

CULTURAL HERITAGE COMMISSION

The Henry Clock House
4242 Pine Avenue
Elevator Project

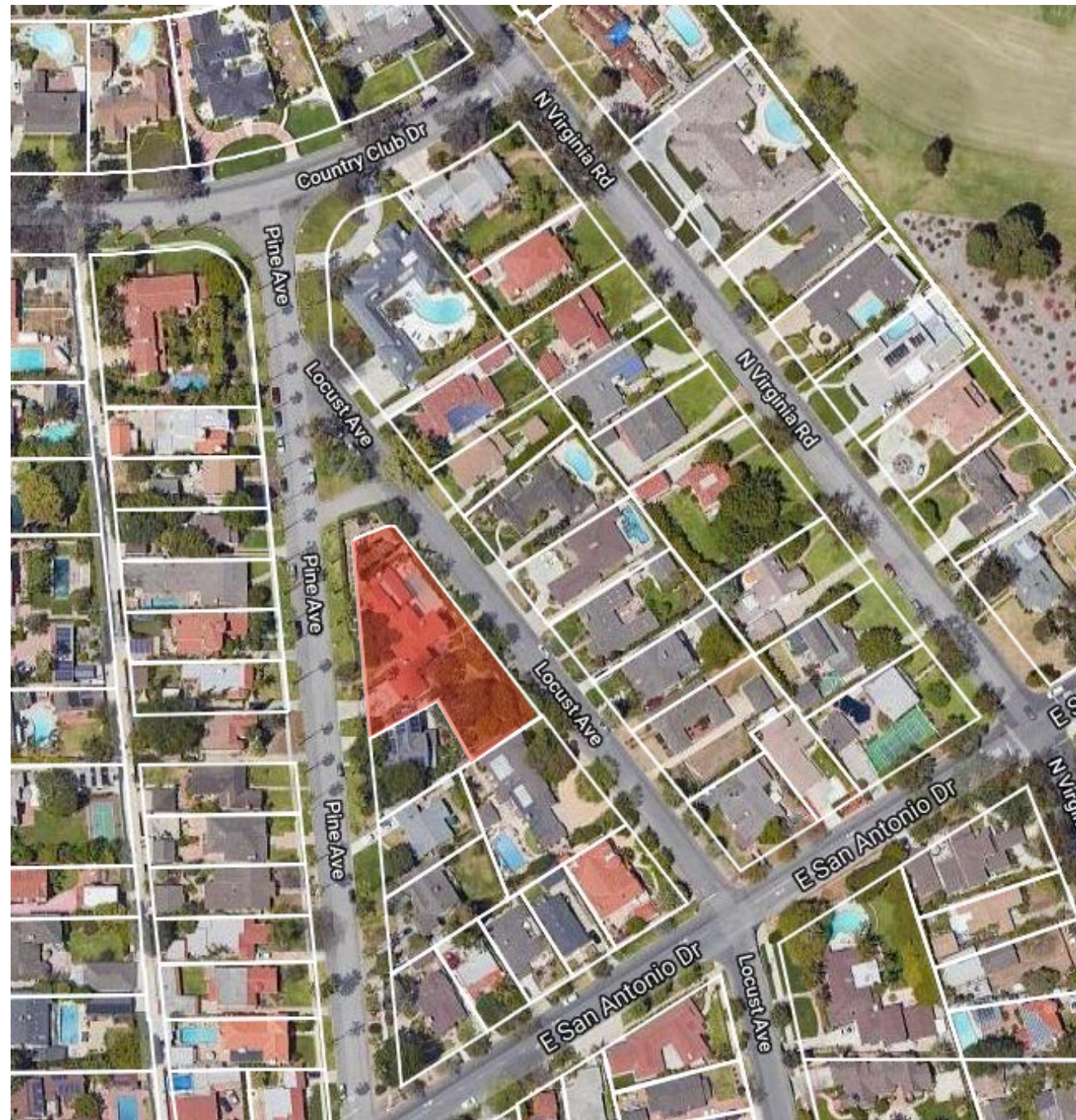
Study Session
July 8, 2019

Owners: Donita Van Horik & John Fielder

Architect: Mark Grisafe, AIA

Consultant: Derek Burnham, Burnham Planning and Development

VICINITY OF PROPERTY



Los Cerritos Neighborhood

SCOPE

Construction of a 47 square foot elevator shaft addition to the west elevation of an existing 2-story single-family residence at 4242 Pine.

BACKGROUND

- Originally built in 1933 - Architect Kirtland Cutter
- 1950's Remodel - added 2 bedrooms and 1 bathroom (735 Square Feet)
- 2003 Remodel - expanded kitchen and family room (154 Square Feet)
- Declared Historic Landmark No. 23 in 1985
- Mills Act Agreement signed in 2006

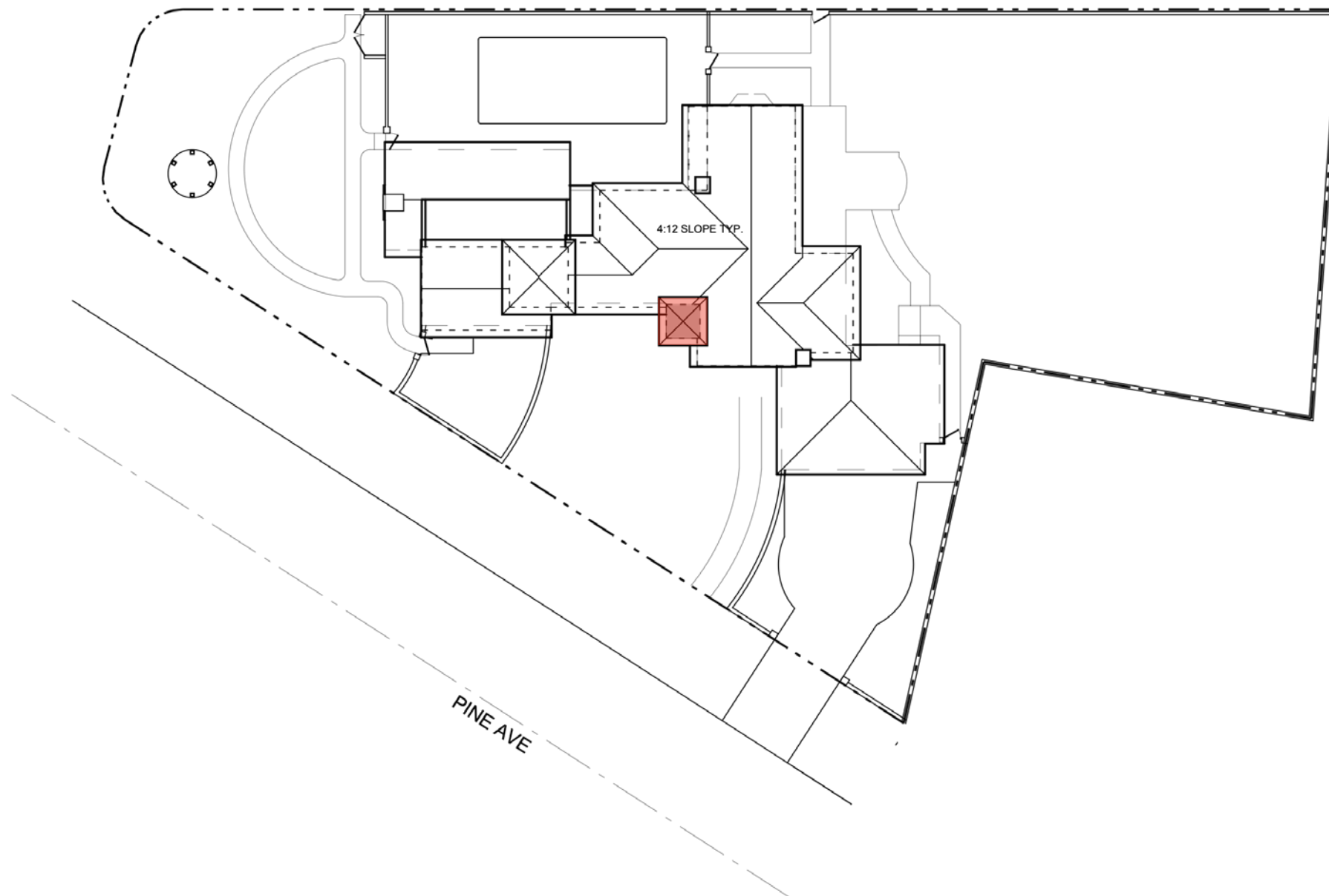
EXISTING CONDITIONS



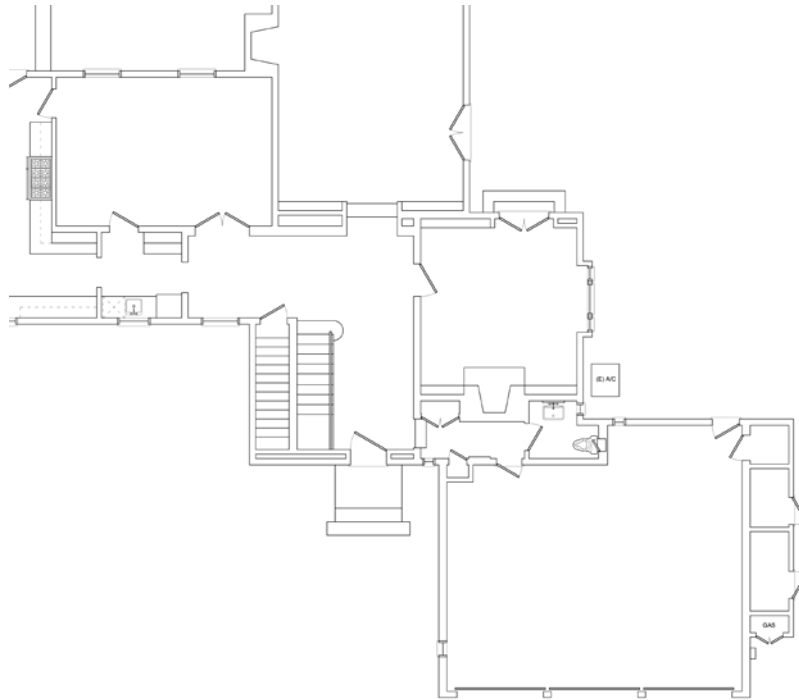
WEST ELEVATION

PROPOSED SITE

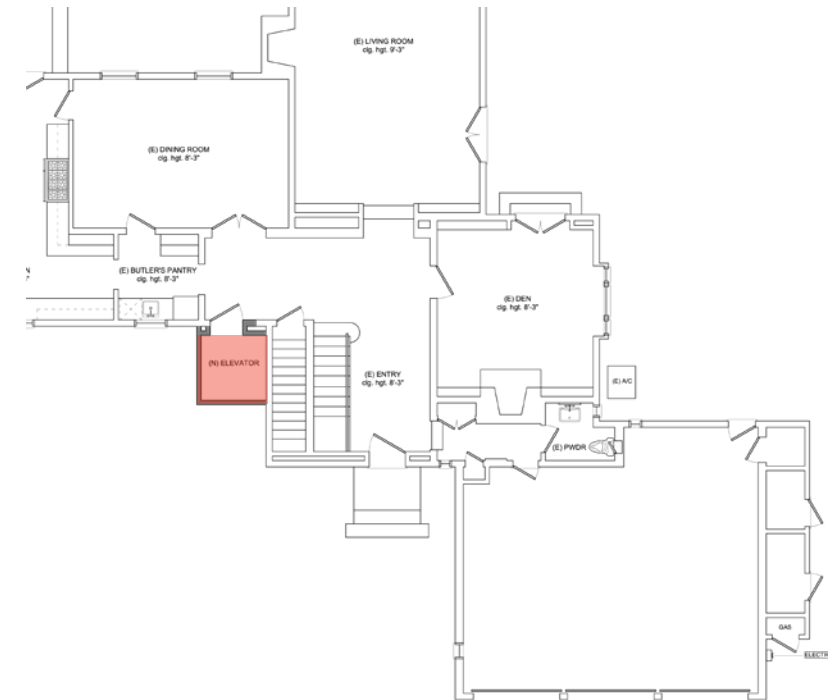
LOCUST AVE



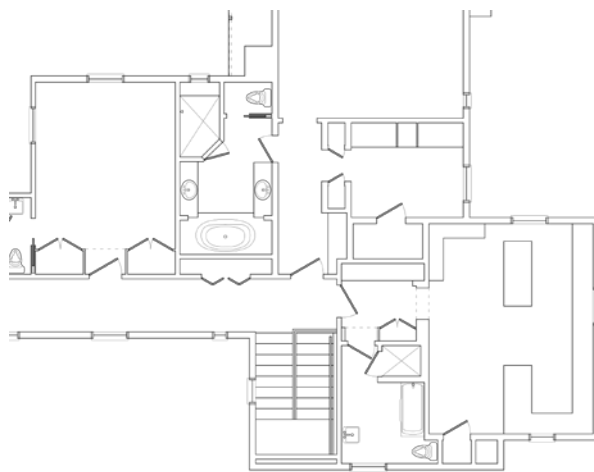
FLOOR PLANS



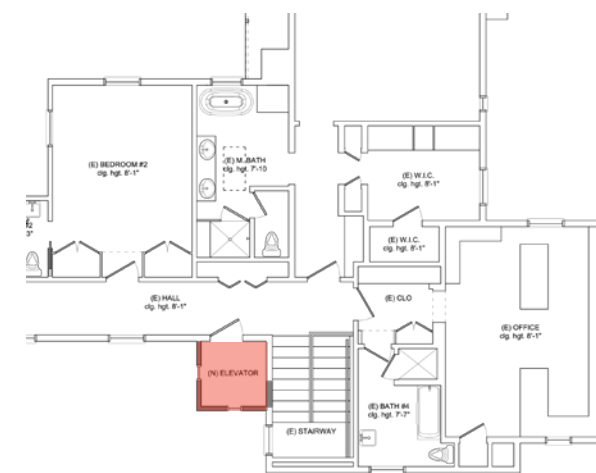
EXISTING PARTIAL FIRST FLOOR PLAN



NEW PARTIAL FIRST FLOOR PLAN



EXISTING PARTIAL SECOND FLOOR PLAN



NEW PARTIAL SECOND FLOOR PLAN

ELEVATIONS

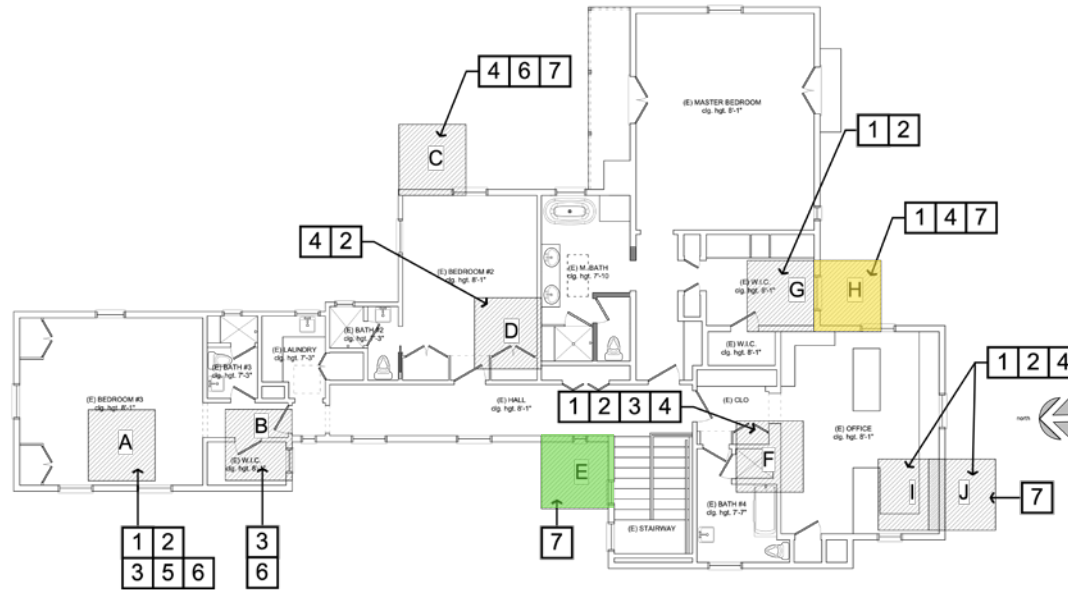


EXISTING FRONT ELEVATION

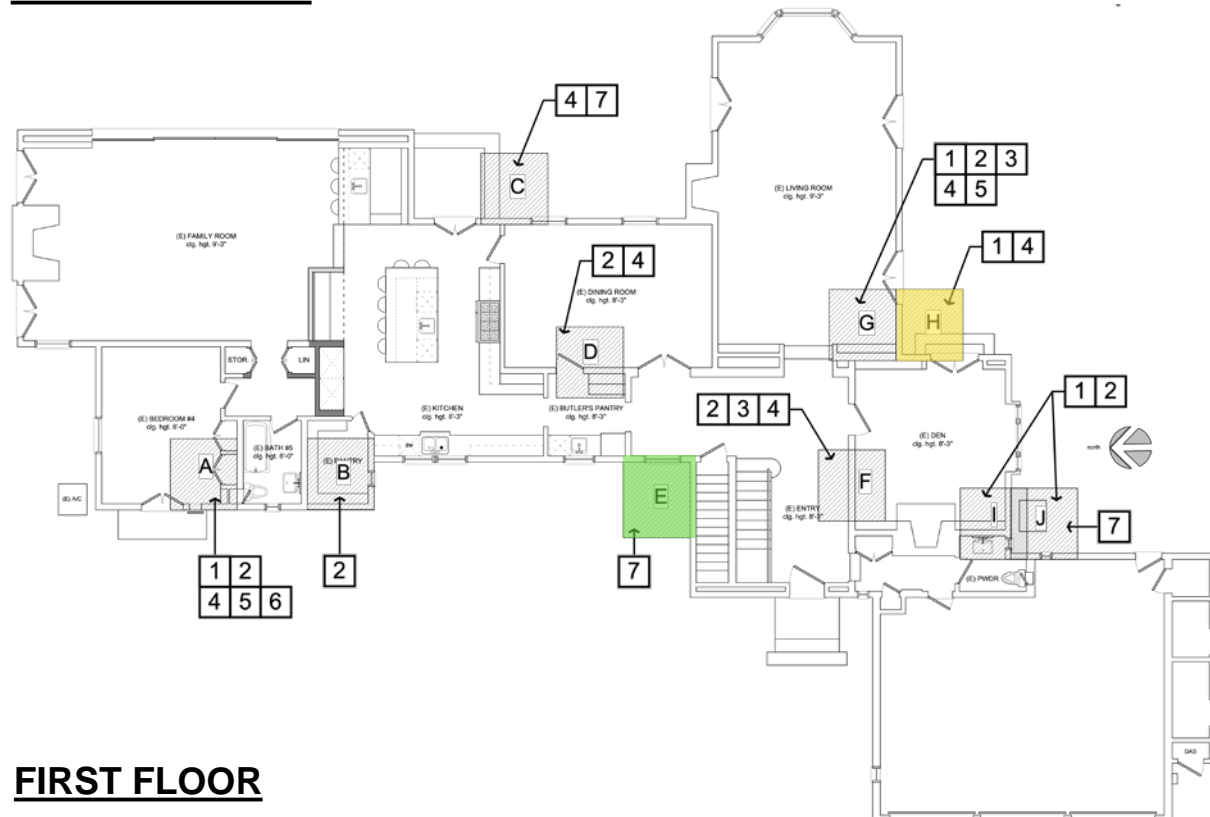


PROPOSED FRONT ELEVATION

ELEVATOR LOCATION STUDY



SECOND FLOOR



FIRST FLOOR

REASON FOR DISQUALIFICATION OF ELEVATOR LOCATION

- ☐ 1 ENTRANCE OCCURS THROUGH NON-PUBLIC SPACE
- ☐ 2 LOCATION ENCROACHES ONTO EXISTING SPACE
- ☐ 3 LOCATION INTERFERES WITH EXITING CIRCULATION
- ☐ 4 LOCATION NEGATIVELY IMPACTS CHARACTER OF (E)
- ☐ 5 ROOM AND/OR BLOCKS SIGNIFICANT VIEW
- ☐ 6 LOCATION INCREASES NUMBER OF VERTICAL STOPS REQUIRED
- ☐ 7 LOCATION IS NOT CENTRALLY LOCATED
- ☐ 8 LOCATION IMPACTS EXTERIOR ELEVATION

LEGEND

- OWNER PREFERRED LOCATION
- CITY PREFERRED LOCATION

CITY PREFERRED LOCATION



■ OWNER PREFERRED LOCATION



RECOMMENDATION REQUEST

We ask that the commission support this certificate of appropriateness request to construct a 47 square foot elevator shaft to the west elevation of this existing 2-story single-family residence at 4242 Pine.