


<div><div><div>DEPARTMENT OF CITY PLANNING 200 S. MAIN STREET, SUITE 1300 LOS ANGELES, CA 90012-4851 (213) 475-1000 WWW.CITYPLANNING.ORG</div><div>CITY PLANNING COMMISSION WILLIAM B. ROSS CHAIRMAN BRIANNA TREER VICE CHAIRMAN JOHN C. BARTON DOUGLAS GORDON JUDITH FORD FRANKIE L. LUDWIG VICKI ANN SANCHEZ ANGELA S. SANCHEZ MICHAEL R. WOOD DAVE YERGEN COMMISSIONER/EXECUTIVE DIRECTOR CDD 000-1000</div></div><div><div>CITY OF LOS ANGELES CALIFORNIA</div><div></div><div>ANTONIO R. VILLARAIGOSA MAYOR</div></div></div> <div>November 30, 2010</div> <div><div>CASE NO. DIR-2010-2055-COA CERTIFICATE OF APPROPRIATENESS CE: ENV-2010-20 56-CE</div><div>Location: 217 S. McCadden Pl HPOZ: Hancock Park Council District: 4 Plan Area: Wilshire Plan Land Use: Low I Residential Zone: RES-1-HPOZ Legal Description: Tract 8320, Block: None, Lot 72</div><div>Representative(s) Gunter Motz Motz Architect 8821 Ashcroft Ave West Hollywood, CA 90048</div><div>Applicant(s)/Owner(s) Steven Stroll 217 McCadden Los Angeles, CA 90004</div><div>LAST DAY TO APPEAL IS: December 15, 2010</div></div> <div><p>Pursuant to Ordinance No. 177839, the Hancock Park Historic Preservation Overlay Zone (HPOZ) and the Hancock Park Preservation Plan (as approved November 8, 2007), the Department of City Planning has determined that a Certificate of Appropriateness is required for the proposed project.</p><p>As the designee of the Director of Planning, I have considered the recommendation of the Cultural Heritage Commission as well as the Hancock Park HPOZ Board and determined that the conditioned project at 217 S McCadden Place <u>does conform</u> to the regulations, standards, and provisions for a Certificate of Appropriateness pursuant to Section 12.20.3 of the LAMC and the Hancock Park Preservation Plan. Therefore, I hereby <u>grant</u> approval of the following project, subject to the conditions stipulated herein:</p><p>The Certificate of Appropriateness for the addition of approximately 3,000 square feet to the rear facade of a home, new windows on the north side elevation, and a new garage in the backyard.</p></div> <div><div>EXECUTIVE OFFICES NICHOLE L. COCHRANE DIRECTOR (213) 475-1071 NICHOLE.L.COCHRANE@CITYOFLOSANGELES.CA.GOV VINCENT P. BERNARDI, ACP VICE DIRECTOR (213) 475-1072 VINCENT.P.BERNARDI@CITYOFLOSANGELES.CA.GOV JESSICA L. HARRIS VICE DIRECTOR (213) 475-1073 JESSICA.L.HARRIS@CITYOFLOSANGELES.CA.GOV INFORMATION WWW.CITYPLANNING.ORG</div></div>	<div>Case No: DIR-2010-2055-COA Project Address: 217 S McCadden Pl</div> <div>I. CONDITIONS OF APPROVAL A. Standard Conditions<ol style="list-style-type: none">The use and development of the subject property shall be in substantial conformance with this approval, and the plans submitted as part of this application, labeled "Exhibit A," attached to the case file. Any changes to the subject project shall be approved by the Director of Planning. Each change shall be identified and justified in writing.The entire determination, including the following statement, shall be imprinted on the cover sheet of construction drawings submitted to the Department of Building and Safety.<div>"NOTE TO PLAN CHECKER(S) AND BUILDING INSPECTOR(S) - These plans, including conditions of approval, shall be complied with and the height, size, shape, location, texture, color, or material shall not differ from what the Director of Planning has approved under DIR-2010-2055-COA. Any subsequent change to the project shall require review by the Director of Planning and recommendation by the Cultural Heritage Commission. A request for variation shall be submitted in writing and include a specific notation of the variation(s) requested. Should any change be required by a public agency then such requirement shall be documented in writing."</div>Prior to final approval of plans by the Department of Building and Safety, the applicant shall submit three (3) sets of final drawings, in accordance with the approved Certificate of Appropriateness determination by the Director of Planning, for approval by Department of City Planning staff assigned to the Hancock Park Historic Preservation Overlay Zone for compliance with the Director's Determination. One (1) set shall remain with the Department of City Planning. Two (2) sets shall be forwarded by the Applicant to be submitted to the Department of Building and Safety, which requires one set for the Plan Check Division and the other set for the Field Inspector.The granting of this determination by the Director of Planning does not in any way indicate compliance with applicable provisions of LAMC Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.As specified in Municipal Code Section 12.20.3 K, the term of this Determination is valid for a period of two (2) years, so long as all necessary building permits are obtained within that two years. In the event a building permit is obtained in a timely manner but subsequently expires, the Director's decision (or Area Planning Commission's decision on appeal) shall expire with the building permit.</div>	<div>Case No: DIR-2010-2055-COA Project Address: 217 S McCadden Pl</div> <div>B. Additional Conditions<ol style="list-style-type: none">Detailed final construction documents must be reviewed and approved by the Department of City Planning for conformance with the intent described in the applicant's design drawings labeled "Exhibit A."To the maximum extent possible, structural modifications such as shear walls, shall be done on the interior, minimizing exterior changes to the front and side facades of the historic home.Dimensions and setbacks of the addition and garage shall be clearly shown on the site plan.Elevations shall be corrected to accurately reflect the existing windows on the historic home.The drafting error of the hollow wall on the proposed first floor plan in the dining room shall be corrected. The wall shall be properly drafted.The new windows on the north elevation of the historic home shall be wood windows that will be restored to the best extent possible in the original location of the historic windows. The replacement windows shall use other historic windows existing on the home as a guide for the restoration. The plans shall note this restoration in verbiage on the plans.The final design of the garage shall be reviewed by the Planning Department prior to final sign off.Historic materials, not called out for replacement on the design drawings, shall not be removed or replaced, unless specifically approved by the Planning Department. Damaged materials should be repaired rather than replaced, unless the severity of deterioration is shown to require in-kind replacement.C. Administrative Conditions<ol style="list-style-type: none">Approval, Verification and Submittals. Copies of any approvals, of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.Code Compliance. All area, height and use regulations of the zone classification for the subject property shall be complied with.</div>	<div>Case No: DIR-2010-2055-COA Project Address: 217 S McCadden Pl</div> <div>III. CHRONOLOGY<table><tr><td>2009-2010</td><td>Applicant has multiple consultations with Planning and Office of Historic Resources Staff.</td></tr><tr><td>07/23/2010</td><td>City Planning Public counter receives application, accepts fees, and issues case numbers DIR-2010-2055-COA and ENV-2010-2056-CE.</td></tr><tr><td>07/28/2010</td><td>Application is deemed complete.</td></tr><tr><td>08/18/2010</td><td>After review and comment, the Board votes 3-0 to recommend approval of the project.</td></tr><tr><td>08/26/2010</td><td>The Cultural Heritage Commission recommends this proposal. See discussion in findings section.</td></tr></table>IV. OBSERVANCE OF CONDITIONS – TIME LIMIT – LAPSE OF PRIVILEGES – TIME EXTENSION<p>All terms and conditions of this HPOZ Review/Certificate of Appropriateness Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within two years after the effective date of this determination and, if such privileges are not utilized or substantial physical construction work is not begun within said time and limited on diligently to completion, the authorization shall terminate and become void. The Director of Planning or his/her designee may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public office of the Department of City Planning setting forth the reasons for said request and the Director of Planning or his/her designee determines that good and reasonable cause exists therefore.</p>V. TRANSFERABILITY<p>This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.</p>VI. VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR<p>Section 11.00 M of the Los Angeles Municipal Code states in part "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.5 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be in charged by the City Attorney as either a misdemeanor or an infraction."</p></div>	2009-2010	Applicant has multiple consultations with Planning and Office of Historic Resources Staff.	07/23/2010	City Planning Public counter receives application, accepts fees, and issues case numbers DIR-2010-2055-COA and ENV-2010-2056-CE.	07/28/2010	Application is deemed complete.	08/18/2010	After review and comment, the Board votes 3-0 to recommend approval of the project.	08/26/2010	The Cultural Heritage Commission recommends this proposal. See discussion in findings section.	<div>Case No: DIR-2010-2055-COA Project Address: 217 S McCadden Pl</div> <div>Guideline 1: The existing residence is a two-story, 3,008 square foot single family home designed in the Spanish Colonial Revival style (1925). The addition is located on the rear facade of the existing home. The lot is not a corner lot, and therefore the homes to the north and south of the property and narrow setbacks of the site itself (approximately 5 feet on the north side, and 13 feet on the south) help to shield the new addition to make it non-street visible. As such, the project complies with Guideline 1 since the proposed addition is located away from the main facade, it also aligns with the spirit of the Guideline 1 since it will not be visible.</div> <div>Guideline 2: Additions should be compatible in size, and scale with the original structure, although visually subordinate in massing.</div> <div>The existing home is approximately 23 feet high at the highest point of the roofline. The proposed addition is approximately 23 feet high on the rear facade of the home. The existing house is 3,008 square feet, the new addition is 2,987 square feet. The addition will be visually subordinate because it will not be visible from the street due to the neighboring property structures and narrow side yards. Furthermore, the addition will be setback from the original historic structure.</div> <div>In terms of the scale with original structure, it should be noted that the original home is significantly smaller than most of the neighbors on the block. The lot coverage of the existing home is approximately 18%, with the addition, the coverage of home will be around 27%. An analysis of 10 of the 16 neighboring properties shows that the lot coverage along the 200 block of McCadden averages (both mean and median) around 27% percent. As such, the addition will be compatible in terms of lot coverage. Additionally, an analysis of 15 of the 16 properties indicates that the existing square footage of the original home is smaller than many of the neighbors—only 3 other properties on the block indicate a square footage within the 3,000-3,999 square footage range. Five properties have 4,000-4,999 square feet, and six have 5,000 square feet or more. As such, the proposed addition will be compatible in size with the neighborhood.</div> <div>Guideline 4: Additions should use similar finish materials and fenestration patterns as the original structure. A stoop addition to a wood clapboard house, for example, would be inappropriate.</div> <div>None of the proposed changes affect the front facade of the home. The project proposes a similar finish for the rear addition but with a slight differentiation. The plaster on the existing home has a hand-trowel finish, while the new addition will use a 20/30 sand finish. The roof tile will be the same material and type to match the existing but will be new, and will therefore not have the weathered look of the existing roof tiles. The new windows will match the existing construction profile and materials, which are wood, but will be new Pella brand windows with dual glazing. Because they will be new and dual-glazed, the windows on the addition will have different sized muntins than those of the more historic windows. The fenestration pattern is similar to the existing house but is slightly more complex as the rear facade proposes additional small windows and all of the new facades will have windows with different sized openings than those of the historic home. Thus, although the addition proposes some different treatments for the addition,</div>
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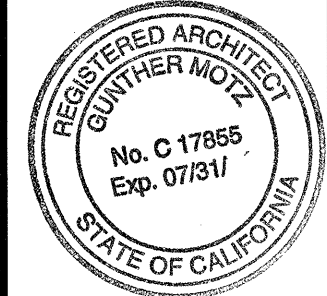
<div>Case No: DIR-2010-2055-COA Project Address: 217 S McCadden Pl</div> <div>the finish materials and fenestration patterns are similar, consistent with the Guideline.</div> <div>Guideline 5: Addition roof forms should echo those of the original structure.</div> <div>The addition proposes a similar gabled roof and built up flat roof to the main house, the material of which will be new tile but in a matching style of the existing tile. The new roofline will also be lowered by three inches from the historic home to indicate that it is a new addition. Thus, the project is consistent with Guideline 5.</div> <div>Guideline 6: The original rooflines of the front facade of a structure should remain readable and not be obscured by an addition.</div> <div>The proposed addition is to the rear of the original home, the original structure's roofline will remain readable and not obscured. Therefore, the project is consistent with Guideline 6.</div> <div>Guideline 8: Additions should distinguish themselves from the original structure through the simplified use of architectural detail, or through building massing or variations of exterior finishes to communicate that the addition is new construction.</div> <div>The existing residence is designed in the Spanish Colonial Revival style. The proposed addition echoes this style but, as described above, the project will have the following differentiations in finish and fenestration:<ul style="list-style-type: none">The plaster on the existing home has a hand-trowel finish, while the new addition will use a 20/30 sand finish.The roof tile will be the same material and type to match the existing but will be new, and will therefore not have the weathered look of the existing roof tiles.The new windows will match the existing construction profile and materials, which are wood, but will be new Pella brand windows with dual glazing.New and dual-glazed, the windows on the addition will have different sized muntins than those of the more historic windows.The fenestration pattern is similar to the existing house but slightly more complex as the rear facade proposes additional small windows and all new facades will have windows with different sized openings than those of the historic home.Furthermore, the roofline on the addition will be three inches lower than that of the original historic home. The sides of the addition will also have further setbacks: on the north side of the home, the addition will setback an additional two feet and the south side will be setback an additional foot from the plane of the side facade of the historic home. As such, the addition complies with the Guideline.</div>	<div>Case No: DIR-2010-2055-COA Project Address: 217 S McCadden Pl</div> <div>B. Hancock Park Preservation Plan – Section 8.3: Windows – Guidelines.<div>Guideline 2: The historic pattern, location, size and proportions of windows on a facade should be maintained.</div><div>The existing windows to be replaced are non-historic aluminum windows. The new windows to be installed will use as much as possible the remaining evidence within the walls to restore windows to their original location. As such the project proposes to restore the historic pattern, size, and proportions of the original windows.</div><div>Guideline 6: 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 opening, and the style of the building.</div><div>As stated above, the existing windows to be replaced are non-historic aluminum windows. The new windows will be wood windows that will be restored to the best extent possible in the original location of the historic windows. The replacement windows will use other historic windows existing on the home as a guide for the replacement. Therefore the size, shape, etc. will match as closely as possible the original windows.</div></div> <div>C. Hancock Park Preservation Plan – Section 9.9: Construction of a New Secondary Structure – Guidelines.<div>Guideline 1: New accessory structures and garages should be similar in character to those which historically existed in the area.</div><div>The home does not currently have a garage on site, but has a concrete parking area instead. The style of the new garage is intended to match the style of the existing two-story residence designed in the Spanish Colonial Revival style (1925). The original home has a plaster-finish exterior, which the new garage will resemble. The garage door will be wooden with a roll-up design; the material honors the historic material and the roll-up nature differentiates the garage as a new addition to the property. While the garage is included in this determination, the final design of the garage will be reviewed by the Planning Department to ensure compatibility. Consequently, the new garage will reflect the historic nature of the area.</div><div>Guideline 2: Basic rectangular roof forms, such as hipped or gabled roofs, are appropriate for most garages.</div><div>The new garage has a hipped roof and also proposes a clay tiled roof awning to echo the existing home's roof form. The clay tile roofing materials are also intended to match the original, historic home. However, like the roof tiles on the new addition, they will be new and will not have the weathered look of the original home.</div></div>
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MIZRAHI
RESIDENCE

217 MC CADDEN PL
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CERTIFICATE OF APPROPRIATENESS
CASE No DIR-2010-2055-COA
CE: ENV-2010-20 56-CE

DATE: 10/12/11
SCALE: 1/16" = 1'-0"

N-01