



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Façade Remodel

AGENDA ITEM: AR-3

PREPARED BY: Craig Jimenez
Planning Division Manager

MEETING DATE: January 29, 2014

SUBJECT: Special Review of Façade Changes to a Building in the Historic Commercial Downtown Zone; 415 South Myrtle Avenue

APPLICANT: James Vigue

REQUEST: Review modification to south elevation of building to add an additional door on south (side) elevation

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

DISCUSSION: In 2010, the Historic Preservation Commission approved a conceptual design to add a new door and window to the side of the building at 415 South Myrtle Avenue. These improvements have not yet been constructed. This is an unreinforced masonry (URM) building that was built in the 1920's and was the long time offices of Southern California Edison. In the late 1990's, the building was substantially restored after numerous changes over the previous 50 years.

The owner will be subdividing the building to create a new lease space at the rear of the building which requires the installation of the previously approved new door and storefront window on the south elevation of the building. This will be accessed from the mid-block pedestrian alley/breezeway.

The Commission determined that the proposal did not remove any of the building's defining architectural characteristics and approved the concept and appointed a subcommittee to work out the final details with the following direction:

- Preserve the existing archway (if structurally possible).
- Explore utilizing a transom above the door.
- Use wood frame windows to create a "storefront".
- Design to reflect features consistent with the existing storefront.
- Repainting of the brick on the side and rear elevations would be acceptable subject to color approval by the subcommittee.

Based on the previous feedback provided by the Commission and subcommittee, the owner is now proposing to install an additional opening on the south elevation. This is to accommodate a new use which requires a secondary access based on building code.

The new door will be on the south elevation, setback approximately 52' from Myrtle Avenue. The design of this door and opening will be identical to the previously approved design. The

door will be a wood frame, single pane French door with a fixed wood frame transom above. Part of the structural support required for the new opening will be provided by an exposed steel frame. The design of the frame will be incorporate an arch which will tie into the existing brick arch above the other door on that elevation. The frame will remain unfinished.

Staff recommends that the Historic Preservation Commission approve the proposal for the new door. If the Historic Preservation Commission concurs, then the following motion is appropriate:

Approve the façade remodel at 415 South Myrtle Avenue as presented in the Staff Report