

# LUNA & GLUSHON

A Professional Corporation

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(1946-2016)

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February 3, 2020

## VIA EMAIL AND PERSONAL DELIVERY

Councilmember Marqueece Harris-Dawson, Chair  
City of Los Angeles City Council  
Planning and Land Use Management Committee  
200 N. Spring Street, Room 272  
Los Angeles, CA 90012

Re: DIR-2019-3828-COA/Council file No. 20-0062

Honorable Councilmembers:

Our law firm represents Jennifer Quinn Gowey and Eric Gowey, the owners of 6500 West Olympic Place, a single-family home where they reside with their family. Mrs. Gowey has lived in this home for 29 years, first as a single woman, and now with her family, including two daughters.

To accommodate their family, the home needs the proposed remodel and addition. The Goweys seek a Certificate of Appropriateness under the South Carthay Preservation Plan ("Preservation Plan") for a 178 sq. ft. addition on first floor, a 153 sq. ft. covered porch addition, and a new 938 sq. ft. second story addition at the rear of residence (collectively, the "Project"). The Project results in an overall height increase of only 4 feet 6 inches. It is overwhelmingly supported by the neighboring community and Councilmember Paul Koretz. [Exhibits 1-2].

### **I. Introduction and Timeline**

The Goweys began this process in 2011 with a consultation with the South Carthay Historic Preservation Overlay Zone ("HPOZ") Board. Over the next nine years, the Goweys worked with the HPOZ Board and City Planning staff, making numerous significant requested design changes, reducing the height and scale of the proposed addition, and garnering strong neighborhood support, all at the request of the HPOZ Board and City Planning staff.

The Goweys revised their Project over and over again relying on the HPOZ Board and City Planning Department comments. To date, the Goweys have spent over \$150,000 dollars working with, revising and proposing a Project which follows all Guidelines of the Preservation Plan; all of the Secretary of the Interior's Standards for Rehabilitation; and all of the recommendations and suggestions provided by the HPOZ Board and the Planning Department.

Despite all of these efforts and years of recommendations, however, on the date of the official hearing, the HPOZ Board and Planning Department ultimately took the opposite "official" approach, stating the new and unfounded position that additional story additions were prohibited by the Preservation Plan altogether and denying the Gowey's Project.

Central Los Angeles Area Planning ("CAPC") Commissioner Nicholas Shultz described the process which the Goweys went through as "unfortunate and inappropriate." CAPC Commissioner Jennifer Barraza Mendoza agreed, describing the level of red tape "absolutely ridiculous."

The Project is now before this City Council to right the past wrongs. The City Council should approve the Project because it complies with the South Cathay Preservation Plan, its Guidelines and the Secretary of the Interior's Standards for Rehabilitation, protects and preserves the characteristics of the existing home which make it a contributing element of the Preservation Plan, and does not result in any substantial visual impacts on surrounding properties.

## **II. The Findings for a Certificate of Appropriateness are Made with Substantial Supporting Evidence**

As set forth in the in-depth analysis and report prepared by Nelson White, Architectural Historian and Preservation Consultant, the Project, as proposed, follows all Guidelines of the Preservation Plan and all of the Secretary of the Interior's Standards. [Exhibit 3]. Indeed, its combination of low height and setbacks allows the residence to retain the primary/north façade and the secondary east and west facades, "preserving the look and scale" of the original dwelling and falling directly in line with what is considered to be an "appropriate" addition under the South Carthay Preservation Plan Guidelines, as exemplified by the photo of a white Spanish colonial revival with second-story addition associated with Guideline 8.2.

The Project preserves the overall character of the primary (north), east, and west façades of the existing Gowey home, avoiding destruction of any

important character-defining features, materials, or ornamentation.<sup>1</sup> The project would only remove and alter materials, features, and spaces that are character-defining features of low importance.<sup>2</sup> Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the property will be preserved.<sup>3</sup>

Therefore, in accordance with Los Angeles Municipal Code §12.20.3.K.4(b) and (c), the Project protects and preserves the historic and architectural qualities and the physical characteristics which make the building a Contributing Element of the Preservation Zone, and substantially complies with the Preservation Plan approved by the City Planning Commission for the Preservation Zone.

### **III. The Preservation Plan Allows Additional Stories**

In denying the Project, the Director of Planning (“Director”) erred and abused his discretion because the findings for denial are factually incorrect, inconsistent and not supported by substantial evidence.

Most egregiously, the Director incorrectly states as “fact” that the Preservation Plan **prohibits** second story additions, when, in actuality, the Preservation Plan contains **no such prohibition**. To the contrary, the Preservation Plan explicitly **allows** second story additions and provides

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<sup>1</sup> In terms of the primary façade, the new addition would not affect or damage the historic materials and features of the façade itself. Furthermore, the addition would not destroy spatial relationships because it would be confined to the rear of the property, behind the primary façade ridgeline, be kept as low as possible, extending only 4 feet 6 inches feet above the ridgeline, would be compatible in terms of massing and scale, and would read as a separate volume distinguishable from the original.

<sup>2</sup> The proposed project would, on the east façade, enclose the recessed service entrance as interior space while preserving the raised surround. The proposed project would on the rear (south) façade: 1) remove and replace the French doors, a single door, and two pairs of windows, with two new wood French doors with 8-lites, each set flanked by wood hung four-over-four windows, and 2) would enclose the recessed porch as interior space and extend it by 4 feet, 8 inches to be in line with the existing west section of the rear façade. The proposed project would also remove 895 square feet of existing roof material and create an addition set behind the existing gable ridge of the primary façade side gable and behind the ridge of the east façade side gable.

<sup>3</sup> On the exterior, the proposed project would retain most of the distinctive materials, features, finishes, and examples of craftsmanship that characterize the property and its distinctive, intact Spanish Colonial Revival style. Among these are the contoured rafter tails, contoured bargeboards, colonnettes, corbels piers, and pilasters with raised banding. The primary (north) façade would be entirely preserved.

guidance, explanation, and examples as to where second story additions are appropriate, and, where not (See page 57 of Preservation Plan):

Example and explanation of an **appropriate** second-story addition:



This second-story addition is set-back and preserving the look and scale of the original bungalow.

Example and explanation of a **not appropriate** second-story addition:



The original single-story cottage has been lost to this second story addition.

It is the Director's position that the above photo example and explanation of an appropriate second story addition, taken directly from the Preservation Plan, is a "mistake." This argument is presented without any factual explanation and is unsupported by law. A provision of law, regulation or guideline cannot be dismissed as a "mistake." The officially adopted and accepted Preservation Plan is the document created to provide a clear and predictable set of expectations as to the design and review of proposed projects within the South Carthay HPOZ. All of its provisions, whether or not they are agreeable to the Director, are fully enforceable until formally revised.

And, indeed, the Planning Department has had, since 2010, at least 4 opportunities (until 2018, the Preservation Plan was reviewed every 2 years) to "fix" this claimed "mistake." Again, the Goweys started consulting with the Planning Department in 2011. Therefore, almost the entirety of the Preservation Plan's existence the Planning Department was aware of the published guidance regarding "appropriate" second story additions. **They have not revised the Preservation Plan to take out the appropriate second story addition language or photograph.** To the contrary, when the Preservation Plan was adopted, the Planning Department's own recommendation report stated that photo examples were expressly added to provide guidance. [Exhibit 4, See page 9]. To now claim that these photos are a mistake directly and contradicts these 2010 actions.

At the last HPOZ meeting, the Planning Department presented a piece of paper which claimed that the Department's interpretation of "not appropriate" as prohibitive is based in Federal Standards. [Exhibit 5]. This "guidance," created internally by the Planning Department, and unverified, is simply incorrect. As explained by SWCA Environmental Consultants' Senior Architectural Historian Joseph Tomberlin, there are no "Federal Standards" for these terms. [Exhibit 6].

The approach to allow appropriate additions to historically designated properties is consistent with the City and the Office of Historic Resources' ("OHR") policy to interpret Preservation Plans with flexibility to allow preservation through management, not prohibition, of development. Robert Chattel, one of the City's most respected preservation consultants, has specifically stated that the South Carthay Preservation Plan *must* provide flexibility because that is what preservation is. If reasonable management were not the goal, then there would be no need for Preservation Plans, only an outright prohibition to *any* changes to structures within HPOZ's.<sup>4</sup>

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<sup>4</sup> To the contrary, see Exhibit 8, a publication from the Office of Historic Resources: an HPOZ is not meant to freeze a property in time, and an HPOZ does not prevent owners

It is also important that this Council understand that the original intent of the Preservation Plan was and is to clarify and comply with the Secretary of the Interior's Standards for Rehabilitation, not to impose restrictions beyond compliance therewith. [See Exhibit 7 – electronic bulletin from the South Carthay Neighborhood Association explaining that the Preservation Plan was not meant to change the HPOZ, but rather, clarify existing regulations]. The Secretary of the Interior's Standards contain no prohibition against additional stories. Therefore, to read the Preservation Plan as prohibiting second story additions, as the Director has done here, is error. The Director's determination fails to address the original intent of the Preservation Plan in its entirety.

Notably, even the City's own OHR officially provides that second story additions in HPOZ's are allowed. In a frequently asked questions ("FAQ's") document published on proposed HPOZ's, OHR explains that second story additions to one-story homes are allowed in an HPOZ, as long as certain criteria are met (*i.e.* the proposed addition is "appropriate"). [Exhibit 8].

The Director dismisses this published guidance, maintaining that it pertains to certain HPOZ's and does not apply to the South Carthay HPOZ. Again, the Director's decision to cherry pick which officially published information is "relevant" and which is a "*mistake*" is unavailing. The FAQ's are published as a general document for HPOZ's in the City, they do not limit their scope to only certain HPOZ's and do not specifically exclude the South Carthay HPOZ in any way.

Finally, this Council should know that the South Carthay HPOZ has previously approved second-story additions. Following the establishment of the HPOZ in 1985, but prior to the adoption of the Preservation Plan in 2010, the South Carthay HPOZ, guided by the Secretary of the Interior Standards, approved two Certificates of Appropriateness to add a new, second story onto existing one-story residences. [Exhibit 9].

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from making changes or additions to their properties. Instead it ensures that any changes do not detract from the architectural and historic qualities of the home and district. HPOZ guidelines place highest importance on visible, significant historic features. Replacement of original historic features is allowed when they cannot be reasonably repaired. Overall, the HPOZ process represents a flexible framework for creative problem-solving, helping property owners achieve their goals while enhancing their historic neighborhood.

**Both of the previously approved additions are on the same block as 6500 Olympic Place making the Project wholly consistent and compatible with its South Carthay neighbors.**

The Director attempts to distinguish these two previously approved second-story additions as being prior to the adoption of the Preservation Plan in 2010. However, as evidenced by neighborhood bulletin from the South Carthay Neighborhood Association [Exhibit 7], the adoption of the 2010 Preservation Plan was not meant to change the existing South Carthay HPOZ, or its functionality in any manner. It was simply to clarify *existing* regulations. Accordingly, the Director's argument is a distinction without a difference. The only consideration between the proposed Project and the previously approved additions is whether those additions were approved after the establishment of the HPOZ in 1985, which they were.

#### **IV. The Project is an Appropriate Addition Which Preserves the Look and Scale of the Existing Dwelling**

Again, the Project preserves the entire roofline on the primary/north, east, and west facades and results in an increase in overall height by only 4 ft. 6 in. Indeed, is clear from the comparison renderings of the Goweys' current home with what is proposed that the addition preserves the look and scale of the exhibit single-family dwelling:



Existing view from Olympic Place and La Jolla



Proposed view from Olympic and La Jolla

[See also Exhibit 10 – complete set of comparison renderings]

It is important to note that this specific lot within the South Carthay HPOZ is particularly suitable for an appropriately designed addition. At 8834.6 square feet, it is the seventh largest lot of all 199 lots zoned R-1 in the South Carthay HPOZ. As such, the minimal addition proposed poses an even lesser visual impact than if sited the other R-1 lots within the South Carthay HPOZ.

What's more, the property is located on the corner of Olympic Place and La Jolla Avenue, with Whitworth Drive immediately behind. All of the properties on the north and south side of Whitworth Drive between Orlando Avenue and La Jolla Avenue have two-story residences. The property at 1060 La Jolla Avenue, across the street, maintains not only a two-story residence, but a two-story residence for which the second story addition was previously approved. [Exhibit 11]. Accordingly, a person walking or driving down La Jolla Avenue or Olympic Place would see numerous other two-story residences, including two with second story additions previously approved by the South Carthay HPOZ. The Project would not stand out as extraordinary or inappropriate but would, instead, be entirely consistent with the many other two-story residences surrounding it. With an increase in overall height by 4 ft. 6 in., it would also not impact any of its immediately abutting neighbors.



**V. Conclusion**

For the reasons hereinabove, the Director erred and abused his discretion denying the Project. The Director's findings are factually incorrect, inconsistent and not supported by the evidence. The Project is an appropriate addition in the South Carthay HPOZ, expressly allowed under the Guidelines of the Preservation Plan and all of the Secretary of the Interior's Standards.

Accordingly, this City Council should overturn the determination of the CAPC to deny the Project.

Very truly yours,

LUNA & GLUSHON  
A Professional Corporation

A handwritten signature in black ink, appearing to read "Rob Glushon", written in a cursive style.

ROBERT L. GLUSHON

cc: Aviv Kleinman, Planning Deputy, Councilmember Paul Koretz

**EXHIBIT 1**

**EXHIBIT 1**



*behind the ridgeline of the east façade and on the west façade it would be stepped-in 3 feet, 8 inches from the edge of the roof. The low height and setbacks would retain the primary (north) façade and the secondary east and west façades, thus "preserving the look and scale" of the original dwelling".* I believe this proposal significantly complies with the South Carthay HPOZ Preservation Plan.

While mindful that there are some people opposed to the revised Project, there is strong support from the immediate neighborhood who will be the most impacted. Our office has received over 75 letters and petition signatures in support which were collected by the Applicant at the request of the prior South Carthay HPOZ Board and staff.

It is also important that the Applicant has been responsive to various requests by the prior South Carthay HPOZ Board and staff in reducing the size and height of the proposed improvements.

Based on the long history of this Project, the numerous revisions made including the reduction of size and height, and the strong neighborhood support, I support the revised Project. If you have any questions or concerns regarding this letter, please contact my planner, Aviv Kleinman at 818-971-3088.

Sincerely,



**PAUL KORETZ**

Councilmember, 5th District

**EXHIBIT 2**

**EXHIBIT 2**

# Neighborhood Support

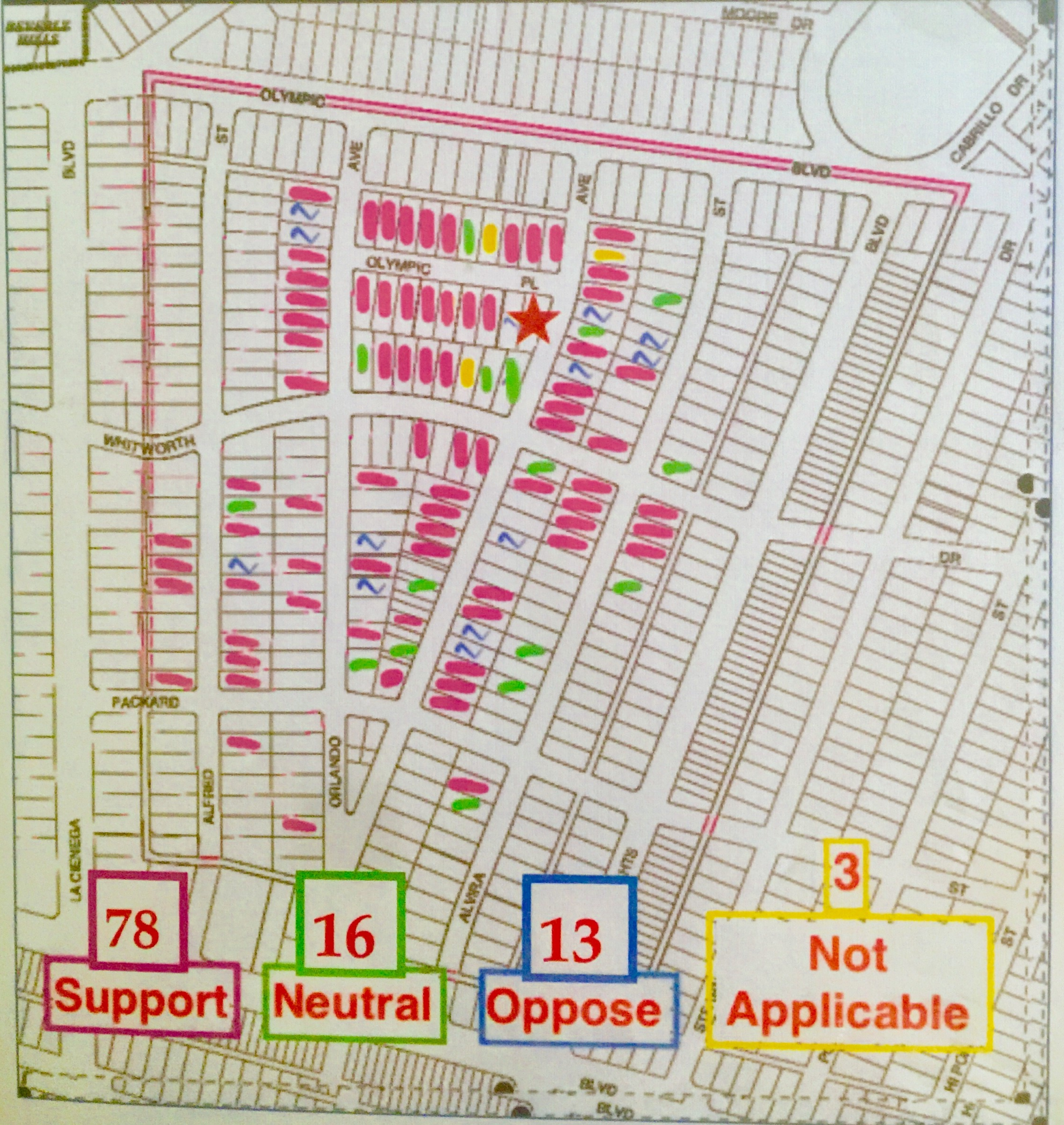
requested by South Carthay HPOZ for 2nd story addition



6500 Olympic Place is marked by the star

## South Carthay Historic Preservation Overlay Zone Architectural Survey: Structure Designation

Ordinance 180-189  
Adopted Date: 08-18-1998  
Effective Date: 07-03-1998  
CPC #603-910-4007  
Council File #04-02-0401



**From:** Jim Caccavo <greylockjc@aol.com>  
**Date:** June 26, 2019 at 11:45:58 PM PDT  
**To:** [mybluesky9@aol.com](mailto:mybluesky9@aol.com)  
**Subject:** One half story addition to 6500 Olympic Place

26 June 2029

To Whom It May Concern:

As a 12 year board member & former chairman of the South Carthay HPOZ, I am very familiar with the Gowey family's effort to add an additional story to their single family home at 6500 Olympic Place in the South Carthay HPOZ.

Paragraph 8.2 Additions to Primary Structures, of the South Carthay HPOZ Preservation Plan states that a "massive second story addition that maximizes buildable floor area on a single story (Craftsman) bungalow in a district comprised of similarly sized single (Craftsman) bungalows would be inappropriate..."

I have been present at every presentation the Goweys have made since 2011 including this past year. Initially the addition would have been a violation of the HPOZ guidelines, however, I declined to completely reject the family's desire to expand their residence with hope that some kind of reduction in floorplan & height modification would meet the board's approval.

The Goweys returned twice during my position on the board, reducing the size & height to what I would classify now as a half story addition that does not much change the overall height of the house. In other words, I feel that the current plan, although technically is an additional level above the 1st floor, it is not a "massive over looming second story".

I feel Jennifer & Eric Gowey have made an extraordinary effort & expense to comply with HPOZ guidelines to bring their project within an appropriate consideration that would not dominate nor distract surrounding similar single story properties.

Sincerely.

Jim Caccavo (BFA, Art Center College of Design)  
former Chairman  
South Carthay HPOZ

1000 South Crescent Heights Blvd.  
Los Angeles, CA 90035  
tel (323) 939-9594

July 16, 2018

To Whom It May Concern,

I am writing to you in support of an addition proposed in my neighborhood of South Carthay. This family home is owned by Jennifer and Eric Gowe, address: 6500 Olympic Place, Los Angeles CA 90035 (District 5). In my opinion, the proposed project should be considered because there are other two-story homes directly surrounding this property. I have seen the proposed plan, and it is appropriate for the neighborhood, in keeping with the Spanish Colonial architecture.

I am a preservationist and have lived in the neighborhood for 24 years. My husband and I have been active members in South Carthay, serving multiple years on the South Carthay Neighborhood Association board and the HPOZ board.

An opposition letter was written by our SCNA board, but it should be pointed out that I never saw this letter and our SCNA board did not reach out to our community for their input, to my knowledge. I understand that Jennifer has gone door to door in the neighborhood to explain the project and get signatures in support of it.

I attended all three of Jennifer and Eric's HPOZ consultations, and I am a witness to what was said and to all that this family has gone through following the HPOZ board's suggestions and architectural modifications. The Goweys left all three consultations with suggestions from the board on the possibility of moving forward with the project. City Planners, Nora Dresser and Blair Smith were present at the meetings and never told the applicants that the project would "never" be allowed. In fact, members of the HPOZ board suggested that the applicants "find out" if neighbors would be in favor of the build. Also, it was suggested that the scale of the project be reduced and that the roof line be lowered. The HPOZ never took a vote to oppose the project.

South Carthay is a very special neighborhood. The look and feel of the neighborhood is defined by the beautiful and unique architecture. That should never be sacrificed. The expansion of a corner property, that is surrounded by two-story homes should be considered. I understand that the concern is that precedent will be established. In my opinion, projects should be individually considered. This is a very unique location and should be given the proper consideration.

Thank you,

  
Kelly deLaat

1154 S. Alfred Street  
Los Angeles, CA 90035  
310 880-9255  
kdelaat@ca.rr.com



September 15, 2018

To Whom It May Concern,

I have been a homeowner on Olympic Place here in South Carthay for nearly a decade. I am writing to you in support of the proposed addition by my neighbors, the Gowey family, living at 6500 Olympic Place. This addition is exactly what an appropriate addition looks like.

In renovating my own home, I am very well aware of our Preservation Plan and what it entails. The Gowey's addition is modest and carefully planned having followed all direction from City Planning staff and our HPOZ board. This small addition will not change the look or feel of our historic neighborhood.

I have been aware of the Gowey addition project for many years. Here are a few reasons why the Gowey addition should receive a Certificate of Appropriateness: The geographic location and the height/mass of the Gowey addition are main architectural reasons as to why the proposed addition is appropriate for our neighborhood. The Gowey family has applied thoughtful care and consideration to their project including adherence to our Preservation Plan on every level, HPOZ requests, City Planner architectural modifications/suggestions/requests, and most importantly, the Gowey family's outreach to our neighbors has been stellar.

Aside from tremendous neighborhood support for their small addition, Jennifer and her family have full support from one of the most well-respected preservationists in Los Angeles, Linda Dishman, President and CEO of the LA Conservancy.

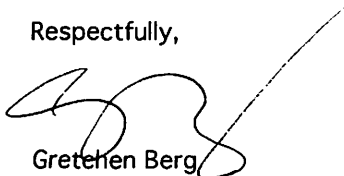
After reviewing all of the information shown to me by the Gowey family, it must be noted that this family has been guided by former HPOZ board member Marcus deLaat (who helped create the Preservation Plan as it exists today) and Kelly deLaat, board member of our SCNA (South Carthay Neighborhood Association). Premier Preservation Consultant, Robert Chattel, has given the Gowey family much needed advise and a clearer understanding as to how the Preservation Plan should be interpreted stating that the City Planning Department is being "too narrow" on their interpretation of the term "not appropriate". Jennifer began this project years ago with the support and guidance from former HPOZ board member and architect, Jenna Snow. I believe that the vocal minority who oppose this project have only discussed it amongst themselves without care or consideration for our neighbors and neighborhood.

According to the top preservationists in Los Angeles, the term used in our Preservation Plan, "not appropriate" does not mean prohibited. It is a term that leaves wiggle room and the Gowey addition fits into that scenario in an exemplary manner.

Something has to change! As a member of this beautifully historic community I hope our City Planning staff, OHR, HPOZ Board and SCNA Board are not working against the people of this neighborhood and our Preservation Plan (as it is meant to be interpreted).

This Gowey's modest addition is what our community hopes for when our City and it's staff look at preservation and historic maintenance. We cannot remain static, we cannot freeze our neighborhood in time. As Ken Bernstein has stated "HPOZ's do not freeze a neighborhood in time but are, instead, a tool to help manage change and preserve the overall character of the area as homes are remodeled...". That being said, I hope that our City follows that advice and allows this family to move forward with their proposed addition.

Respectfully,



Gretchen Berg

Chuck Marquardt & John Barrentine  
1016 S. La Jolla Ave.  
Los Angeles, CA 90035

September 17, 2018

To Whom It May Concern:

We are John Barrentine and Charles Marquardt, residents at 1016 South La Jolla Avenue. We live across the street from Jennifer Quinn Gowey and her family. She has told us about her desire to construct a second story on their current one-story building in the South Carthay HPOZ.

After reviewing the succession of plans with her and the current half story rendition, we would like to explain our reasons for supporting the construction.

First, know that we have either lived or worked in historic preservation zones for much of the last two decades. When choosing a neighborhood, we specifically wanted to live in a neighborhood that values and honors the history behind these great homes.

This is our belief. Historic preservation zones are to retain the character of a neighborhood, not to keep it 100% static. Times change and the way that we live in our homes changes. For instance, it used to be acceptable for five or six people to live in a home with one bathroom. That is just not the reality of today's families. These beautiful homes were built with a different sensibility in mind. Having said that, we still wish to retain the character of these homes.

In our opinion while adding a second story is absolutely a change from the current nature of the building, the thoughtfulness with which Jennifer and her family have used to create a building that well could have been built in 1934 is exactly what we are hoping homeowners will do. Much like the constitution of the United States, the preservation plan for South Carthay is a living document. It must be interpreted for the times in which we are living. Our residents need the opportunity to change the buildings to match the realities of today's life. As long as it is done with extreme thoughtfulness and care, as we believe Jennifer and her family have shown, changes such as these should be allowed.

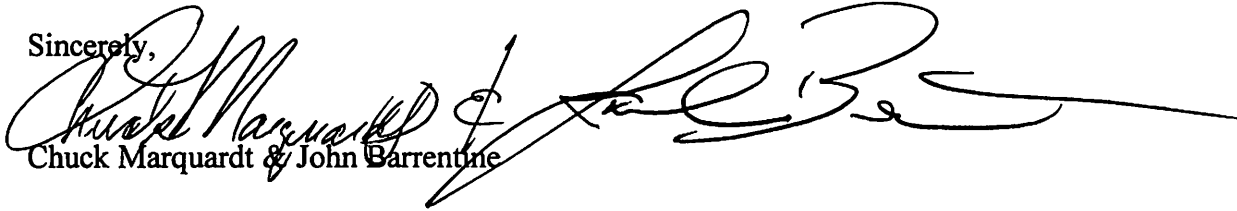
The fact that a second story is not expressly prohibited in the preservation plan is an indication that wiggle room should be allowed.

Here is our concern. As our modern needs continue to change, if the HPOZ review boards do not allow thoughtful changes to buildings that absolutely keep in character with the neighborhood,

resentment among neighbors will continue to build and we believe this could lead to a backlash against the HPOZ entirely.

Jennifer and her family should be held up as role models for how to work with the committee to create a home of beauty that retains the character of this extraordinary historic neighborhood.

Sincerely,

Handwritten signatures of Chuck Marquardt and John Barrentine. The signature of Chuck Marquardt is on the left, and the signature of John Barrentine is on the right, written in a cursive style.

Chuck Marquardt & John Barrentine

Jesse Lainer-Vos  
6533 Olympic Place  
Los Angeles, CA 90035

Councilmember Paul Koretz  
6380 Wilshire Boulevard, Suite 800  
Los Angeles, CA 90048

August 21, 2018

Dear Councilmember Koretz,

I am a South Carthay neighbor of Jennifer Quinn Gowey and her family. My family and I have lived on Olympic Place since 2011. As neighbors and members of this beautiful community I cannot understand why the Goweys are having such difficulty with the City Planning Department when they have complied with the requests of the City Planner and HPOZ Board. I hope that you will reach out to the City Planning Department in support of the Goweys' second story addition.

I purchased my home in this neighborhood because I care about the historic charm of these homes. I believe care and consideration for any and all design changes should be looked at carefully. The Goweys have been transparent in their communications with me about the architectural changes to their original plans they have made based on recommendations that came from the City Planner. The Gowey's current plans do not infringe upon the neighborhood's historic character.

From what I understand, the Gowey family is heading into their 4th HPOZ meeting and that the City may deny their request for a Certificate of Appropriateness, despite having spent years reviewing and suggesting modifications to their architectural plans. The Goweys are a nice family who have been strung along by the City Planning Department. I hope that you will step in and take a closer look at this situation, and that with your input, the Goweys will get a well-deserved Certificate of Appropriateness for their second story addition.

Sincerely,



Jesse Lainer-Vos

To whom it may concern,

I am a homeowner at 6516 Whitworth Drive, in the South Carthay HPOZ area. I have owned and have lived in this house since February 1993. Since then I have had multiple experiences with our HPOZ regarding the work my husband and I have done on our house over the years.

Over the last 26 years I've witnessed many construction jobs in our neighborhood that our HPOZ board allowed, While all of these were permitted by previous boards of our HPOZ, it seems that our HPOZ went from being too liberal to being far too restrictive. Our HPOZ board, SCNA board and the City Planning Department must work together with the people of our neighborhood for true preservation, which means preservation with flexibility. It seems like it's the three (City planning, SCNA and HPOZ) working together against the people who live in this neighborhood.

I have been following the progress of this matter since the first time the Gowey family had a consultation back in 2011. Following each consultation they were given hope via direction and suggestions on how best to move forward. Jennifer shared with me extensive drawings she had her architects prepare. Each rendition was architecturally beautiful and in concert with the look of their existing house. With that in mind. I was surprised to learn that the Gowey family had still not been given an approval by the HPOZ to move forward with their beautiful remodel and construction job.

Now, in 2019, going into their 4th HPOZ consultation, the Goweys architectural design has such a limited street view and looks almost identical to the photograph provided by our own Office of Historical resources within the preservation plan showing an appropriate 2nd story addition. The Gowey's design is approx 3.6ft shorter than the appropriate 2nd story in the photo - appropriately set in and set back as instructed within the guidelines of the additions section of our South Carthay Preservation Plan.

With that in mind, I urge the HPOZ to take a responsible and reasonable stance and give the Gowey family a permit to proceed with their proposed addition. There is no reasonable explanation to prevent them from having their beautiful home.

Sincerely yours,  
Sandra Braun

August 11, 2018

Dear Councilman Koretz,

We live across the street from Jennifer and Eric Govey and their two young children. We are 34 year residents of South Carthay who have raised our own family here. Along with the majority of our neighbors on Olympic Place and surrounding area, we fully support the Goveys' proposed 2nd story addition project (located on the corner of Olympic Place and La Jolla).

The location of their home is the main reason why Jennifer and Eric's second story addition is appropriate for our neighborhood. Their corner home not only has a very high elevation for a Spanish Style house, but it is also backed by a two story Spanish Style home, next door to a high elevation English Style home and surrounded by apartments and second story addition homes. The proposed second story addition would not change the character of our district at all, that is why we support this small addition.

My husband and I watched Jennifer walk the streets of our neighborhood for a year and a half finding out how our neighbors feel about their second story addition. We have known Jennifer for 28 years, she is a preservationist and cares deeply for our neighborhood and our neighbors. With the Preservation Plan and photos in hand Jennifer walked us through the Plan, we discussed the appropriateness of their addition and the fact that the height of their addition is just a few feet above highpoint of their roofline.

If you walked through our neighborhood you would notice that our particular area within South Carthay simply has higher elevations making their second story addition completely appropriate as seen by the majority of our neighbors.

Our HPOZ and City Planner have guided this family for years towards the goal of being able to build their second story addition. Jennifer and Eric have followed all of their direction and advice. The Goveys have kept us in the loop as design changes were made by the City Planner and their architects.

Councilman Koretz, we are speaking to you. We, the quiet majority, who support this second story addition, are asking you to hear us through signatures and letters of

support. The vocal minority of our neighborhood are not the only voices. Every signature is a voice telling you that the majority of our neighborhood stands by the proposed addition at 6500 Olympic Place. The Goweys have our support, and we hope the this family has your support too.

Thank you,

A handwritten signature in cursive script, appearing to read "Julie Shapiro". The signature is written in black ink and is positioned to the right of the typed name.

Julie Shapiro

Julie and Robert Shapiro

September 13, 2018

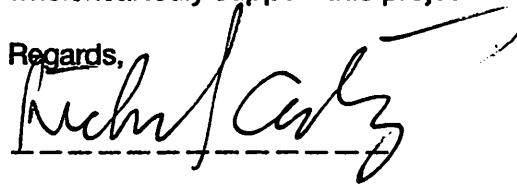
To Whom It may Concern:

I am a 12 year resident of South Carthay and am writing to express my support for the second story (1/2 story) addition being proposed by my neighbor, Jennifer Gowey. Jennifer and her family live directly across the street from me on La Jolla Avenue. I literally see their home from my living room window and as I pull out of my driveway every day.

Jennifer has met with me on several occasions over the past few years to keep me abreast of her family's plans. She has shown me the architectural plans depicting the proposed addition and we have discussed the Preservation Plan and its guidelines. Due to the modest scale, size and height of her proposed addition, I believe that it is in keeping with the Preservation Plan of this historic neighborhood. In no way would it be considered out of scale or change the character of the neighborhood.

There are few neighbors that have the same close proximity to the proposed construction as I have. I live approximately 40 yards away from the Goweys. With that being said, I wholeheartedly support this project.

Regards,

A handwritten signature in black ink, appearing to read "Richard Codding", written over a horizontal dashed line.

Richard Codding



Michele Gan  
1122 South Alfred Street  
Los Angeles, CA 90035

April 2, 2019

To Whom It May Concern,

My name is Michele Gan, and I have been a resident of the South Carthay community for 12 years. I take great pride in our beautiful neighborhood, and am grateful that I have neighbors and friends that care for the preservation of its historic charm.

With that being said, I fully support Jennifer Quinn Gowey's proposed second story construction within the South Carthay HPOZ. While the Spanish Colonial Revival style architecture is one of the many factors that attracted me to our neighborhood, the single family style dwellings that were constructed in the 1930's are not suitable for today's growing modern family.

After reviewing Jennifer's construction plans, I have complete faith that she and her family will fully respect the craftsmanship of her current home, while making the renovations necessary to provide a comfortable living environment.

A second story is not prohibited in the preservation plan outlined by the HPOZ, and I believe it is fully in her right to proceed with construction.

It is important that the HPOZ has confidence and supports its residence in their home renovations when they are embarking in projects that will enhance and modernize their homes, while also fully considering the preservation of their historic characteristics. Jennifer and her family fully embody this belief.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michele Gan', written in a cursive style. The signature is positioned to the right of the word 'Sincerely,'.

Michele Gan

March 30, 2019

Brandon Edwards  
6501 Olympic Place  
Los Angeles, CA 90035

To Whom It May Concern,

My name is Brandon Edwards. I am a resident at 6501 Olympic Place, living here since January of 2018. I love living in South Carthay. It is an oasis of charm and character among the surrounding communities.

I believe that it is important to retain the character of the South Carthay neighborhood while encouraging a thriving, living, family-oriented community. However, I believe that preserving this area should not mean "freezing the neighborhood in time". The primary goal should be to keep the character of the area while allowing families to enjoy their homes. This will ensure that South Carthay stays young and vibrant.

A family's living space makes a profound impact on the experience of family life. My daughter loves to play with Jennifer and Eric's two daughters. I see, first hand, how this family needs more space; they are extremely crowded in their home. The design of 100 years ago is not ideal for today's family living.

The Gowey's new addition has a very limited street view. I have seen the proposed design and all prior designs. There have been substantial changes from the 2011 to today's 2019 design.

The Goweys have incurred significant time and expense over the last eight years to adjust the design to the preferences and constraints of the Preservation Plan, The Secretary of the Interior's Standards, requests of our HPOZ Boards and suggestions and modifications of their designs made by the City Planner.

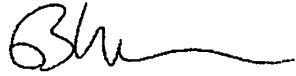
From what I understand, the Goweys have talked with our neighbors and with well-respected Los Angeles Preservationists about their designs. I understand that a majority of our neighbors support this addition and those preservationists, including Linda Dishman, President and CEO of the Los Angeles Conservancy, agree that the Gowey's new design is in keeping with our Preservation Plan and the Secretary of the Interiors Standards.

I wholeheartedly believe that the Gowey's updated design is within the spirit and intent of the HPOZ program, preservation at its core. The Preservation Plan is made up of guidelines - to guide us with flexibility, not laws to be interpreted so narrowly as if written by an attorney.

Set rather inconspicuously in the back of the house, the vertical addition, lower than 5ft, is also lower than the house behind them and within one foot of the house next to them. Their updated home will not impact in any way the character of the block and neighborhood. On the contrary, it will demonstrate how an HPOZ program can be successful in allowing a family to have a wonderful living environment while fully retaining the look and feel of the historic area.

It saddens me that the family has had to incur so much time and expense in this endeavor. They are a wonderful family with great values. They bring so much energy and vitality to the neighborhood. I believe they deserve a rational and considerate reception, and ultimate approval, of their request.

Sincerely,

A handwritten signature in black ink, appearing to read 'BE', with a long horizontal flourish extending to the right.

Brandon Edwards

July 14, 2018

Hello:

We are long time neighbors of the Gowey family living at 6500 Olympic Place. We live at 6507 Olympic Place, directly across the street from Jennifer, Eric and their children.

We, like so many of our neighbors on Olympic Place and in South Carthay, have watched while Jennifer walked the streets of our neighborhood at the request of our South Carthay HPOZ board and City Planner. We just want to let you all know that we are in full support of the Gowey's second story addition.

As preservationists we understand the intricacies of our Preservation Plan. The unique location, height and mass of the Gowey home must be considered. There is merit to this small second story addition and a majority of us are in agreement that it is an appropriate second story addition for our location within our beautifully historic South Carthay neighborhood.



We understand that there have been some opposition letters regarding the Gowey's addition. The South Carthay Neighborhood Association opposition letter, for example, is supposed to represent our community. Many of us heard about the SCNA letter through Jennifer and Eric. The Goweys showed us this letter and it simply does not represent us. We received an email from another neighbor, Michael Olecki, warning us that Jennifer and Eric would be coming door to door with information about their second story addition. In this email, Mr. Olecki asked that we not sign in support of their second story addition. Everyone knew that the Goweys would be knocking on their door. Jennifer did come to our door, as Mr. Olecki predicted, and presented her designs. She showed up with a large book presenting designs and comparison photographs of homes on Olympic Place, La Jolla, Orlando and Whitworth and a copy of the our South Carthay Preservation Plan. We discussed Preservation Plan, nearly line by line and went through her large book of information and photographs page by page.

Jennifer and Eric have followed all direction from the City Planner and the HPOZ board. There is no reason that this family should not move forward with their plans after following all of the rules and working so hard to do so. We would all be disappointed to know that our City guided this family through expensive architectural revisions of a second story addition and

subjected them to over a year canvassing our neighborhood only to find out it was all worthless.

We expect our City to be fair especially when Jennifer, Eric and their architects worked so closely with the City Planner and the HPOZ board following all of their suggestions. This cannot be ignored.

Sincerely,

   
~~Kanwarpal S. & Dolly Ahlywalia~~

July 16, 2018

To Whom It May Concern

I felt that it was important to express my support to you for the second story addition that Jennifer Quinn Govey and her family have been working on for these past years. I have lived across the street from Jennifer for 28 years at 1044 La Jolla Ave.

For the past few years, Jennifer has kept me up to date on all of the changes to their second story addition. With the city planner guiding her HPOZ consultations, I understand that the HPOZ board and city planner have suggested many changes to her addition and asked that she get neighborhood support.

Based upon what I have seen in her plans, I am in full support of this addition. I am happy to see that most of my neighbors support this second story addition as well.

It is important to understand that her addition is appropriate as it would not alter the historic nature of her home or our lovely neighborhood.

Best regards,

A handwritten signature in black ink that reads "Mahin Oskoui". The signature is written in a cursive style with a large initial "M" and a long, sweeping underline.

Mahin Oskoui

June 20, 2018

To Whom It May Concern:

I am writing to you in support of a second story addition that has been proposed at the end of my street, 6500 Olympic Place. I have lived in the South Carthay community for approximately 7 years.

Jennifer Govey met with me approximately 3 months ago regarding her proposed addition. She indicated to me that she was following earlier recommendations from the HPOZ to gauge neighborhood support for her proposed project. She showed me her architectural plans, before and after renditions, and various other documents related to her project.

I was impressed with the scope of the project and the fact that it would not alter the character of this historic neighborhood. It is a very modest and tasteful addition. I support this project and am satisfied that it follows our Preservation Plan.

Many thanks,



Lety Perez  
6524 Olympic Place

**Saturday, September 15, 2018**

**Hello,**

**We have lived on Olympic Place in South Carthay for over 60 years. Our neighborhood and our neighbors have always been important to us. We are a community of people who take care of our homes and each other; we have history together as well as living in a historic neighborhood that we want to keep historic.**

**We are a tight knit group of people which is why Irv and I cannot understand what the City is doing to our long-standing neighbors, the Gowey family. The language of our Preservation Plan is ambiguous - every home renovation should be looked at on its own merit. The Gowey addition is so minimal you can barely be seen from the street.**

**We support the addition at 6500 Olympic Place.**

**Many thanks,  
Jo and Irv Kierman**

*Josephine Kierman*  
*Irv Kierman*



**John and Stine Cacavas**

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**6551 Olympic Place  
Los Angeles, CA 90035**

March 18, 2019

To whom it may concern:

Please be advised that Jennifer and Eric Gowey, of 6500 Olympic Place, have shared with us their second story addition plans, and, as neighbors, we approve of them and consider them appropriate for the neighborhood.

While the second story was not part of the original plans from the 1930s, we feel it is important to support efforts to keep our houses current, which keeps the neighborhood desirable and marketable, with the caveat that modifications keep with the original look of the neighborhood. We feel the changes to 6500 Olympic Place are a positive one for the neighborhood.

Thank you,



John M. Cacavas

April 1, 2019

To Whom It May Concern,

We are John and Amanda Olivar writing to you in support of the addition proposed by Jennifer and Eric Gowey who live at 6500 Olympic Place.

Not only are we residents of South Carthay but we have been a part of this community for nearly 29 years - Jennifer & Eric (Gowey) and their children are our family. Jennifer is my twin sister and we have spent most of our lives in South Carthay... sharing time with our families, neighbors and friends.

We believe that the preservation plan with its photographic evidence was created for our neighbors to use as a guide. The significant changes to their architectural design from 2011-2019 (with the help of planning staff) gives the new look a limited street view. After talking with neighbors and preservation experts... the consensus is in... they agree that the Gowey architectural design, less than 5 ft above ridgline, is appropriate for South Carthay and is in line with all applicable South Carthay preservation plan guidelines and all 10 of the secretary of the interiors standards.

We hope that City Planning will see that preservation really is about flexibility and that Jennifer and Eric have followed all direction, advice and guidance from planning staff and our own HPOZ Board in hopes of creating a little more space for their family while respecting preservation at its core.

Thank you

Amanda and John Olivar

April 6, 2019

To Councilman Koretz and the City Planning Department,

I am a longtime resident of South Carthay writing to you in support of the addition proposed by the Gowey family.

Their design follows every applicable guideline in our preservation plan and all 10 of the secretary of the Interiors Standards.

Our Preservation Plan was drafted in 2009 and published in 2010. Every 2 years the Preservation Plan can be modified. It has never been modified and our community has depended on this plan, as written with photographs to document appropriate additions since published in 2010. It is now 2019 and this plan has been in place for 10 years.

The Gowey family has been guided by our city planning department using this Preservation Plan, since 2011.

I believe that The Gowey family and their architects have followed all direction coming from Planning Staff and the HPOZ Board. I have followed their experience starting in 2011 through 2019.

Our neighborhood expects the City Planning Department and our HPOZ board to respect preservation, not align themselves with overly restrictive politics that have nothing to do with architectural preservation.

It is my understanding that 3 preservation experts have been involved in communicating with the Gowey family on the meaning of "not appropriate" in the addition section of our preservation plan, specifically guideline number 3. One expert, Robert Chattel, told Jennifer that the City Planning department is being far too narrow with their interpretation of that particular guideline. Chattel said that preservation is not black and white, it is gray. How can our planning department be so irresponsible as to discount preservation and replace it with their own political agenda? We did not sign on for that. What they are doing is wrong.

The city planning department has strung the Gowey family along for years and respectfully, this family has followed through on all suggested modifications to their addition limiting the view by lowering the height of their addition so that it is barely noticeable from the street. They have made their addition shorter and smaller, set in on both sides as documented in our preservation plan.

My respect for our planning department has diminished as it appears that they have replaced perseverance with their own political agenda.

And then there is our own South Carthay Neighborhood Association representing our neighborhood in opposition to the Gowey's project without a word to any of us most likely knowing most in our neighborhood stakeholders support the Gowey's project? ... maybe that is why there was no communication from them to me or anyone that I know to oppose the small addition at 6500 Olympic Place.

The Gowey's location is perfect for this addition. I believe it would add beauty to our community with respect for preservation without altering our historic neighborhood.

I believe that the Govey project has preservation on its side. I wish City Planning would have led the way and followed through as respectfully as the Govey family had for them.

As a South Carthay resident and preservationist, the proposed addition at 6500 Olympic Place is appropriate in every way. Please give them their COA, that is the appropriate move to make... their design respects preservation.

Thank you,

Adam Rasma-  
Nick Havinga  
6531 Whitworth Dr  
L.A Ca 90035

213 400 2525



April 16, 2019

To Whom It May Concern:

I am writing to you in support of the proposed addition to the the family home of Jennifer and Eric Gowey located at 6500 Olympic Place, Los Angeles CA 90035. My husband and I have lived in the South Carthay neighborhood for over forty years and very much appreciate the beautiful historical nature of our neighborhood. I am an artist and my husband is a doctor. We live around the corner from the Goweyes. We have known Jennifer and Eric for many years. They are a wonderful family and a real asset to the neighborhood and community.

In addition to being surrounded by other two-story homes, apartments and 2nd story addition homes directly adjacent to their property, the Gowey's proposed design is in keeping with the Spanish Colonial architecture of the neighborhood.

Understanding our Preservation Plan the way most South Carthay neighbors do, we follow the existing preservation plan guidelines with all correlating photographs. Our community has had this preservation plan for nearly 10 years.. For anyone to say that "not appropriate" means prohibited or that guidelines number 3 is in question, please look back at what was intended by our SCNA and our community for our South Carthay Preservation Plan - Dated 10/10/10 sent by Brad Kane, electronic bulletin:

1) PUBLIC HEARING ON PRESERVATION PLAN FOR  
**SOUTH CARTHAY HISTORIC PRESERVATION OVERLAY ZONE**  
**WEDNESDAY, OCTOBER 20, 2010**

Location: Fairfax High School  
7850 Melrose Avenue  
Los Angeles, CA 90046

Informational Open House from 6:00 p.m. to 7:00 p.m.  
Public Hearing at 7:00 p.m.

**Our HPOZ will not be changed. The proposed Preservation Plan simply clarifies the existing regulations.**

If you would like to review a copy of the proposed Preservation Plan please visit:

[hpozlosangeles.wordpress.com](http://hpozlosangeles.wordpress.com)

or contact Craig Weber at [craig.weber@lacity.org](mailto:craig.weber@lacity.org) or (213) 978-1213.

Please take notice of what is written by our community leaders: the intent of our South Carthay Preservation Plan is to “clarify the existing regulations”. The existing regulations are the Secretary of the Interior’s Standards.

The Goweys’ architectural design is a wonderful example of Preservation in South Carthay, adhering to the true intent of our Perseveration Plan Guidelines and all ten of the The Secretary of The Interior’s Standards.

I hope that the City Planning Department and the Office of Historic Resources does the right things here, I hope they become preservationists instead of lawmakers. I hope they will understand flexibility in preservation as was originally intended for our South Carthay Preservation Plan. Our Preservation Plan is about preservation. When reviewing the Gowey design and the significant changes they have made since since 2011, guided by City Planning staff, please remember their design exemplifies preservation.

Please allow the Gowey family to move forward with their modest addition and give them their certificate of appropriateness to move forward.

Best regards,

A handwritten signature in black ink, appearing to read "Sharon and Allen Weiner". The signature is written in a cursive style and is positioned to the right of the text "Best regards,".

Sharon and Allen Weiner  
1073 Alvira St.  
Los Angeles, CA 90035

Signature on this form verifies the approval of the second story addition as presented in the attached drawings. The design was modified based on the input from the HPOZ on June 30, 2016.

The property is located at: 6500 Olympic Place, Los Angeles, CA 90035

- | <u>Name:</u>   | <u>Address:</u>        | <u>Date:</u> |
|--|------------------------|--------------|
| - Ivan Lerner-Vos<br>Ivan Vos                        | 6533 Olympic Place     | 9/13/16      |
| - Irvin Kierman<br>IRVING KIERMAN                    | 6518 Olympic Place     | 9/13/16      |
| - Robert Van Eyk<br>Robert Van Eyk                   | 133 S ORLANDO          | 9/13/16      |
| - Nick Havinga<br>6531 Whitworth Dr.<br>Nick Havinga |                        | 9/13/16      |
| - Wayne Moore<br>6527 ...                            | 6527 ...               | 9/13/16      |
| - Mahin OSKOV<br>Mahin OSKOV                         | 1044 So. La Jolla Ave  | 09, 13, 16   |
| - Argerj Matthews<br>Argerj Matthews                 | 1026 So. La Jolla Ave. | 9/13/16      |
| - JACEK OSTOJA<br>Jacek Ostoj                        | 6527 OLYMPIC PL.       | 9.13.16      |
| - Sylvia Larchere<br>Sylvia Larchere                 | 1016 S La Jolla Ave.   | 9/13/16      |
| - Joseph ...<br>Joseph ...                           | 1031 S La Jolla Ave    | 9/13/16      |

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The property is located at: 6500 Olympic Place, Los Angeles, CA 90035

- | <u>Name:</u>                         | <u>Address:</u>                             | <u>Date:</u> |
|--------------------------------------|---|--------------|
| - Robert Shapiro                     | 6511 Olympic Pl.                            | 9/13/16      |
| - Kate Corn<br>Sheila Corn           | 6537 Olympic Place                          | 9/13/16      |
| - KENNETH LANDON<br>Kenneth Landon   | 1034 S. ORLANDO AVE                         | 9/13/16      |
| - NOAH STANBIS                       | 6540 Olympic Place                          | 9/13/16      |
| - Joseph P. Boylan<br>JOE BOYLAN     | 6512 Olympic Place                          | 9/13/2016    |
| - Hannah Cohen                       | Hannah Cohen<br>1064 La Jolla Way           | 9/13/16      |
| - Sylvia Lynn Stokerson              | 1060 S. LA JOLLA                            | 9/13/16      |
| - Richard Coddins                    | 1030 S. La Jolla                            | 9/13/16      |
| - Shayna Mordue<br>Shayna Mordue     | 6501 Olympic Place<br>Los Angeles, CA 90035 | 9/13/16      |
| - DOLLY AHLUWALIA<br>Dolly Ahluwalia | 6507 Olympic Pl<br>Los Angeles CA 90035     | 9/13/16      |



- Brauch J. Cohen 6520 Wilmhurst Dr. 9/5/16






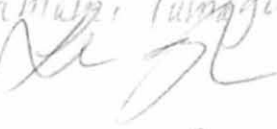

B.L.

~~John~~ Runk Blear 1701 Orlando Ave 9/5/16

- Steve Cacavas 6551 Olympic Place 9/5/16  
Steve Cacavas

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The property is located at: 6500 Olympic Place, Los Angeles, CA 90035



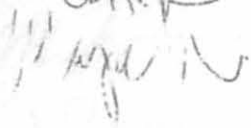

- | <u>Name:</u>  | <u>Address:</u>                             | <u>Date:</u> |
|---|---|--------------|
| - <u>Aviva Pressman</u><br>      | 6528 Olympic Place                          | 9/13/16      |
| - <u>William G. Seligman</u><br> | 6521 Whitworth                              | 9/13/2016    |
| - <u>CARY BERMAN</u><br>         | 1053 S. ORLANDO                             | 9/14/2016    |
| - <u>Andy Travers</u><br>       | 1035 S. ORLANDO                             | 9/14/2016    |
| - <u>Alvin Parrish</u><br>     | 1030 CINDY AVE                              | 9/14/16      |
| - <u>IRENE LIPSEY</u><br><u>Jane Lipey</u>  | 1043 S ORLANDO AVE<br>L.A. CA 90035         | 9/14/16      |
| - <u>Tamara Yunguelin</u><br>  | 1049 S. ORLANDO AVE<br>Los Angeles CA 90035 | 9/14/16      |
| - <u>Sandra Braun</u><br>      | 6516 Whitworth Dr.                          | 9/14/16      |
| - <u>Adam Basma</u><br>213 400 2929   | 6531 Whitworth                              |              |
| - <u>Claire S. Cohen</u><br><u>Claire S. Cohen</u>  | 6500 Whitworth Dr. L.A. CA 90035            |              |

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The property is located at: 6500 Olympic Place, Los Angeles, CA 90035

Name:

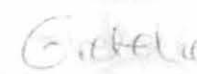


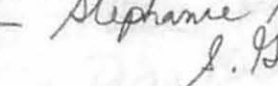
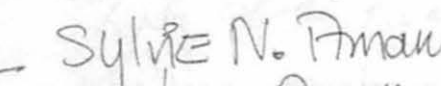

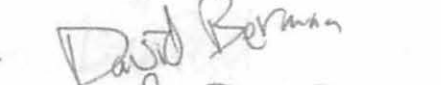
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Date:

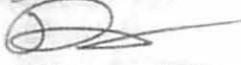
- BARUCH J. COHON 6500 WHITWORTH DR. 9/15/16  

- BROOK BLESS 1701 ORLANDO AVE 9/15/16  

- STINE CALAVAS 6551 OLYMPIC PLACE 9/15/16  
Stine Calavas
- MARIANA COHEN 6534 OLYMPIC PLACE 9/24/16  

- CLAIRE STARK (on behalf of Harriet Vasquez) 6506 WHITWORTH DR. 9/27/16  

- SHARON WEINER 1073 ALWIRA ST. 9/27/16  
Allen Weiner

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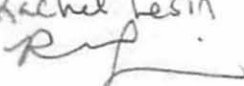
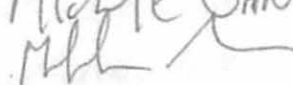
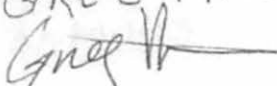
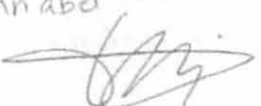

The property is located at: 6500 Olympic Place, Los Angeles, CA 90035

- | <u>Name:</u>   | <u>Address:</u>      | <u>Date:</u> |
|--|----------------------|--------------|
| -  Gretchen B.        | 6513 Olympic Pl.     | 10/11/16     |
| -  John + Amanda      | 1101 Alvirra         | 10/17/16     |
| -  Stephanie Greer    | 1121 La Jolla Ave.   | 10/07/16     |
| -  Leah Danberg      | 1131 La Jolla Ave.   | 10/07/16     |
| -  Sylvie N. Amamy  | 1142 S. La Jolla Ave | 10/08/16     |
| -  Marina Bernstein | 1136 S. La Jolla Ave | 10/7/16      |
| -  David Berman     | 1137 S. Orland Ave   | 10/7/16      |






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 The property is located at: 6500 Olympic Place, Los Angeles, CA 90035

- | <u>Name:</u>   | <u>Address:</u>   | <u>Date:</u> |
|--|---|--------------|
| - Dan Edell<br> | 1117 S. La Jolla Ave  | 10/23/16     |
| - P.M. O'TOOLE<br>P.M. O'Toole   | 1125 S. La Jolla Ave.                                       | 10/23/16     |
| - Oliver Istrin<br>Oliver I  | 1163 S. La Jolla Ave  | 10/23/16     |
| - Dina Bernat Kuvshin  | 1166 S. LA Jolla Ave  | 10/23/16     |
| - Lisa Cleri Beale<br>Lisa Cleri Beale   | 1160 S. La Jolla  | 10/23/16     |
| - Whitney Hoek<br>Whitney Hoek   | 1150 S La Jolla Ave<br>W                                    | 10/23/16     |
| - Judy Lohr<br>Judy Lohr   | 1106 S. LA JOLLA AVE.<br>323 997-2321(c) jlohr222@gmail.com | 10/23/16     |
| - Liza Perel<br>Liza Perel   | 6517 Whitworth Dr. LA. CA. 90035<br>310.720.3748            | 10/29/16     |
| - Soraya Rejhan<br>Soraya Rejhan   | 1155 S. La Jolla Ave LACA 90035                             |              |
| - NIKKO SHABTAI<br>Niko Shabtai  | 1111 ALVIRA ST. LA CA 90035                                 | 1-13-20      |

Signature on this form verifies the approval of the second story addition as presented in the attached drawings. The design was modified based on the input from the HPOZ on ~~October 6, 2016~~ ~~October 6, 2016~~ Oct 6, 2016  
 The property is located at: 6500 Olympic Place, Los Angeles, CA 90035

<u>Name:</u>	<u>Address:</u>	<u>Date:</u>
Rachel Lesin 	1108 Alura St.	1/13/17
John Keefe John P. Keefe	1100 ALURA	1/13/17
- Michelle Gann 	1122 S. ALFRED ST	1/14/17
- Kelly deJast	1154 S. Alfred St.	1-14-17
- GREG VINES 	1152 S. ORLANDO	1-14-17
- Nazarin Agnech:	1136 S Orlando	1/14/17
- Anabel GARRAUD 	1112 S. ORLANDO AV. 90035	1/14/17
- Lynette Turman	1145 S. Orlando Ave.	1-14-17
- Josh Zuckerman 	1231 S Orlando Ave	1-14-17

Signature on this form verifies the approval of the second story addition as presented in the attached drawings. The design was modified based on the input from the HPOZ on October 6, 2016. ~~10/22/2016~~ ~~10/20/16~~  
 The property is located at: 6500 Olympic Place, Los Angeles, CA 90035

Name:	Address:	Date:
- Scott Skallman 	1121 S. Orlando Ave LA CA 90035	1/15/2017
- Sally Silberkraus Sally Silberkraus, Ph.D.	1159 S. Alfred St LA 90035	1/15/2017
- JOAN ATZMAN 	1133 S ALFRED ST L.A 90035	1/15/17
- S. Butcher Vaknin 	1127 S. Alfred St LA, CA 90035 1123 S. ALFRED	1/15/17 1/15/17
- IRA MILLER IRA MILLER		
- (Virginia Ripley) 	1206 1/2 S. Alfred St.	1/15/17
- Michael Silverstein	1110 S. Alfred St	1/15/17
- ASHLEY / LIRON NELIK Ashley Nelik 	1053 Alving St.	1/14/17
- Leticia Perez	6524 Olympic Place	5/2/18

79 signatures

Signature on this form verifies the approval of the second story addition as presented in the attached drawings. The design was modified based on the input from the HPOZ on October 6, 2016. ~~XXXXXXXXXX~~

The property is located at: 6500 Olympic Place, Los Angeles, CA 90035

Name:	Address:	Date:
Jon Lee	1170 Alvirra St. Los Angeles, CA 90035	04/04/2017
RICK BAER	6518 1/2 W. OLYMPIC BLVD. LOS ANGELES, CA 90048	4/12/2017
Kat P Luis Stone	1155 S. Alvirra Los Angeles CA 90035	4/12/2017
	1207 Alvirra St. L.A., CA 90035	4-12-2017
Scott Gartner	1119 Alvirra St. LA, CA 90035	4-12-17
YING LIU Ying Liu	1119 Alvirra St. LA, CA 90035	5/25/17
ANNIE TAYLOR ANNIE TAYLOR	1119 Alvirra St. LA, CA 90035	5/25/17
Sally Sherman	1115 Alvirra St. LA 90035	5/28/17



Signature on this form verifies the approval of the second story addition as presented in the attached drawings. The design was modified based on the input from the HPOZ on October 6, ~~2016~~ ~~2017~~ ~~2018~~ 2016-2019  
The property is located at: 6500 Olympic Place, Los Angeles, CA 90035

<u>Name:</u>	<u>Address:</u>	<u>Date:</u>
Charles Marquardt Chal Marquardt	1016 S. La Jolla Ave	9/7/2018
John Bonventre John Bonventre	1016 S. La Jolla Ave	9/7/2018

August 8, 2019

To Whom It May Concern,

We are neighbors of the Govey Family and have known of their desire to make more space for their family. We want our voices to be heard by our HPOZ Board, the City Planning Department and Councilman Koretz. We have seen the plans for this addition and WE APPROVE OF THE 2nd FLOOR ADDITION TO BE BUILT AT 6500 OLYMPIC PLACE.

The Goveys have spent a fortune following the explicit instructions from our City Planning Staff and HPOZ Board and they clearly have the support of our neighborhood... something our Preservation Plan did not have when it was published in 2010.

We have all read the Preservation Plan. We have all seen the photograph showing an appropriate second-story addition. We all know the term "not appropriate" within our additions section of the Preservation Plan does not mean prohibited or forbidden and that there is, what planning staff have called, "wobble room" for this type of small addition (a mere 4.6ft above ridge-line). To ignore part of our Preservation Plan and now call it a "mistake" ?... We reject this manipulation by the City Planning Department. The Govey addition is not some massive 2nd story addition.

Our Preservation Plan could have been changed "as needed" in the past decade- clearly the City Planning Department saw no problems within our Plan as it remains as it did since its draft in 2009. We do not appreciate the City Planning Department playing games with our HPOZ Board and our residents. It is now time to "facilitate a fair and impartial decision" based on this Preservation Plan, photographs included.

The City Planning Department and our own HPOZ Board have a responsibility to work with our community as a whole, not just those who have the loudest voices.

We would like our new HPOZ Board and our City Planning Department to move forward with us into the 21st Century providing flexibility with preservation.

Allow this family to move forward with their addition. Give them their COA as they have our support, neighborhood support, Councilman Koretz's support and support from our most admired preservationists.

Sincerely,



Rachel Lesin

**EXHIBIT 3**

**EXHIBIT 3**

# Project Impacts Analysis for 6500 Olympic Place, City of Los Angeles, California

APRIL 2019

PREPARED FOR

**Jennifer and Eric Gowey**

PREPARED BY

**SWCA Environmental Consultants**

**PROJECT IMPACTS ANALYSIS FOR 6500 OLYMPIC PLACE,  
CITY OF LOS ANGELES, CALIFORNIA**

Prepared for

**Jennifer and Eric Gowey**  
6500 Olympic Place  
Los Angeles, California 90035

Prepared by

Nelson White, M.S.H.P.

**SWCA Environmental Consultants**

51 W. Dayton Street  
Pasadena, CA 91105  
(626) 240-0587  
[www.swca.com](http://www.swca.com)

SWCA Project No. 54115.00

SWCA Cultural Resources Report No. 19-214

April 2019

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## ABSTRACT/EXECUTIVE SUMMARY

**Purpose and Scope:** Mr. and Mrs. Gowey retained SWCA Environmental Consultants (SWCA) to perform a project impacts analysis using the *Secretary of the Interior's Standards for Rehabilitation* and the *South Carthay HPOZ Preservation Plan Guidelines for Additions to Primary Structures* in support of a proposed project at the property located at 6500 Olympic Place, Los Angeles, California. The proposed project entails alterations to the primary dwelling consisting of an expansion to the rear façade with a half-story addition to the rear roof. The subject property includes the primary dwelling and detached garage, both constructed in 1937. The South Carthay Historic Preservation Overlay Zone (HPOZ) was designated in May 1984 for the district's significance as an excellent example of a residential neighborhood with a large concentration of period revival homes.

This study was prepared by SWCA Architectural Historian Nelson White, M.S.H.P., who meets and exceeds the Secretary of the Interior's Professional Qualifications Standards (PQS) for architectural history and history. Mr. White has a master's degree in historic preservation. Senior Architectural Historian Anne Oliver, M.S., reviewed the study for quality control/quality assurance.

**Dates of Investigation:** SWCA conducted an intensive-level survey of the subject property on March 6 and 7, 2019, and completed archival research in March 2019. This report was completed in April 2019.

**Survey Findings:** The proposed project at 6500 Olympic Place entails alterations to the primary dwelling that would extend the rear (south) façade and add a half-story to the rear roof. The proposed project would: 1) on the rear façade enclose and extend 4 feet, 8 inches the 150 square foot recessed porch, to align with the left third of the rear façade; 2) on the rear façade add roughly 938 square feet as a half-story substantially built into the existing +/-7-foot tall attic<sup>1</sup>, capped by a combination hipped and flat roof that would rise 4 feet, 6 inches above the existing ridgeline; 3) on the rear façade utilizing an approximately 4-foot, 8-inch-deep overhang of the half-story addition, create a covered porch along the left two-thirds of the façade that would measure 28 feet long and be supported by three simplified square piers, with flagstone steps and deck; and 4) on the east façade would enclose the approximately 28 square foot recessed service entrance, preserving the stucco relief around the former sculpted archway. In order to retain integrity under C/3/3 and remain eligible for the NRHP, in addition to remaining a contributor to the HPOZ, a historical resource is expected to retain most or all aspects of historic integrity, particularly in the areas of design, materials, and workmanship. The proposed project would preserve in its entirety the primary façade and all character-defining features of high importance. Specifically, the addition would be set back from the primary roof ridgeline, would be set back from the east façade roof ridgeline, and would be stepped back from the west façade roofline. Therefore, the proposed project would not affect the historical resource's status as a contributor to the HPOZ nor its eligibility for historic designation at the federal, state, or local level under C/3/3.

6500 Olympic Place is a contributor to the South Carthay HPOZ. The HPOZ is comprised of three tracts subdivided in 1933 by Harold M. Tegart and significant as an excellent example of a residential neighborhood with a large concentration of period revival homes. As the proposed project at 6500 Olympic Place complies with the *Secretary's Standards (1-10)* and the *Preservation Plan's Guidelines: Additions to Primary Structures (1-15)*, it would not have an adverse cumulative impact on the integrity of the South Carthay HPOZ.

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<sup>1</sup> A traditional second story addition is typically 10-15 feet above the ridgeline.

**Disposition of Data:** The final document will be submitted to the client and will be filed at SWCA's Pasadena, California, office. All field notes, photographs, and records related to the current study are also on file at the SWCA Pasadena office.



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## CONTENTS

<b>Abstract/Executive Summary</b> .....	<b>i</b>
<b>I. Introduction</b> .....	<b>1</b>
<b>II. Regulatory Setting</b> .....	<b>3</b>
Federal Regulations .....	3
State Regulations .....	4
Local Regulations .....	4
<b>III. Research and Field Methodology</b> .....	<b>6</b>
<b>IV. Evaluation of historic resource</b> .....	<b>7</b>
South Carthay HPOZ .....	7
<b>V. Architectural Description</b> .....	<b>11</b>
<b>VI. 6500 Olympic Place Site History</b> .....	<b>19</b>
Integrity .....	21
Character-Defining Features .....	21
<b>VII. Project Description</b> .....	<b>22</b>
<b>VIII. Project Impacts Analysis</b> .....	<b>26</b>
Secretary of the Interior’s Standards Analysis .....	26
Guidelines: Additions to Primary Structures .....	30
Impacts Analysis .....	34
Potential Project Alternatives .....	36
<b>IX. Conclusion</b> .....	<b>36</b>
<b>References Cited/Literature Cited</b> .....	<b>38</b>

## Figures

<b>Figure 1.</b> Project vicinity map, 1:800,000 scale .....	<b>2</b>
<b>Figure 2.</b> South Carthay HPOZ survey map. Subject property outlined in red (City of Los Angeles).....	<b>10</b>
<b>Figure 3.</b> Overview of primary (north) façade of 6500 Olympic Place, view south (SWCA, 2019).....	<b>13</b>
<b>Figure 4.</b> Detail of left side of primary (north) façade, view south (SWCA, 2019).....	<b>14</b>
<b>Figure 5.</b> Detail of primary entrance and arcade, view southwest (SWCA, 2019).....	<b>14</b>
<b>Figure 6.</b> Detail of right side of primary (north) façade, view south (SWCA, 2019).....	<b>15</b>
<b>Figure 7.</b> West façade, view southeast (SWCA, 2019).....	<b>15</b>
<b>Figure 8.</b> Rear (south) façade, view north (SWCA, 2019).....	<b>16</b>
<b>Figure 9.</b> Garage and east façade, view west (SWCA, 2019).....	<b>17</b>
<b>Figure 10.</b> East façade, view west (SWCA, 2019).....	<b>17</b>
<b>Figure 11.</b> Detail of service entrance on east façade, view north (SWCA, 2019).....	<b>18</b>
<b>Figure 12.</b> Subject property, as depicted in the Sanborn <i>Fire Insurance Maps of Los Angeles, 1950</i> . Subject property in shaded gray. (Sanborn Fire Insurance Map Company 1950 - volume 23, sheet 2373).....	<b>20</b>
<b>Figure 13.</b> Site plan featuring outline of proposed alterations (Modus Design Group, 2019).....	<b>23</b>
<b>Figure 14.</b> Proposed primary (north) façade and east façade (Modus Design Group, 2019).....	<b>24</b>

**Figure 15.** Proposed rear (south) façade and west façade (Modus Design Group, 2019)..... 25

**Tables**

**Table 1.** Proposed rehabilitation actions and applicable *Secretary of the Interior's Standards for Rehabilitation* for 6500 Olympic Place. .... 27

## **I. INTRODUCTION**

Mr. and Mrs. Govey retained SWCA Environmental Consultants (SWCA) to perform a project impacts analysis using the *Secretary of the Interior's Standards for Rehabilitation* and the *South Carthay HPOZ Preservation Plan* Guidelines for Additions to Primary Structures in support of a proposed project at the property located at 6500 Olympic Place, Los Angeles, California (APN: 5087-008-017). The proposed project entails alterations to the primary dwelling consisting of an expansion to the rear façade with a half-story addition to the rear roof. The subject property includes the primary dwelling and detached garage, both constructed in 1937. The South Carthay Historic Preservation Overlay Zone (HPOZ) was designated in May 1984 for the district's significance as an excellent example of a residential neighborhood with a large concentration of period revival homes.



Figure 1. Project vicinity map, 1:800,000 scale.

## **II. REGULATORY SETTING**

This section includes a discussion of the applicable federal, state, and local laws, ordinances, regulations, and standards informing the identification of eligible historical resources.

### **Federal Regulations**

#### **National Register of Historic Places (NRHP)**

The NRHP was established by the National Historic Preservation Act of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (36 Code of Federal Regulations [CFR] 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. In general, a resource must be 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B: It is associated with the lives of persons who are significant in our past;
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance.”<sup>2</sup> In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities:

1. Location – the place where the historic property was constructed or the place where the historic event occurred;
2. Design – the combination of elements that create the form, plan, space, structure, and style of a property;
3. Setting – the physical environment of a historic property;
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;

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<sup>2</sup> National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 2002).

5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
6. Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time; and
7. Association – the direct link between an important historic event or person and a historic property.

## **State Regulations**

### **California Register of Historical Resources (CRHR)**

Created in 1992 and implemented in 1998, the CRHR is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.”<sup>3</sup> Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR. A resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Criterion 2: It is associated with the lives of persons important in our past.
- Criterion 3: It 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.
- Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.<sup>4</sup>

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

## **Local Regulations**

### **Los Angeles Historic-Cultural Monuments (HCM)**

Local landmarks in the City of Los Angeles are known as HCMs and are under the aegis of the City of Los Angeles Office of Historic Resources (OHR). An HCM, monument, or local landmark is defined in the Cultural Heritage Ordinance as follows:

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<sup>3</sup> California Public Resources Code, Sections 21083.2 and 21084.1.

<sup>4</sup> California Public Resources Code, Section 15024.1(c).

[A] Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.<sup>5</sup>

### **Historic Preservation Overlay Zones (HPOZ)**

As described by the City of Los Angeles OHR, “to identify and protect neighborhoods with distinct architectural and cultural resources, the City...developed an expansive program of Historic Preservation Overlay Zones.... HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.” The HPOZ Ordinance was adopted in 1979 and amended in 2004. Regarding HPOZ eligibility, City of Los Angeles Ordinance No. 175891 states that features designated as contributing shall meet one or more of the following criteria:

- 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; or
- owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of an Historic place or area of Historic interest in the City.<sup>6</sup>

Regarding effects on federal and locally significant properties, the Los Angeles Municipal Code declares the following:

The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without

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<sup>5</sup> Los Angeles Municipal Code, Section 22.171.7 (Added by Ordinance No. 178,402. Effective 4/2/07).

<sup>6</sup> Los Angeles Municipal Code, Section 12.20.3.



the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.<sup>7</sup>

### **SurveyLA, City of Los Angeles Office of Historic Resources (OHR)**

SurveyLA is a citywide survey of Los Angeles overseen by the City of Los Angeles OHR. Conducted between 2010 and 2017, field surveys were completed in three phases by Community Plan Area, incorporating over 880,000 legal parcels and nearly 500 square miles. SurveyLA staff, volunteers, and consultant teams developed multiple-property documentation-driven historic context statements for themes and property types throughout Los Angeles. Included among these are architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, and entertainment, among others. These contexts define associated themes, property types, eligibility standards, character-defining features, and integrity considerations to be used when evaluating properties.

## **III. RESEARCH AND FIELD METHODOLOGY**

Property and neighborhood-specific research was performed to confirm and/or inform building construction dates of the subject property and characterize the historical development of the surrounding area. In addition to reviewing building permits on file with the City of Los Angeles Department of Building and Safety, the following digital archives and organizations were consulted in an effort to identify relevant historic photographs, newspaper articles, city directories, and maps:

- Calisphere
- Huntington Digital Library
- Los Angeles Public Library, California Index
- Online Archive of California
- Sanborn fire insurance maps
- University of California Los Angeles Library, Digital Collections
- University of Southern California Digital Library

As part of the Historical Resource Assessment, SWCA Architectural Historian Nelson White conducted a built environment survey of the subject property on March 6 and 7, 2019. The purpose of the survey was to identify and photograph the subject property and to inform its historical significance evaluation. The field survey consisted of a visual inspection of the existing buildings and associated features. Mr. White also performed a reconnaissance survey of the surrounding area, in consideration of any potential historic districts and to identify other similar property types. All field notes, photographs, and records related to the current study are on file at the SWCA Pasadena office.

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<sup>7</sup> Los Angeles Municipal Code, Section 91.106.4.5 (Permits for Historical and Cultural Monuments).

## IV. EVALUATION OF HISTORIC RESOURCE

### South Carthay HPOZ

#### Historic Significance

The South Carthay Historic Preservation Overlay Zone (HPOZ) was designated in May 1984 for the district's significance as an excellent example of a residential neighborhood with a large concentration of period revival homes. These home styles, organized by their respective periods of significance, are as follows:

**Eclectic Revival Styles (1920 – 1942)**

- Colonial Revival (*Also, American Colonial Revival*)
- English Tudor Revival (*Also, English Cottage, English Revival*)
- French Eclectic (*Also, French Norman*)
- Monterey Revival Spanish Colonial Revival

**Early Modern Styles (1920 – 1942)**

- Minimal Traditional
- Moderne (*including Streamline Moderne*)

**Post-World War II Styles (1945 – 1965)**

- Contemporary
- Regency Revival (*also Hollywood Regency*)
- Ranch (*Also, Traditional Ranch, California Ranch, Contemporary Ranch, etc.*)

The South Carthay HPOZ consists of approximately 398 properties. Of these, approximately 393 are contributors and 5 are non-contributors (Figure 2).

#### History of South Carthay

The South Carthay HPOZ comprises three separate tracts that were subdivided in 1933 by Harold M. Tegart. The tracts were known as Nos. 8109, 10733, and 10756, which were recorded in January, June, and September 1933, respectively.

The following Context Statement for South Carthay is excerpted from the City of Los Angeles' 2010 *South Carthay HPOZ Preservation Plan*.<sup>8</sup>

The name "South Carthay" was derived from the Carthay addition situated between Olympic Boulevard and to the south and east of Fairfax Avenue and Wilshire Boulevard. It was annexed and development began on May 17, 1923. A single tract, recorded on October 22, 1922, would form most of this area. The South Carthay area, however, was not completely developed and partially remained farmland until 1933, probably on a long-term lease to Ralph's Markets for its produce. This is suggested in a Certificate of Ownership on one of the tract maps that subdivided the area. It includes Ralph's Markets as having an interest in the land and consenting to the dedication of streets.

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<sup>8</sup> City of Los Angeles, *South Carthay HPOZ Preservation Plan* (Los Angeles, CA: City of Los Angeles. December 9, 2010). 17-19, <https://preservation.lacity.org/files/South%20Carthay%20PP.pdf>.

The South Carthay community is unusual because it is an “infill” project. The surrounding area had been developed in the early 1920’s. It is also notable because the majority of its buildings are designed in the Spanish Colonial Revival style. Spyros George Ponty, who built homes in Westwood, Norwalk, Beverly Hills, South Central Los Angeles, and the San Fernando Valley from 1929 until 1963, built approximately one quarter of the homes in the South Carthay survey area. This builder/developer selected the Spanish Colonial Revival style because it was familiar to him and because it was one of the popular styles of the period. Ponty insisted upon quality construction, skilled craftsmanship, and individuality in each of the houses that he constructed.

Original building permits were obtained from the Department of Building and Safety, Los Angeles City Hall for these structures. Of the 355 structures within the South Carthay area, 201 original building permits were examined, 54 of which credited Ponty as the contractor. On many of the permits, the owner of the property was listed as Ponty & Miller Ltd. The contractor was listed as S. G. Ponty. No architect was listed. On a comparable number of permits, Substantial Homes Ltd. was listed as the owner and S. G. Ponty was listed as the contractor. The Ponty residences tend to be built in clusters. There are groupings of Ponty homes located on both the east and west sides of the 1100 block of S. Alfred Street, both sides of the 1100 block of S. Orlando Avenue, and both sides of the 1200 block of S. Alvira St. There are also some ‘Ponty homes’ located on both sides of Whitworth Drive.

Other local contractors contributed residences to the South Carthay area. Of the building permits examined, Monroe Horowitz is listed as the contractor for 20 of the residences. H. H. Trott is listed as the contractor for 15 of the residences. Building permits indicate that the initial owner served as the contractor for at least 30 of the residences. Other local contractors each contributing from approximately six to twelve residences include Max Weiss, Paul Harter, Oscar Kalish, W. H. Mandler, J. C. Renton, the Ley Brothers, M. Burgbacher & Sons, R. R. Pollock, and T. C. Bowles. The residences that they constructed are clustered together in accordance with development and construction practices of the times.

The physical layout, zoning, lot division, and setbacks of the South Carthay area are typical for residential areas in Los Angeles. Single family-zoned streets are surrounded by duplexes and small multiple unit-zoned streets with two commercial zoned streets on the perimeter. The single-family residences were constructed primarily between 1932-1936. The cost of a typical one story, one family, seven-room residence was approximately \$4,800. The two-story apartments were generally constructed several years later and at greater cost.

S. G. Ponty, when constructing residences, would consult with the buyer of the home, giving each house of the tract its own individuality. While the houses had an area of approximately 2,200 square feet and contained two or three bedrooms, a den, a living room, a dining room, a kitchen, two bathrooms, and usually a small interior patio, these elements as well as exterior details were skillfully adjusted to avoid the effect of a sea of identical buildings and houses and appear individually designed and built, sharing a common style in a harmonious atmosphere.

According to the available original building permits, the average original height for all of the residences on the block bounded by Olympic Place, S. Orlando Avenue, Whitworth Drive, and S. La Jolla Avenue would be 20 feet. Along both sides of Whitworth Drive the average height would be 25 feet, 6 inches. Along Olympic Place the average would be 16 feet. The homes on this south side of Olympic Place would range

in height from 12 to 22 feet. The opposite, north, side of Olympic Place would have an average height of 15 feet, 6 inches, with a range of 12 to 22 feet. The dwellings facing Olympic Place, within two parcels of the subject property, would range in height from 16 to 20 feet, with an average height of 17 feet. Furthermore, the northern third of the HPOZ is largely characterized by two-story housing, as illustrated by the adjacent blocks as Alfred and Crescent Heights north of Whitworth.

### **6500 Olympic Place**

As an identified contributor to the locally designated South Carthay HPOZ, the subject property is considered an historical resource for the purposes of the California Environmental Quality Act (CEQA).

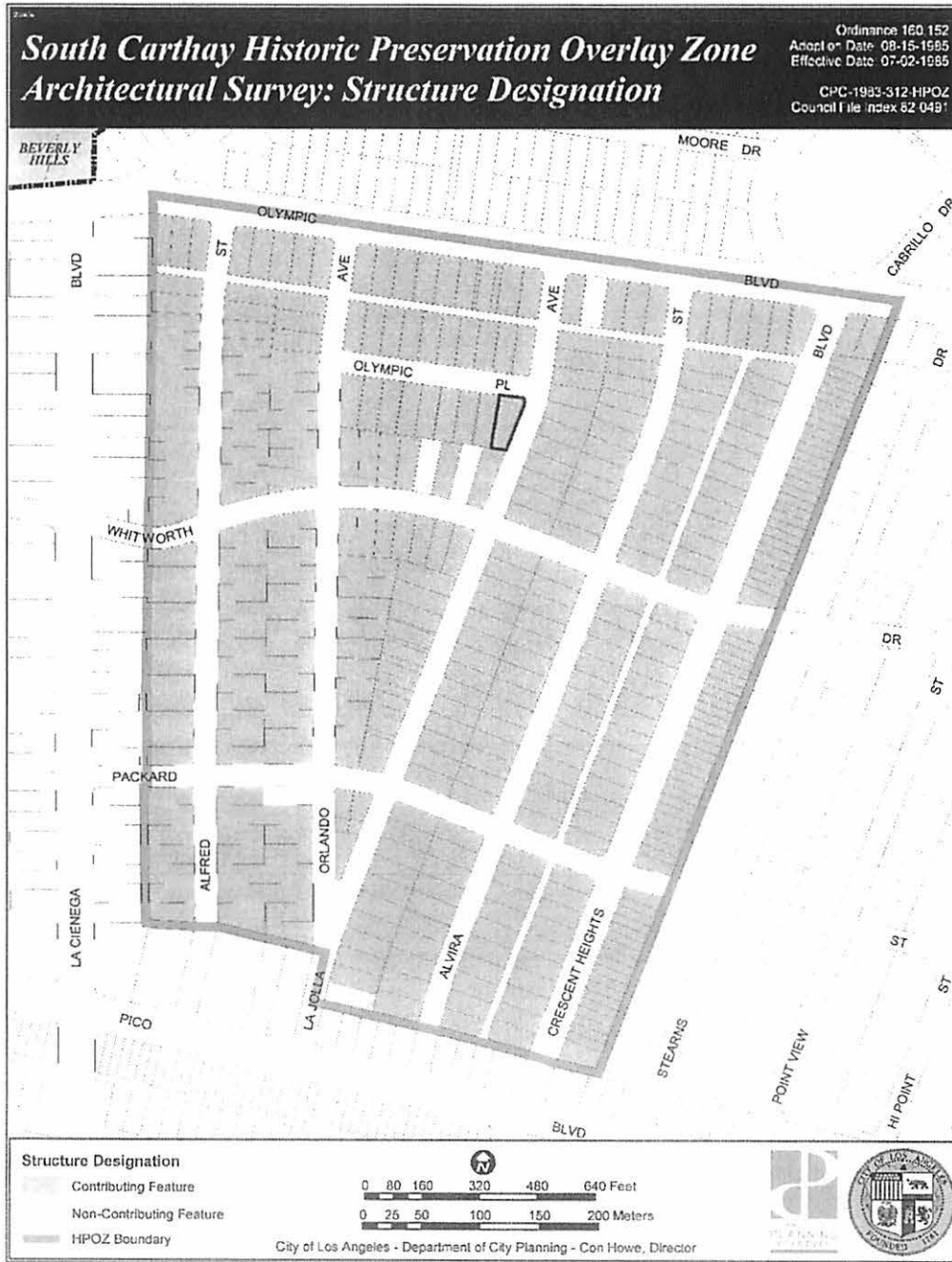


Figure 2. South Carthay HPOZ survey map. Subject property outlined in red (City of Los Angeles).

## V. ARCHITECTURAL DESCRIPTION

The subject property consists of a trapezoidal-shaped parcel measuring 63 feet wide to the north along Olympic Place, 43 feet wide at the south boundary, 150 feet deep along the west boundary, and 90 feet deep to the east along La Jolla Avenue. Situated on the property is a one-story, single-family dwelling constructed in 1937 (Figures 3–10). The dwelling is set back from the street, irregular in plan, and clad in stucco. Fenestration consists of wood double-hung windows with simple wood sills. The dwelling is capped largely by gable roofs with narrow eaves and Spanish-style clay tile. Exposed rafter tails throughout are contoured and decoratively-hewn. Bargeboards on the primary and rear (south) façades feature an undulating edge. Also situated on the property is a detached one-story, two-car garage. The architectural description of the dwelling begins with the primary (north) façade and continues to the west, rear (south), and, lastly, east façades.

The primary (north) L-shaped façade is asymmetrical and divided into halves (Figures 4-6). At far left, the corner of the north and west façades features a corner pilaster, with Spanish-style tile, that culminates in a pyramid. To the right is a four-over-four window with non-operating louvered shutters. Further right is a tripartite window consisting of a fixed 12-lite center flanked by narrow two-over-two windows. Between the windows are carved engaged colonnettes. The primary entryway is situated at the far-right end, in the corner of the L, within a covered arcade (Figure 5). Accessed by three concrete steps with rounded corners to the left, the entry is recessed into the façade, has no trim, and features a wood paneled door. Above the entry, a square tower rises several feet above the main ridgeline. The north facet of the tower features an irregularly shaped clerestory-like stained-glass window without surrounds. A three-part cornice features a projecting crenelated detail topped by two stepped bands. The tower is capped by a pyramidal roof adorned with a square stucco finial culminating in a pyramid. Similar finials appear on the gable ridge. The left side of the primary façade is capped by a side gable roof. A square and pyramid finial punctuates the midpoint of the ridgeline.

The right-half side of the primary façade projects approximately 20 feet from the left and is capped by a gable roof. The east-facing facet of the projecting wing features a covered arcade capped by a shed roof tucked under the eaves of the main gable roof (Figure 5). The arcade roof consists of two contoured arches supported by a single square pier and two pilasters. The pilasters and piers all feature a capital of three stepped bands. Inside the arcade the facet features a six-over-six window. At far right a buttress extends from the arcade. Centered on the north-facing facet of the wing is a tall rounded arch window of fixed leaded glass (Figure 6). The window is recessed within a larger beveled arch decorated with a simple projecting stucco surround with stepped bands from where the arch springs. Left of center there is a recessed small rounded arch window of fixed leaded glass. Like the central window, this window is surrounded by a simple projecting stucco surround and stepped sill. To the right of the central window, the façade extends to a wing wall with an open rounded arch. The gable is punctuated by a bargeboard.

The west façade is asymmetrical with the right half slightly recessed from the left. (Figure 7). There is a stucco-clad chimney to the left with a brick chimney cap with brick vents at top. Flanking the chimney are six-over-six windows. To their right are two four-over-four windows. Further right is a chamfered bay with two one-over-one windows. To the right of the bay is a single four-over-four window. All windows on the west façade feature metal security bars. A simple stucco three-step cornice spans the façade. A finial is positioned on the ridge, near the edge of the roof.

The rear (south) façade is asymmetrical and divided into thirds, with the right and left thirds both projecting several feet, and both capped by gable roofs (Figure 8). The left third of the façade is fronted by a non-original wood deck with two steps. Left of center is a ten-lite French door flanked by four-over-four windows with metal security bars. The center third of the façade features a recessed concrete service porch with metal railing, accessed by two concrete steps at center, and covered by the main roof. A lightly carved

wood beam supports the eave across the porch. There is a glass paneled wood door at center covered by a paneled screen door and flanked by two-over-two windows with metal security bars. Both the left and right facets of recess are blind. The right third of the façade features a four-over-four window at center and a two-over-two window at left. Much of the rear façade is covered in vines.

The east façade is asymmetrical (Figures 9-11). From left to right, there is a four-over-four window followed by a small recessed concrete service entrance framed by a broad arch with a raised stucco surround (Figure 10). The entry is accessed by four concrete steps with a tubular metal handrail on the left side. A short stucco wall encloses the right side of the entrance. The entry consists of a wood door with a fixed lite in the upper two thirds. There is no surround. To the right of the service porch and roughly centered within the façade there is a projecting chamfered bay. This bay is blind at center with two-over-two windows in the angled facets and is capped by a skirted roof with Spanish-style tile and a projecting four-step cornice. To the far right there is a four-over-four window. Centered high in the gable are three projecting cylindrical Spanish-style clay tile vents. Near the ground along the entire width of the façade are several projecting rectangular Spanish-style clay tile vents.

Also located on the subject property is a detached, one-story, one-car garage, built in 1937. The garage is clad in textured stucco and is largely capped by a flat roof with a smaller shed roof over the primary (east) façade finished with Spanish-style clay tile laid end to end (Figure 9). The primary façade features a two-car overhead wood door.

The front yard features plentiful mature landscaping, including lawn, shrubs, and numerous trees taller than the house (Figure 3). The front yard is largely unenclosed; however, it features an entry patio enclosed by a low brick wall with a metal gate. A curved concrete path leads from the sidewalk to this gate. The front portion of the west side yard features a mature hedge, bamboo, and trees. The east side yard features mature trees along the sidewalk (Figures 9-10). A non-original (2001) 6-foot high stucco clad wall spans between the southeast corner of the dwelling and the garage. The wall features evenly spaced square posts and is topped with a zig-zag brick detail. A wood gate leads to the recessed service porch on the east façade of the dwelling. Behind much of the wall is an approximately 25-foot-tall hedge that obstructs all views of the rear yard and the rear (south) façade. A short concrete driveway approaches the garage from S. La Jolla Avenue. The rear yard features mature trees and shrubs, flagstone patios, and a sunken spa. The narrow space along the west façade is unpaved and planted in bamboo.

The property is located on a corner parcel of a residential block, surrounded by other one- and two-story single-family dwellings from the period.



Figure 3. Overview of primary (north) façade of 6500 Olympic Place, view south (SWCA, 2019).





**Figure 4. Detail of left side of primary (north) façade, view south (SWCA, 2019).**



**Figure 5. Detail of primary entrance and arcade, view southwest (SWCA, 2019).**



Figure 6. Detail of right side of primary (north) façade, view south (SWCA, 2019).



Figure 7. West façade, view southeast (SWCA, 2019).



**Figure 8. Rear (south) façade, view north (SWCA, 2019).**

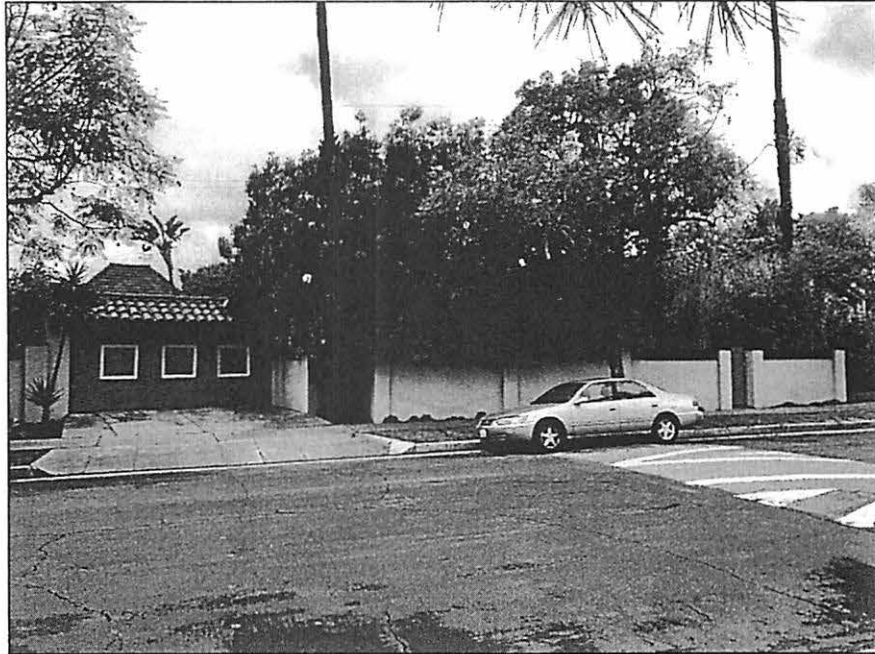


Figure 9. Garage and east façade, view west (SWCA, 2019).

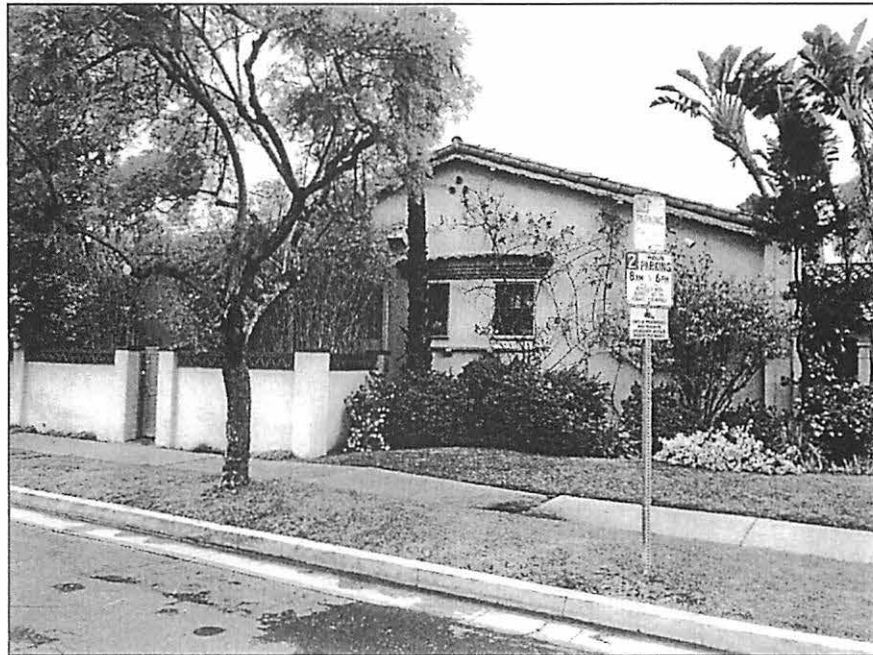


Figure 10. East façade, view west (SWCA, 2019).



**Figure 11. Detail of service entrance on east façade, view north (SWCA, 2019).**

## **VI. SITE HISTORY**

On April 14, 1937, the City of Los Angeles issued Henry D. Gilbert two building permits for a one-story, eight-room, single-family dwelling and detached garage.<sup>9</sup> The dwelling would measure 40 by 70 feet, with a maximum height of 15 feet. It would have stucco exterior walls and tile roofing. The total cost would be \$6,700. The garage would measure 20 by 24 feet and have a maximum height of 10 feet. It would cost \$290. While the permits listed no architect, Mr. Gilbert was listed as the contractor.

On June 14, 1937, Mr. Gilbert received a permit for tile work in the bathroom and kitchen.<sup>10</sup>

On February 27, 1952, the City issued Mr. Gilbert a permit to sandblast paint off stucco for \$100.<sup>11</sup> Aacco Sandblasting was listed as the contractor.

On March 12, 1996, Mr. Jack Quinn received a permit for roofing repair to match existing.<sup>12</sup> The cost would be \$8,000. Hull Brothers Roofing was listed as the contractor.

On May 16, 2001, John J. and Joan A. Quinn received a permit for an interior remodel.<sup>13</sup> Work would include remodeling the kitchen, enlarging the opening between the kitchen and living room, removing a portion of closet wall, and remodeling the laundry room. The work would cost \$20,000. Mark Termini was listed as the contractor.

Nine days later, on May 25, 2001, the Quinns received a second permit to construct a wall.<sup>14</sup> The block wall would measure 90 feet long and 6 feet high and would stretch between the residence and garage near the east property boundary. The wall would cost \$6,500. The owner was listed as the contractor.

On March 21, 2008, the City issued the Quinns a permit to reroof at a cost of \$3,100.<sup>15</sup> Hull Bros Roofing Co. was listed as the contractor.

Since the original construction of the property in 1937 there have been only two known exterior alterations. The French doors were added on the rear (south) façade (perhaps 2001). In 2001 the block wall was constructed between the dwelling and the garage.

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<sup>9</sup> LADBS Building Permit Nos. 11942 and 11943. April 14, 1937.

<sup>10</sup> LADBS Building Permit No. 19751. June 14, 1937.

<sup>11</sup> LADBS Building Permit No. 28783. February 27, 1952.

<sup>12</sup> LADBS Building Permit No. 48776. March 12, 1996.

<sup>13</sup> LADBS Building Permit No. 01016-30000-08802. May 16, 2001.

<sup>14</sup> LADBS Building Permit No. 01020-30000-01430. May 25, 2001.

<sup>15</sup> LADBS Building Permit No. 08016-30000-04476. March 21, 2008.



Figure 12. Subject property, as depicted in the Sanborn Fire Insurance Maps of Los Angeles, 1950. Subject property in shaded gray. (Sanborn Fire Insurance Map Company 1950 - volume 23, sheet 2373)

## **Integrity**

The historic property has not undergone any substantial alterations to its materiality, use, or setting that would render it unable to convey its historic appearance and significance. Thus, the property as a whole retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

## **Character-Defining Features**

Character-defining features are the visual and physical qualities that give a building its distinctive identity and that relate it to an area or period of significance. These features may include the overall building shape, its materials, craftsmanship, decorative details and features, and aspects of its site and environment. Character-defining features range in importance in prominence, importance in conveying design intent, quality of materials and/or craftsmanship, and visibility, and thus range in importance from high to low. The character-defining features of the dwelling at 6500 Olympic Place are as follows.

### **High**

#### *General:*

- One-story height and irregular footprint and massing
- Stucco exterior
- Asymmetrical arrangement
- Irregular fenestration and window sizes
- Gable roofs, finished with clay Spanish-style tiles
- Minimal eave overhang, bargeboards with undulating edge, and contoured and decoratively-hewn exposed rafter tails
- Pyramidal finials
- Corner pilaster

#### *Primary (north) façade:*

- Asymmetrical arrangement
- Covered entry arcade, square piers/pilasters with simple banding
- All windows (various sizes and types)
- Entry tower with stained-glass window
- Brick patio wall
- Wood paneled door

#### *East façade:*

- Irregular fenestration
- Chamfered bay window with roof and corbels
- Primary windows in bay and two four-over-four
- Simple raised banding detail around side entry porch
- Roofline

### **Medium**

#### *General:*

- Spanish-style clay tile vents



*West façade:*

- Asymmetrical arrangement
- Irregular fenestration
- Chamfered bay window
- Chimney and decorated cap
- Roofline

**Low**

*Primary (north) façade*

- Rounded concrete entry stairs

*Rear (south) façade:*

- Rear porch including concrete steps and metal railing
- Fenestration
- Rear of central side gable roof and dual gable roofs

*East façade:*

- Recessed concrete service porch, concrete stairs, railing, door, and window

## VII. PROJECT DESCRIPTION

The proposed project entails alterations to the primary dwelling that would extend the rear (south) façade and add a half-story to the rear roof (Figures 13-15). The proposed project would encompass the following alterations:

1. On the rear façade, enclose the 150-square-foot recessed porch and extend it by 4 feet, 8 inches, to align with the west third of the rear façade;
2. On the rear façade, add roughly 938 square feet as a half-story substantially built into the existing +/-7-foot-tall attic,<sup>16</sup> capped by a combination hipped and flat roof that would rise 4 feet, 6 inches above the existing ridgeline;
3. On the rear façade, utilizing an approximately 4-foot, 8-inch-deep overhang of the half-story addition, create a covered porch along the west two-thirds of the façade that would measure 28 feet long and be supported by three simplified square piers, with flagstone steps and deck;
4. On the east façade, enclose the approximately 28-square-foot recessed service entrance, preserving the stucco relief around the former sculpted archway.

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<sup>16</sup> A traditional second-story addition is typically 10–15 feet above the ridgeline.

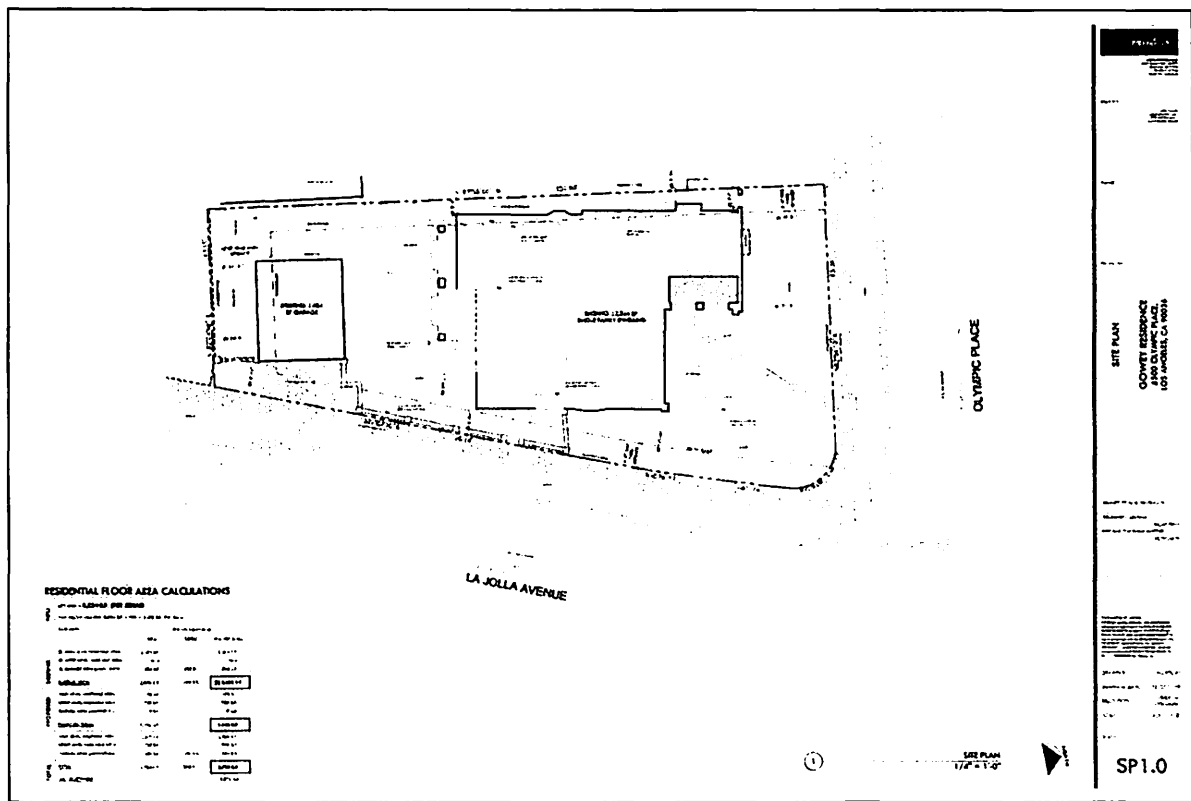


Figure 13. Site plan featuring outline of proposed alterations (Modus Design Group, 2019).

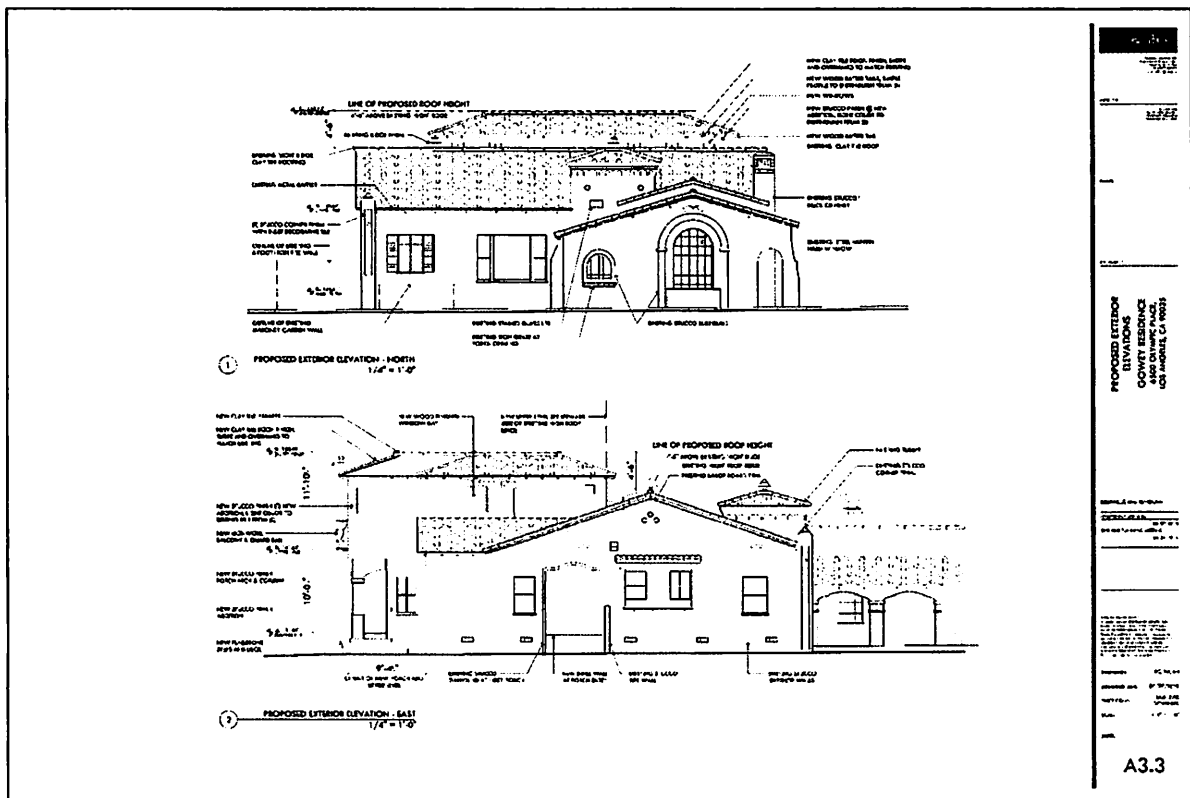


Figure 14. Proposed primary (north) façade and east façade (Modus Design Group, 2019).

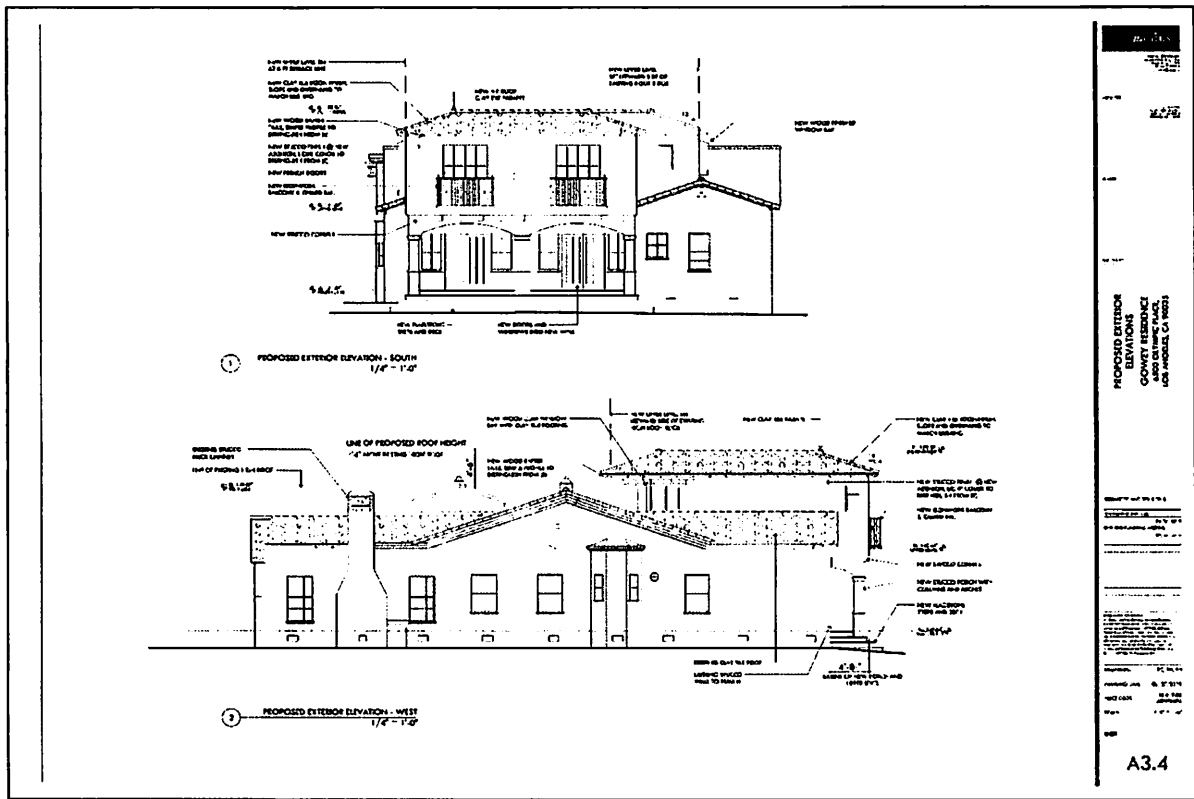


Figure 15. Proposed rear (south) façade and west façade (Modus Design Group, 2019).

## VIII. PROJECT IMPACTS ANALYSIS

### Secretary of the Interior's Standards Analysis

*The Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings (Standards)* provide guidance for reviewing proposed work on historic properties, with the stated goal of making possible “a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”<sup>17</sup> The *Standards* are used by federal agencies in evaluating work on historic properties. The *Standards* have also been adopted by local government bodies across the country for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. The *Standards* are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Projects that comply with the *Standards* benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.<sup>18</sup> Projects that *do not* comply with the *Standards* may cause either a substantial or less-than-substantial adverse change in the significance of a historic resource.

Four sets of standards are provided to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

- **Preservation:** The *Standards for Preservation* “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”
- **Rehabilitation:** The *Standards for Rehabilitation* “acknowledge the need to alter or add to a historic building to meet continuing new uses while retaining the building’s historic character.”
- **Restoration:** The *Standards for Restoration* “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”
- **Reconstruction:** The *Standards for Reconstruction* “establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”

Typically, one set of standards is chosen for a project based on the project scope. In this case, the proposed project scope involves altering a historic property to continue its existing use. Therefore, the *Standards for Rehabilitation* will be applied.

The following analysis applies the *Standards for Rehabilitation* to the proposed project as described above. The analysis focuses on aspects of the proposed project that relate to historic, character-defining features of the historic property, which are described on pages 21 and 22 of this report.

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<sup>17</sup> National Park Service, *The Secretary of the Interior's Standards for Treatment of Historic Properties*, accessed online at <https://www.nps.gov/tps/standards.htm> on May 4, 2017.

<sup>18</sup> CEQA Guidelines subsection 15064.5(b)(3).

**Table 1.** Proposed rehabilitation actions and applicable *Secretary of the Interior's Standards for Rehabilitation* for 6500 Olympic Place.

Item	Element or Feature	Character-defining (yes/no AND high/medium/low/none)	Proposed action	Applicable Rehabilitation Standards
1	General: Stucco exterior	Yes – High	Remove some stucco on rear (south) façade Majority of existing stucco to be preserved.	2, 5, 7, 9
2	General: Gable roofs finished in clay tile, with exposed rafter tails and bargeboards	Yes – High	Remove 895 square feet of tile on rear façade. Majority of existing clay tile roof to be preserved.	2, 5, 9
3	Recessed service entrance on east façade	Yes – Low	Enclose the service entrance as interior space while preserving the raised surround.	2, 3, 5, 9
4	Left and center sections of rear (south) façade: French doors, door, windows of varying sizes, recessed concrete porch with stairs, railing, and roof.	Yes – Low	1) Remove and replace French doors, single door, and pairs of flanking windows, with two new wood French doors with 8-lites, each set flanked by wood double-hung four-over-four windows. 2) Enclose recessed porch as exterior space and extend 4 feet, 8 inches to be in line with existing left section of rear façade.	2, 3, 5, 9
5	Rear (south) roofs including tiles, rafter tails, and bargeboards	Yes – Low	Remove 895 square feet of existing roof tile and construct a 938-square-foot half-story addition situated behind the existing gable ridge of primary façade side gable and behind ridge of east façade side gable.	2, 3, 5, 9

## Analysis of Rehabilitation Standards

**Rehabilitation Standard No. 1:** *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

**Discussion:** As designed, the proposed project complies with Rehabilitation Standard No. 1.

The dwelling at 6500 Olympic Place was built as a single-family dwelling in 1937. It would continue in this use when the proposed project is complete. In its entirety, the proposed project retains the use of the property, although it requires some changes to historic materials, features, and spaces. Therefore, the proposed project complies with Rehabilitation Standard No. 1.

**Rehabilitation Standard No. 2:** *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

**Discussion:** As designed, the proposed project complies with Rehabilitation Standard No. 2.

Along the primary façade, the proposed project would retain the overall character of 6500 Olympic Place. As shown in Table 1, the project would only remove and alter materials, features, and spaces that are character-defining features of low importance. The proposed project would, on the east façade, enclose the recessed service entrance as interior space while preserving the raised surround (Table 1, Item 3). The proposed project would on the rear (south) façade: 1) remove and replace the French doors, a single door, and two pairs of windows, with two new wood French doors with 8-lites, each set flanked by wood hung four-over-four windows, and 2) would enclose the recessed porch as interior space and extend it by 4 feet, 8 inches to be in line with the existing west section of the rear façade (Table 1, Item 4). The proposed project would also remove 895 square feet of existing roof material and create a half-story addition set behind the existing gable ridge of the primary façade side gable and behind the ridge of the east façade side gable (Table 1, Item 5). Given that the project retains the character-defining features of high importance and removes only those of low and medium importance, the proposed project complies with Rehabilitation Standard No. 2.

**Rehabilitation Standard No. 3:** *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

**Discussion:** As designed, the proposed project complies with Rehabilitation Standard No. 3.

The proposed project would not add conjectural features or elements in the treatment of the primary (north) façade that would create a false sense of historical development. All features and details of the three facets of the primary façade would be retained. Regarding the secondary façades and new construction, the proposed project would not add conjectural features or elements in the treatment. Stucco, roof tile, and windows would be designed to match existing. However, details of the extant rafter tails and bargeboards would not be recreated. Furthermore, the addition at the rear of the property would be minimally visible above the primary façade's gable ridge (4 feet, 6 inches feet above the ridge). Therefore, the proposed project complies with Rehabilitation Standard No. 3.

**Rehabilitation Standard No. 4:** *Changes to a property that have acquired significance in their own right will be retained and preserved.*

**Discussion:** As designed, the proposed project complies with Rehabilitation Standard No. 4.

The subject property has had few alterations since its construction in 1937. On the rear (south) façade, the French doors are non-original and perhaps date to 2001. The only documented alteration, the construction of the east wall between the house and garage, occurred in 2001. As these alterations have not acquired significance in their own right, the proposed project complies with Rehabilitation Standard No. 4.

**Rehabilitation Standard No. 5:** *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

**Discussion:** As designed, the proposed project complies with Rehabilitation Standard No. 5.

On the exterior, the proposed project would retain most of the distinctive materials, features, finishes, and examples of craftsmanship that characterize the property and its distinctive, intact Spanish Colonial Revival style. Among these are the contoured rafter tails, contoured bargeboards, colonnettes, corbels piers, and pilasters with raised banding. The primary (north) façade would be entirely preserved.

Among various changes detailed in Rehabilitation Standard No. 2 and Table 1, the proposed project would demolish and replace a portion of the rear roof, would change some of the rear façade fenestration, would enclose and extend the recessed rear porch, and would enclose the recessed service entrance on the east façade (Table 1, Items 3–5). The rear façade, fenestration, rear roof, and east façade recessed service entrance are not of high importance as character-defining features. The rafter tails and decorative bargeboards are extant on all other façades including the primary façade. Therefore, the proposed project complies with Rehabilitation Standard No. 5.

**Rehabilitation Standard No. 6:** *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

**Discussion:** As designed, the proposed project complies with Rehabilitation Standard No. 6.

There are no distinctive features of the property that are deteriorated to such a degree that they need to be repaired or replaced. The proposed project includes no repair or replacement of materials. Therefore, the proposed project complies with Rehabilitation Standard No. 6.

**Rehabilitation Standard No. 7:** *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

**Discussion:** As designed, the proposed project complies with Rehabilitation Standard No. 7.

With regards to the primary (north) façade, the proposed project does not envision the use of invasive treatment approaches that might harm materials and features. All rehabilitation work could be carried out in accordance with the *Secretary's Standards*. Therefore, the project complies with Rehabilitation Standard No. 7.

**Rehabilitation Standard No. 8:** *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*



**Discussion:** As designed, the proposed project complies with Rehabilitation Standard No. 8.

The proposed project includes excavation work in previously disturbed soils. If archaeological material is encountered during the course of general construction for the proposed project, construction should be halted and standard procedures for treatment of archaeological materials should be adhered to. Presuming these procedures are followed in the case of an encounter with archaeological material, the proposed project complies with Rehabilitation Standard No. 8.

**Rehabilitation Standard No. 9:** *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

**Discussion:** As designed, the proposed project complies with Rehabilitation Standard No. 9.

In terms of new additions, the proposed project would enclose a recessed service entrance (Table 1, Item 3), remove a portion of the rear roof and construct a half-story addition (Table 1, Item 5), and enclose and extend a recessed rear porch (Table 1, Item 4). As previously discussed, the rear (south) façade, including the porch, and the recessed service entrance are of low importance. The primary (north) façade, secondary (east and west) façades, and irregular footprint/massing would be preserved. The proposed addition would add only 938 square feet to an existing dwelling of 2,354 square feet. The exterior of the proposed new addition and the proposed alterations would use compatible materials such as stucco and Spanish-style clay tiles similar to the existing tiles.

The proposed project would preserve the overall character of the primary (north), east, and west façades of 6500 Olympic Place, thereby avoiding the destruction of important character-defining features, materials, and ornamentation. All windows and rooflines on these three façades would also be preserved. In terms of the primary façade, the new addition would not affect or damage the historic materials and features of the façade itself. Furthermore, the addition would not destroy spatial relationships because it would be confined to the rear of the property, behind the primary façade ridgeline, be kept as low as possible, extending only 4 feet 6 inches above the ridgeline, would be compatible in terms of massing and scale, and would read as a separate volume distinguishable from the original. Therefore, the proposed project complies with Rehabilitation Standard No. 9.

**Rehabilitation Standard No. 10:** *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**Discussion:** As designed, the proposed project complies with Rehabilitation Standard No. 10.

Although the proposed project would 1) enclose a recessed service entrance (Table 1, Item 3), 2) remove a portion of the rear roof and construct a half-story addition (Table 1, Item 4), and 3) enclose and extend a recessed rear porch (Table 1, Item 4), these are elements are not character-defining features of high importance. If they were removed, the essential form and integrity of the property would be unimpaired. Therefore, the proposed project complies with Rehabilitation Standard No. 10.

## Recommendations

The proposed project complies with *Rehabilitation Standards* Nos. 1 through 10. Projects that fully comply with the *Secretary's Standards* will not cause adverse effects to historic properties. As the proposed project

complies with all *Rehabilitation Standards*, SWCA finds that the proposed project would have no adverse effect to the historic property.

## **South Carthay HPOZ Preservation Plan, Guidelines: Additions to Primary Structures**

**Guideline 1:** *Additions should be located at the rear of the structure, away from the street-facing architectural façade.*

**Discussion:** As designed, the proposed project complies with Guideline No. 1.

The proposed project entails an addition that would be situated entirely behind and within the rear half of the dwelling and horizontally 5 feet, 5 inches behind the gable ridge of the primary (north) façade. Therefore, the proposed project complies with Guideline No. 1.

**Guideline 2:** *Additions that break the plane established by the existing roofline or side facades of the house are discouraged.*

**Discussion:** As designed, the proposed project complies with Guideline No. 2.

The proposed addition would be situated behind the ridge of the east façade side gable and would be inset 3 feet, 8 inches from the entire west façade roofline, preserving the entire roofline on both the east and west facades. Therefore, the proposed project complies with Guideline No. 2.

**Guideline 3:** *Additions that comprise a new floor (for instance a new second floor on a single-story house) are not appropriate.*

**Discussion:** As designed, the proposed project substantially complies with Guideline No. 3.

The proposed project would add a half-story addition above a rear portion of the subject property. The addition would rise 4 feet, 6 inches above the primary façade ridgeline and would be horizontally set back from that ridgeline 5 feet, 5 inches. The addition would also be situated behind the ridgeline of the east façade and on the west façade it would be stepped-in 3 feet, 8 inches from the edge of the roof. The low height and setbacks would retain the primary (north) façade and the secondary east and west façades, thus “preserving the look and scale” of the original dwelling, as exemplified by the photo of a white bungalow with second-story addition associated with Guideline 3.<sup>19</sup> Therefore, the proposed project substantially complies with Guideline No. 3.

**Guideline 4:** *Additions should use similar finish materials and fenestration patterns as the original structure. A stucco addition to a wood clapboard house, for example, would be inappropriate.*

**Discussion:** As designed, the proposed project complies with Guideline No. 4.

The subject property is clad entirely in stucco and is capped by a roof finished with Spanish-style clay tile. The proposed project would be clad in similar stucco with a roof finished in similar Spanish-style tile. Fenestration would be similar to the existing with wood doors and hung windows, all with divided lites. Therefore, the proposed project complies with Guideline No. 4.

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<sup>19</sup> City of Los Angeles. *South Carthay HPOZ Preservation Plan*, 57.

**Guideline 5:** *Additions should utilize roof forms that are consistent with the existing house to the greatest extent possible but should be differentiated by virtue of scale and volume. Attention should be paid to eave depth and roof pitch replicating these to the greatest extent possible.*

**Discussion:** As designed, the proposed project complies with Guideline No. 5.

The proposed project entails a half-story addition built into the rear portion of the attic. The addition would have a combination hipped and flat roof. The flat center portion of the roof would not be visible from the ground and would be surrounded by a hipped roof with a 4:12 pitch, matching existing. The eave depth, 12 inches, will also match existing. Therefore, the proposed project complies with Guideline No. 5.

**Guideline 6:** *The original rooflines of the front facade of a structure should remain readable and not be obscured by an addition.*

**Discussion:** As designed, the proposed project complies with Guideline No. 6.

The proposed project would entail a half-story addition to the rear of the dwelling, situated horizontally 5 feet, 5 inches behind the existing gable ridge of the primary façade. Therefore, the proposed project complies with Guideline No. 6.

**Guideline 7:** *Additions should distinguish themselves from the original structure through the simplified use of architectural detail, or through building massing or subtle variations of exterior finishes to communicate that the addition is new construction.*

**Discussion:** As designed, the proposed project complies with Guideline No. 7.

The proposed project would introduce a new half-story in the attic. As previously discussed in Guideline 6, the footprint of the addition would be stepped-in from both the east and west secondary façades and situated entirely at the rear of the dwelling. To distinguish themselves from the originals, only simplified versions of rafter tails, corbels, and piers would be used in the project. These details would lack the decorative contours and banding of the original character-defining features. Therefore, the proposed project complies with Guideline No. 7.

**Guideline 8:** *The enclosure of rear porches, when found to be appropriate, should preserve the overall look of the porch to the greatest extent possible with respect to railings, balusters, openings and roofs.*

**Discussion:** As designed, the proposed project complies with Guideline No. 8.

As discussed in Rehabilitation Standard No. 5, the proposed project would enclose the rear recessed porch and extend that enclosure 4 feet, 8 inches to align with the existing left third of the rear façade (Table 1, Item 4). As the porch is small, recessed, and covered by the primary roof, it lacks the presence and massing of a projected porch under its own roof. The porch consists of a concrete floor accessed by three concrete steps. The porch lacks any vertical supports such as the piers and pilasters exhibited in the entrance arcade on the primary (north) façade. The sole “detail” specific to the porch is a common and simple metal railing with a repeated shield-like element as its only embellishment. The railing, concrete floor and steps are neither distinctive nor are they character-defining features of high importance. The east façade recessed service entrance consists of concrete steps, landing, low wall and tubular metal railing. None of these elements are distinctive nor are they character-defining features of high importance. The raised surround mimicking the archway would be preserved to keep the architectural detail. Therefore, the proposed project complies with Guideline No. 8.

**Guideline 9:** *Additions should utilize fenestration patterns that are consistent with the existing house to the greatest extent possible, though simplified window types may be an appropriate means to differentiate the addition from the original structure. For instance, if windows on the original structure are multi-pane 8-over-1 light windows, simple 1-over-1 light windows may be appropriate.*

**Discussion:** As designed, the proposed project complies with Guideline No. 9.

The subject property features a generally irregular fenestration pattern with symmetry exhibited within specific window groupings. Examples of this are the tripartite window on the primary (north) façade, the bay windows on the east and west façades, on the west façade the windows flanking the chimney, and on the rear (south) façade the French doors flanked by the matching windows and in the recessed porch the single door flanked by matching windows. Fenestration consists of wood fixed and double-hung windows of various configurations: two-over-two, four-over-four, and six-over-six, most with simple wood sills. In keeping with this variety, the proposed project would feature wood windows and French doors with divided lites, in a variety of sizes. The arrangement would asymmetrical on all facades but the rear (south) façade, which would borrow from the existing symmetrical window/door pairings previously discussed. Furthermore, windows would not be exact replicas in dimension to any existing. Therefore, the proposed project complies with Guideline No. 9.

**Guideline 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*

**Discussion:** As designed, the proposed project complies with Guideline No. 10.

The subject property consists of a 2,354 square-foot dwelling. The proposed project would 1) enclose a 28 square foot recessed service entrance and 2) enclose and extend the rear recessed porch creating 150 square feet. The total proposed enclosed ground floor increase would be 178 square feet, or .07%. Therefore, the proposed project complies with Guideline No. 10.

**Guideline 11:** *Additions that extend the existing side facades rearward are discouraged. Additions should be stepped-in from the side facade.*

**Discussion:** As designed, the proposed project complies with Guideline No. 11.

The proposed project entails a half-story addition built into the existing attic. As previously discussed in the Rehabilitation Standards and the Guidelines, the addition would be stepped-in from both the east and west secondary façades. The addition, which would span only the left two thirds of the rear (south) façade, would extend only 4 feet, 6 inches beyond the existing west façade. Therefore, the proposed project complies with Guideline No. 11.

**Guideline 12:** *Decorative architectural features established on the existing house should be repeated with less detail on the addition. Exact replicas of features such as corbels, pilasters, decorative windows etc. are inappropriate.*

**Discussion:** As designed, the proposed project complies with Guideline No. 12.

The subject property exhibits numerous decorative details that qualify as character-defining features. Included among these are the contoured arches of the front arcade, rafter tails, contoured bargeboards, turned window divides, corbels, piers and pilasters with raised banding. To distinguish themselves from the originals, only simplified versions of rafter tails, corbels, and piers would be used in the project. These details would lack the decorative contours and banding of the original character-defining features. Therefore, the proposed project complies with Guideline No. 12.

**Guideline 13:** *Additions that would necessitate the elimination of significant architectural features such as chimneys, decorative windows, architectural symmetry or other impacts to the existing house are not appropriate.*

**Discussion:** As designed, the proposed project complies with Guideline No. 13.

The subject property is defined by a predominantly asymmetrical primary façade, secondary façades, and rear façade. Symmetry is exhibited within specific window groupings and not as an overall pattern of fenestration. The existing chimney and all windows on the primary and secondary (east and west) facades will be preserved. All character-defining features of high importance would be preserved. Therefore, the proposed project complies with Guideline No. 13.

**Guideline 14:** *Additions that would involve the removal or diminishment of open areas on Multi-family properties, such as the infill of a courtyard to be used for floor area, are inappropriate.*

**Discussion:** Guideline No. 14 does not apply to the proposed project.

The proposed project entails a single-family and therefore Guideline No. 14 is does not apply.

**Guideline 15:** *Additions that would require the location of designated parking areas within the front yard area are inappropriate.*

**Discussion:** As designed, the proposed project complies with Guideline No. 15.

The proposed project entails no parking in the front yard. Existing parking consisting of the driveway and garage in the rear southeast corner of the property will be retained. Therefore, the proposed project complies with Guideline No. 15.

## **Impacts Analysis**

### **CEQA Guidelines**

According to the State CEQA Guidelines, Section 15064.5(b) a project involves a “substantial adverse change” in the significance of a historic resource when one or more of the following occurs:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a Project:
  - a. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or
  - b. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the Project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
  - c. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for

inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The *L.A. CEQA Thresholds Guide* states that a Project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines when one or more of the following occurs:

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings ("Standards"); or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historic resource.

### **Analysis of Direct Impacts**

Given that the demolition proposed for the historical resource consists solely of character-defining features of low importance, and that the addition would be several feet behind the ridgeline of the primary façade and inset from both the east and west façade rooflines, retaining all of the character-defining features of high importance, the proposed project would not cause a significant adverse impact to the historical resource. The proposed project would result in the retention of historic integrity and significance, enabling the historical resource to continue conveying its significance.

The proposed project would demolish a portion of the rear (south) façade and roof, however, the rear of the dwelling is a character-defining feature of low importance and is not visible from the primary public rights of way. Therefore, the project would not result in the loss of significant historic material or integrity. Additionally, the east third of the rear façade and all the front portion of the roof would be retained, thus limiting the loss of historic material and preserving details of high importance.

The retention of the primary façade would ensure that the dwelling retains integrity of design, materials, and workmanship, and thus its significance as an example of the Spanish Colonial Revival architecture within a designated HPOZ significant as an excellent example of a residential neighborhood with a large concentration of period revival homes. These features help lend the historical resource its integrity of feeling, location, setting, and association as well, and these aspects of integrity would not be compromised as a result of the project.

In order to retain integrity under C/3/3 and remain eligible for the NRHP, in addition to remaining a contributor to the HPOZ, a historical resource is expected to retain most or all aspects of historic integrity, in particular in the areas of design, materials, and workmanship. As presented in the discussion above, the proposed project would not affect the historical resource's status as a contributor to the HPOZ nor its eligibility for historic designation at the federal, state, or local level under C/3/3.

## Analysis of Cumulative Impacts

6500 Olympic Place is a contributor to the South Carthay HPOZ. The HPOZ comprises three tracts subdivided in 1933 by Harold M. Tegart and is significant as an excellent example of a residential neighborhood with a large concentration of period revival homes. As the proposed project at 6500 Olympic Place complies with the *Secretary's Standards* and the *Preservation Plan's Guidelines: Additions to Primary Structures*, it would not have an adverse cumulative impact on the integrity of the South Carthay HPOZ.

## Analysis of Indirect Impacts, Adjacent Historical Resources

6500 Olympic Place is located within the South Carthay HPOZ, which is significant for its concentration of period revival dwellings. As previously discussed, according to original building permits, the height of the dwellings on the south side of Olympic Place would average 16 feet, with a range of 12 feet to 22 feet. The backside of the subject block, Whitworth Drive, would have an average of 25 feet, 6 inches, with a range of 24 feet to 29 feet. The two residences behind the subject property would be 24 and 25 feet, the two residences west of the property would be 16 and 20 feet, and the two residences directly across the street would be 16 and 17 feet. The proposed project would increase the overall height of the dwelling to 19 feet, 6 inches, an increase of 4 feet, 6 inches above the primary façade ridgeline. The proposed addition is subordinate in scale to the original residence and would preserve the entire primary façade, with the addition set back horizontally 5 feet, 5 inches from the primary ridgeline. It would also be set back behind the east façade ridgeline and several feet in from the west façade roofline. Furthermore, mature trees in the front yard and the parkway would help obstruct view of the addition from Olympic Place and a hedge approximately 25 feet tall would largely obstruct view of the addition from S. La Jolla Avenue. Therefore, the proposed project would not have an adverse indirect impact on the integrity of the South Carthay HPOZ.

## Potential Project Alternatives

As the proposed project complies with *Secretary of the Interior's Standards for Rehabilitation* Nos. 1 through 10, no project alternatives are necessary.

## IX. CONCLUSION

The proposed project at 6500 Olympic Place entails alterations to the primary dwelling that would extend and the rear (south) façade and add a half-story to the rear roof. The proposed project would: 1) on the rear façade enclose and extend 4 feet, 8 inches the 150 square foot recessed porch, to align with the left third of the rear façade; 2) on the rear façade add roughly 938 square feet as a half-story substantially built into the existing 8-foot tall attic<sup>20</sup>, capped by a combination hipped and flat roof that would rise 4 feet, 6 inches above the existing ridgeline; 3) on the rear façade utilizing an approximately 4-foot, 8-inch-deep overhang of the half-story addition, create a covered porch along the left two-thirds of the façade that would measure 28 feet long and be supported by three simplified square piers, with flagstone steps and deck; and 4) on the east façade would enclose the approximately 28 square foot recessed service entrance, preserving the stucco relief around the former sculpted archway. In order to retain integrity under C/3/3 and remain eligible for the NRHP, in addition to remaining a contributor to the HPOZ, a historical resource is expected to retain most or all aspects of historic integrity, particularly in the areas of design, materials, and workmanship. Therefore, the proposed project would not affect the historical resource's status as a

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<sup>20</sup> A traditional second story addition is typically 10-15 feet above the ridgeline.

contributor to the HPOZ nor its eligibility for historic designation at the federal, state, or local level under C/3/3.

6500 Olympic Place is a contributor to the South Carthay HPOZ. The HPOZ is comprised of three tracts subdivided in 1933 by Harold M. Tegart and significant as an excellent example of a residential neighborhood with a large concentration of period revival homes. As the proposed project at 6500 Olympic Place complies with the *Secretary's Standards* and the *Preservation Plan's Guidelines: Additions to Primary Structures*, it would not have an adverse cumulative impact on the integrity of the South Carthay HPOZ.



## REFERENCES CITED/LITERATURE CITED

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California Public Resources Code, Sections 21083.2 and 21084.1.

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**EXHIBIT 4**

**EXHIBIT 4**

# Los Angeles City Planning Department

## RECOMMENDATION REPORT

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**CULTURAL HERITAGE COMMISSION**

**DATE:** November 18, 2010

**TIME:** 10:00 A.M.

**PLACE:** City Hall, Rm. 1010  
200 N. Spring St.  
Los Angeles, CA 90012

**CASE NO. CPC-2010-2399-MS**

**CEQA NO. ENV-2010-2400-CE**

**Council Districts:** 1, 2, 4, 6, 8, 10, 11, 14, 15

**Location:** Various

**Plan Areas:** Granada Hills-Knollwood; Hollywood; Northeast Los Angeles; Palms-Mar Vista-Del Rey; San Pedro; South Los Angeles; Sun Valley-La Tuna Canyon; Van Nuys-North Sherman Oaks; Wilshire; West Adams-Baldwin Hills-Leimert Park; Wilmington-Harbor City;


**Area Planning Commission:** Central Los Angeles; East Los Angeles; Harbor; North Valley; South Los Angeles; South Valley; West Los Angeles

**PROJECT:** Pursuant to Los Angeles Municipal Code Section 12.20.3 E, Preservation Plans for 16 Existing Historic Preservation Overlay Zones (HPOZ): Adams-Normandie; Balboa Highlands; Banning Park; Carthay Circle; Gregory Ain-Mar Vista Tract; Harvard Heights; Highland Park; Miracle Mile North; South Carthay; Spaulding Square; Stonehurst; Van Nuys; Vinegar Hill; West Adams Terrace; Western Heights; Whitley Heights

**APPLICANT:** City of Los Angeles

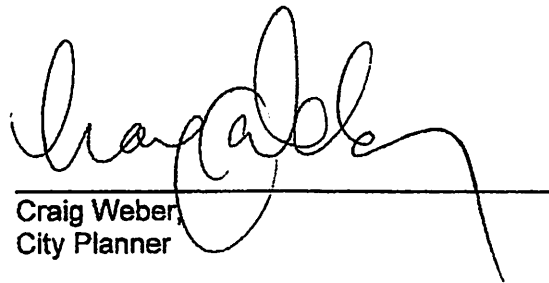
**RECOMMENDATION:** That the Cultural Heritage Commission recommend that the City Planning Commission approve the proposed Preservation Plans.

Michael J. LoGrande,  
Director of Planning



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Ken Bernstein, AICP  
Manger, Office of Historic Resources



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Craig Weber,  
City Planner

**Attachments:**  
Sixteen Preservation Plans

## BACKGROUND

### *Preservation Plans and the HPOZ Ordinance*

Section 12.20.3 E of the Los Angeles Municipal Code (HPOZ Ordinance) prescribes that all Historic Preservation Overlay Zones (HPOZ) will have a Preservation Plan. The HPOZ Ordinance explains that a Preservation Plan clarifies and elaborates upon the various other regulations of the HPOZ Ordinance as they apply to individual Preservation Zones and that a Preservation Plan will be used by the Director of Planning, the HPOZ Board, property owners and residents in the application of preservation principles within an HPOZ. The Preservation Plan is used to clarify and elaborate upon the HPOZ regulations in two fundamental ways: first, it provides design guidelines that are appropriate to the specific HPOZ context; and second, it establishes a clear threshold as to what types of work in an HPOZ will be exempt from review; what types of work will be delegated for decision making by the Director of Planning, and by omission, what types of work will continue to be reviewed by the HPOZ Board.

Where an HPOZ with a functioning HPOZ Board (Board) exists, as is the case regarding the subject 16 HPOZs, the HPOZ Ordinance prescribes that the Board, with the assistance of the Director shall prepare a Draft Preservation Plan that shall be made available for review and comment within the HPOZ community (in an separate section of the same ordinance it prescribes that the Board shall "assist with the preparation of the [plan]"). In the past, Preservation Plans have been prepared utilizing the Preservation Plan Workbook adopted by the City Planning Commission in June 2003; with City Planning Staff and the Board would work in tandem at a series of meetings wherein staff have prepared draft chapters and Board members and other interested parties have provided edits and additions to those chapters. Additionally, staff have provided illustrations and photos for the draft plans and Board members have added, replaced or modified those exhibits.

In the present; staff provided Boards with a new template (May 2010 Template) in May of 2010 within instructions to use existing HPOZ meetings over the course of three months to tailor the design guidelines chapters (Chapters 7 through 12). Following the completion of the Board's work on the plans, a new draft plan was created for each HPOZ and the respective drafts were distributed in hard copy and posted online.

The previously used Preservation Plan Workbook, and the currently used May 2010 Template are formatted in a manner that is consistent with the requirements of the HPOZ Ordinance. The HPOZ Ordinance requires that a Preservation Plan provide the following elements:

- a. *A mission statement;*
- b. *Goals and objectives;*
- c. *A function of the Plan section, including the role and organization of a Preservation Plan, Historic Preservation Overlay Zone process overview, and work exempted from review, if any, and delegation of Board authority to the Director, if any;*
- d. *The Historic Resources Survey;*
- e. *A brief context statement which identifies the Historic, architectural and Cultural significance of the Preservation Zone;*
- f. *Design guidelines for Rehabilitation or Restoration of single and multi-family residential, commercial and other non-residential buildings, structures, and public areas. The guidelines shall use the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and Preservation incentives and adaptive reuse policies.*

### *Growth and Sustainability of the HPOZ Program*

The first HPOZ, Angelino Heights, was adopted in 1983. Over the course of the next 15 years seven additional HPOZs would come into effect, bringing the total number of HPOZs to eight in 1998. At present, there are 27 adopted HPOZs in Los Angeles encompassing some 22,200 parcels, or 2.25% of the City. In some cases HPOZs encompass communities that consist of a small collection of single-family homes in an R1 zone (such as Gregory Ain-Mar Vista Tract or Melrose Hill), in other cases a single HPOZ may encompass hundreds or even thousands of parcels spanning a range of residential and commercial zones and property types (such as Highland Park-Garvanza or Harvard Heights). The HPOZ program involves a broad cross-section of Los Angeles demographics. Where some HPOZs affect affluent neighborhoods with high owner occupancies, many HPOZs affect economically challenged neighborhoods. At the present date, more than half of the City's HPOZs involve communities that live below the City's median income level.

The HPOZ tool has become exceedingly popular as neighborhood groups have come to recognize the significant architectural character of their buildings, and as inconsistent and often inappropriate development patterns have begun to erode the unique character of potentially historic neighborhoods. In addition to the 27 currently adopted HPOZs, there are City Council Motions that invite the study and potential adoption of 13 new HPOZs:

1. Hollywood Grove (approximately 140 parcels in the Hollywood area)
2. Jefferson Park (approximately 2,000 parcels in the West Adams area)
3. Vinegar Hill Expansion (approximately 500 parcels in the San Pedro area)
4. Tifal Brothers East 52nd Place Tract (approximately 40 parcels in the Southeast Los Angeles area)
5. 27th and 28th St./Paloma Avenue (approximately 40 parcels in the South Los Angeles area)
6. Carthay Square (approximately 500 parcels in the Mid-Wilshire area)
7. Vermont Square (approximately 500 parcels in the South Los Angeles area)
8. Larchmont Heights (approximately 200 parcels in the Wilshire)
9. Victoria Park (approximately 200 parcels in the Mid-City area)
10. Wellington Square (approximately 200 parcels in the Mid-City area)
11. Lincoln Heights Expansion (approximately 200 parcels in the Northeast Los Angeles area)
12. Sunset Square (approximately 300 parcels in the Hollywood area)
13. El Sereno – Berkshire Craftsman and Revival Bungalow Village (approximately 150 parcels in the Northeast Los Angeles area)

Were the HPOZ program to expand such that all potential HPOZs listed above were adopted (nearly 5,000 new parcels), it would represent an expansion of approximately 25%. At the behest of City Council members, work on the potential Hollywood Grove and Jefferson Park HPOZs is underway, and it is likely that those districts will be adopted within the fiscal year. Additionally, the Tifal Brothers and 27<sup>th</sup> and 28<sup>th</sup> Street neighborhoods have been recently adopted as National Register Historical Districts and are awaiting the dedication of staff resources to process them as HPOZs. Historic Resources Surveys have been prepared for various other HPOZs listed above.

*Currently Adopted Preservation Plans*

Currently, eleven of the City's 27 HPOZs have an adopted Preservation Plan. These HPOZs are Angelino Heights, Country Club Park, Hancock Park, La Fayette Square, Lincoln Heights, Melrose Hill, Pico-Union, University Park, Wilshire Park, Windsor Square and Windsor Village. While there are idiosyncrasies to each of these plans, they are substantially similar in that each is consistent with the format prescribed in 12.20.3 E of the LAMC, and is based on the Preservation Plan Workbook. Additionally, the design guidelines for each plan are rooted in the Secretary of Interior's Standards for Rehabilitation.

The adopted plans vary in their description of architectural styles, and have unique design guidelines that are tailored to a specific context. For example, where the Angelino Heights plan, in the section that deals with window rehabilitation, indicates that any replacement windows used on a house should match the original material exactly, the Lincoln Heights and Pico-Union plans place emphasis on matching replacement window materials on the front-visible facades, and allow for flexibility with respect to material on less visible windows on side and rear facades.

In keeping with the HPOZ Ordinance, most of the adopted Preservation Plans exempt certain types of work from review (beyond that which is already exempted by the HPOZ Ordinance) and delegate certain types of work for review by the Director of Planning. This function is embedded into the Preservation Plans by the HPOZ Ordinance and allows plans to exempt and delegate work in a manner that is generally agreeable to the specific HPOZ Community. Given the expansive nature of HPOZ project review, the ability to exempt and delegate work with a Preservation Plan has played an essential role in ensuring a broad-based acceptance and support of HPOZs across diverse groups of stakeholders.

Most adopted HPOZ Preservation Plans have exempted work that will not have a discernable effect on the appearance of the district. Work pertaining to rear yard fences, in-ground swimming pools in the rear yard, installation of mechanical equipment in non-visible locations, basic landscape work that does not involve the removal of mature trees or the expansion of hardscape are commonly exempted from review. The Hancock Park Preservation Plan, which exempts 24 specific types of work, lists exterior paint and rear-of-the-house additions that are below a specified size threshold as not requiring review. Among their 12 exemptions, the Lincoln Heights and Pico-Union Preservation Plans exempt rear decks and solar panel installation. With 21 exemptions, the Windsor Square Preservation Plan indicates that there will be no review of fences (regardless of location), work involving most accessory structures, and exterior paint. The Angelino Heights and University Park Preservation Plans are the only two Preservation Plans that do not exempt any work beyond the scope of exemptions embedded in the HPOZ Ordinance.

In addition to exemptions, Preservation Plans are provided the flexibility to delegate specified types of work to be reviewed by staff designees of the Director of Planning (Department of City Planning staff). Work that is delegated to Department of City Planning staff for review generally falls into one or more of the following categories: the work could constitute a minor or inconsequential change to the property; the work could easily be decided upon through the application of adopted design guidelines and therefore would not necessitate the review of a five-member board; the work would constitute Restoration and is therefore being incentivized with a streamlined review process; or the review of a specified type of work has proven to be unduly controversial at public meetings and has therefore been delegated to an objective third party wherein adopted design guidelines would be applied as a review criteria (as is often the

case with approving paint colors, a matter that can quickly become subjective and outside the realm of historic preservation).

By way of example, the Preservation Plans for Lincoln Heights and Pico-Union delegate all Conforming Work for review by City Planning staff in lieu of the Board. The La Fayette Square Preservation Plan delegates exterior paint, in-kind replacement of most exterior features, and most work that takes place within an enclosed rear yard (such as fences, decks and landscape). The Melrose Hill Preservation Plan delegates the review of mechanical equipment and the in-kind replacement of doors and windows. Work delegated under the Hancock Park and Windsor Square Preservation Plans is substantial, with the Hancock Park plan delegating (among other things) front yard fences and hardscape, maintenance and repair to front facades, and nearly all work on Non-contributing properties; and the Windsor Square plan delegating (among other things) all maintenance and repair to visible facades. The Angelino Heights and University Park Preservation Plans do not delegate any work for review by City Planning staff.

The recently adopted Preservation Plans for new HPOZs in Country Club Park, Wilshire Park and Windsor Village adhere to the May 2010 Template and include, without change, the exemptions and delegations therein.

#### *Proposed Preservation Plans*

The 16 subject Preservation Plans are the result of an improved template that is based upon the previously used Preservation Plan Workbook. The new template, or May 2010 Template, adheres to the format prescribed by the HPOZ Ordinance, and integrates the best practices of our various currently adopted plans. The following is a description of features that are new or expanded in the May 2010 Template as well as some of the differences between the subject 16 Preservation Plans:

*Chapters 1 and 2-Mission Statement and Goals and Objectives.* These two sections are substantially similar to those found in previously adopted plans. Both chapters allow the HPOZ Board to set a tone, and to communicate what the essential priorities of the plan will be. Most of the 16 subject draft plans are substantially similar in these two chapters, though some Boards have customized their chapters to reflect a unique point of view.

*Chapter 3-Function of the Plan:* The new template simplifies the language about the plan's function. It conveys basic information about how projects will be reviewed procedurally, and it adds language explaining the role of the HPOZ Board. Lastly, it contains the list of projects that would be exempt from review, as well as the list of projects that would be delegated to the Director of Planning for review. A substantial number of the comments received at the six public hearings held for the Preservation Plans have focused on the substance of this chapter, and in particular the exemptions and delegations. By way of background, an initial list of proposed exemptions and delegations was prepared for public review and comment in May 2010, and the list was significantly modified in response to initial concerns on the part of some HPOZ stakeholders. Significant modifications made at that time include delegating review of most in-kind replacement work to the Director of Planning instead of exempting this work altogether, and the addition of a qualifier that any work proposed on a property wherein unpermitted work has taken place would qualify for neither an exemptions nor delegated review. The current list of work that is proposed to be exempt from review or delegated to the Director of Planning reads as follows:



### 3.5 Exemptions

As instructed by the City Planning Commission, and City Council (notwithstanding LAMC 12.20.3 to the contrary), the following types of work are exempt from HPOZ review in the HPOZ (unless the work is located in the public right-of-way).

1. Interior alterations that do not result in a change to an exterior feature;
2. The correction of Emergency or Hazardous conditions where a City enforcement agency has determined that such conditions currently exist and they must be corrected in the interest of public health, safety and welfare. When feasible, the City agencies should consult with the Planning Department on how to correct the hazardous conditions consistent with the Preservation Plan;
3. Department of Public Works improvements where the Director finds that a) The certified Historic Resources Survey for the Preservation Zone does not identify any Contributing Elements located within the Right-of-Way and/or where the Right-of-Way is not specifically addressed in the Preservation Plan; and b) Where the Department of Public Works has completed a CEQA review of the proposed improvement and the review has determined that the work is exempt from CEQA, or will have no potentially significant environmental impacts (the HPOZ Board shall be notified of such Projects, given a Project description and an opportunity to comment);
4. Alterations to City Historic-Cultural Monuments and properties under an approved Historical Property (Mills Act) Contract;
5. Work specifically authorized by a Historical Property Contract approved by the City Council;
6. Rear yard (non-corner lots only) landscape/hardscape work that is not visible from the street and that does not involve the removal of a mature tree or a feature identified in the historic resources survey;
7. Landscape work in front and side yards, not including: hardscape work; installation of artificial turf; installation of fences or hedges; planting of new trees; removal/pruning of any mature tree or work on any feature identified in the historic resources survey. Additionally, landscapes where more than 40% of the front yard area is bereft of planting are not exempt;
8. Installation or repair of in-ground swimming pools located in the rear yard on non-corner lots;
9. Rear yard grading and earth work on Non-Hillside lots as determined by the LAMC;
10. Installation and expansion of rear patios or decks that are no higher than 5 feet above finish grade (including railings), not including balconies, roof structures, trellises, gazebos or other similar structures;
11. Installation, replacement or repair of mechanical equipment that is located within the rear yard area;
12. Installation of lighting devices on facades that are not visible from the street;
13. Exterior painting with no change from existing paint colors;
14. Maintenance and repair of existing foundations with no physical change to the exterior;
15. Removal of security grilles and/or gates that were installed outside of the Period of Significance;
16. Removal of fences that were installed outside of the Period of Significance.

### 3.6 Delegated to the Director of Planning

In the HPOZ, the review of the following types of work is delegated to the Director of Planning and therefore shall not require review by the HPOZ Board, but the HPOZ Board shall receive a notice of the Director of Planning's action or decision. The Director of Planning shall utilize the Design Guidelines contained within this Preservation Plan to determine whether the proposed project may be found to be Conforming Work. Projects that do not comply with the Design Guidelines, or that involve an existing enforcement

case with the Department of Building and Safety or the Housing Department, or otherwise involve a request for approval of work that was performed without appropriate approval, shall be brought before the HPOZ Board for review and consideration, either as Conforming Work or as requiring a Certificate of Appropriateness or Certificate of Compatibility.

1. Pruning of mature trees and the installation of new trees.
2. In-kind hardscape replacement within the front yard (driveway, walkways, etc) that does not expand the hardscape footprint;
3. Exterior painting involving new paint colors and not including paint applied to previously unpainted surfaces such as stone, masonry or stained wood;
4. Ordinary maintenance and repair (including in-kind replacement) to correct deterioration or decay, that does not involve a change in the existing design, materials or exterior paint color;
5. In-kind replacement of asphalt roof shingles, or repairs to tile, slate or other similar roofs where existing roof materials are re-used and repairs are made to underlying roof structure, and where roof details such as fascia, eaves and brackets will not be affected.
6. Removal of non-historic stucco, asbestos shingles, vinyl siding or other similar materials, when underlying historic materials can be repaired or replaced in-kind. Where evidence of original materials is unclear, work shall be deferred to the HPOZ Board for review;
7. Installation of screen doors or windows that do not obscure the actual door or window;
8. Replacement of non-original windows with windows that match the originals, when examples of original windows still exist on the structure;
9. Construction or installation of ramps, railings, lifts, etc., on any non-visible elevation of a building intended to allow for accessibility;
10. Any alterations to a structure that is identified as Non-Contributing in the Historic Resources Survey, not including additions, new construction, relocation or demolition;
11. Additions of less than 250 square feet to any Contributing building or structure, where the addition does not break the side-planes or roofline of the existing structure, is contained completely within the rear yard and is not visible from the street;
12. Additions to Non-Contributing structures that increase the square footage by less than 30% of the existing square footage (as determined by LADBS) when the addition does not affect the front façade of the structure or break the side and top planes of the structure;
13. Alterations to façade openings, such as new doors or windows, to portions of a structure that are not visible from the street;
14. Installation or repair of fences, walls, and hedges in the rear and side yards that are not visible from the street (non corner-lots only) and that do not require a Zoning Administrator's approval for height or location;
15. Installation or repair of solar collectors, skylights, antennas, satellite dishes and broadband internet systems on rear-facing facades/roof surfaces or garage roofs that are not visible from the street;
16. Installation of window security bars or grills, located on secondary facades;
17. Repair or replacement of gutters and downspouts.

All questions of visibility are to be determined by Department of City Planning staff. For the purposes of this Plan, visibility includes all portions of the front and side elevations that are visible from the adjacent street or sidewalk or that would be visible but are currently obscured by landscaping. It also includes undeveloped portions of a lot where new construction or additions would be visible from the adjacent street or sidewalk, such as the street-side side yard on a corner lot and the front yard. Finally, construction or

*additions to areas that are not currently visible but that will become visible following the construction or addition will be considered visible and reviewed accordingly.*

*A street visible façade excludes those portions of the side elevations that are not visible from the adjacent street or sidewalk and all rear elevations. A street visible façade may also include side and rear facades that are generally visible from a non-adjacent street due to steep topography, or second stories that are visible over adjacent one story structures, etc. Projects requiring a Certificate of Appropriateness or Compatibility shall not have any part of their applications be exempt or delegated.*

*The Department of City Planning retains the authority to refer any delegated project to the Historic Preservation Overlay Zone (HPOZ) Board for a recommendation when compliance with the adopted design guidelines is unclear.*

This list establishes a baseline for project review streamlining that applies to all 16 subject HPOZs. However, in cases where an HPOZ wanted to exempt or delegate additional work, the list was modified. For example, work such as exterior painting or in-kind repair of deteriorated materials is now proposed to be exempt from review in the Gregory Ain-Mar Vista Tract plan, where it is delegated in most other Plans. The Department of City Planning staff and the Miracle Mile North HPOZ board had already drafted a Preservation Plan at the onset of this program, and that plan contained a substantial number of project exemptions, such as front yard landscaping and installation of mechanical equipment as well as delegations, including nearly all Conforming Work. While that particular plan diverges from the specific list of exemptions and delegations, it is substantially similar and accomplishes the same essential goal with respect to a more efficient review process for basic projects.

Additional language was added in the Vinegar Hill Plan informing readers that the Community Redevelopment Agency imposes additional regulations on properties within the area with respect to tree planting, and façade alterations on non-contributors.

*Chapter 4-Context Statement:* The Context Statement, a narrative about the HPOZ's history and its cultural and architectural significance, has been moved to Chapter 4. In an effort to add interest and to better tell the story of the HPOZ, historic contextual photos have been added to the document. The photos offer support and credibility to the HPOZ program by providing visual evidence of prominent buildings, building patterns and architectural styles. Furthermore, they play a significant role in making the plan more visually arresting and easier to read.

*Chapter 5-Historic Resources Survey:* This chapter offers a brief explanation about how properties in an HPOZ are surveyed and designated, and provides instructions as to how one might locate a copy of the HPOZ survey (HPOZ surveys tend to be substantial in size and therefore constitute an Appendix to the plan). Maps of the HPOZ, showing Contributors and Non-contributors have been added to this chapter, making it easier to identify properties in an HPOZ.

*Chapter 6-Architectural Styles:* The Architectural Styles chapter has been substantially improved, providing a more cohesive narrative regarding styles and building patterns as well as better illustrations. The first section of this chapter offers a broad view of architectural styles and building patterns in Los Angeles, highlighting styles associated with prominent building phases such as the 19<sup>th</sup> Century styles, the Arts and Crafts styles, the Eclectic Revival styles, the Early Modern styles, and Post-War styles. The chapter also delineates the important differences between building types and styles (an important distinction when planning an in-fill project). The chapter also provides simple one-page descriptions of the architectural styles

found in a particular HPOZ. Photos of buildings in the HPOZ have been used to the maximum extent possible to ensure that the document provides local credibility. Lastly, the description of styles and building periods has been modified from the previous workbook to be consistent with the descriptions being developed for Survey LA, the citywide Historic Resource Survey. This will allow for a more seamless adaptation of the May 2010 Template to any potential HPOZs that may result from SurveyLA work.

*Chapter 7-Residential Rehabilitation:* The Residential Rehabilitation chapter contains extensive guidelines pertaining the restoration and rehabilitation of various features on a house or apartment building. In most plans, the Chapter is divided into sections pertaining to the setting, windows, doors, porches, roofs, architectural features, materials and mechanicals. New to the plans are guidelines in the setting section addressing drought tolerant landscaping, front yard appurtenance such as fountains and home based business signs. Where plans pertaining to Turn of the Century neighborhoods such as West Adams Terrace or Adams-Normandie offer extensive guidelines about porches and materials such as wood cladding, plans pertaining to Period Revival neighborhoods such as Carthay Circle or Miracle Mile North provide guidelines pertaining to front patios, garden walls and stucco finishes. New, three-dimensional drawings have been added to all sections to clarify the intent of the design guidelines. With all plans, context-specific photographs have been used to the maximum extent possible. Lastly, language regarding energy efficiency, as it relates to window replacement, has been added to clarify alternatives to dual-pane windows that should be considered prior to window replacement.

*Chapter 8-Residential Additions:* A new feature in the May 2010 Template and the 16 subsequent plans is a chapter dealing exclusively with additions to residential property (including additions to primary and secondary structures as well as new secondary structures). Additions tend to be among the most complicated cases reviewed in HPOZs, and providing a stand-alone chapter on the subject allows for expanded guidelines and an increase in space to provide illustrations and photos. The substance of this chapter varies from plan-to-plan. For instance, plans for HPOZs such as Balboa Highlands and Gregory Ain-Mär Vista indicate that second story additions are universally inappropriate in their respective single-story contexts. On the other hand, plans for HPOZs such as West Adams Terrace or Harvard Heights offer guidelines on appropriate second-floor additions as well as appropriate additions over detached garages.

*Chapter 9-Residential In-fill:* The residential in-fill chapter provides guidelines pertaining to new construction on vacant or cleared lots. The guidelines provided are substantially similar to those provided in previous Preservation Plans, though new three-dimensional drawings have been added to better illustrate the massing, orientation and compatibility concepts discussed in the plan.

*Chapter 10-Commercial Rehabilitation:* Adams-Normandie, Highland Park, and Harvard Heights are the three subject HPOZs that include commercially designated properties. The new Commercial Rehabilitation chapter has been augmented with more contextually appropriate photographs and with three-dimensional drawings. Language regarding signs and storefront components has been clarified, and new guidelines pertaining to the rehabilitation of residential structures for commercial use have been added.

*Chapter 11-Commercial In-fill:* The commercial in-fill chapter provides guidelines pertaining to new construction on vacant or cleared lots. The guidelines provided are substantially similar to those provided in previous Preservation Plans, though new three-dimensional drawings have

been added to better illustrate the massing, orientation and compatibility concepts discussed in the plan.

*Chapter 12-Public Realm:* The chapter dealing with improvements in the public right-of-way, parks and open space, and institutional buildings remains substantially similar to those contained in the eight currently adopted Preservation Plans.

## ISSUES

### *Streamline Review of HPOZ Work*

While the City's HPOZs have successfully protected the distinctive character of Los Angeles' most cherished historic neighborhoods, the existing HPOZ program is resource intensive. Nearly all changes to the exterior of a property must be reviewed at a public meeting, all meetings must be adequately noticed pursuant to the Brown Act, and all work is tracked and documented in a public record. A significant benefit in the adoption of the subject 16 Preservation Plans is the opportunity to streamline review of many basic types of HPOZ projects.

To hold HPOZ Board meetings, Department of City Planning staff play several essential roles. Staff function as a primary point of contact for most HPOZ stakeholders who seek to have a Project reviewed—either fielding phone calls and email directly from constituents, or from contractors and architects who have attempted to pull building permits for exterior work and have been routed to the Department of City Planning. Staff set the agenda for regularly scheduled meetings, and offer initial guidance for applicants, attempting to filter out any projects that are unlikely to be approved. Additionally, because most HPOZ applicants are homeowners and not professional developers, staff provide assistance in preparing application materials and conducting property research. Staff distribute agenda materials to board members and interested stakeholders, handle meeting logistics with respect to facilities, and bring relevant materials, such as surveys, codes and preservation plans, to the HPOZ meeting. At HPOZ meetings, staff play a critical role in clarifying HPOZ Ordinance provisions and the Secretary of the Interior's Standards for Rehabilitation and, at times, offer an objective third-party point of view when contentious neighborhood issues surface. Following HPOZ meetings, staff are responsible for drafting and distributing determination letters, clearing building permit applications and, when necessary, sending modified projects back to the HPOZ board for additional review.

In addition to HPOZ meetings, Department of City Planning staff are generally the first point of contact for constituents who either wish to make a complaint regarding unpermitted work, or conversely have been cited for conducting unpermitted work. Given that activities such as painting the exterior of a house or installing landscape in a front yard are regularly conducted without HPOZ review, the preponderance of such cases is considerable. Staff also process corrections or changes to the HPOZs Historic Resources Survey, and in many cases field other customer service inquiries related to non-HPOZ planning matters by virtue of their accessibility to a broad range of stakeholders.

As indicated above, most of the proposed Preservation Plans would exempt 11 types of projects from review (in addition to the five types already exempt in the HPOZ Ordinance). Most of these 11 types of projects pertain to work that takes place within a back yard or another inherently non-visible part of a property and that will have a minimal effect, if any, on the property's contribution to the HPOZ as a whole. The elimination of work such as rear yard

landscaping or like-for-like exterior painting will provide a necessary diminishment in the number of cases for which Department of City Planning staff are currently administering the HPOZ Board review process. In addition to saving staff time, the exemptions listed above will reduce the time spent by HPOZ Board in reviewing perfunctory projects. Lastly, a widely held perception on the part of many HPOZ stakeholders who supported the adoption of an HPOZ in their neighborhood (as indicated both at the Preservation Plans' public hearings as well as at individual HPOZ meetings) has been that HPOZ review would not pertain to work conducted at non-visible locations such as rear yard. The inclusion of these 11 exemptions brings the HPOZ review threshold closer to this commonly held expectation.

In addition to the baseline of 11 new exemptions, the 16 subject Preservation Plans would delegate the review of 17 specific types of projects to the Department of City Planning staff assigned to a particular HPOZ. The types of projects included in this list fall within the scope of Conforming Work as defined by the HPOZ Ordinance but *do not* include all Conforming Work. Rather, the 17 categories of projects are work that can easily be verified for compliance with the Preservation Plans' design guidelines.

Some stakeholders have questioned how delegating some types of Conforming Work to Department of City Planning staff will help reduce the amount of time spent by staff in administering project review. By way of illustration, one may consider the procedures for review of a simple re-roof case (one of the projects proposed for delegation) side-by-side:

*Project Review Delegated to the Director of Planning*

1. Initial contact is made by a homeowner or contractor requesting clearance of a building permit for a re-roof;
2. Staff looks up digital records of the subject property's Historic Resource Survey, ZIMAS Profile, and check for any code enforcement activity;
3. Staff verifies that the material on the roof of the house at the time of the HPOZ survey was asphalt shingle;
4. Staff reviews the section of the Preservation Plan that addresses roofs and ensures that the new roof product complies with the criteria of that plan;
5. Staff creates a case and an approval letter documenting the scope of work, the specific product and color being used and any pertinent information regarding application of that product;
6. Staff emails a copy of that letter to the applicant and to the HPOZ Board;
7. Staff clears the applicant's building permit.

*Project Review carried out by the HPOZ Board*

1. Initial contact is made by a homeowner or contractor requesting clearance of a building permit for a re-roof;
2. Staff looks up digital records of the subject property's Historic Resource Survey, ZIMAS Profile, and check for any code enforcement activity;
3. Staff verifies that the material on the roof of the house at the time of the HPOZ survey was asphalt shingle;
4. Staff reviews the section of the Preservation Plan that addresses roofs and ensure that the new roof product complies with the criteria of that plan;
5. Staff creates an agenda for the next available HPOZ meeting, posts that agenda in prescribed locations and distributes it to a prescribed interested party mailing list;
6. Staff advises applicant on how to prepare for the meeting, materials to bring to the meeting, etc.
7. Staff creates a case file;
8. Staff attends an evening HPOZ Board meeting and keeps record of the scope of work that was approved by the Board (the meeting constitutes paid overtime);
9. Staff creates an approval letter documenting the scope of work, the specific product and color being used and any pertinent information regarding application of that product;
10. Staff emails a copy of that letter;
11. Staff clears the applicant's building permit.

While the list above represents a best-case scenario with respect to both methods of project review it communicates some fundamental truths in terms of process. First, it communicates that because Department of City Planning staff are publically accessible and ultimately responsible for clearing building permits they are both the first and last point of contact with respect to having an HPOZ project reviewed—the role of staff is therefore inextricable from this process. Second, much of the work that would be done as part of a project's staff-level review is already being done in preparing a project for review by the HPOZ Board—steps are seldom being added in delegating a project for review and decision by the Director of Planning; rather, steps are being eliminated. In order to avoid sending cases that are ill-suited or bereft of adequate information to a Board meeting (and thusly necessitating additional meetings) staff are already conducting necessary research, and functioning as a filter for many projects. Third, the types of projects that are proposed for delegation constitute simple projects that clearly comply with the prescribed design guidelines—and are, by nature, “best case scenario” projects. Where a like-for-like re-roof of an asphalt shingle roof is proposed for staff-level delegation, a more complicated re-roof involving an existing deteriorated wood shingle roof where slate tiles are proposed as a replacement product would still need to be reviewed by the HPOZ Board.

While the benefits of an HPOZ program that requires local participation and decision making are many, the growing program has become exceedingly resource intensive and there is a significant need to focus HPOZ Board expertise and accessibility on projects that are likely to constitute a discernable change to the HPOZ. With 27 HPOZs, there are currently four HPOZ meetings scheduled on every Monday, Tuesday, Wednesday and Thursday of each week (with some variability on Monday). Implementation of the existing HPOZ program, and, in particular, the administration of a Brown Act compliant meeting around each and every HPOZ project has become extremely costly. Furthermore, the HPOZ program's prospect for growth (the adoption of new HPOZs) has become hamstrung by an inability to assign additional staff resources to address the case work that would be created by a new HPOZ.

The expense of the HPOZ program in and of itself is cause for concern, in as much as substantial efficiency can be gained through the adoption of Preservation Plans with appropriate exemptions and delegations. However, the current fiscal realities facing the City and the Department of City Planning have escalated the matter to a state of critical importance. The Department of City Planning, through the implementation of an Early Retirement Incentive Program and staff furloughs, has faced an approximately 40% reduction in staff resources with no immediate prospects for hiring new staff. Though required by ordinance, and ripe with residual benefit to the HPOZ communities, the adoption of the subject 16 Preservation Plans is a necessary step in ensuring the ongoing sustainability of the HPOZ program as well as the City Planning Department's various other functions.

In reviewing HPOZ cases between 2006 and 2009 it has been found that approximately 5% of all HPOZ cases during that time would have fallen within the scope of projects that would be exempt from review and 60% of cases would have fallen within the scope of projects that would be delegated for review to Department of City Planning Staff. In 2009 the City Planning Department as part of larger re-calculation of case filing fees completed an analysis of time spent on all cases filed with the Department. At that time it was projected that an average Conforming Work case (in a process substantially resembling the process outlines above) expends 10 hours of staff resources. For HPOZ cases that are identified as exempt from review but for which assistance from the City Planning Department is solicited, it is anticipated that an average of 1 hour would be spent dealing with public contact, possible clearance of building permits, or ancillary research. For HPOZ cases that are identified as delegated for review staff, it is anticipated that an average of four hours would be spent. Therefore, of the 313 Conforming

Work cases studied between 2006 and 2009, staff time would have been reduced from 3,130 hours total to 1,940 hours, a reduction of 40%.

Historically, the HPOZ program has been implemented by staff in the City Planning Department's Community Planning Bureau. In addition to other long-range and implementation-oriented planning assignments, staff have been assigned to one, two or three HPOZs. While this model of staff assignment has exposed staff to a broad range of planning issues, it has pulled resources away from critical Community Planning functions, has resulted in a high turnover rate with respect to HPOZ assignments, and in some cases has marginalized the amount of time needed for newly assigned staff to develop a high degree of professional competence in administering a particular HPOZ. As part of the City Planning Department's reorganization, the HPOZ function has been moved under the Office of Historic Resources, wherein the program is currently administered by a City Planner and four staff planners. This means that one planner is generally assigned to six or seven HPOZs with varying intensities of caseload. Without achieving the measure of streamlining anticipated by adoption of the subject 16 Preservation Plans it is unlikely that the Department of City Planning can accommodate the adoption of any new HPOZs.

#### *Clarity and Certainty for HPOZ Work*

A consistent comment heard at many of the public hearings for the subject 16 Preservation Plans is that the review process for projects (without an adopted plan) has felt subjective and that the process has led to costly and frustrating delays in executing a project. While comments of this nature subjective they shed light on a significant shortcoming of the current HPOZ program. Sixteen of the 27 adopted HPOZs do not have preservation plans and there is, therefore, minimal information available to lay-people as to what constitutes an appropriate project. As instructed by the HPOZ Ordinance, HPOZ decision makers, where there is no adopted Preservation Plan, currently use the Secretary of Interior's Standards for Rehabilitation. Though these standards are used in historic preservation endeavors nationwide they are deliberately broad and are not written with a particular context in mind.

Preservation Plans provide extensive guidelines that are rooted in the Secretary the of the Interior's Standards, and implements these standards in a neighborhood preservation context. For example, where the Secretary of Interior's Standards for Rehabilitation mandate:

*"Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."*

Preservation plans convey this concept to an appropriate degree to the various components of a historic structure offering the following (Example take from Adams-Normandie Draft Plan):

#### *Windows*

- 1. Repair windows or doors whenever possible instead of replacing them.*
- 2. When the replacement of windows on street visible facades is necessary, replacement windows should match the historic windows in size, shape, arrangement of panes, materials, hardware, method of construction, and profile. True divided-light windows should usually be replaced with true divided-light windows, and wood windows with wood windows.*



3. *Replacement windows in areas that are not street visible may vary in materials and method of construction from the historic windows, although the arrangement of panes, size, and shape should be similar.*
4. *If a window is missing entirely, replace it with a new window in the same design as the original if the original design is known. If the design is not known, the design of the new window should be compatible with the size of the original opening and evidence of similar windows on houses of the same style in the HPOZ.*

#### **Doors**

1. *The materials and design of historic doors and their surrounds should be preserved;*
2. *When replacement of doors on the street visible facades is necessary, replacement doors should match the historic doors in size, shape scale, glazing, materials, method of construction, and profile.*
3. *Replacement doors on facades that are not street visible may vary in materials and method of construction from the historic doors, although the arrangement of panes, size, and shape should be similar.*
4. *When original doors have been lost and must be replaced, designs should be based on available historic evidence. If no such evidence exists, the design of replacement doors should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar doors on houses of the same architectural style in the District.*

The provision of clear and comprehensive design guidelines for HPOZ projects assists HPOZ stakeholders in planning a broad range of HPOZ projects from window replacement to additions to in-fill structure. When projects are appropriately planned from the onset there is an obvious reduction in the time spent by both Department of City Planning staff and Board members in coaxing revised iterations that are more appropriately designed. Additionally, the provision of clear and comprehensive design guidelines provides a clearer, more broadly agreed-upon foundation for decision-making.

#### **Localized Review and Input**

Considerable input was given at the West Adams area public hearing regarding the benefits of HPOZ Board project review and the unique role that locally appointed HPOZ board members play. Indeed, one of the unique aspects of the City of Los Angeles' neighborhood historic preservation program is the creation of local review boards for each HPOZ (as opposed to the centralized review authority found in most major cities). Having local HPOZ Boards ensures that projects are reviewed by individuals who are both experts in historic preservation and in their respective neighborhoods. Board members often have unique expertise regarding restoration techniques, can refer applicants to qualified craftspeople and can assist in preservation-related research.

Some in this particular community (West Adams area) have stated that the adoption of the 16 subject Preservation Plans constitutes an attempt at dismantling HPOZ Board authority and an undermining of the HPOZ program as a whole. However, it must be clarified that the 16 subject Preservation Plans are proposed for adoption within the confines of the process prescribed by the HPOZ Ordinance and are, in actuality, a fulfillment of the expectations expressed by that same Ordinance. The 11 exemptions and 17 delegations outlined above have been carefully crafted to ensure that only work which constitutes no discernable change to a property, or that constitutes an appropriate restoration to a property, as outlined by a respective Preservation Plan's design guidelines, would be reviewed by Department of City Planning Staff in lieu of a Board. All projects where work has taken place without appropriate permits would be reviewed by an HPOZ Board. All Conforming Work that constitutes a discernable change to a property or that does not strictly adhere to the design guidelines would be reviewed by an HPOZ Board. All

Certificates of Appropriateness and Certificates of Compatibility would be reviewed by an HPOZ Board. In essence, those projects that can most benefit from the unique perspective and expertise of the HPOZ Boards would continue to be reviewed by HPOZ Boards.

HPOZ Boards also tend to play a significant role related to code enforcement. The HPOZ Ordinance dictates that a Board member will "tour the Preservation Zone it represents on a regular basis, to promote the purposes of this section and to report to appropriate City agencies matters which may require enforcement action." A substantial proportion of code enforcement activity within HPOZs is generated by complaints filed from HPOZ Board members. Code enforcement complaints tend to fall within two categories: work that has been done without permits or review (e.g. wood windows removed on a Saturday and replaced with vinyl windows), and work that has not been executed in a manner consistent with the project's approval (e.g. a project was approved to use new wood, multi-light windows on three specific locations and the property owner has replaced all windows with vinyl instead).

Some HPOZ stakeholders in the West Adams area have expressed concern that if decision making is delegated to Department of City Planning staff (regarding the 17 projects identified above) it will lead to unfettered illegal construction activity. While there are indeed ongoing struggles with respect to illegal or unpermitted construction (and HPOZs in the West Adams area tend to be affected to a significant degree by this issue) there is no correlation between decision-making authority and illegal construction. Illegal construction is currently taking place in HPOZs where all decisions are made by the HPOZ Board. Furthermore, the unfortunate occasion of applicants attempting to execute work contrary to what was approved is also taking place where HPOZ Boards are the reviewing authority, and it is unlikely that delegation of the 17 projects listed above will have a significant impact on that issue. However, to ensure that there is effective communication between HPOZ Boards and Department of City Planning Staff, the HPOZ Ordinance and the draft Preservation Plans offer the following:

- Where a decision has been rendered by Department of City Planning Staff the HPOZ Board will be informed of that decision in a timely manner. Currently, staff will email a copy of a project's letter of approval to the HPOZ Board at the same time one is sent to the applicant. In the future there may be a more automated approach wherein HPOZ Boards are notified once a project has been deemed approved in the Department of City Planning's internal case tracking system. Notification of work that has been approved by staff allows HPOZ Boards to continue to function as an enforcement entity and report any deviations from an approved project.
- Where any existing code enforcement issues or evidence of unpermitted work exists, decision-making authority will be deferred to the HPOZ Board. This ensures that any knowledge or expertise that an HPOZ Board member may have about how a property looked before unpermitted work was executed will continue to play a role in any decisions rendered about that property.

## SUMMARY OF PUBLIC HEARING AND COMMUNICATIONS

The Department of City Planning held a series of six public hearings to solicit input regarding the subject 16 Preservation Plans. Hearings for individual HPOZs were grouped by geography to the best extent possible. The following is a summary of comments expressed at each of the six hearings.

### *Hearing 1:*

On Monday, October 2, 2010 a public hearing was held at the Los Angeles Boys & Girls Club at 100 W 5<sup>th</sup> Street in San Pedro. The hearing pertained to both the Banning Park and the Vinegar Hill HPOZs.

#### Banning Park

Twelve persons signed in at the hearing. Of the 10 persons who made public comments into the record, all 10 indicated support of the draft plan.

- One property owner had questions about window replacement, and whether or not historic wood windows would be required on all sides of the house, should the house's windows need replacement (the original windows having long since been removed). Staff directed the homeowner to Section 7.3, Guideline 2 which indicates that emphasis on historically appropriate materials is placed on the front/visible facades, and that the Plan provides flexibility with respect to materials on to secondary/non-visible facades.

#### Vinegar Hill

Seven persons signed in at the hearing. Of the four persons who made public comments into the record, three made comments in support of the draft plan, and one person made comments in support of the draft plan with some constructive feedback.

- A representative of the Community Redevelopment Agency (CRA) indicated support of the draft plan, mentioning that the proposed exemption and delegation of various types of work strikes an appropriate balance in incentivizing restoration, alleviating the burden of unnecessary review, and ensuring that important projects are still reviewed by the local HPOZ Board. The CRA representative provided copies of the August 31, 2010, draft San Pedro Master Street Tree Plan (a guide for future street tree planting in Downtown San Pedro and adjacent Vinegar Hill neighborhoods); and the June 2005 Pacific Corridor Redevelopment Project Design Standards and Guidelines. The CRA representative indicated an interest in seeing the Preservation Plan echo the requirements and guidelines of the Master Street Tree Plan, and in having the Design Standards and Guidelines apply to Non-contributing properties within the HPOZ.

### *Hearing 2:*

On Wednesday, October 6, 2010 a public hearing was held at the Penmar Recreation Center at 1341 Lake Street in Venice. The hearing pertained exclusively to the Gregory Ain Mar Vista Tract HPOZ.

### Gregory Ain Mar Vista Tract

Twenty-five persons signed in at the hearing. Of the 11 persons who made public comments into the record, one made comments in support of the draft plan and 10 made comments in support of draft plan with constructive feedback. In addition, 20 letters and emails were received in response to the draft plan. Comments received are summarized as follows:

- The Preservation Plan could do a better job acknowledging the need for, and facilitating the use of, low-water landscapes and other sustainable design innovations;
- While guidelines for historically appropriate paint schemes would be a helpful resource, the application of exterior paint should be exempt from review;
- Greater clarification is needed with respect to historically appropriate, albeit non-original, façade alterations. For instance, are there historically appropriate front door options that do not necessitate the re-creation of an original Gregory Ain front door but meet the basic design intent?
- The scope of review involved in the HPOZ (which has existed since 2003,) and that would be captured by the September 2010 draft Preservation Plan, is excessive and unnecessary. Many indicated that basic repair work should be exempt from review; many also indicated that minor alterations that do not affect the scale of the house, the front façade, or the fundamentals of the neighborhood setting should also be exempt from review.

### Hearing 3:

On Thursday, October 14, 2010 a public hearing was held at the Council District 10-Herb Wesson Field Office at 1819 S Western Avenue in Los Angeles. The hearing pertained to the Adams-Normandie, Harvard Heights, West Adams Terrace and Western Heights HPOZs.

### Adams-Normandie

Twenty-five persons signed in at the hearing. Of the 12 persons who made public comments into the record, three made comments in support of the draft plan with constructive feedback; four made comments in opposition to the draft plan and five made general comments. Additionally, two letters were received regarding the draft plan. Comments received are summarized as follows:

- While there was general understanding of the City Planning Department's need to find efficiency in implementing existing HPOZs there was concern and frustration that the use of Preservation Plans as a means to exempt some projects from review or delegate the review of some projects to City Planning staff could be an ineffective and improper approach;
- Public participation and localized decision making were lauded as the most effective means of implementing the HPOZ. Commenters pointed out the wealth of local expertise; access to cost-effective materials and craftspeople; and ability to monitor unpermitted work that is gained from having all projects reviewed by a local HPOZ board. It was conveyed that Department City Planning staff would lack the institutional knowledge, and essential care and concern to carry out the work involved in a manner appropriate to the HPOZ;
- It was expressed that the notion of staff taking on decision making authority to save staff time is counterintuitive and will not save time;

- Concern was expressed regarding City Planning staff's ability and competency to review projects and disappointment was expressed at the past performance of staff, citing various incidents during 2005 and 2006.
- General frustration was conveyed at the code enforcement process and the amount of unpermitted work that has taken place in the HPOZ.

#### Harvard Heights

Ten persons signed in at the hearing. One person made a general comment into the record:

- Concern was expressed regarding unpermitted work and what the commenter conveyed as a lack of follow-through on the part of Housing and Building and Safety code enforcement divisions.

#### West Adams Terrace

Eleven persons signed in at the hearing. One person made comments in support of the draft plan with constructive feedback:

- Language in the plan (in particular in Chapter 3) regarding street-visibility needed to be clearer so as to avoid misinterpretation.

#### Western Heights

Six persons signed in at the hearing. One person made comments in opposition to the draft plan:

- The viewpoint was expressed that localized decision making and project review would ensure better implementation than having City Planning staff review any work at all. Additionally, the commenter felt that City Planning staff lack the training and expertise to adequately review most restoration or rehabilitation projects and the commenter cited her dissatisfaction with decisions rendered by the Office of Historic Resources staff architect regarding a specific City Historic Cultural Monument.

#### *Hearing 4:*

On Thursday, October 20, 2010 a public hearing was held at Fairfax High School located at 7850 Melrose Avenue in Los Angeles. The hearing pertained to the Carthay Circle, Miracle Mile North, Spaulding Square, South Carthay and Whitley Heights HPOZs.

#### Carthay Circle

Fourteen persons signed in at the hearing. Of the five persons who made public comments into the record, three made comments in support of the plan with constructive feedback and two persons made general comments. Comments received are summarized as follows:

- General support was expressed for the Preservation Plan's ability to clarify rules and to exempt the review of work that was considered to be perfunctory. In particular, frustration was expressed with past HPOZ experience; with respect to the time involved in project review; and with respect to what felt like a subjective review criteria.

- Interest was expressed in seeing expanded language addressing drought tolerant landscape, clarity as to whether front lawns are required in the HPOZ, and a general desire to see the preservation plan encourage low water landscaping in lieu of lawns.
- Comments were made in favor of work at non-visible portions of the property being exempt from review altogether.

#### Miracle Mile North

Twelve persons signed in at the hearing. Of the seven persons who made public comments into the record, two made comments in support of the plan; two persons made comments in support of the plan with constructive feedback and three persons made general comments. Comments received are summarized as follows:

- Comments were made regarding the significant amount of work and input that was made on the part of the HPOZ board and HPOZ community in customizing the plan and coming to consensus on various components of the plan.
- Constructive input was given regarding the format of the plan, with an interest in having larger photos and illustrations and in moving the Architectural Styles chapter (Chapter 6) to the end of the plan.
- Additional guidelines regarding chimneys and modern chimney accoutrements were desired.
- Frustration was expressed at the process involved with prior HPOZ projects; commenters felt that the process was subjective and invasive.

#### South Carthay

No stakeholders from the South Carthay HPOZ attended the public hearing.

#### Spaulding Square

Thirteen persons signed in at the hearing. All seven persons who made public comments into the record made comments in support of the plan. Comments received are summarized as follows:

- Substantial community input and participation was solicited to ensure that the design guidelines were most appropriate for Spaulding Square. Special attention was paid to guidelines pertaining to setting, landscape and fences.

#### Whitley Heights

Four persons signed in at the hearing. One comment was made on the record in support of the plan with constructive feedback. Comments received are summarized as follows:

- More language in the design guidelines addressing the unique topography and setting of Whitley Heights was desired. Additionally, more time was desired to add or augment photos and illustrations currently provided in the draft plan.
- Concern was expressed at the long-term implications of exempting some work from review.

*Hearing 5:*

On Wednesday, October 27, 2010 a public hearing was held at the Van Nuys City Hall located at 6262 Van Nuys Boulevard in Van Nuys. The hearing pertained to the Balboa Highlands, Stonehurst and Van Nuys HPOZs.

**Balboa Highlands**

Three persons signed in at the hearing. All three persons indicated support of the draft plan without additional comments.

**Stonehurst**

Two persons signed in at the hearing. Both persons indicated support of the draft plan and support of the additional exemption regarding equine accessory structures.

**Van Nuys**

Five persons signed in at the hearing. Those in attendance were generally supportive of the draft plan; however, none commented on the record.

*Hearing 6:*

On Wednesday, November 3, 2010 a public hearing was held at the Highland Park Senior Center located at 6152 N Figueroa in Highland Park. The hearing pertained exclusively to the Highland Park-Garvanza HPOZ.

**Highland Park-Garvanza**

Eighteen persons signed in at the hearing. All four persons who made comments into the record indicated support of the draft plan. Comments received are summarized as follows:

- The guidelines appear to be consistent with the Secretary of the Interior's Standards for Rehabilitation;
- The draft plans would be a valuable resource to anyone who is not an expert on restoring a historic property

**EXHIBIT 5**

**EXHIBIT 5**





yes



Appropriate

Should

Encouraged



Discouraged

Should Not

no

Inappropriate

**Terminology  
Based in the  
Federal Standards**



**EXHIBIT 6**

**EXHIBIT 6**



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## TECHNICAL MEMORANDUM

**To:** Jennifer and Eric Gowey  
6500 Olympic Place  
Los Angeles, CA 90035

**From:** Joseph Tomberlin, Senior Architectural Historian

**Date:** December 2, 2019

**Re:** **Change Order 1, Continuing Support Services for Project Impacts Analysis, 6500 Olympic Place, Los Angeles, California (APN: 5087-008-017): Terminology in *The Secretary of the Interior's Standards for the Treatment of Historic Properties***

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The one-page guidance memo for HPOZ reviews lists “Terminology Based in the Federal Standards” as follows: “appropriate/should/encouraged” for “yes” and “discouraged/inappropriate/should not” for “no”. The “Federal Standards” for historic preservation reviews of this type are *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards)*. The Guidelines for the *Standards* provide general principals to be followed (allowing for common sense, safety considerations, and building codes) for work on each component of a historic structure and its surrounding property, classified by “Recommended” and “Not Recommended”, and using the terms “appropriate” and “inappropriate” (or “not appropriate”) in the general descriptions of historic rehabilitation approaches.

The words “encouraged” and “discouraged” are not employed in either the *Standards* or their accompanying Guidelines, and “should” is utilized in the *Standards* as a common adjective, not a firm mandate for preservation approaches (the phrase “should not” only appears once in the *Standards*). The terms shown in the HPOZ guidance memo, aside from “appropriate” and “inappropriate”, are not based on *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. The Guidelines for the *Standards* provide recommended treatments for historic structures (thus the classification in the *Standards* by the terms “recommended” and “not recommended”), but are not intended as firm yes or no mandates for treatments, and do not employ the terminology in the City’s one-page memo outside of appropriate or inappropriate (or not appropriate).

Both *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the *South Carthay HPOZ Preservation Plan* provide guidelines for work on historic structures, and do not include prohibitive language. The terms used in the *Standards* are “not recommended” and “inappropriate”, which are intended as guidance, not prohibited approaches.

**EXHIBIT 7**

**EXHIBIT 7**

From: KaneLawFirm@aol.com  
Subject: SCNA 10.10.10 Electronic Bulletin  
Date: Oct 10, 2010 at 9:41:03 PM  
To: bkane@kanelaw.la, kanelawfirm@aol.com  
Bcc: Mybluesky9@aol.com

**SCNA 10.10.10 Electronic Bulletin**

- 1) **PUBLIC HEARING ON PRESERVATION PLAN FOR  
SOUTH CARTHAY HISTORIC PRESERVATION OVERLAY ZONE  
WEDNESDAY, OCTOBER 20, 2010**
  - 2) **COUNCILPERSON PAUL KORETZ GETS MEDIANS CLEANED UP**
  - 3) **ROVING CATS ON OLYMPIC PLACE**
- 

- 1) **PUBLIC HEARING ON PRESERVATION PLAN FOR  
SOUTH CARTHAY HISTORIC PRESERVATION OVERLAY ZONE  
WEDNESDAY, OCTOBER 20, 2010**

Location: Fairfax High School  
7850 Melrose Avenue  
Los Angeles, CA 90046

Informational Open House from 6:00 p.m. to 7:00 p.m.  
Public Hearing at 7:00 p.m.

**Our HPOZ will not be changed. The proposed Preservation Plan simply clarifies the existing regulations.** If you would like to review a copy of the proposed Preservation Plan please visit:

[hpozlosangeles.wordpress.com](http://hpozlosangeles.wordpress.com)

or contact Craig Weber at [craig.weber@lacity.org](mailto:craig.weber@lacity.org) or (213) 978-1213.

- 2) **COUNCILPERSON PAUL KORETZ GETS MEDIANS CLEANED UP**

Thanks to Councilperson Paul Koretz median maintenance has resumed in our area. The median on San Vicente south of Wilshire will be mowed and cleaned up in the very near future!

- 3) **ROVING CATS ON OLYMPIC PLACE**

**EXHIBIT 8**

**EXHIBIT 8**



## Frequently Asked Questions (FAQs) on Proposed Historic Preservation Overlay Zones (HPOZs)

Department of City Planning, Office of Historic Resources  
City Hall 200 N. Spring Street, Room 601 Los Angeles, CA 90012

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### **1) What is a Historic Preservation Overlay Zone (HPOZ)?**

An HPOZ is a historic district – an area that has special character based on its historic value, notable architectural features, or the cultural heritage of the community. An HPOZ designation protects the historic character of the neighborhood by providing a way for projects to be reviewed prior to changes taking place. This helps to ensure that the design of alterations is in keeping with the original historic feel of the neighborhood.

### **2) How does an HPOZ come into being?**

HPOZs are typically initiated by the City Council at the request of local neighborhoods. They are considered for approval by City government after careful research and evaluation by preservation experts, and after a public hearing process in the neighborhood has occurred. These zones are legally established under Los Angeles Municipal Code Section 12.20.3, enacted in 1979.

### **3) How are HPOZs governed? Who will be on our HPOZ Board?**

Each HPOZ is overseen by City Planning Department staff and a local five-member HPOZ Board. At least three of the five members must be owners or renters who live within the HPOZ area. No single entity controls a majority of appointments to the Board, and local homeowners associations do not appoint the Board. The Mayor, City Councilmember, and Cultural Heritage Commission each select members based on the Ordinance criteria, and the fifth member is chosen by a majority vote of the other four members. HPOZ Board members serve for a term of four years and may be re-appointed for an additional four-year term.

### **4) What kind of projects are reviewed by the HPOZ?**

Any work that affects the exterior of the home, accessory structure (i.e. garage), or significant landscaping features must go through the HPOZ review process. HPOZ review may be required for some projects that do not require regular building permits, but basic maintenance and repair work, as well as work that affects only interior features, are exempt from review.

### **5) Does inclusion in a HPOZ prevent me from making changes to my property?**

No, an HPOZ is not meant to freeze a property in time, and an HPOZ does not prevent owners from making changes or additions to their properties. Instead it ensures that any changes do not detract from the architectural and historic qualities of the home and district. HPOZ guidelines place highest importance on visible, significant historic features. Replacement of original historic features is allowed when they cannot be reasonably repaired. Overall, the HPOZ process represents a flexible framework for creative problem-solving, helping property owners achieve their goals while enhancing their historic neighborhood.

### **6) Can I add a second-story to a one-story house in an HPOZ?**

Yes, HPOZ Preservation Plan guidelines allow homeowners to add a second story to a one-story house, usually provided that the new addition is stepped back and subordinate to the original house design.

### **7) What's the difference between an HPOZ and the Interim Control Ordinance (ICO) that was approved for our neighborhood, or the proposed Baseline Mansionization Ordinance (BMO)?**

The ICO was meant to severely limit any changes or new development for a two-year period while the HPOZ was being considered for adoption. An HPOZ will provide property owners with considerably

more flexibility to make changes and improvements than has been possible while the ICO has been in effect. The proposed Baseline Mansionization Ordinance (BMO) is a citywide proposal to limit the size of homes within single-family zones. An HPOZ does not prescribe home size, but seeks to preserve significant architectural features in a neighborhood.

**8) *Is there a fee for HPOZ work?***

There is currently no fee for minor work that does not involve new construction, demolition or a larger addition. Such requests, called "Conforming Work" in the HPOZ Ordinance, constitute more than 90% of requests in most HPOZs. For the few requests involving larger additions and major alterations, a Certificate of Appropriateness (COA) or Certificate of Compatibility (CCMP) is required, which involve a fee of \$708 to \$1706 depending on the size of the project.

**9) *Do HPOZs raise property values?***

HPOZs do not immediately affect property values. However, nearly every study conducted nationally has shown that historic districts, such as HPOZs, do have some positive effect on property values over time. HPOZ designation assures that the unique qualities that draw people to the neighborhood will endure into the future and that inappropriate development that can harm property values is less likely to occur.

**10) *Are there other benefits to living in an HPOZ?***

The most common shared benefit is the assurance that your neighbor will not be permitted to make inappropriate changes to their property, which degrades the character of the historic neighborhood. More tangible benefits include the eligibility for participation in the Mills Act Program, which can result in lower property tax bills. In addition, work on homes within HPOZs is often eligible to be reviewed under the California Historical Building Code rather than City's Building Code, which often allows more flexibility. Many HPOZs become popular filming locations. And many HPOZ neighborhoods report an enhanced sense of community from the process of collaborating to preserve their neighborhood's distinctive character.

**11) *What about making improvements for environmental sustainability, such as solar panels or drought-tolerant landscaping?***

Solar installations are exempt from HPOZ review under State laws ensuring solar access. Though many HPOZs do not approve the installation of artificial turf, a wide array of options for natural, drought-tolerant ground cover are typically approved.

**12) *Can I get help from the HPOZ in designing my project?***

Yes, City Planning Staff is available to assist property owners and the HPOZ Board itself is a valuable resource, with an experienced architect and other knowledgeable members who can offer helpful guidance through informal "consultations" at their regular meetings. Both staff and the Board can also provide you with other valuable information, including lists of experienced contractors and architects, sources of historic building material, and historic information on your home.

**13) *What if the work I want to do is not approved by the HPOZ?***

You can work with the Board and City Staff to re-submit modified plans for your work or file an appeal. The Area Planning Commission (APC) with jurisdiction in your neighborhood will hear an appeal within 75 days of filing.

**14) *Where can I find more information on the HPOZ process and on other HPOZs around the city?***

Visit the Office of Resources' web site at [www.preservation.lacity.org/hpoz](http://www.preservation.lacity.org/hpoz) for information on all 30 existing HPOZs and helpful resources for project applicants.



**EXHIBIT 9**

**EXHIBIT 9**

CITY OF LOS ANGELES  
CALIFORNIA



TOM BRADLEY  
MAYOR

CITY PLANNING  
COMMISSION

WILLIAM G. LUDDY  
PRESIDENT

SUZETTE NEIMAN  
VICE-PRESIDENT

WILLIAM R. CHRISTOPHER  
COMMISSIONER

CARMEN A. ESTRADA  
COMMISSIONER

THEODORE STEIN, JR.  
COMMISSIONER

RAMONA HARO  
SECRETARY

ROOM 503, CITY HALL  
(213) 485-5071

DEPARTMENT OF  
CITY PLANNING  
ROOM 561 CITY HALL  
200 N. SPRING ST.  
LOS ANGELES, CA 90012-4801

KENNETH C. TOPPING  
DIRECTOR

KEI UYEDA  
CHIEF DEPUTY DIRECTOR  
MELANIE FALLON  
DEPUTY DIRECTOR

ROBERT Q. JENKINS  
DEPUTY DIRECTOR

(213) 485-5073

September 18, 1989

Robert Shapiro  
6511 Olympic Place  
Los Angeles, CA 90035

City Plan Case No. 89-0533 HPOZ  
Council District No. 5  
Community: Wilshire District Plan

Department of Building and Safety  
Room 423 - City Hall

STAFF REPORT

CERTIFICATE OF APPROPRIATENESS - SOUTH CARTHAY

Property Involved: The subject property is located at 6511 Olympic Place and is currently zoned R1-1-0-HP

Environmental Status: The project has been found to be Categorically Exempt from the California Environmental Quality Act pursuant to Article VII Section 3(2) of the City's Guidelines.

Background: Pursuant to Section 12.20.3F of the Municipal Code, the City Planning Commission, shall approve the issuance of a Certificate of Appropriateness before a change in occupancy, construction, alteration, demolition, relocation or removal of any structure, natural feature or site within or from a Preservation Zone is made. The Cultural Heritage Commission and Historic Preservation Association shall make a recommendation to the Planning Commission on projects located within a Preservation Zone.

Project Description: The applicant proposes to add a second story to the existing single-family dwelling to include a new roof and stucco in conformance with the original design and style of the existing dwelling unit.

Recommendations by Other Bodies: The South Carthay Historic Preservation Review Committee has reviewed the project, conducted a public hearing, determined that it conforms with the requirements of Section 12.20.3A, and recommends approval by the Commission. The Cultural Heritage Commission has reviewed the project, determined that it conforms with the purpose statement of Section 12.20.3A, and recommends approval by the commission.

Conclusion: Staff has reviewed the actions of the Cultural Heritage Commission and the South Carthay Historic Preservation Review Committee; reviewed the project as to conformance with Section 12.20.3A; reviewed

architectural and landscape plans; and conducted a site survey. Based on these considerations, staff recommends approval of the project and issuance of a Certificate of Appropriateness.

Recommendation: Under the authority granted to the Director of Planning by City Plan Case No. 89-0099-HP, I approve the subject Certificate of Appropriateness and find that this action is consistent with the provisions of Section 12.20.3F3 of the Los Angeles Municipal Code.

KENNETH C. TOPPING  
Director of Planning



Robert H. Sutton  
Principal City Planner  
Neighborhood Planning Division

KCT:RHS:KW:lee

HISTORIC PRESERVATION  
REVIEW COMMITTEE

August 9, 1989

To: L.A. City Planning Dept.

Subject: Cert. of Appropriateness,  
6511 Olympic Place  
Los Angeles, CA 90035

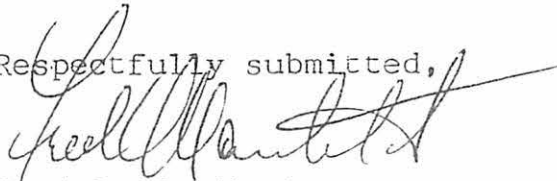


The above property is a one story, single family residence. Built in 1935 (prox), it is a wood front California ranch style with a shingle roof. The owners are propose adding a second story on the rear 1/3rd of the house, removing the wood and adding a Spanish tile roof of clay tile after the original roofs in the area. The house will also be re-stuccoed in the same way as the original homes.

\* A public hearing was held on 8-3-89 at Temple Beth Am. There were two dissenting families whose concerns were not about this project but what effect it might have on the entire area. They felt a precedent would be set to have rampant second story building in the area. It is the opinion of the committee that this will not occur. Firstly, all projects must be reviewed for fitness in the area, and secondly not everyone is rushing to spend \$80,000 to \$150,000 to add a second floor.

The realtor on our committee pointed out that this project can only add to the value of all of the properties in the area. The architects on the committee agree that this project is in good taste and can only serve to enhance the area.

Respectfully submitted,

  
Fred C. Naiditch,  
Chairman

LOS ANGELES CITY PLANNING DEPARTMENT  
HISTORIC PRESERVATION OVERLAY ZONE (HPOZ)  
PROJECT REVIEW

\*\*\*\*\*  
The proposed request for a Certificate of Appropriateness  
submitted by ROBERT + JULIE SHAPIRO for property located  
at 6511 OLYMPIC PLACE - L.A., CA 90035 has been  
reviewed by the Historic Preservation Association for  
SOUTH CARTHAY NEIGH BORHOOD and it has been  
(Name of HPOZ)  
determined that the project should be:

a)

Granted an EXCEPTION in accordance with Sec. 12.20.3 H of  
the Los Angeles Municipal Code for the following reasons:

b)

Submitted for approval of a Certificate of Appropriateness  
with the following REQUIREMENTS (page 3, Application), as  
checked: LETTER ATTACHED

- Architectural plan drawn to scale
- Landscape plan drawn to scale
- Photographs of the existing site and site improvements
- Radius map and list of property owners and occupants and  
mailing addresses SEE LETTER.
- Historical information on property as documented in the  
architectural/historical survey

Signed: [Signature]  
(For the HP Association)

Date: 8-9-89

3 APPLICATION FOR INSPECTIC

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

2, 401.42

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 47	BLOCK	TRACT 10756	COUNTY REF. NO. MP183-28/29	DIST. MAP 132-173
2. PRESENT USE OF BUILDING	SFD		NEW USE OF BUILDING S.F.D.		CENSUS TRACT CT2168
3. JOB ADDRESS	6511 OLYMPIC PL L.A. 90035				ZONE RL-1-0HP
4. BETWEEN CROSS STREETS	LAJOLLA AND ORLANDO				FIRE DIST. COUN. DIST. 5
5. OWNER'S NAME	MR & MRS R SHAPIRO			PHONE 213 655-4963	LOT TYPE INT
6. OWNER'S ADDRESS	6511 OLYMPIC PL L.A. 90035				LOT SIZE 53X140
7. ENGINEER	BUS. LIC. NO. SE2504		ACTIVE STATE LIC. NO. 00712-0428		ALLEY 20' REAR
8. ARCHITECT OR DESIGNER	BUS. LIC. NO. BARTHELEMY		ACTIVE STATE LIC. NO. 213-650-8304		BLDG. LINE 20' FRONT
9. ARCHITECT OR ENGINEER'S ADDRESS	2241 RIDGEMONT DR L.A. 90046				AFFIDAVITS ORD#75,972
10. CONTRACTOR	NOT SELECTED				ORD#158844
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES 1	HEIGHT 12'	NO. OF EXISTING BUILDINGS ON LOT AND USE 2 SFD
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS WOOD		ROOF WOOD	FLOOR WOOD/konic	
13. JOB ADDRESS	6511 OLYMPIC PL				STREET GLIDE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 96,000				DIST. OFF. LA
15. NEW WORK (Describe)	ADD 2nd STORY ADDITION TO EXIST 1 STORY				P.C. REQ'D NO(B)
NEW USE OF BUILDING	SFD SO FT		SIZE OF ADDITION	STORIES 2	HEIGHT 25
TYPE VN	GROUP OCC. R3	FLOOR AREA	TOTAL		FILE WITH
DWELL UNITS NC	MAX OCC. ONE FAMILY	TOTAL		ZONED BY ROJAS	
GUEST ROOMS 0	PARKING REQ'D NC	PARKING PROVIDED STD. NC COMP.		APPLICATION APPROVED	
P.C. 410.65	CON. INSP. NA	INSPECTION ACTIVITY			
S.P.C.	P.M.	GEN. MAJ. S. EQ.			
B.P.	E.I. 72	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.			
I.F.	F.H.				
S.D.	S.O.S. 12/88				
ISSUING OFFICE WLA	S.O.S.S.				
P.C. NO. CC6826	C/O	ENERGY 10%	DAS		

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date \_\_\_\_\_ Lic. Class \_\_\_\_\_ Lic. Number \_\_\_\_\_ Contractor \_\_\_\_\_ (Signature)

OWNER-BUILDER DECLARATION

41011 89-3168

PERMIT SIGN-OFF WORK FORM

INSTRUCTIONS:

Public Counter fills out lines 1-7, makes xerox copy for log, gives original to applicant and directs applicant to work station. Work station checks Permit and completes Lines 8 and 9, makes copy for their log, gives original to applicant and directs applicant back to counter. Counter reviews Lines 8 and 9 and if satisfied, signs Line 10 and Permit. Original is filed by Counter with log copy. Applicant is given copy if requested.

1. Work Sheet No 89-3168 Bldg. Permit No. CC 6826 Date of Issue 8/21/87

2. Applicant's Name:  
Shapiro  
Last Name Middle Initial First Name

3. Project Situs Address:  
6511 Olympic Pl.  
House Number Direction Street Name Street Suffix

4. Applicable Case Numbers: (CPC, ZA, CUZ, PM, TT, or other)  
\_\_\_\_\_  
\_\_\_\_\_

5. Public Counter Description of Project:  
2<sup>nd</sup> story addition to existing SFD  
\_\_\_\_\_  
\_\_\_\_\_

6. Type of approval being sought:  
S. Carthy H.P.O. 2.  
\_\_\_\_\_

7. Work Station where permit will be reviewed  
Unit Name: Nbrhd. Hq. Room No. 505

8. Work Station staff comments and limits or qualifications of approval  
Unconditionally Approved [ ] Conditionally Approved [ ] Denied [ ]

If conditionally approved or denied please comment \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Work Staff Signature Print Work Staff Name Date of Review by Work Station

10. Public Counter Staff Signature Print Public Counter Staff Name Date of Sign-off by Public Counter

# 3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

REPAIR-DEMOLITION AND FOR CERTIFICATE OF OCCUPANCY

## -- WORKSHEET --

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK.	TRACT	COUNTY REF. NO.	DIST. MAP
4744			5542 10756	AP 183-28/24	132-173
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		CENSUS TRACT		
( ) 1STOR. SFD	( ) 2STOR. SFD		CT 211.8		
3. JOB ADDRESS	6511 Olympic Place L.A. 90035				ZONE
	Cajolla Olympic Blvd - Whitworth Dr				R1-1-HP
4. BETWEEN CROSS STREETS	AND		FIRE DIST. COUN. DIST.		
			5		
5. OWNER'S NAME	PHONE		LOT (TYPE)		
MR. & MRS R. SHAPIRO	(213) 655-4963		INT.		
6. OWNER'S ADDRESS	CITY	ZIP	LOT SIZE		
6511 Olympic Pl L.A. 90035			130x58		
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
				20'	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
EARTH ELEM 4		213 650-8304		20'	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	AFFIDAVITS		
2211 Cidremont Dr. L.A. Ca 90046			ORD = 75,972		
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ORD = 150,844	
NOT SELECTED				AFF 67223	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH LENGTH	1	12'	1 SFD.		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	STREET GUIDE	
	WOOD	WOOD	WOOD	2A-29-1375	
13. JOB ADDRESS	6511 Olympic Pl. L.A.				
3 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	96,000				
15. NEW WORK (Describe)	ADD 2ND STOREY ADDITION TO EXIST 1STORY SFD. 1200 sq ft.				
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FILE WITH	
1019 W CA FAN DULG					
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		ZONED BY
1	R3				ROJAS
DWELL. UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		TYPIST
1	ONE	FAMILY			
GUEST ROOMS	PARKING REQ'D.	PARKING PROVIDED	INSPECTION ACTIVITY		INSPECTOR
0	2	2 COMP.	CS   GEN.   MAJ.S.   EQ.		
F.C. NO.	G.P.I.	CONT INSP.	B & S B-3A (R.9/88)		
410.65			PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.		
S.P.C.	P.M.	SPRINKLERS REQ'D SPECIFIED	Bureau of Engineering		
			ADDRESS APPROVED		
B.P.	E.I.		DRIVEWAY		
			SEWERS		
I.F.	F. H.		RES. NO.		
			CERT. NO.		
O/S	O.S.S.		SFC PAID		
	S.O.S.S.		SFC NOT APPLICABLE		
ISSUING OFFICE	C/O		SFC DUE		
W.A.			Comm. Safety		
P.C. NO.	ENERGY		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
CC6826					



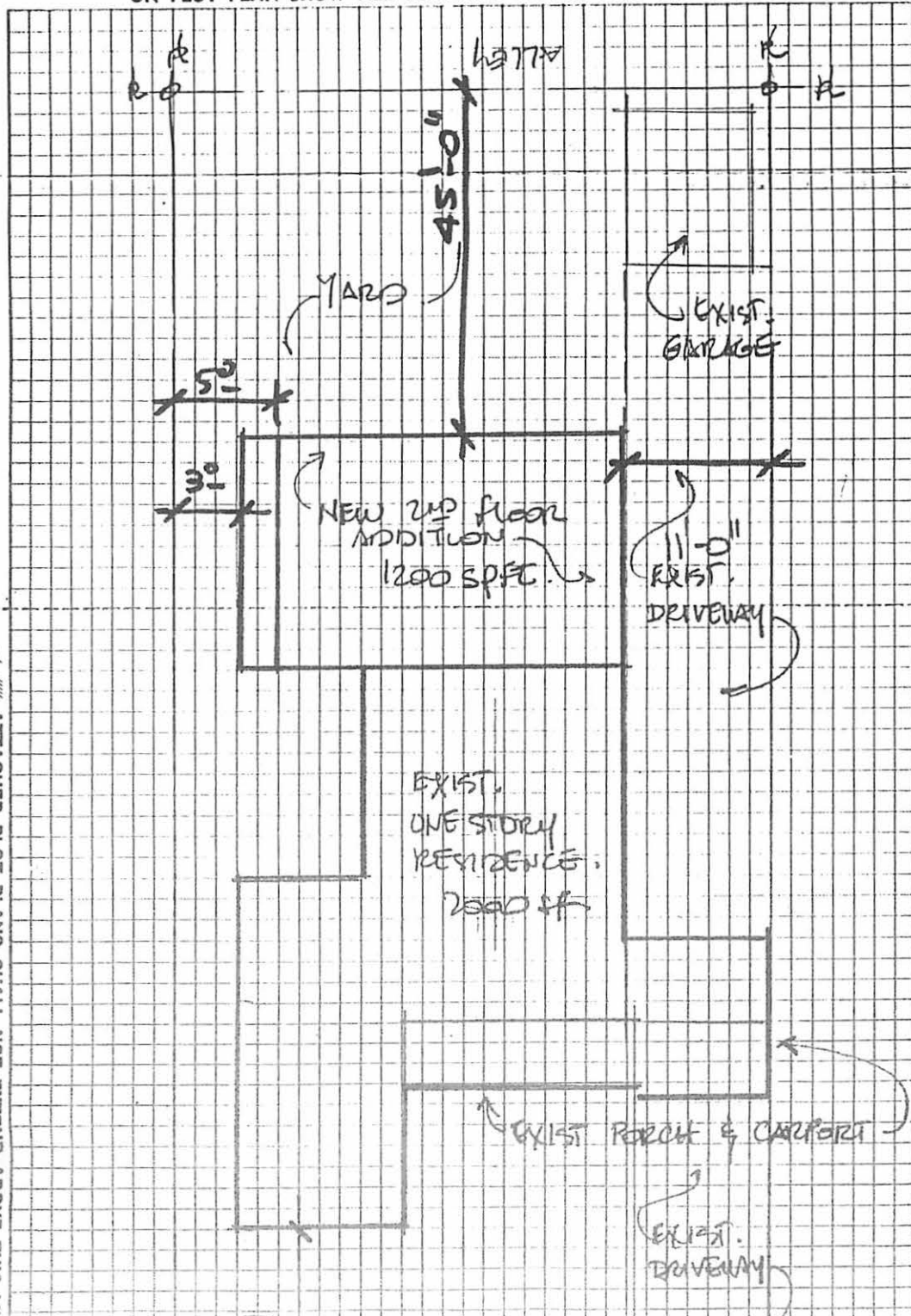
Grading	PRIVATE SEWAGE SYSTEM APPROVED	
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Transportation	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS

LEGAL DESCRIPTION

~~SHEETS~~ 1081 x 1.56 = \$ 1686<sup>36</sup>

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



CITY OF LOS ANGELES  
CALIFORNIA

DEPARTMENT OF  
CITY PLANNING  
221 N. FIGUEROA STREET  
LOS ANGELES, CA 90012-2601



RICHARD J. RIORDAN  
MAYOR

CITY PLANNING  
COMMISSION  
ROBERT L. SCOTT  
PRESIDENT  
PETER M. WEIL  
VICE-PRESIDENT  
GERALD L. CHALEFF  
MARNA SCHNABEL  
ANTHONY N.R. ZAMORA  
COMMISSION  
EXECUTIVE ASSISTANT  
(213) 580-5234

EXECUTIVE OFFICES  
16TH FLOOR  
CON HOWE  
DIRECTOR  
(213) 580-1160  
FRANKLIN P. EBERHARD  
DEPUTY DIRECTOR  
(213) 580-1163  
GORDON B. HAMILTON  
DEPUTY DIRECTOR  
(213) 580-1165  
ROBERT H. SUTTON  
DEPUTY DIRECTOR  
(213) 580-1167  
FAX: (213) 580-1176  
INFORMATION  
(213) 580-1172

HISTORIC PRESERVATION OVERLAYS ZONE (HPOZ)  
CERTIFICATE OF APPROPRIATENESS (COA)  
South Carthay

TO: Timothy Tobin  
1034 S. Orlando Avenue  
Los Angeles, CA 90035  
  
Pica & Sullivan Architects, Ltd.  
1036 S. Alfred Street  
Los Angeles, CA 90035  
  
DATE: July 10, 1997  
CASE NUMBER: CPC 97-0177 COA (SC)  
LOCATION: 1034 S. Orlando Ave  
REQUEST: A Certificate of Appropriateness to build a two-story addition (1,800 sq. ft.)  
to a one-story, single-family house (2,371 sq. ft.), as shown on Exhibit A-1,  
dated May 27, 1997.

This determination consists of this letter and approval of Exhibit A-1, (not attached) dated May 27, 1997.

RECOMMENDATION

Pursuant to Section 12.20.3 F of the Los Angeles Municipal Code (Ordinance No. 152,422, effective May 15, 1979) and the South Carthay Historic Preservation Overlay Zone (Ordinance No. 158,844, adopted on April 2, 1982), the Planning Department has determined that the subject request **does** conform to the intent and purposes of the provisions of the South Carthay Historic Preservation Overlay Zone.

Therefore, the Director of Planning's action is to Grant approval of the request, subject to the conditions stipulated herein.

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER  
CITY HALL - 200 N. SPRING STREET, RM. 460S - (213) 485-7826  
VAN NUYS - 6251 VAN NUYS BLVD., 1ST FLOOR, VAN NUYS 91401 - (818) 756-8596

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## FINDINGS

The Director of Planning Adopts the following findings:

1. That the proposed project is the addition of a 1,800 sq. ft. two-story structure to a 2,371 sq. ft. one-story, single-family house. When completed the single-family dwelling will measure 4,171 sq. ft., by which becoming the largest structure within its immediate vicinity. Houses in the vicinity range between 1,735 sq. ft. and 3,346 sq. ft. Notwithstanding the project's scale, the Historic Preservation Overlay Zone Association ("Board") is supportive of the request as showed by the 4-0 vote of approval. The existing house is an example of the Spanish Revival architectural style that prevails in this historic district. The salient feature of the addition consists of a combination of Monterey architectural elements. The proposed addition features materials and colors that are consistent with the existing house and incorporate features of other houses in the HPOZ, thus enhancing the architectural diversity of the neighborhood.
2. That under the *South Carthay Historic Preservation Overlay Zone* within the Wilshire Plan, adopted by Council May 17, 1976, the proposed addition contributes to the General Plan's objective "To encourage the preservation and enhancements of the varied and distinctive residential character of the Community ... ." The proposed addition is compatible with the character and style of the neighborhood and consistent with the styles described in the *Cultural Resource Documentation Report - HISTORIC PRESERVATION OVERLAY ZONE - SOUTH CARTHAY*, dated January 1983.
3. That on June 3, 1997, the Board convened a quorum and considered the request for the Certificate of Appropriateness. Specifically, the Board reviewed and verified the architect's response to their preliminary review comments, shown as Exhibit A-4 and dated April 2, 1997. After extensive deliberations, the Board conditionally approved the request to construct the addition, shown on Exhibit A-1, dated May 12, 1997, with two modifications: a) the width of the driveway shall not exceed 9'0" wide to appear more residential than commercial and b) plant landscape in a 1'0" setback area to buffer the new 8'0" high perimeter wall by which reducing its scale and mass.
4. That the Director of Planning, agreeing with the Board's action, imposes the two conditions as stated above with an exception to the driveway width. To maintain consistency in form and function between the two-car garage and the width of the driveway curb cut, the gate shall not exceed a maximum of 16'0" in width.
5. That on June 4, 1997, the Cultural Heritage Commission reviewed and approved the proposed addition within Municipal Code time requirements.
6. That the Planning Department issued a Categorical Exemption No. CE 97-0219, dated March 6, 1997, pursuant to the City's CEQA Guidelines. Article VII Sec. 1 (Class 3; Category 1).

## BACKGROUND

- 4/2/97 HPOZ Preliminary review comments outlined on Exhibit A-5 (not attached), dated April 2, 1997 .
- 5/16/97 Applicants paid fees and filed case for the request of a Certificate of Appropriateness.
- 5/24/97 The requirement met to notify property owners within a 300-foot radius with a five-day advance notice. Also, the beginning of the 30-day period for Board and the Cultural Heritage Commission to take formal action on the request.
- 6/3/97 The Board convened a quorum and considered the application. After a presentation by the applicant, the applicants' representatives, and the testimony of the public, the Board conditionally approved the request.
- Staff received signed petitions and letters from 41 residents that support the proposed project.
- 6/4/97 Cultural Heritage Commission considered the proposed addition at a public hearing and approved the request.
- 6/5/97 Correspondence from the applicant's representatives requesting a copy of tapes from the HPOZ public meeting held on June 3, 1997.
- 6/9/97 Transmittal of the Board's recommendation to the Planning Department, shown as Exhibit A-2 (not attached). A copy of transmittal of Board's recommendation to the Cultural Heritage Commission, shown as Exhibit A-3 (not attached).
- 6/9/97 Correspondence from property owners to staff supporting the proposed project.
- 6/11/97 Transmittal of Cultural Heritage Commission action recommending approval of the request for the Certificate of Appropriateness for the subject application, shown on Exhibit A-4 (not attached), dated June 11, 1997.

## RECOMMENDATIONS / COMMENTS RECEIVED

On April 1, 1997, the Board reviewed a preliminary proposal and gave its comments as outlined in Exhibit A-5 requesting modifications to the proposed addition.

On June 3, 1997, the Board reviewed the Certificate of Appropriateness ("COA") and recommended its conditional approval. In the request for a COA, the applicants responded in writing the reasons for maintaining their original design and not making any substantial modifications. At the public meeting, the Board reluctantly approved the addition.

## APPROVAL

The Director of Planning, pursuant to CPC 94-0152 and CPC 89-0099 -HP, has reviewed the architectural plans and exterior specifications as shown on Exhibit A-1, dated May 12, 1997, and grants conditional approval subject to the following:

### 1. Standard Conditions

- A. The Director of Planning shall approve any changes to the subject project. The applicant or the representative shall identify and justify each change in writing.
- B. The following statement shall be placed on the cover sheet of construction drawings submitted to the Department of Building and Safety. (PLANNING DEPARTMENT WILL NOT SIGN-OFF ON PLANS LACKING THIS STATEMENT.)

"NOTE TO PLAN CHECKER(S) AND BUILDING INSPECTOR(S)- These plans, including conditions of approval, shall be complying with and the height, size, location, texture, color, or material shall not differ from what the Director of Planning has approved. Any subsequent change to the project shall require review by the Director of Planning and, on referral by the Design Review Board. The applicant shall submit a request for variation in writing and include a specific notation of the variation(s) requested. Should any change be required by a public agency, then they shall document such requirements in writing."

- C. Prior to the issuance of a building permit, the applicant shall submit four (4) sets of final drawings, consistent with the approved Certificate of Appropriateness submittal and the Director of Planning's Determination, for review by the HPOZ Association Board staff of the Department of City Planning, for compliance with the Director's Determination.

### 2. Additional Conditions

- A. Driveway Gate. The width of the driveway gate shall not exceed 16'0" wide.
- B. Landscape Buffer. A minimum of 1'0" wide landscape buffer shall be provided along Orlando Avenue. The exterior perimeter wall shall be covered with a clinging vine or similar vegetation capable of covering or screening most of the wall within two years.

Effective Date and Appeal Period

An applicant, members of the Cultural Heritage Commission, member of the HPOZ Association or any interested owner or renter residing within the designated Preservation Zone aggrieved by a determination of the Director of Planning may appeal to the City Planning Commission, and afterwards to the City Council. The appeal shall be in writing and shall set forth specifically the reasons why the determination should not be upheld. Appeals shall be filed in the public office of the Department of City Planning at 200 North Spring Street, City hall, Room 460 Counter S, and shall be accompanied by the applicable fees.

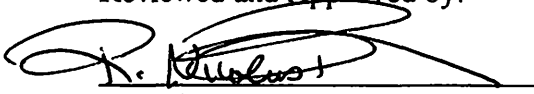
This determination is final unless an appeal is filed within twenty (20) days after the date of the Director's determination. (The appeal period shall be extended automatically if the last day of the appeal period falls on a holiday or weekend when City offices are closed.)

CON HOWE  
Director of Planning

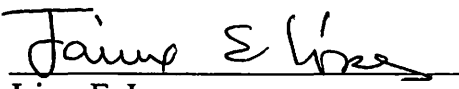
By:

  
\_\_\_\_\_  
BOB ROGERS  
Principal City Planner

Reviewed and Approved by:

  
\_\_\_\_\_  
R. NICOLAS BROWN, AICP  
Hearing Examiner

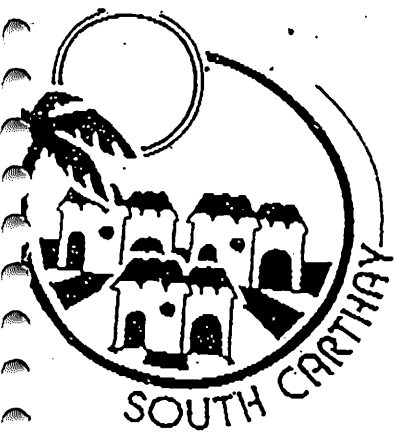
Prepared by:

  
\_\_\_\_\_  
Jaime E. Lopez,  
City Planning Associate

EXHIBITS (Non attached).

- Exhibit A-1 Architectural drawings (oversized), May 27, 1997.
- Exhibit A-2 Board Recommendation to the Planning Director, June 9, 1997.
- Exhibit A-3 Board Recommendation to the Cultural Heritage Commission, June 9, 1997.
- Exhibit A-4 Cultural Heritage Commission Recommendation, June 4, 1997.
- Exhibit A-5 Board Preliminary Review, April 2, 1997.

\\WPDOCS\HPOZ\97-177.COA



## EXHIBIT A-2

Design Review Committee  
of the  
South Carthay  
Historic Preservation Association

June 9, 1997

Mr. Nicholas Brown  
Community Planning Bureau  
221 S. Figueroa St., Suite 310  
Los Angeles, California 90012

Dear Mr. Brown:

As you are aware, I have sent a letter to Mr. Jay Oren of the Cultural Heritage Commission regarding the results of the June 4, 1997 meeting to discuss item CPC-97-0177 COA (SC). The South Carthay Design Review Committee of the South Carthay Historic Preservation Association (the "HPOZ Board") is very concerned about the presentation of the aforementioned project to the Cultural Heritage Commission. Our board would like some assurance that the Planning Commission will review this project taking all of the information into consideration. I have outlined below the course of events and our concerns about the way this project was processed by Cultural Heritage.

On Wednesday, June 4, 1997, I spoke with Liz Harris of the Cultural Heritage Commission to inquire about the results of the hearing held on item CPC-97-0177 COA (SC), the residence at 1034 South Orlando Street. To my concern, and the concern of the rest of the Board members, I learned that despite the characterization of this proposed project as "controversial," the Commission approved it after a presentation by the architect who designed the project, and his misrepresentation to the Committee that the HPOZ Board had "approved" the project the night before.

If fact, the HPOZ Board has severe reservations about the proposed project, and only conditionally approved it after two meetings with the applicant and its architects, the second of which was rather acrimonious. For the record, the Commission should know the following:

1. When this project was first presented to the HPOZ Board at an informal meeting on April 1, 1997, we advised the applicant and its architect that although we had concerns about the overall size of the proposed addition and the effect it would have on the neighborhood, we were willing to approve the project if certain other concerns were addressed. We felt that the project's impact could be mitigated by making what we considered some relatively minor changes to seven design elements. The Board therefore asked for changes to, or additional details of, several project components (see letter to Jay Oren dated 6/9/97 for attachment).

Our primary and overarching concern was and is that while the letter of the law and the Department of the Interior's Guidelines for Historic Preservation as applied to a historic building were cited repeatedly to justify this project, they are being inappropriately applied to justify a project that will significantly affect an historic

Mr. Nicholas Brown  
June 9, 1997  
Page 2

insofar as they support the overall fabric of the neighborhood or district.

2. Rather than replying to the HPOZ Board's requests directly, the applicant included justifications for the proposed design, as submitted, in its formal application package. We also understand from the applicant's architects that they, on behalf of the applicant, met with you (Mr. Oren) prior to the HPOZ's public meeting "and have your full approval" for the project. We understand that this approval was based on the presentation of a model which the architects admit does not conform to the plans submitted with the application. This same model was the basis for some forty (40) letters of support gathered from neighbors, and was the model displayed for the Commission.

3. In the public HPOZ meeting held on June 3, 1997, the architect explained that the applicant had not responded to the HPOZ Board's requests - other than representing that the addition's flat roof would now have tile detailing and that the east wall would be connected to the north wall with a wrought iron gate - because they simply wanted to build the project the way they wanted to build it.

4. After considerable public comment, the HPOZ Board stated that although it continued to have concerns about all of the items initially identified to the applicant, it conditionally approved the project IF the proposed commercially-sized 18'-6" wide driveway gate was reduced in size to 9'6", which dimensions are more in keeping with a residential neighborhood, and IF the bulk of the proposed 8'0" high wall which fronts on Orlando is mitigated by planting between the wall and the sidewalk. The Board understands from the architect that although the plans show the wall set back from the sidewalk only about 6" it will in fact be set back at least 12" and that the strip will be landscaped in a way that lessens the impact of the high wall. For the record, the Board has concerns that the 12" strip will be insufficient to support plantings to cover the wall, given that the footings required to support the wall will be substantial.

In light of the history of this proposed project, the HPOZ Board is extremely concerned by the way the project was presented to the Commission, and by the Commission's unknowing approval of the project based upon incomplete information.

Again, our primary concern is that the Planning Department's recommendation regarding this project is based upon all of the information. Please do not hesitate to contact me should you need additional information or assistance regarding this project. I can be reached at 31-0/353-8444.

Cordially,

  
Raun L. Thorp

cc: Mr. Con Howe, Director, City Planning  
Mr. Fred Naiditch, Chairman South Carthay HPOZ Board



## EXHIBIT A-3

Design Review Committee  
of the  
South Carthay  
Historic Preservation Association



June 9, 1997

Mr. Jay M. Oren  
Cultural Affairs Department  
433 S. Spring St., 10th Floor  
Los Angeles, California 90013

Dear Mr. Oren and Members of the Cultural Heritage Commission:

I tried to reach you (Mr. Oren) several times by telephone on May 4, 1997, without success, so I am submitting this letter on behalf of the South Carthay Design Review Committee of the South Carthay Historic Preservation Association (the "HPOZ Board").

On Wednesday, June 4, 1997, I spoke with Liz Harris of the Cultural Heritage Commission to inquire about the results of the hearing held on item CPC-97-0177 COA (SC), the residence at 1034 South Orlando Street. To my concern, and the concern of the rest of the Board members, I learned that despite the characterization of this proposed project as "controversial," the Commission approved it after a presentation by the architect who designed the project, and his misrepresentation to the Committee that the HPOZ Board had "approved" the project the night before.

If fact, the HPOZ Board has severe reservations about the proposed project, and only conditionally approved it after two meetings with the applicant and its architects, the second of which was rather acrimonious. For the record, the Commission should know the following:

1. When this project was first presented to the HPOZ Board at an informal meeting on April 1, 1997, we advised the applicant and its architect that although we had concerns about the overall size of the proposed addition and the effect it would have on the neighborhood, we were willing to approve the project if certain other concerns were addressed. We felt that the project's impact could be mitigated by making what we considered some relatively minor changes to seven design elements. The Board therefore asked for changes to, or additional details of, several project components (see attachment).

Mr. Jay M. Oren  
Cultural Affairs Department  
June 9, 1997  
Page 2

Our primary and overarching concern was and is that while the letter of the law and the Department of the Interior's Guidelines for Historic Preservation as applied to a historic building were cited repeatedly to justify this project, they are being inappropriately applied to justify a project that will significantly affect an historic neighborhood, where the individual buildings are significant only insofar as they support the overall fabric of the neighborhood or district.

2. Rather than replying to the HPOZ Board's requests directly, the applicant included justifications for the proposed design, as submitted, in its formal application package. We also understand from the applicant's architects that they, on behalf of the applicant, met with you (Mr. Oren) prior to the HPOZ's public meeting "and have your full approval" for the project. We understand that this approval was based on the presentation of a model which the architects admit does not conform to the plans submitted with the application. This same model was the basis for some forty (40) letters of support gathered from neighbors, and was the model displayed for the Commission.

3. In the public HPOZ meeting held on June 3, 1997, the architect explained that the applicant had not responded to the HPOZ Board's requests - other than representing that the addition's flat roof would now have tile detailing and that the east wall would be connected to the north wall with a wrought iron gate - because they simply wanted to build the project the way they wanted to build it.

4. After considerable public comment, the HPOZ Board stated that although it continued to have concerns about all of the items initially identified to the applicant, it conditionally approved the project **IF** the proposed commercially-sized 18'-6" wide driveway gate was reduced in size to 9'6", which dimensions are more in keeping with a residential neighborhood, and **IF** the bulk of the proposed 8'0" high wall which fronts on Orlando is mitigated by planting between the wall and the sidewalk. The Board understands from the architect that although the plans show the wall set back from the sidewalk only about 6" it will in fact be set back at least 12" and that the strip will be landscaped in a way that lessens the impact of the high wall. For the record, the Board has concerns that the 12" strip will be insufficient to support plantings to cover the wall, given that the footings required to support the wall will be substantial.

In light of the history of this proposed project, the HPOZ Board is extremely concerned by the way the project was presented to the Commission, and by the Commission's unknowing approval of the project based upon incomplete information.

Mr. Jay M. Oren  
Cultural Affairs Department  
June 9, 1997..  
Page 3

If the Commission would like any further information regarding this proposed project, the HPOZ Board is available to assist. You may contact me at (310)358-8444.

Cordially,



Raun L. Thorp

cc: Mr. Nicholas Brown  
Mr. Mike Feuer  
Mr. Fred Naiditch

Attachment: Page 2 of April 2, 1997 letter sent by the South Carthay Design Review Committee of the South Carthay Historic Preservation Association (the "HPOZ Board") to Tim Tobin and Donna Dees

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

EXHIBIT A-4

DATE: June 11, 1997

TO: Nicolas Brown, Hearing Examiner  
221 S. Figueroa St., Room 310  
Mail Stop 397FROM: Jay Oren, Historic Preservation Officer  
433 S. Spring St., 10th Fl.  
Mail Stop 380SUBJECT: CULTURAL HERITAGE COMMISSION RECOMMENDATION FOR  
CERTIFICATE OF APPROPRIATENESS IN THE SOUTH CARTHAY  
HISTORIC PRESERVATION OVERLAY ZONE

At its meeting of June 4, 1997 the Cultural Heritage Commission took the following action:

**MOTION:** Commissioner Russell moved, seconded by Commissioner Beckham, that the Cultural Heritage recommend to the Planning Commission that a Certificate of Appropriateness be granted for the proposed house addition at 1034 South Orlando Avenue. The Motion was unanimously adopted by the members present.

The Commission uses the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings as criteria for acting on alteration and addition applications. In addition, they look for adherence to patterns of scale and massing, patterns of materials, architectural rhythms, respect of the street wall and small scale articulation. If you have any questions, please contact me at 485-8690.

cc: Pica and Sullivan Architects

Enclosure: Secretary of the Interior's Standards.

## **Secretary of the Interior's Standards**

The Secretary of the Interior has promulgated Standards for Rehabilitation (Standards) for historic structures which are codified at 36 CFR Section 67.7. The Standards are designed to ensure that rehabilitation does not impair the significance of an historic building. The Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if they were removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# EXHIBIT A-5

## TOBIN HOUSE ADDITION

### ORLANDO AND OLYMPIC PLACE

The addition exterior has, within itself, multiple architectural aesthetics that have little relevance to the existing house or the general vernacular language of the Zone. Details must be submitted to better define some of the architectural elements.

#### Comments and Concerns

1. The balcony railing and shape do not relate to elements in the house.
2. The new windows are awning type, square and without divided lights. The detailing on the drawing and the model indicate that the windows will have a wood surround. The committee was told that the windows will have a stucco return. Final window details need to be submitted to the committee.
3. The fenestration detail at the stairs does not have a precedent in the existing house or the general style.
4. There are no details for the replacement windows planned for the existing windows.
5. The new roofs lacks consistency with the existing roof form and detail.
6. Details for the Orlando fence wall, gate and garage door need to be reviewed by the committee. The Orlando wall height should conform with the adjacent wall running south to Whitworth.
7. Details for the connection of the east side fence wall to the north fence wall need to be reviewed by the committee.

**EXHIBIT 10**

**EXHIBIT 10**

ARCHITECT

CLIENT NAME  
CLIENT ADDRESS LINE 1  
CLIENT ADDRESS LINE 2  
CLIENT PHONE NUMBER

OWNER

CONSULTANT

RENDERINGS  
GOWEY RESIDENCE  
6500 OLYMPIC PLACE,  
LOS ANGELES, CA 90035

ISSUANCES AND REVISIONS

PRELIMINARY MEETING	02/07/2019
OHR AND PLANNING MEETING	02/27/2019
HPOZ CONSULTATION MEETING	04/04/2019

INSTRUMENTS OF SERVICE  
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DRAWN BY: RC, RM, BH

DRAWING DATE: 04/04/2019

PRJCT CODE: 18.017.00  
GOW6500

SCALE: X/1" = 1'-0"

SHEET: 20 OF 21 SHEETS



1 ORIGINAL IMAGE  
VIEW FROM OLYMPIC PLACE AND LA JOLLA



2 PROPOSED ADDITION OVERLAY  
VIEW FROM OLYMPIC PLACE AND LA JOLLA



3 ORIGINAL IMAGE  
VIEW FROM OLYMPIC PLACE



4 PROPOSED ADDITION OVERLAY  
VIEW FROM OLYMPIC PLACE



ARCHITECT

CLIENT NAME  
CLIENT ADDRESS LINE 1  
CLIENT ADDRESS LINE 2  
CLIENT PHONE NUMBER

OWNER

CONSULTANT

RENDERINGS  
GOWEY RESIDENCE  
6500 OLYMPIC PLACE,  
LOS ANGELES, CA 90035

ISSUANCES AND REVISIONS

PRELIMINARY MEETING	02/07/2019
OHR AND PLANNING MEETING	02/27/2019
HPOZ CONSULTATION MEETING	04/04/2019

INSTRUMENTS OF SERVICE  
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1

ORIGINAL IMAGE  
VIEW FROM LA JOLLA



2

PROPOSED ADDITION OVERLAY  
VIEW FROM LA JOLLA



3

ORIGINAL IMAGE  
VIEW FROM LA JOLLA



4

PROPOSED ADDITION OVERLAY  
VIEW FROM LA JOLLA

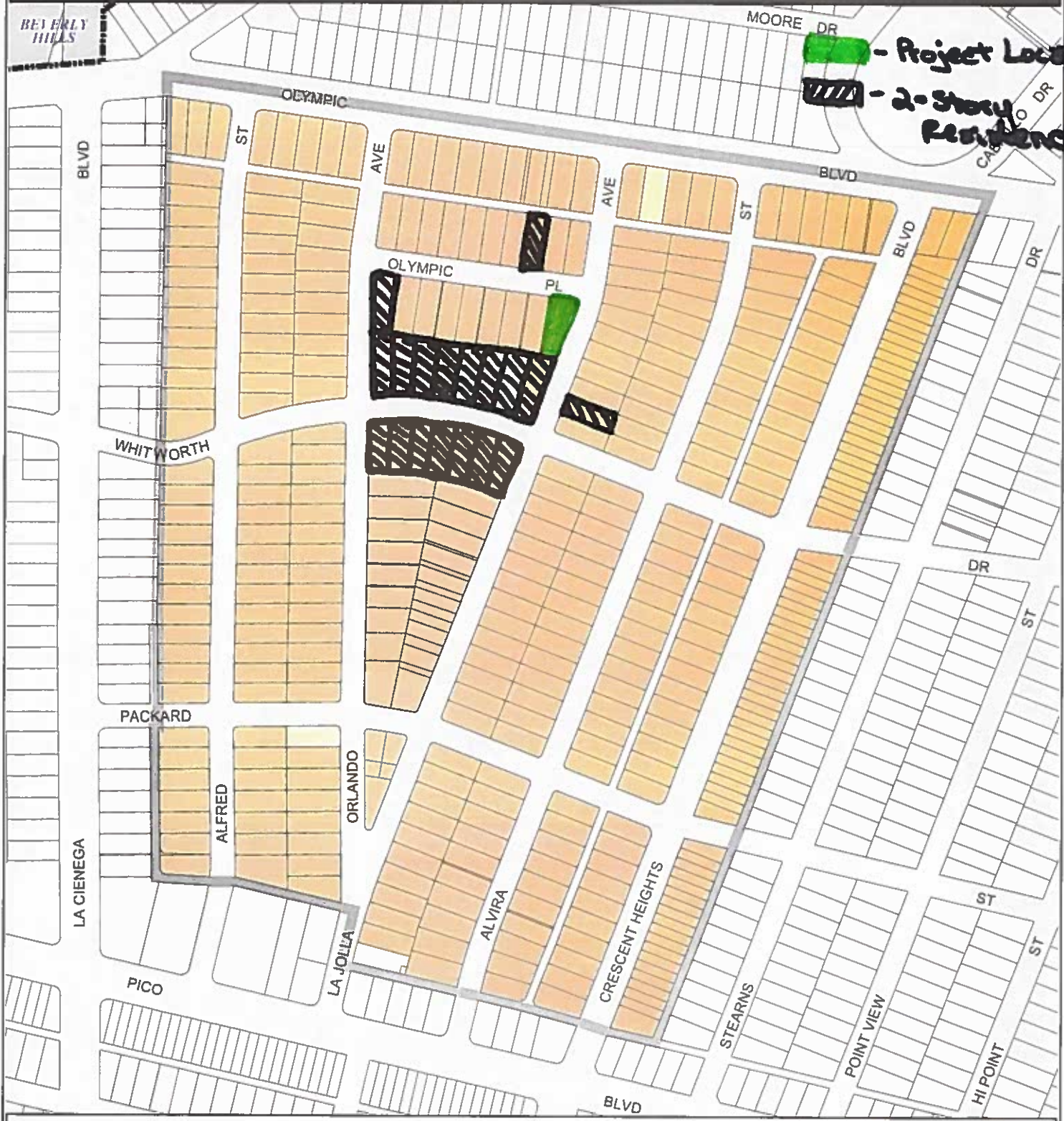
**EXHIBIT 11**

**EXHIBIT 11**

# South Carthay Historic Preservation Overlay Zone Architectural Survey: Structure Designation

Ordinance 160,152  
Adoption Date 08-15-1985  
Effective Date 07-02-1985

CPC-1983-312-HPOZ  
Council File Index 82-0491

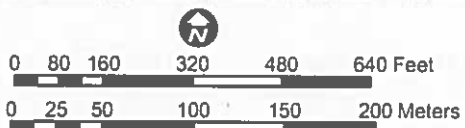


**Project Location**

**2-Story Residence**

### Structure Designation

- Contributing Feature
- Non-Contributing Feature
- HPOZ Boundary



City of Los Angeles - Department of City Planning - Con Howe, Director

