

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: MARCH 14, 2022

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
BRENDA WISNESKI, DIRECTOR OF COMMUNITY DEVELOPMENT
JOHN CIAMPA, SENIOR PLANNER

SUBJECT: A REQUEST FOR HISTORICAL RESOURCE DESIGNATION AND
PARTICIPATION IN THE MILLS ACT PROGRAM AT 33812 EI
ENCANTO (HISTORIC RESOURCE APPLICATION 22-0001)

RECOMMENDATION: That the Planning Commission adopt a Resolution designating the residential structure located at 33812 El Encanto as a locally significant historical structure on the City's Historic Register and recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act Program.

APPLICANT/OWNER: Victoria Pilko

REQUEST: The applicant seeks to have a residential structure placed on the Dana Point Historic Resource Register. The applicant also request a recommendation to enter into an agreement with the City for participation in the Mills Act Program.

LOCATION: 33812 El Encanto (APN: 682-103-52)

ENVIRONMENTAL: The designation of the property on the Dana Point Historic Resource Register is not a project pursuant to the California Environmental Quality Act (CEQA) as there is no possible effect to the environment via this designation.

BACKGROUND:

Historic Architectural Resources Inventory and Historic Resource Registry:

In 1997, the City conducted a comprehensive inventory documenting structures associated with the early development of Dana Point and establishing criteria for their designation as "locally significant." A subsequent survey was conducted in 2015 to re-evaluate the structures identified in the 1997 survey and identify potentially historic properties associated with the periods of development from 1940-1975. The updated inventory identified 46 additional properties as potentially historic structures.

The City of Dana Point Historic Resources Ordinance (Municipal Code Section 9.07.250) was enacted in 2001 to preserve the City's rich history. The Ordinance established a voluntary program for property owners of qualifying structures to request inclusion on the Dana Point Historic Resources Register. Historical designation of a structure commits the property owner to preserve and maintain the historical attributes of the structure in exchange for development standard flexibility and financial incentives.

The Ordinance establishes the following Program Eligibility Criteria to be used to identify qualifying structures that are fifty (50) years or older and achieve a minimum of two of the following criteria:

- (A) Buildings, structures, or places that are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district.
- (B) Structures that help retain the characteristics of the town that was 50 years ago.
- (C) Structures that contribute to the unique urban quality of a downtown.
- (D) Structures contributing to the architectural continuity of the street.
- (E) Structures that are identified with a person or persons who significantly contributed to the culture and/or development of the city, state, or nation.
- (F) Structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation.
- (G) Structures that illustrate the development of California locally and regionally.
- (H) Buildings retaining the original integrity of and/or illustrating a given period.
- (I) Structures unique in design or detail, such as, but not limited to, materials, windows, landscaping, plaster finishes, and architectural innovation.
- (J) Structures that are at least 50 years old or properties that have achieved significance within the past 50 years if they are of exceptional importance.

Since the adoption of the City's Historic Ordinance, 43 structures have been placed on the Historic Resources Register and 34 of those are participating in the Mills Act Program.

Mills Act:

The California State Office of Historic Preservation authorizes cities to enter into contracts with property owners to protect and maintain historic structures. A Mills Act Contract allows the owners of qualifying historic structures to pay reduced property taxes, thereby freeing up funds to maintain, preserve and/or restore their property. A structure must be placed on the local Historic Register to qualify for a Mills Act Contract. The contracts have a minimum ten-year term and require the owners maintain and/or restore the historical features of the property.

DISCUSSION:

The subject property is approximately 4,750 square feet in area (.11 acre) and is located in the Lantern District community. The General Plan designation for the site is Medium Density Residential (7.0-14.0 units/acre). The residential structure is an excellent intact example of Streamline Moderne residential architecture, which was a popular architectural style for homes in the Depression era. The structure is the only known intact example of Streamline Moderne style within the City. The City's third-party Historic Preservation Consultant, Architecture Resources Group (ARG), completed a historical evaluation of the property (Supporting Document 3) in 2019. The evaluation described the key architectural features of the house as the horizontal massing, flat roof, smooth stucco wall cladding, minimal ornamentation, rounded corners and curved end walls, metal windows and molding, and stringcourses that accentuate the building's horizontal design.

The subject property qualifies as a historic resource in that it is at least 50 years old and it meets Criteria (A), (F), (H), (I), and (J) in accordance with the Historic Resources Ordinance. Each Criterion as it relates to the existing structure is discussed below:

(A) Buildings, structures, or places that are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district.

Many of the historic homes are concentrated in the City's Lantern District and the preservation of this home contributes to the historic character of this neighborhood. The street on which the subject home is located contains several other historic homes from the Woodruff Era.

(F) Structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation.

The property is the only known intact example of a Streamline Moderne building in the City. The structure stands out as a unique example of the Streamline Moderne movement in the community that is dominated by post World War II architecture.

(H) Buildings retaining the original integrity of and/or illustrating a given period.

The exterior modifications to the house include the legal conversion of the garage to a bedroom (1960) and new roof cladding (2009). The modifications to the structure were sensitive to and compatible with the architecture of the house. The alterations are relatively minor and have not compromised the house's significant character defining features.

(I) Structures unique in design or detail, such as, but not limited to, materials, windows, landscaping, plaster finishes, and architectural innovation.

This structure incorporates all of the elements of Streamline Moderne architecture, including horizontal massing, flat roof, smooth stucco, rounded corners and curved

wall ends, metal casement windows and moldings to accentuate the building's horizontal design.

(J) Structures that are at least 50 years old or properties that have achieved significance within the past 50 years if they are of exceptional importance.

This 1940 residential structure is 82 years old and was built during the Great Depression and World War II period of significance in the City.

CONCLUSION:

The residential structure at 33812 El Encanto is included on the City's Historic Architectural Resources 2015 draft Inventory and satisfies five (5) of the eligibility criteria set forth by the Historic Resources Ordinance, demonstrating that the home is eligible for inclusion on the Dana Point Historic Resources Register. The owner supports the preservation of the historical attributes and the character-defining features of the structure. The structure would be the 44 addition to the Dana Point Historic Resource Register if designated. The property owner also seeks to participate in the Mills Act Program, which requires the City Council's authorization to enter into an agreement.

Staff recommends the Planning Commission: (1) adopt the attached draft resolution placing the structure located at 33812 El Encanto on the Dana Point Historic Resources Register, and (2) forward a recommendation to the City Council to authorize an agreement for participation in the Mills Act Program.



John Ciampa
Senior Planner



Brenda Wisneski
Director of Community Development

ACTION DOCUMENT:

1. Resolution No. 22-3-14-XX

SUPPORTING DOCUMENTS:

2. Vicinity Map
3. Historic Inventory Record
4. Property Photographs

Action Document 1: Resolution No. 22-3-14-XX

RESOLUTION NO. 22-3-14-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, DESIGNATING A RESIDENCE AS A HISTORIC RESOURCE, PLACING THAT STRUCTURE ON THE DANA POINT HISTORIC RESOURCES REGISTER (HRA22-0001) AND RECOMMENDING THAT THE CITY COUNCIL ENTER INTO A MILLS ACT AGREEMENT FOR THE PROPERTY LOCATED AT 33812 EI ENCANTO

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Victoria Pilko (collectively, the "Applicant") own the real property located at 33812 EI Encanto (A.P.N. 682-103-52) (the "Property"); and

WHEREAS, the Applicant has filed a Historic Resource Application to request designation of a residential building as a historic resource and placement of that structure on the Dana Point Historic Resource Register; and

WHEREAS, the City of Dana Point has an adopted a Historic Resource Ordinance (the "Ordinance") which establishes a voluntary program for the preservation of qualifying structures; and

WHEREAS, the subject property is governed under the Dana Point Zoning Code, which contains provisions related to designating historic structures; and

WHEREAS, the subject property satisfies the Program Eligibility Criteria established by the Ordinance for including structures on the Dana Point Historic Resources Register and for participation in the Mills Act Program; and

WHEREAS, the applicant understands the required commitment to keep the subject property in good repair as detailed in the Ordinance; and

WHEREAS, in exchange for preservation of the historic structure, the property owner becomes eligible for incentives described in the Ordinance.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A) That the above recitations are true and correct.
- B) That based on the evidence presented at the public meeting, the Commission adopts the following findings and approves Historic Resource Application HRA22-0001.
- C) That the Planning Commission recommends the City Council enter into an agreement with the property owner for the Mills Act Program.

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HRA22-0001
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Findings:

1. That the proposed Historical Resource Application complies with all other applicable requirements of State law and local ordinances.
2. That the designation of the property on the Dana Point Historic Resource Register is not a project pursuant to the California Environmental Quality Act (CEQA) as there is no effect to the environment via this designation.
3. That the Historical Resource Application is consistent with the goals and policies of the General Plan and Zoning Code and the project meets the findings necessary for the approval of the request to include the subject property on the Dana Point Historic Resources Register.
4. That the Dana Point Historic Resource Ordinance identifies Program Eligibility Criteria for designating historic resources. Qualifying properties must be 50 years or older and satisfy a minimum of two Criteria. The subject property satisfies five (5) of the ten Criteria established in the Ordinance, as discussed below:

(A) Buildings, structures, or places that are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district.

Many of the historic homes are concentrated in the City's Lantern District and the preservation of this home contributes to the historic character of this neighborhood. The street on which the subject home is located contains several other historic homes from the Woodruff Era.

(F) Structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation.

The property is the only known intact example of a Streamline Moderne building in the City. The structure stands out as a unique example of the Streamline Moderne movement in the community that is dominated by post World War II architecture.

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The exterior modifications to the house include the legal conversion of the garage to a bedroom (1960) and new roof cladding (2009). The modifications to the structure were sensitive to and compatible with the architecture of the house. The alterations are relatively minor and have not compromised the house's significant character defining features.

(I) Structures unique in design or detail, such as, but not limited to, materials, windows, landscaping, plaster finishes, and architectural innovation.

This structure incorporates all of the elements of Streamline Moderne architecture, including horizontal massing, flat roof, smooth stucco, rounded corners and curved

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wall ends, metal casement windows and moldings to accentuate the building's horizontal design.

(J) Structures that are at least 50 years old or properties that have achieved significance within the past 50 years if they are of exceptional importance.

This 1940 residential structure is 82 years old and was built during the Great Depression and World War II period of significance in the City.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 14th day of March, 2022, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eric Nelson, Chairperson
Planning Commission

ATTEST:

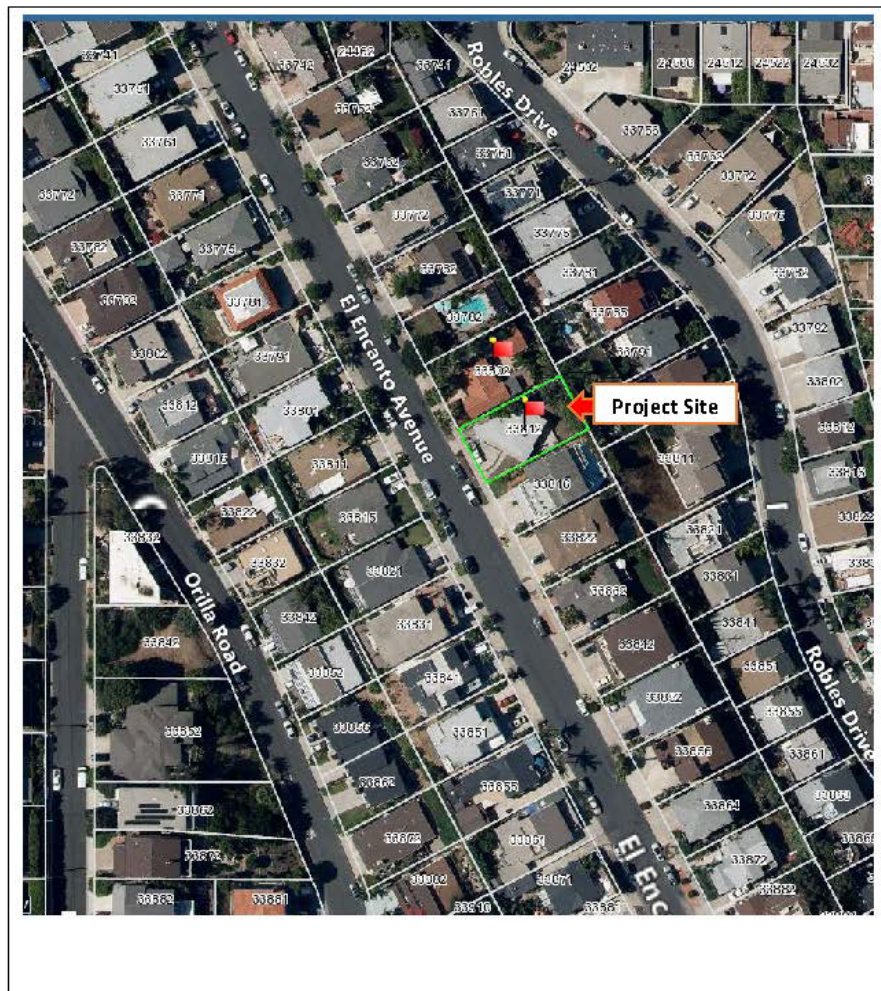
Brenda Wisneski, Director
Community Development Department

Supporting Document 2: Vicinity Map



Vicinity Map

33812 El Encanto Ave
HRA22-0001



Supporting Document 3: Historic Inventory Record

33812 El Encanto Ave

The property owner is requesting the re-evaluation in the determination the property is historically significant and should be added to the City's Historic Inventory. The owner has expressed this based on the condition of the property and lack of distinctive architectural style. In review of the structure it appears that some of the architectural traits for Streamline Modern Architecture are not represented in the architectural design given that it does not have horizontal massing, no rounded corners, the windows are not in horizontal bands. Based on staff's review of the records for the property the only significant modification was the conversion of the one car garage to a bedroom in the 1960s. The owner is stating that in general the structure is no an excellent example of Streamline Modern architecture as it is a modest design typical of the 40s and 50s.

Information from the Inventory on the period of development and evaluation for the subject property below:

Depression-Era Residential Development, 1933-1945

All of these properties were one-story, single-family residences that were very modest in form and style. These houses reflected the economic austerity of the period and sharply contrasted with the articulated Spanish and Tudor-inspired houses of years past. The simplicity of these houses indicates that they were built on a tight budget, and were contractor-built as opposed to architect-designed. These Depression-era houses were constructed on vacant parcels in the previously-subdivided areas of Dana Point and the Capistrano Beach palisades.

Evaluation Guidelines: Depression-Era Residential Development, 1933-1945

Minimal residential development took place in Dana Point over the course of the Depression era, with new residential construction limited to a smattering of single-family dwellings. Houses of this era were generally designed in the Minimal Traditional style or early iterations of modern styles (such as Streamline Moderne) and for the most part lacked the detail, articulation, and historicist references that had unified dwellings that had been constructed in the "boom years" of the 1920s and early '30s. These houses' pared-down appearance reflected the less-than-favorable economic climate in which they were built. Since development associated with this theme was sporadic; houses were constructed on an ad-hoc basis and were not part of any broad vision or community development scheme; and their construction did not significantly transform the built environment of Dana Point, it is anticipated that very few resources associated with this theme will satisfy eligibility criteria. Associated Property Types
Residential: Single-Family Residence

Property Type Summary

All known residential resources associated with this era are detached, single-family dwellings. These houses are generally one story in height, have simple forms and footprints, and are

characterized by an overarching sense of simplicity. Most exhibit characteristics of Minimal Traditional style or early iterations of Modern and Moderne architecture and are largely devoid of articulation.

Resources associated with this theme are relatively uncommon, as the pace of residential development remained slow throughout the Depression era. Roughly two dozen new residences were erected between 1933 and 1945, all of which appear to have been individually commissioned (as opposed to part of a broader vision or community development scheme). There are no historic districts or geographic concentrations of Depression-era residences; rather, properties associated with this theme are evaluated for their individual merit.

Criterion A/1/1 (pattern of development/events): for its association with an event significant in the history of Dana Point. Since the Depression era was neither a particularly formative nor noteworthy period in the city's development history, an individual residence is generally not eligible under Criterion A/1/1 merely because it was constructed during this period of development. Rather, it must have a direct association with events or pattern or events that have made a significant contribution to the history of the region.

Criterion B/2/2 (persons): for its association with a person (or persons) significant in the history of Dana Point. Historically significant persons associated with this theme are likely to include notable residents who lived and/or worked in Dana Point this time.

Criterion C/3/3 (architecture): as an excellent example of an architectural style or type from the period, or as the work of a notable builder, architect, or designer. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section of this report.

Criterion A/1/1 (pattern of development/events): A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern.¹⁴¹ A residential property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to reflect the important association with the city's development during this period. Minor alterations – such as garage door replacement, re-roofing, or compatible re-stuccoing – shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource's overall integrity. More substantive alterations that are difficult to reverse – such as the modification of original fenestration patterns, the removal of historic finishes or features, or large additions that overpower the building's original massing and volumes – significantly detract from a resource's integrity and may render it ineligible.

Criterion B/2/2 (persons): A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.

Criterion C/3/3 (architecture): A residential property significant under Criterion C/3/3 should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property from this period that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and pattern of windows and doors. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.

Registration Requirements

To be eligible under this theme, a resource should, at minimum, satisfy the following registration requirements:

- Date to the period of significance (1933-1945) and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical characteristics to adequately convey its association with the historic context.
- If significant for its association with a notable person (Criterion B/2/2), the resource must be associated with that person's productive period – the period of time during which she or he attained significance.
- If significant for its architectural merit (Criterion C/3/3), the property must represent an excellent or influential example of an architectural style, type, or method of construction, or be associated with a significant architect or designer, and
- Display most of the character-defining features of the style or type.

Streamline Modern Architecture

Streamline Moderne One of the earlier iterations of Modernism to emerge was the Streamline Moderne style, a common stylistic choice for buildings constructed during the Great Depression. It is loosely associated with the articulated and ebullient Art Deco style, which had arisen in the 1920s as a new aesthetic that exuded modernity but was cut short by the constraints of the Great Depression. What emerged thereafter was a more restrained alternative to Art Deco that similarly espoused the principles of modernity, technology, and progress. Known as Streamline Moderne, this new style was devoid of the lavish ornament that was applied to its Art Deco predecessors and was instead characterized by simple volumes, clean surfaces, horizontal lines, and rounded corners. Together, these features produced an aesthetic that was sleek, efficient, and appropriately austere for the times. It alluded to the notions of speed and movement, drawing inspiration from the proliferation of the car.

Streamline Moderne's economical palette proved to be both popular and adaptable, and was applied to various contexts including residential, commercial, and institutional buildings

beginning in the 1930s. Its crowning moment came in 1939-1940, when it was selected as the prevailing architectural theme of the New York World's Fair. Tens of thousands of eager visitors attended the "World of Tomorrow" and were awed by cars, robots, and cutting-edge electronic appliances, all of which were housed in a collection of streamlined pavilions. The Streamline Moderne style remained popular until World War II. While Streamline Moderne resonated with the American public and was a popular architecture style of its era, it is somewhat uncommon since relatively few buildings were constructed when it peaked in popularity due to the constraints imposed by the Depression. This is especially true in Dana Point, which experienced next to no development between the early 1930s and mid-1940s. Nonetheless, a very small handful of residential and commercial buildings that were constructed at this time exhibit characteristics of the style, all of which are located in the Lantern Village area. Character-defining features of Streamline Moderne architecture include:

- Horizontal massing
- Flat or nearly flat roofs
- Smooth stucco wall cladding
- Unadorned wall surfaces with minimal ornamentation
- Rounded corners and curved end walls
- Metal casement windows, often arranged in horizontal bands
- Fenestration typically lacks surrounds and appears to be "punched" into the wall
- Moldings and stringcourses that accentuate the building's horizontality

Supporting Document 4: Property Photographs

