

STAFF REPORT



COMMUNITY DEVELOPMENT

DATE: February 10, 2026

TO: Justin Hess, City Manager

FROM: Patrick Prescott, Community Development Director
VIA: Fred Ramirez, Asst. Community Development Director – Planning
Scott Plambaeck, Planning Manager
Amanda Landry, Principal Planner
BY: Eduardo Rendon, Assistant Planner

SUBJECT: Adoption of a Resolution Designating the House at 1515 East Alameda Avenue as a Historic Resource

RECOMMENDATION

Adopt A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK DESIGNATING THE HOUSE AT 1515 EAST ALAMEDA AVENUE AS A HISTORIC RESOURCE, PURSUANT TO BURBANK MUNICIPAL CODE SECTION 10-1-927(D) (Attachment 1).

BACKGROUND

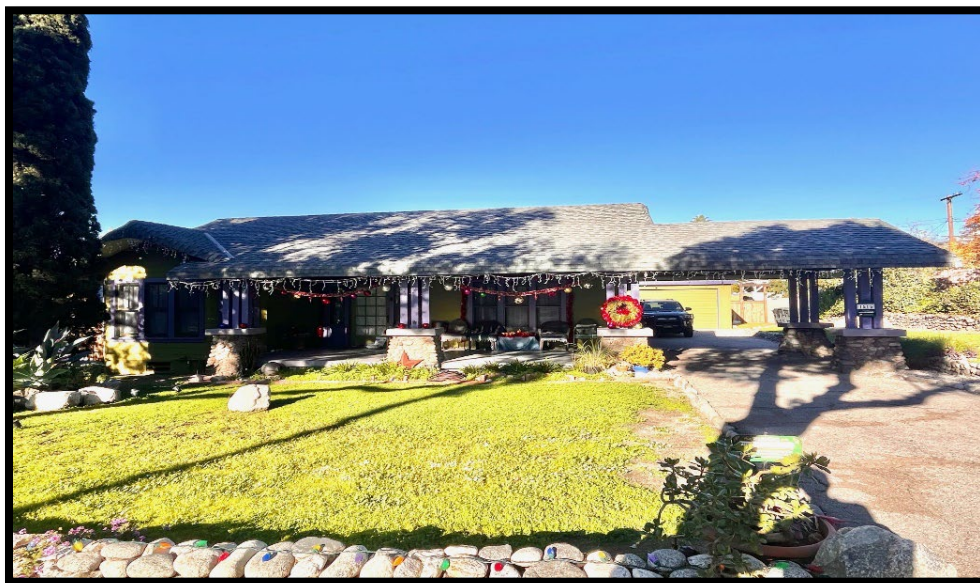
The City of Burbank Historic Resources Management Ordinance includes a process for designating Historic Resources that meet one or more of the criteria provided in Burbank Municipal Code (BMC) Section 10-1-926. In short, a building may be designated as a Historic Resource if it is of unique value to Burbank's history or serves as a representative example of a particular architectural style or building type.

The owner of 1515 East Alameda Avenue, Patricia Tomaszewski (Applicant), submitted a request to designate the exterior of the house on the subject property as a Historic Resource (Project) in accordance with BMC § 10-1-927 (Designation). On September 4, 2025, at a public meeting, the Heritage Commission considered a report detailing the proposed designation (Attachment 2) and adopted a Resolution recommending the City Council adopt a Resolution to designate the residential building at 1515 East Alameda Avenue as a Historic Resource. As outlined in this report and detailed in Attachment 2,

staff assesses that the Project satisfies the criteria for approval of a Designated Historic Resource. Therefore, staff recommends that Council approve the Resolution for the designation of a historic resource for 1515 East Alameda Avenue.

DISCUSSION

The subject house at 1515 East Alameda Avenue (Los Angeles County Assessor's No. 5620-005-070) is a one-story 1,348-square-foot, Craftsman style, single-family residence constructed in 1923. The house exhibits character-defining features including a rectilinear, horizontally oriented, asymmetrical floor plan with low-slung, grounded massing, and a large covered concrete porch that extends as a porte-cochere over the driveway. The porch and porte-cochere are supported by triple-square wooden posts set atop tapered river rock piers capped with concrete, a detail typical of the Craftsman style's focus on blending with the natural landscape, as well as the essential aspects of integrity attributed to the historical period, including the massing and composition, door and window details, wood and river rock materials, and distinct porch and attached porte-cochere. The house was constructed during the Residential Development Boom period of 1912-1928. Homes constructed during this period were often built for working and middle-class families and located outside of the downtown core at the northeast and southwest side of the city.



Primary (West) Elevation (12/10/25)

The Project appears to contain most if not all the original exterior features of the house. The design and material of all building features are period appropriate. Minor alterations appear to have been made to the non-publicly visible rear elevation, and to convert one secondary door on the north elevation to a window. However, these alterations were consistent with the Secretary of the Interior's Standards for Rehabilitation, and the original

shape of the door has been maintained and represented using wooden trim materials. All deteriorated features were previously restored using period-appropriate applications and materials and there is no evidence of non-original work.

Criteria for Designation

To recommend designation as a Historic Resource, Council must find that one or more of the criteria listed in BMC § 10-1-926 have been satisfied. Based on the information available, staff believes that the single-family residence at 1515 East Alameda Avenue satisfies the following criteria and is eligible for designation as a Historic Resource under BMC § 10-1-926(C), which states:

“[The property] 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.”

The house retains a high degree of integrity of location, design, materials, workmanship, feeling, and association from its period of significance. Its original massing, rectilinear and asymmetrical floor plan, and low-slung horizontal orientation remain intact, as do key original materials such as wood and river rock. The continued presence of the original covered concrete porch and attached porte-cochere reinforces the building’s historic design and workmanship, while the use of natural materials maintains the property’s historic feeling and association with early twentieth-century Craftsman-era residential development. As a result, the property remains a representative example of middle-class single-family housing from the Residential Development Boom (1912–1928) and retains sufficient integrity to qualify for landmark designation under the applicable criterion. The building retains sufficient original character-defining features and demonstrates a high level of architectural integrity.

Results of Designation

If designated as a Historic Resource, a covenant would be recorded specifying those structures and elements that have been designated as having historic merit. Landscaping, other structures on the property, or inside the property would be excluded from the designation. The covenant may not be removed unless authorized by the City Council.

Any proposed future modifications or additions to the exterior of the structure, or demolition of the structure must be reviewed by the Heritage Commission. The Commission must approve a *“Permit to Alter a Designated Historic Resource”* for proposed work to proceed, and no building permits may be issued unless the Commission finds that the work will not significantly alter the value or significance of the Historic Resource. The Commission is authorized to grant exceptions to this requirement only upon a finding of economic hardship or to protect public health and safety.

Consistency with the General Plan

The proposed designation is consistent with Policy 3.10 of the *Burbank2035* Land Use Element, which aims to “...preserve historic resources, buildings, and sites, including those owned by private parties...”

Heritage Commission Review

As required by BMC § 10-1-927(C), the Commission considered the application for Historic Resource designation on September 4, 2025, and voted 4-0, with one absence to recommend that Council approve the requested designation (Attachment 3).

COMMUNITY OUTREACH

The BMC does not require community outreach for the designation of a single property, because it has no impact on other properties. The proposed designation was agendized as part of a regular, public meeting of the Heritage Commission on September 4, 2025. No public comments were submitted regarding the Project.

ENVIRONMENTAL REVIEW

The proposed designation has been evaluated under the California Environmental Quality Act (CEQA) and is exempt from further CEQA review pursuant to CEQA Guidelines § 15308, Class 8 pertaining to Actions by Regulatory Agencies for the Protection of the Environment and there are no unusual circumstances that would preclude the use of this exemption. Additionally, the documents and other materials that constitute the record of proceedings related to the designation, upon which the decision to recommend approval of the proposed Resolution, qualifies for a commonsense exemption under CEQA or in the alternative, is not a “project” subject to CEQA review, and therefore requires no further evaluation.

FISCAL IMPACT

Adoption of the Resolution would have no direct fiscal impact on the City. If future improvements are made on the property, staff time would be required to process the application for a Permit to Alter a Designated Historic Resource, including presenting the matter to the Commission for consideration. If designated, the property would become eligible to apply for a Mills Act Contract, at which time staff would analyze the request for a potential fiscal impact due to a reduction in property tax.

CONCLUSION

The property at 1515 East Alameda Avenue is a significant and tangible intact example of a Craftsman architectural style, single-family residence constructed during the Residential Development Boom of 1912-1928. Designation of the house at the subject property ensures that a well maintained, rare example of Burbank’s history is preserved and protected in the future.

ATTACHMENTS

Attachment 1 – Proposed Resolution

Attachment 2 – Heritage Commission Report with Attachments Dated September 4, 2025

Attachment 3 – Heritage Commission Minutes for the September 4, 2025 Meeting

Correspondences