

# HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

**HDRC CASE NO:** 2020-312  
**ADDRESS:** 1307 FULTON AVE  
**LEGAL DESCRIPTION:** NCB 2754 BLK 60 LOT 23  
**ZONING:** R-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Fulton Historic District  
**APPLICANT:** Felipe Hinojosa/HDS-LLC  
**OWNER:** LECHUGA ALAN  
**TYPE OF WORK:** Construction of a side carport, porch modifications, site modifications  
**APPLICATION RECEIVED:** June 27, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Modify the existing front porch slab configuration and perform hardscaping modifications.
2. Construct a new carport to extend from the rear garage to a side bay. The submitted drawings indicate that the carport will align with the front façade of the primary structure, but the applicant has verbalized their intent to align with carport setback with the side bay.

The applicant has withdrawn the request to extend the front porch overhang and construct a covered walkway in front of the house, which are currently indicated in the submitted documents.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

### *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

##### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

#### 3. Materials and Textures

##### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

##### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

##### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

#### 4. Architectural Details

##### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include

roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

#### *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

### FINDINGS:

- a. The primary structure at 1307 Fulton is a 1-story residential structure constructed circa 1925 in the Craftsman style. The structure features a low-sloping porch overhang, two faux front gables, a side gable roof configuration, and dutch lap siding. The structure is contributing to the Fulton Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on July 22, 2020. The DRC reviewed the proposal illustrated in the submitted drawings and recommended eliminating the front covered walkway and the porch extension and recommended setting the carport back from the front façade to align with the rear side gable at minimum. The DRC also requested additional material information on the side façade cladding for the carport and requested updated elevation drawings that accurately conveyed that condition.
- c. PORCH STEPS AND WALKWAY – The applicant has proposed to modify the existing concrete front steps and porch landing. The existing steps, which roughly align with the front porch overhang, are in disrepair. The applicant has proposed to widen the concrete landing and reconfigure the stairs. The applicant also has indicated a proposal to widen an existing side walkway by a foot, to a total of three feet. According to the Historic Design Guidelines, stairs and porch elements should be retained. Any added site elements, including walkways, should be compatible in scale, location, and material to existing elements. Staff generally finds the concept of modifying the porch steps and a walkway to be appropriate based on the style and architectural features of the home, but requires an elevation drawing that shows the proposed steps in relation to the primary structure.
- d. CARPORT – The applicant has proposed to construct a carport to extend from the rear garage to the side bay of the structure. As indicated in the drawings, the carport extends to the front façade of the house, but the applicant has verbalized their intention to set back the carport to align with the side gable. According to the Historic Design Guidelines, new carports should follow the historic development pattern of the district. Historic outbuildings are most typically located at the rear of the lot, behind the principal building. Carports or additional accessory structures should not visually modify or compete with the primary structure. Staff finds that the carport should be



set back from the front façade, to the subordinate side gable at minimum, and should feature a simplified roof design, such as a gable or shed. The applicant is required to submit updated drawings to staff for review and approval that meet these findings.

- e. WITHDRAWN ITEMS – Per the applicant, the portion of the carport that extends to the front façade, the extension of the front porch overhang, and the covered walkway element indicated in the submitted drawings are to be removed from the request. The applicant is required to submit updated drawings that reflect these modifications.

## **RECOMMENDATION:**

Staff recommends approval of the request items based on findings a through d with the following stipulations:

- i. That the applicant sets the carport back from the front façade to the side gable at a minimum and simplifies the carport roofline to a shed or gable design as noted in finding d, and submits updated drawings that illustrate these modifications.
- ii. That the applicant provides detailed drawings for the porch steps and walkway modifications that include elevations in relation to the primary structure as noted in finding c.
- iii. That the applicant utilizes woodlap siding or smooth composite siding for the side façade of the carport with a maximum reveal of 4-6 inches. If composite is proposed, no faux grain texture is permitted. The applicant is required to submit all material specifications and final, permit-level drawings that reflect all stipulations and the updated proposal, including the withdrawal of specified items included in the originally submitted drawings as noted in finding e.



































N 90°00'00" 50'-0" (FIELD)

N 08°00'00" E 120'-0" (FIELD)

S 00°14'04" 120'-0" (FIELD)

LOT 22

LOT 23

BLOCK 60  
N 03 21 54  
ZONE: R4

LOT 24

APPROXIMATELY 44'-0" ±

NEIGHBORHOOD -  
LOS ANGELES HEIGHTS  
KEY STONE

EXIST. GARAGE

LINE  
NEIGHBOR  
HOUSE

NEW PROPOSED  
METAL CARPORT  
FREE STANDING

1 HR. RATED  
WALL W/ 25°  
OPENING PER  
CODE

NEW PROPOSED  
METAL CARPORT  
FREE STANDING  
FLAT ROOF W/  
SLIGHT SLOPE TO  
3'-0" CUTTER  
EXIST. LINE OF  
EXIST. GARAGE

NEW PROPOSED  
FACADE ONLY  
6" TO 8" THICK  
FACADE TO MIMIC  
FALSE DORMERS

10'-0" SETBACK  
COSA REQUIREMENT

EXIST. ROOF OF HOUSE

FALSE DORMERS ABOVE

EXISTING  
MAIN ENTRY

METAL  
COVERED  
WALK WAY

NEW  
CONC.  
STEPS

PROPOSED EXTENSION  
OF LANDING &  
ROOF ABOVE

NEW CONC. STEPS

EXISTING  
LANDING  
STEPS  
(DASHED)

25'-6"  
CURRENT HOUSE  
SET BACK

N 90°00'00" W

50'-5 7/8"

SIDEWALK

FULTON AVE.

CONC CURB

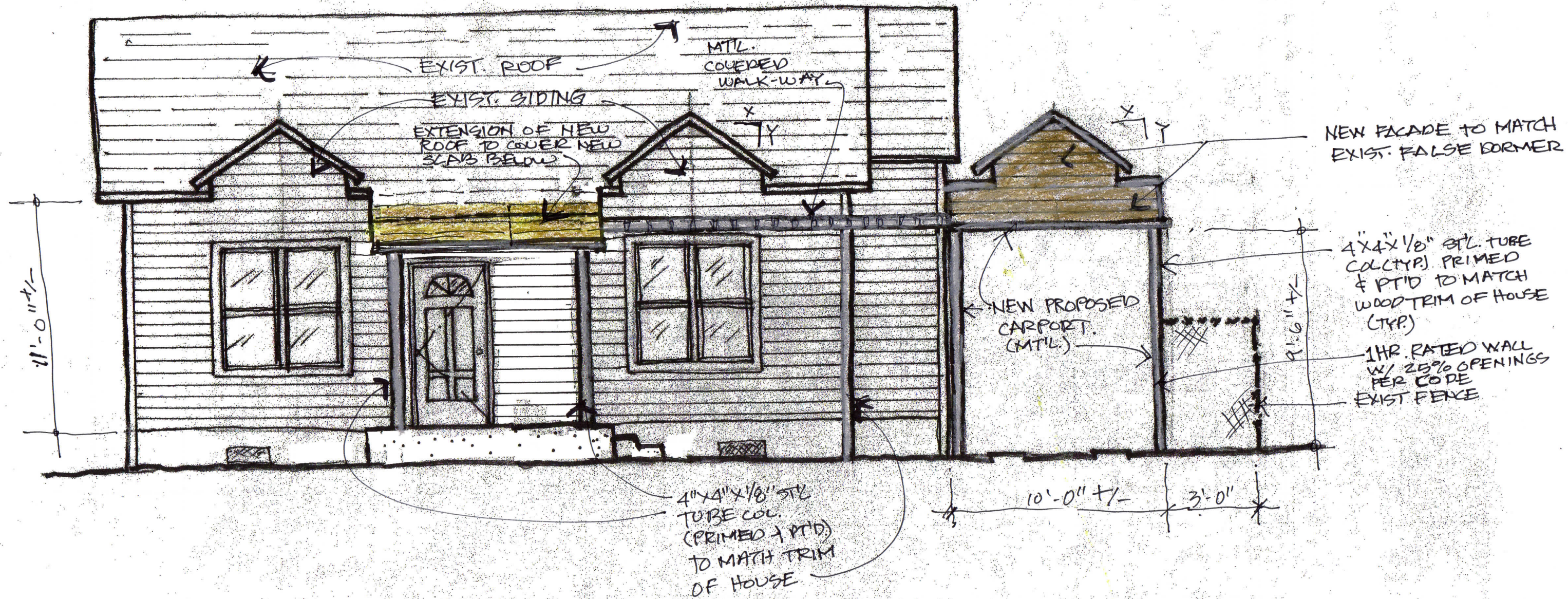
NORTH

SITE PLAN

SCALE: 1/8" = 1'-0"

1-A





FRONT ELEVATION LOOKING NORTH  
 SCALE: 1/4"=1'-0"



NEW THIN FACADE (MT'L)  
TO MATCH FALSE  
DORMERS

NEW EXTENSION  
OF ROOF OVER  
NEW  
EXTENDED  
CONC.  
LANDING

METAL  
COVERED  
WALKWAY

FACE OF  
HOUSE  
FACADE

9'-6"  
x  
1'-1"

1'-0" SET BACK TO COMPLY W/ HISTORIC PRESERVATION

1 HR RATED WALL W/  
25% OF OPENING  
PER CODE

4 x 4 x 1/8  
STL TUBE COL.  
CTYP.  
METAL ROOFING

ELEVATION LOOKING WEST  
SCALE:

1/8" = 1'-0"



