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**CERTIFICATE OF COMPATIBILITY
WINDSOR SQUARE HISTORIC PRESERVATION OVERLAY ZONE**

July 20, 2015

Property Owner

Aaron Park
217 N. Windsor Blvd
Los Angeles, CA, 90004

Applicant/Representative

Derek Uskert
1139 23rd St.
Santa Monica, CA, 90403

Case No. DIR-2015-446-CCMP

CEQA: ENV-2015-447-CE

Location 217 N. Windsor Blvd

Council District: 4-Ryu

Community Plan Area: Wilshire

Land Use Designation: Low II Residential

Zone: R1-1-HPOZ

Legal Description Tract 4277, Lot 7

Pursuant to Los Angeles Municipal Code Section 12.20.3 L, I hereby **approve** a Certificate of Compatibility for the following project within the Windsor Square Historic Preservation Overlay Zone (HPOZ):

Demolition of an existing 2,831 square-foot, one-story, Non-Contributing single-family residence, and construction of a new 3,543 square-foot, two-story, single-family residence.

The project was heard at a public hearing by the Windsor Square HPOZ Board on July 1, 2015 and is found to be in compliance with the provisions and intent of the Windsor Square Preservation Plan as indicated in the attached Findings. Approval of the project is subject to the attached Conditions of Approval.

The last day to file an appeal regarding this determination is **August 4, 2015**.

PROJECT DESCRIPTION AND BACKGROUND

Project Description

The project consists of the demolition of a 2,831 square-foot, one-story, single-family residence and garage that are Non-Contributing structures within the HPOZ, and construction of a new 3,543 square-foot, two-story, single-family residence and detached 460 square-foot garage. The proposed house will have a front yard setback of 30'-6", a six foot side yard, and nine foot driveway clearance, in comparison to the existing house's 29' setback, 4'-6" side yard, and eight foot driveway clearance. The new house will be 26 feet high with a 38% lot coverage, in comparison to the existing house's 23' height and 49% lot coverage. The new house will be built in a Tudor Revival style with the front façade having the appearance of a one story structure with a finished attic, with steeply pitched gables and a dormer window. The remainder of the house will be two-story and have a mansard roof. Windows throughout the house will be dual-pane wood windows. Siding will be predominantly painted HardiePlank lap siding with a 7.5" exposure, with a small portion of the front façade clad in white brick. The roof will be finished with a synthetic slate tile. The proposed garage will be 20'x 20' and 21'-6" high to the top of the roof, built in a complimentary style to the house with similar materials and finishes.

Property Profile

The 7,377 square-foot lot is currently developed with a single-story, 2,831 square-foot single-family residence. The subject residence nominally exhibits features of the Tudor Revival style, but it is a Non-Contributing Feature to the Windsor Square HPOZ. At the time of the January 2002 Historic Resources Survey it was determined to lack integrity due to irreversible alterations including replaced windows, resurfaced stucco, and an altered porch. The only landscape features noted in the survey were mature pine trees in the parkway, which are no longer present.



Figure 1: Image of 217 N. Windsor Blvd taken from the January, 2002 Windsor Village Historic Resources Survey.

Background

The Windsor Square HPOZ is a district of 1,239 parcels with structures built primarily in the first half of the 20th Century. The majority of properties were built in one of the Period Revival styles popular during the 1920s and 30s. The district was formally adopted as an HPOZ in 2004, and a Preservation Plan was adopted in 2005 (and later revised in 2007). Physical changes to the exterior of a property are required to be reviewed by the appointed Windsor Square HPOZ Board and/or Department of City Planning Staff, pursuant to the provisions of Los Angeles Municipal Code Section 12.20.3.

CONDITIONS OF APPROVAL

1. The use and development of the subject property shall be in substantial conformance with this approval and the plans submitted by the applicant, signed and dated by staff and attached to the case file as **Exhibit A**. Any changes to the project or these plans shall be approved by the Director of Planning and may require additional review by the HPOZ Board. Each change shall be identified and justified in writing. Modified plans shall be signed and dated by staff and attached to the case file as **Modified Exhibit A**, etc.
2. The project shall be executed with the following architectural features:
 - a. The HardiePlank siding shall be painted rather than an integrated color.
 - b. The new concrete driveway shall be scored with squares to match or complement the existing sidewalk pattern, not to exceed 36" square.
3. *Prior to the issuance of a building permit*, the applicant shall submit the two final sets of architectural/construction drawings that have been reviewed by LADBS plan check engineers, as well as one set of architectural drawings for final review and approval by Department of City Planning staff (three sets of plans total). Final drawings shall substantially resemble the Approved Exhibit (or any subsequent Modified Exhibits) and shall be stamped and dated by staff and attached to the case file as **Final Exhibit**.
4. *Prior to the issuance of a building permit*, The following statement shall be imprinted on the site plan, floor plan, elevations and any architectural detail sheets of any construction drawings submitted to the Department of Building and Safety:

NOTE TO PLAN CHECKER AND BUILDING INSPECTOR - These plans, including conditions of approval, shall be complied with and the height, size, shape, location, texture, color, or material shall not differ from what the Director of Planning has approved under DIR-2015-446-CCMP. Any change to the project shall require review by the Director of Planning and may require additional review by the Historic Preservation Overlay Zone (HPOZ) Board. A request for variation shall be submitted in writing and include a specific notation of the variation(s) requested. Should any change be required by a public agency then such requirement shall be documented in writing.

5. *Prior to the issuance of a building permit*, these Conditions of Approval shall be printed on the cover sheet of all four sets of drawings submitted for review as Final Exhibits.
6. The granting of this determination by the Director of Planning does not in any way indicate compliance with applicable provisions of LAMC Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
7. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
8. Code Compliance. All area, height and use regulations of the zone classification for the subject property shall be complied with.
9. Definition. Any agencies, public officials or legislation referenced in these conditions shall mean those

agencies, public officials, legislation or their successors, designees or amendment to any legislation.

10. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.
11. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Observance of Conditions – Time Limits

All terms and conditions of this Certificate of Compatibility shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of this determination and if such privileges are not utilized within said time, the authorization shall terminate and become null and void. Privileges shall be considered utilized when a valid permit from the Department of Building and Safety has been issued and construction work has begun and been carried out without substantial suspension or abandonment of work. An approval not requiring permits for construction or alteration from the Department of Building and Safety shall be considered utilized when operations of the use authorized by the approval have commenced.

Transferability

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

Violation of These Conditions is a Misdemeanor

Section 11.00 M of the Los Angeles Municipal Code states in part: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be in charged by the City Attorney as either a misdemeanor or an infraction." Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

FINDINGS

A. **12.20.3.L.3.(b) – Recommendations from the Windsor Square HPOZ Board:**

Section 12.20.3.L. of the LAMC requires that Department of City Planning staff refer applications for Certificates of Compatibility to the HPOZ Board within a 30-day period of the application having been deemed complete. The purpose of this requirement is to allow the subject application to be discussed in a public meeting with both public and expert testimony.

The subject application was deemed complete on March 4, 2015. Department of City Planning staff sent copies of the application with relevant materials to the HPOZ Board on March 4, 2015. Notice was posted for the meeting at the site, and at City Hall, and mailed to abutting property owners on March 5, 2015. After ten (10) days of public notice, the Windsor Square HPOZ Board met on March 18, 2015 and conducted a public hearing on the proposed project, pursuant to LAMC Section 12.20.3.M: Notice and Public Hearing. The HPOZ Board, with a five-member quorum, recommended continuation of the project for revisions to the design. The application was placed on hold and returned to the board for three non-voting consultations in the months of April, May, and June, 2015. On June 16, 2015 notice was again posted at the site and mailed to abutting property owners. On July 1, 2015 the project was again heard for a vote by the Windsor Square HPOZ board and, with a four-member quorum, was unanimously recommended for approval.

The expert opinion of the HPOZ Board has recommended approval of the subject application. Approval of the subject application is therefore consistent with 12.20.3.L. of the LAMC

B. **12.20.3 L 4 (b). Standards for Issuance of Certificate of Compatibility for New Building Construction or Replacement, and the Relocation of Buildings or Structures Not Dating from the Preservation Zone’s Period of Significance Onto a Lot Designated as a Non-Contributing Element, as it relates with the adopted Preservation Plan.**

The proposed project, as conditioned in this Determination, substantially complies with LAMC Section 12.20.3.L.4 because the proposed project complies with and is consistent with the adopted Preservation Plan.

10.3 Location and Site Design

1. New residential structures should be placed on their lots to harmonize with the existing historic setbacks of the block on which they are located.

The properties on the west side of the street all have front yard setbacks between approximately 27’ and 35’. The adjacent parcels both have 30’ setbacks, the same as the proposed structure.

2. Large expanses of concrete and parking areas in the front and side yards are inappropriate.

In the front of the parcel there is a nine foot wide driveway and an approximately four foot wide walkway adjacent to it that leads to the entryway. There is no other hardscape in the front or side yards.

3. Paving and parking areas should be located to the rear of new residential structures whenever possible.

The proposed two-car garage is located in the rear in the southwest corner of the parcel.

10.4 Massing and Orientation

1. New structures should harmonize in scale and massing with the existing historic structures in surrounding blocks.

The majority of structures in the immediate vicinity are one-story with a mixture of approximately 20-30% two story structures on any given block. The front façade of the proposed project is configured as a one story house with a finished attic. The height of 26' would be comparable with existing historic buildings and within an appropriate height for a Tudor Revival structure. The proportions of the steep gables, entryway, and dormer are all appropriate for a one-story Tudor Revival structure.

3. New structures that will be larger than their neighbors should be designed in modules, with the greater part of the mass located away from the main façade to minimize the perceived bulk of the structure.

The greatest part of the mass begins approximately 15' from the front of the structure behind the side gable facing the street. The amount of space dedicated to the front façade and gable roofs is proportional to what would be present on a one-story Tudor Revival house. That is, the bulk of the structure is behind an essentially traditional Tudor Revival façade. The mansard roof connects to the side gable and helps reduce the bulk of the rest of the structure.

5. A progression of public to private spaces in the front yard is encouraged. One method of achieving this goal is through the use of a porch to define the primary entryway.

The proposed project's entryway and front door are visible from the street, and there is an open porch adjacent to it.

10.5 Roof Forms

1. New residential structures should echo the roof forms of the surrounding historic buildings and structures.

The majority of surrounding structures have cross-gabled roofs. The front half of the proposed project that is readily visible from the street has a cross-gable roof as well.

2. Roofing materials should appear similar to those used traditionally in surrounding historic residential structures.

Slate roofs are not unfamiliar within the district, and the synthetic slate roof of the proposed structure will appear quite similar to a traditional slate roof which is appropriate for a Tudor Revival house.

3. Dormers and other roof features on new construction should echo the size and placement of such features on historic structures within the District.

The placement of the dormer on the side gable at approximately the vertical mid-point of the primary gable is typical for the style and similar to existing Tudor Revival structures in the district.

10.6 Openings

1. When viewed from the street, the facades on new construction should have a similar solid-to-void ratio to those found in surrounding historic buildings and structures.

The amount and placement of windows on the readily visible portions of the proposed structure are very typical of comparable historical structures. The door is standard size. The group of three windows centered in the forward-most left face of the front façade takes up less than 50% of the wall area, which is comparable to historic buildings. The other group of three windows on the recessed portion of the front façade have similar proportions, and the two windows in the gable fill it but are not oversized. Overall there is more solid area than void, which is typical for historic residences.

2. When viewed from the street, windows should be similar in shape, scale, and proportion to those found in surrounding historic buildings and structures.

The proposed wood casement windows are proportionate to the façade and are typical, proportionally, to comparable historic structures.

10.7 Materials and Details

1. When viewed from the street, new construction should incorporate materials similar to or otherwise compatible with those used traditionally in historic structures in the area.

The proposed HardiePlank siding will be painted and, from the street, will look like traditional wood siding, but more perfectly uniform. It will be compatible with traditional materials used within the district, but differentiated via its greater consistency.

2. Materials used in new construction should be in units similar in scale to those used historically.

The siding will have a 7.5” exposure, which is slightly larger than typical historical siding from the period. The greater exposure is enough to differentiate the structure as not historic, but not so much as to be incompatible with the historic fabric.

2. Architectural details such as newel posts, porch columns, rafter tails, etc., should echo architectural details on surrounding historic structures.

The porch columns are square with simple, minimal capitals and bases, which is similar to other Tudor Revival structures within the district.

- C. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3, Category 1 of the City CEQA Guidelines. Notice of Exemption No. ENV-2015-447-CE was issued on January 29, 2015.**

APPEAL PERIOD

The Determination in this matter will become effective 15 days after the date of mailing, unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/ incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this grant and received and receipted at a public office of the Department of City Planning on or before the prescribed date or the appeal will not be accepted. Department of City Planning public offices are located at:

Figueroa Plaza
201 North Figueroa Street, #400
Los Angeles, CA 90012
(213) 482-7077

6262 Van Nuys Blvd, 3rd Floor
Van Nuys, CA 91401
(818) 374-5050

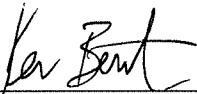
The applicant is further advised that all subsequent contact with this office regarding this grant must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

APPROVED BY:

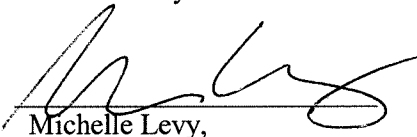
MICHAEL J. LOGRANDE
Director of Planning

Reviewed By:

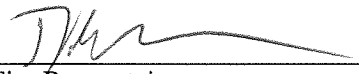
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cc: Windsor Square HPOZ Board
Greater Wilshire Neighborhood Council
Council District 4 – Ryu