

From: Vrej Agajanian <vote4agajanian@gmail.com>
Sent: Saturday, February 25, 2017 4:42 PM
To: Sean Bersell, The Glendale Historical Society
Subject: Re: Candidate Questionnaire from The Glendale Historical Society

Greetings Sean,

Below is Mr. Agajanian's candidate questionnaire for the Glendale Historical Society. Please let me know if you need anything else from Mr. Agajanian, we would be happy to comply.

Best,
Elena Semerdjian
Campaign Manager
(818) 384-4695

1. What is your favorite historical building?

The Doctor's House is one of the last Queen Anne/Eastlake style Victorian homes left in Glendale. A beautiful work of art which housed notable doctors and scientists in Glendale's history. It is a wholesome and educational experience for children and residents looking to learn about about Glendale architecture, history, and anthropology.

2. What do you see as the most pressing historical preservation issue in Glendale today?

The most pressing issue is finding a balance between modern and historical buildings in Glendale. Miss-matched designs have left Glendale without a cohesive look in many areas. You often find charming craftsman homes situated between bulky plain apartment buildings, which throw off the look and feel of the street. We must encourage new developments and renovation projects to tie into the underlying themes of the historical structures on their street.

3. In 2016, at least 26 Craftsman houses were demolished, approved for demolition, or proposed for demolition, the vast majority in South Glendale. This number is up from 10 demolitions in 2015, and only a few annually in the seven previous years. Do you think that this poses a threat to the quality of Glendale's older, established neighborhoods? If so, what would you propose doing about it?

New is nice, but old is gold. Once a piece of history is destroyed, it is gone forever and can never be replaced. We must ensure that historical properties do not fall into disrepair, and encourage fans of craftsman homes to purchase and preserve them. It should be made clear in the home buyer's contract that the home they are purchasing has historical value and cannot be significantly altered. Specifically in regards to Craftsman houses, the city must update its 2006-2007 Craftsman Survey, to encourage the identification of historic Craftsman houses. Craftsman houses are a unique example of Glendale's historic architectural style. The city must recognize the importance of historical homes, and treat them according to their historical significance.

4. California recently passed a law requiring all local governments to allow the creation of second units (or "mother-in-law apartments") in all single-family residential neighborhoods without design review or opportunity for public comment. Do you think

that this poses a threat to the quality of Glendale's older, established neighborhoods? If so, what would you propose doing about it?

Reasonable limits should include that the addition of second units keeps the square footage of all structures on the lot below 50% of the whole lot, and does not impose upon the privacy of neighboring properties. Quality building standards should also be adhered to as to not pose a future safety hazard to nearby residents. (Please see #6).

5. On September 13, 2016, staff proposed that Council consider increasing penalties to deter unpermitted work, which has resulted in incompatible alterations to many older homes and neighborhoods that make our city special. Staff recommended that Council consider, among other options: a) eliminating staff discretion in charging double permit fees for unpermitted work; b) requiring any construction that receives a stop work or warning notice to prepare a new design application that automatically requires approval of the Design Review Board; c) implementing a procedure whereby, if the unpermitted work added square footage, demolition would be required and no increase in square footage would be allowed for five years. Would you support implementing these changes? Why or why not?

Yes. All residents should be treated equally under the law. Staff discretion can leave an impression unfair treatment or bias on behalf of the city.

6. Many of our members perceive "mansions" to be a problem in our older, established neighborhoods, whether through demolition or rebuilding or massive second-story additions. Other cities are taking steps to address this. How do you think Glendale should handle the issue?

Building your dream home is an integral part of the American dream, but it should not be so imposing that it becomes a nightmare for neighbors. The size of the home should be proportionate to the size of the lot. All structures, including attachments like the garage and porch, should take less than 50 percent of the lot and should not be so close or so tall that they compromise the privacy of neighboring homes.