trees sizes as it relates to permit requirements
- Amend the appeal process

ANALYSIS:

With respect to the items listed above, staff has incorporated new language into the Code to address these topics. Although staff is not requesting formal approval of this Code and recommendation to Council, staff would like to take this opportunity to share the Code in its early production and gather comments and feedback prior to returning to the Planning Commission next month for formal action. Staff also request that the Planning Commission provide comments as to the substantive matters.

RECOMMENDATION:

Staff recommends the Planning Commission review the draft Code and provide staff with comments and feedback.

Attachment: Draft Ordinance

RESOLUTION NO. PCR18-10

A RESOLUTION OF THE CITY OF SAN MARINO PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NUMBER CUP18-6 AND VARIANCE NUMBER V18-1, A REQUEST TO OPERATE A SCHOOL IN A TENANT SPACE WITHIN AN EXISTING ONE-STORY COMMERCIAL BUILDING WITH LESS THAN THE REQUIRED NUMBER OF PARKING SPACES AT THE PROPERTY LOCATED AT 2549 HUNTINGTON DRIVE, AND LEGALLY DESCRIBED AS TRACT NO. 7758 LOTS 212, 213, 214, AND LOT 50, CITY OF SAN MARINO, COUNTY OF LOS ANGELES.

THE SAN MARINO PLANNING COMMISSION DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

SECTION 1. On June 4, 2018, an application for a Conditional Use Permit and Variance was submitted to the City of San Marino by Shawn Zuo, on behalf of the property owner and business owner. The applicant requests to operate a school in a tenant space within an existing one-story commercial structure with less than the required number of parking spaces at the property located at 2549 Huntington Drive. This requires one conditional use permit and one variance in accordance with Sections 23.03-01(C) and 23.10.03.

SECTION 2. The Planning Commission conducted a duly noticed public hearing on the application on July 25, 2018.

SECTION 3. The Planning Commission received and considered both oral and written testimony during the public hearing and considered all the evidence in the record of the City's proceedings on the application as well as the evidence received and presented at the hearings. The following facts were presented to the Planning Commission:

- A. The property is zoned C-1 Commercial. The property is located on the north side of Huntington Drive, between Kenilworth Avenue and Winston Avenue. The site is bordered to the north by existing single-family homes on lots zoned R-1, District V. Adjacent land uses include existing commercial buildings with retail and office uses.
- B. The property contains 14,827 square feet of land and is improved with a one-story commercial building constructed in 1988.
- C. The applicant submitted an application for Conditional Use Permit Case No. CUP18-6 and Variance Case No. V18-1 on June 4, 2018. The application was deemed complete on July 2, 2018.
- D. The applicant proposes to operate a school in a tenant space within an existing one-story commercial building with less than the required number of parking spaces.

SECTION 4. The Planning Commission hereby finds as follows with respect to the application for Conditional Use Permit Case No. CUP18-6:

- A. Pursuant to San Marino City Code Section 23.03.01(C), the Planning Commission finds that the proposed school use would not have a detrimental effect on the general welfare of the City. The proposed use is a desirable use to the City in that it provides an additional service of supplemental educational instruction to students within the community.
- B. The site is adequate in size and shape to accommodate development features typically associated with a school use of this size.
- C. The proposed use will be conducted entirely indoors and will not generate any odor, dust, and light that could negatively impact adjacent businesses or nearby residential uses.
- E. The site is primarily served by Huntington Drive, an arterial street adequate for high-density general commercial uses. The service alley to the rear of the building will provide access to on-site parking; this is typical for the majority of the businesses on the subject block to access on-site parking. Due to the potential traffic flow impact to the service alley at the rear, a conditional approval with a temporary monitoring period of six months is necessary to observe any possible parking and/or traffic issues on the property.

SECTION 5. The Planning Commission hereby finds as follows with respect to the application for Variance Case No. 18-1:

- A. Pursuant to San Marino City Code Section 23.10.03, the Planning Commission finds that the proposed school operates on a smaller scale than a conventional school with four classrooms and alternating class times. Strict application of the parking requirement would create an undue hardship on the business as the business model operates on a pick-up and drop-off basis for the students and would not use all 12 parking spaces that are required by the City Code.
- B. Commercial uses have been well-established on the site and on all other properties in the C-1 zone. Shared parking is a common arrangement among businesses along Huntington Drive. Granting of this variance will not constitute a special privilege as there are other businesses with similar non-conforming parking situations in the area.
- C. The location of the proposed school in a one-story, multi-tenant commercial building with limited designated parking is not a conventional location for a school use, but is feasible. It is not practical to strictly apply the parking requirement to the proposed use since the spaces will not all be utilized for extended periods of time and the size of the existing parking lot is sufficient to handle the proposed use. The existing retail uses on-site also do not appear to utilize each and every parking space that is allocated to them.

- D. The proposed school will not be materially detrimental to the public health, safety or general welfare as it will not result in any major upgrades or expansions of existing structures. There are no major tenant improvements proposed for the business that would result in negative impacts to the property or surrounding neighborhood.
- E. Other businesses along Huntington Drive have previously been granted reductions in off-street parking requirements. A denial of the variance would be unreasonable and a deprivation of practical use of the property. A conditional approval with a temporary parking monitoring period of 6 months would identify any major impacts to the on-site parking and traffic flow conditions.

SECTION 6. Based upon the foregoing findings in Sections 4 and 5, the Planning Commission **hereby approves Conditional Use Permit Case No. CUP18-6 and Variance Case No. V18-1.**

SECTION 7. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE: AYES: VICE-CHAIR WRIGHT, COMMISSIONER HSU,
 COMMISSIONER BOYLE, COMMISSIONER DUSTIN,
 ALTERNATE COMMISSIONER OKAZAKI
 NOES: NONE
 ABSTAIN: NONE
 ABSENT: CHAIR CHENG

CERTIFICATION

I hereby certify the foregoing Resolution No. PCR18-10 is a true and complete record of the action taken by the Planning Commission of the City of San Marino, California at its regular meeting of July 25, 2018.

PASSED, APPROVED, AND ADOPTED on this 22nd day of August, 2018.

Chair Raymond Cheng, San Marino
Planning Commission

ATTEST:

ALDO CERVANTES,
Secretary, San Marino Planning Commission