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**CERTIFICATE OF APPROPRIATENESS
SOUTH CARTHAY HISTORIC PRESERVATION OVERLAY ZONE**

October 7, 2019

Property Owner

Jennifer Quinn Gowey and Eric
Gowey
6500 Olympic Place
Los Angeles, CA 90035

Case No.: DIR-2019-3828-COA

CEQA: ENV-2019-3829-CE

Location: 6500 W. Olympic Place

Council District: 5-Koretz

Community Plan Area: Wilshire

Land Use Designation: Low II Residential

Applicant

Lisa Klein
800 Wilshire Boulevard, #1000
Los Angeles, CA 90017

Representative

Chris Drugan
Pacific Crest Consultants
23622 Calabasas Road, #100
Calabasas, CA 91302

Zone: R1-1-O-HPOZ

Legal Description: Lot 44, TR 10756

Last Day To Appeal: October 22, 2019

Pursuant to Los Angeles Municipal Code Section 12.20.3 K, and the South Carthay Historic Preservation Overlay Zone (HPOZ) Ordinance 158844, I have considered the proposed project and as the designee of the Director of Planning, I hereby:

Deny a Certificate of Appropriateness for the construction of a two-story rear addition and the infill of a side-facing porch on a one-story single-family structure.

Find the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061 (b)(4) and 15270, as a project that is disapproved.

The project denial is based upon the attached Findings.

PROJECT DESCRIPTION AND BACKGROUND

Project Description

The project consists of a 178 square-foot first-story rear addition, a 938 square-foot second-story rear addition, a 28 square-foot first-story side addition, and the addition of a 153 square-foot rear covered porch, to a 2,481 square-foot single-story single-family residence. The proposed roof height of the second-story rear addition will be 25 feet. The first-story rear addition will be created by enclosing a 150 square-foot porch. The 28 square-foot addition will be created by enclosing a porch on the east elevation.

Property Profile

The 8,834-square-foot site is currently developed with a single-story single-family residence. The subject residence is a Spanish Colonial Revival style house that was built in 1937 and is a Contributing Feature in the South Carthay HPOZ. At the time of the 1982 Historic Resources Survey no major alterations were found at the property, and the property was designated as a Contributor in the HPOZ on the basis that it adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time. Noted landscape features at the property are the palm trees behind the front garden wall.



Figure 1: Image of 6500 West Olympic Place taken from the 1982 South Carthay Historic Resources Survey.



Figure 2: Image of 6500 West Olympic Place taken from Google Street View, March 2019.

Background

The South Carthay HPOZ is a district of approximately 355 structures developed primarily during the period of 1932 through 1939. The district was formally adopted as an HPOZ in 1985. Nearly half of the single-family dwellings in South Carthay were designed and built by Greek developer Spyros George Ponty, who built homes throughout Los Angeles and Beverly Hills. Ponty and other contractors constructed homes in the Spanish Colonial Revival style. The characteristic use of low-pitched red tile roofs, arched doors and windows, and smooth stucco exterior finishes provides visual continuity and cohesiveness to the neighborhood. South Carthay residences are exceptional for their quality construction, skilled craftsmanship, decorative detailing, and individuality. Physical changes to the exterior of a property are required to be reviewed by the appointed South Carthay HPOZ Board and/or Department of City Planning Staff, pursuant to the provisions of Los Angeles Municipal Code Section 12.20.3.

FINDINGS

A. 12.20.3 K.3(a) and 12.20.3 M – Recommendations from the Carthay HPOZ Board and the Cultural Heritage Commission, and Notice and Public Hearing:

Section 12.20.3 K of the LAMC requires that Department of City Planning staff refer applications for Certificates of Appropriateness to both the HPOZ Board and the Cultural Heritage Commission (or its designee) 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 (in the case of the HPOZ Board meeting), and to gather an expert opinion with reference to The Secretary of the Interior's Standards for Rehabilitation and the Preservation Plan (in the case of the Cultural Heritage Commission).

Section 12.20.3 M of the LAMC requires that before making its recommendation to approve, conditionally approve or disapprove an application pursuant to this section for a Certificate of Appropriateness, the Board shall hold a public hearing on the matter. The applicant shall notify the Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property at least ten days prior to the date of the hearing, and notice of the public hearing shall be posted by the applicant in a conspicuous place on the subject property at least ten days prior to the date of the public hearing.

The subject application was deemed complete on July 22, 2019. Department of City Planning staff sent copies of the application with relevant materials to the HPOZ Board on August 1, 2019. Notice was posted for the meeting at the site, and at City Planning offices at 221 N. Figueroa, and mailed to abutting property owners on August 1, 2019. After thirteen (14) days of public notice, the Carthay HPOZ Board met on August 15, 2019 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 seven-member quorum, unanimously recommended denial of the project, citing non-compliance with Guideline 8.2.3, which states, "Additions that comprise a new floor (for instance a new second floor on a single-story house) are not appropriate." Citing similar concerns, several members of the public spoke in opposition of the proposed project, while several members of the public spoke in support of it.

Department of City Planning staff sent copies of the application with relevant materials to the Cultural Heritage Commission's designee on August 1. The Cultural Heritage Commission recommended **denial** of the project, citing non-compliance with the adopted Preservation Plan and commenting, "Preservation Plan discourages 2nd Story additions to one-story houses. Addition should only be one story."

The expert opinions of the HPOZ Board and the CHC have both recommended denial of the subject application. Denial of the subject application is therefore consistent with 12.20.3 K of the LAMC.

B. 12.20.3 K.4(c) – Standards for Issuance of Certificate of Appropriateness for Construction, Addition, Alteration, or Reconstruction as it relates with the adopted Preservation Plan.

Although the proposed project meets many of the Preservation Plan Guidelines, it substantially deviates from LAMC Section 12.20.3 K.4(c) because the project overall does not comply with the adopted Preservation Plan approved by the City Planning Commission for the Preservation Zone.

7.5 Porches

7.5.1. Historic porches, especially on the front and side facades, should be preserved in place. The removal of historic porches is inappropriate.

7.5.2. Decorative details that help to define an historic porch should be preserved. These include balusters, balustrades, columns, and brackets. The State Historic Building Code allows

balustrades and railings that do not meet current building code heights to remain if they do not pose a safety hazard.

7.5.8. Enclosure of part or all of an historic porch is inappropriate, especially when located on the primary facade or visible from the public right-of-way.

7.5.9. Enclosure of a porch at the side or rear of the house, for instance a sleeping porch, may be appropriate if the porch form is preserved and the porch openings are fitted with windows in a manner that they can be removed in the future without damage to the original structure.

The proposed project includes the infill of a porch on the east elevation to create a 28 square-foot addition. The east elevation is a side elevation and, due to the property's position on a corner lot, is a street-facing elevation that is visible from the public right-of-way. Infilling the porch would eliminate historic features including the stairway leading to the porch, the single step within the porch, and the porch window and door, as well as the decorative detail of the partial wall screening the door. While the stucco relief surrounding the porch archway would be preserved, the porch opening would be fitted with a wall rather than windows, and the porch form would not be preserved. For these reasons, the proposed project does not meet the above guidelines.

8.2 Additions to Primary Structures

8.2.3. Additions that comprise a new floor (for instance a new second floor on a single-story house) are not appropriate.

The proposed project includes a second-story addition to an existing one-story structure. For this reason, the proposed project does not meet the above guideline.

The South Carthay HPOZ was developed exclusively with one-story structures, with the exceptions of Crescent Heights Boulevard, Whitworth Drive, Olympic Boulevard and the single blocks of Alfred Street, Orlando Avenue and La Jolla Avenue south of Packard Street, which were developed with two-story structures. The subject property is located at the intersection of Olympic Place and La Jolla Avenue, both of which were developed with one-story structures.

While two second-story rear additions were approved on Olympic Place after the 1985 adoption of the South Carthay HPOZ (6511 Olympic Place in 1989, and 6546 Olympic Place in 1997), both approvals were issued before the 2010 adoption of the South Carthay HPOZ Preservation Plan. No addition comprising a new floor has been approved since 2010 anywhere in the South Carthay HPOZ. Besides the 1989 and 1997 additions, all 17 original one-story properties on Olympic Place and all nine original one-story properties on La Jolla Avenue retain their single story.

Though the Applicant refers to the 938 square-foot rear addition as a half-story addition, due to it being, "substantially built into the existing +/- 7 ft. tall attic," this addition is actually a second-story addition. Rather than maintaining the existing roof gables and using dormers for added volume, which would create a half-story, the proposed addition creates a second story by replacing the existing roof gables with vertical walls with a nine-foot floor-to ceiling height, replicating the nine-foot floor-to ceiling vertical walls of the first story.

The Applicant has argued that the second-story addition should be allowed because the Department of City Planning has issued a document (included in the application as Exhibit E) entitled "Frequently Asked Questions (FAQs) on Proposed Historic Preservation Overlay Zones (HPOZs)." Question 6 reads, "Can I add a second-story to a one-story house in an HPOZ?" The answer provided is "Yes, HPOZ Preservation Plan guidelines allow homeowners to add a second story to a one-story house, usually provided that the new addition is a stepped back and subordinate to the original house design." The Applicant states that this document was created for the 2010 South Carthay Preservation Plan adoption. However, this document was created in 2015-2016 specifically for the Carthay Square, El Sereno-Berkshire Craftsman District, Miracle Mile, Oxford Square and Sunset Square HPOZs which were being adopted at the time, not to the

South Carthay HPOZ. The Preservation Plans for these HPOZs do not contain language citing additions comprising a new floor as inappropriate, as is found in the South Carthay HPOZ Preservation Plan.

The language “not appropriate,” while still within a Guideline, is the most prohibitive language found in the HPOZ Preservation Plans. In recommending denial of the proposed project, both the CHC designee and the HPOZ Board cited the inappropriateness of an addition that comprises a new floor.

8.2.10. Additions should be subordinate in scale and volume to the existing house. Additions that involve more than a 50% increase in the ground floor plate are generally inappropriate.

Due to the proposed second-story addition’s height and street-visibility, it is not subordinate to the existing primary structure. Because the property is on a corner lot, the second-story addition would be visible from two streets. From the north elevation, the addition would be seen from Olympic Place, as it rises four feet and six inches above the ridge of the existing gable to the north. From the east elevation, a larger portion of the second-story addition would be visible from La Jolla Avenue over the ridge of the existing gable to the east, which is shorter than the gable to the north. Additionally, a large portion of the eleven foot-ten inch tall second-story addition would be visible in its entirety from the public right-of-way on La Jolla Avenue, as it would not be obscured by the existing structure at all. For these reasons, the proposed project does not meet the above guideline.

- C. The proposed project does not require review under the California Environmental Quality Act (CEQA) and CEQA does not apply to the proposed project. When a project is denied by the Department of City Planning, it is exempt under CEQA Guidelines, Section 15061 (b)(4) and 15270. No further environmental review is required.**

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 and 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


Marvin Braude Constituent Service Center
6262 Van Nuys Blvd, 2nd Floor
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles Development Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2901

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.

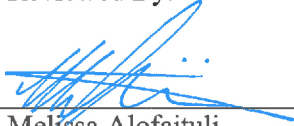
APPROVED BY:

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cc: Carthay HPOZ Board
P.I.C.O. Neighborhood Council
Council District 5 – Koretz