

HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2024

HDRC CASE NO: 2024-348
ADDRESS: 2900 SAN PEDRO AVE
LEGAL DESCRIPTION: NCB 3966 BLK 1 LOT 1 & W 30 FT OF 2
ZONING: R-5
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Christopher Rocha/Master Contracting
OWNER: Bicoastal Ventures
TYPE OF WORK: Fenestration modifications, Fence Installation
APPLICATION RECEIVED: September 25, 2024
60-DAY REVIEW: November 24, 2024
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

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

1. Restore a front entrance on the south facade at the location of a previously-enclosed front porch. Existing windows will be removed, and a new staircase will be installed.
2. Enclose one door on Western façade along San Pedro Avenue.
3. Install a 6-foot-tall stucco wall along Southern (front yard along Elsmere) edge of the property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location*—Do not use privacy fences in front yards.

FINDINGS:

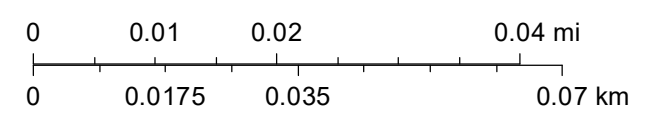
- a. The structure located at 2900 San Pedro was historically a single-family home constructed circa 1926 in the Spanish Revival style. The home features traditional stucco cladding with a shingle roof. Historically, the entrance was located at the front of the home facing Elsmere along with a covered patio as noted on the 1931 Sanborn. The home has since been converted into a duplex with the original front porch being enclosed and primary entrances relocated to the side of the home along San Pedro Avenue. The property also features an original accessory structure at the rear of property containing a garage and second story living space. The property is contributing to the Monte Vista Historic District.
- b. The applicant has requested to modify the fenestration pattern on the front (south) facade and install a new front door. This location is a previously-infilled covered porch as evidenced by the 1931 Sanborn. This proposed location for a new front entry and stair is appropriate, however the Guidelines state that new features should not create a false historical appearance. The removal of the existing windows further alters the appearance of this original porch. It would be most appropriate if the original porch was reopened. There is also not sufficient architectural detail at this time to recommend a COA.
- c. The applicant has requested to enclose one door on the Western side of the structure. The Guidelines for Exterior Maintenance and Alterations state that filling in historic windows or door openings should be avoided. Because this entrance is likely not original, staff finds its enclosure to be consistent with the Guidelines.
- d. The applicant has proposed installation of a 6'0" tall stucco wall along the front yard. The Guidelines for Site Elements stipulates that new front yard fences or walls should not be introduced within historic districts that have not historically had them. The front yards of Monte Vista do not historically feature the use of front yard fences or retaining walls that exceed the height of the slope they retain. Furthermore, a solid fence of this height is not consistent with the UDC. Staff does not find this request appropriate.

RECOMMENDATION:

- 1) Staff recommends conceptual approval based on finding b with the following stipulations:
 - a. That windows be retained on this facade, or that the historic porch be restored based on evidence. The resulting facade should read visually as a porch consistent with the Guidelines.
 - b. That detailed architectural drawings be updated and submitted for a COA.
 - c. That materials specifications for the proposed stair be submitted for a COA.
- 2) Staff recommends approval of the side door enclosure based on finding c.
- 3) Staff does not recommend approval of a front yard fence or wall based on finding d.

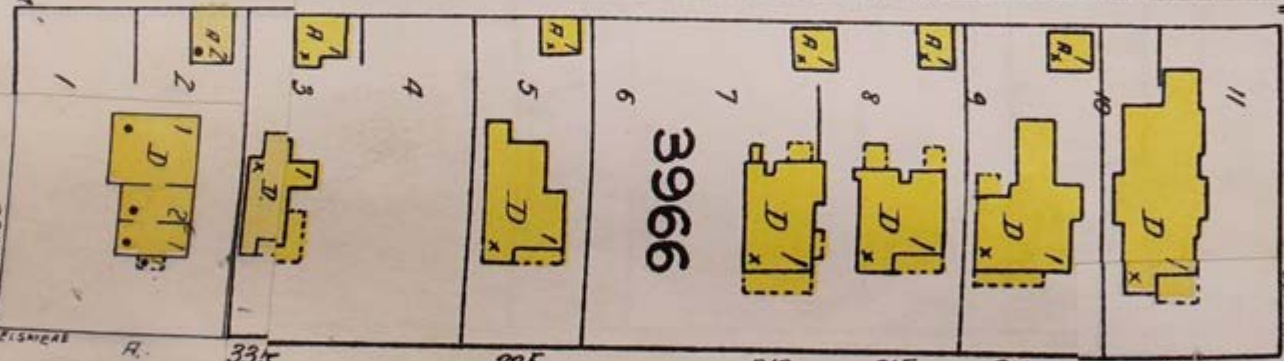
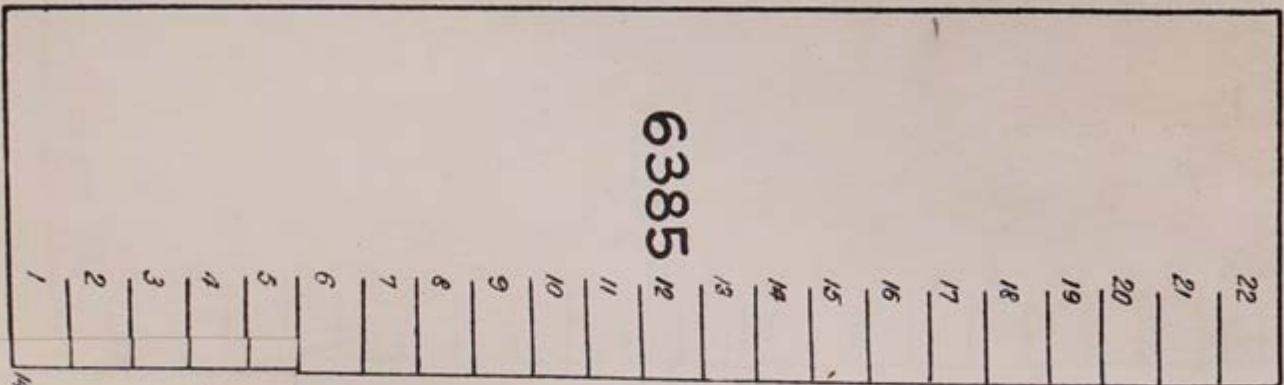
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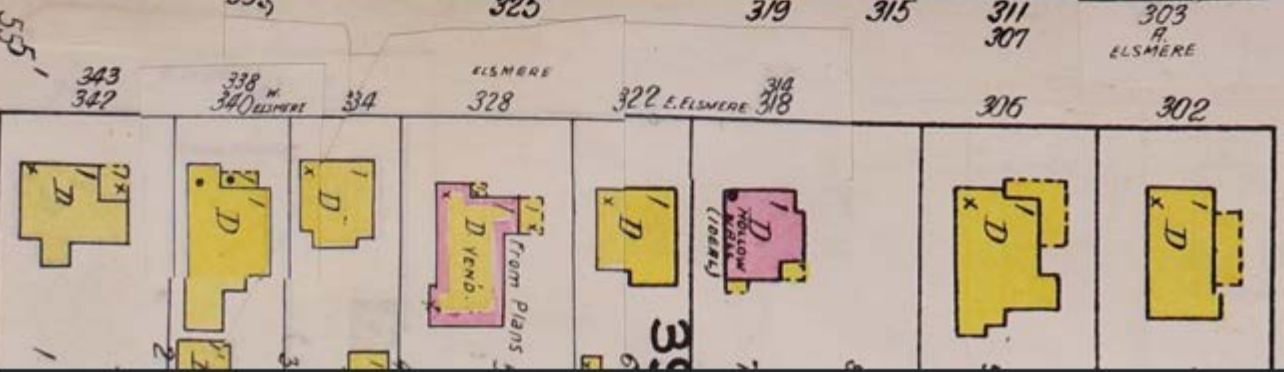


6" W. P. L.

BLANK



2900 S. W. ELSMERE



66'

6" W. P. L.

TH

W. ELMSMERE
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GRAMERCY
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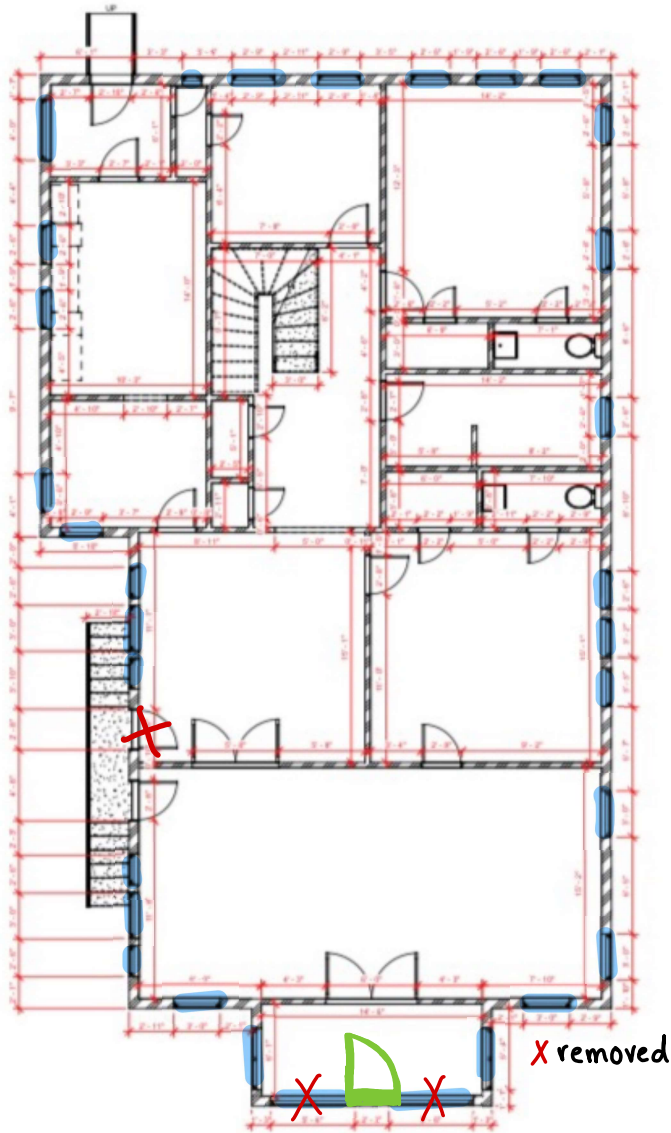


2900 San Pedro

Relocation of front door

* Relocating front left door to right side on W Elsmere Place

* Due to the relocation of door, both aluminum windows will be removed



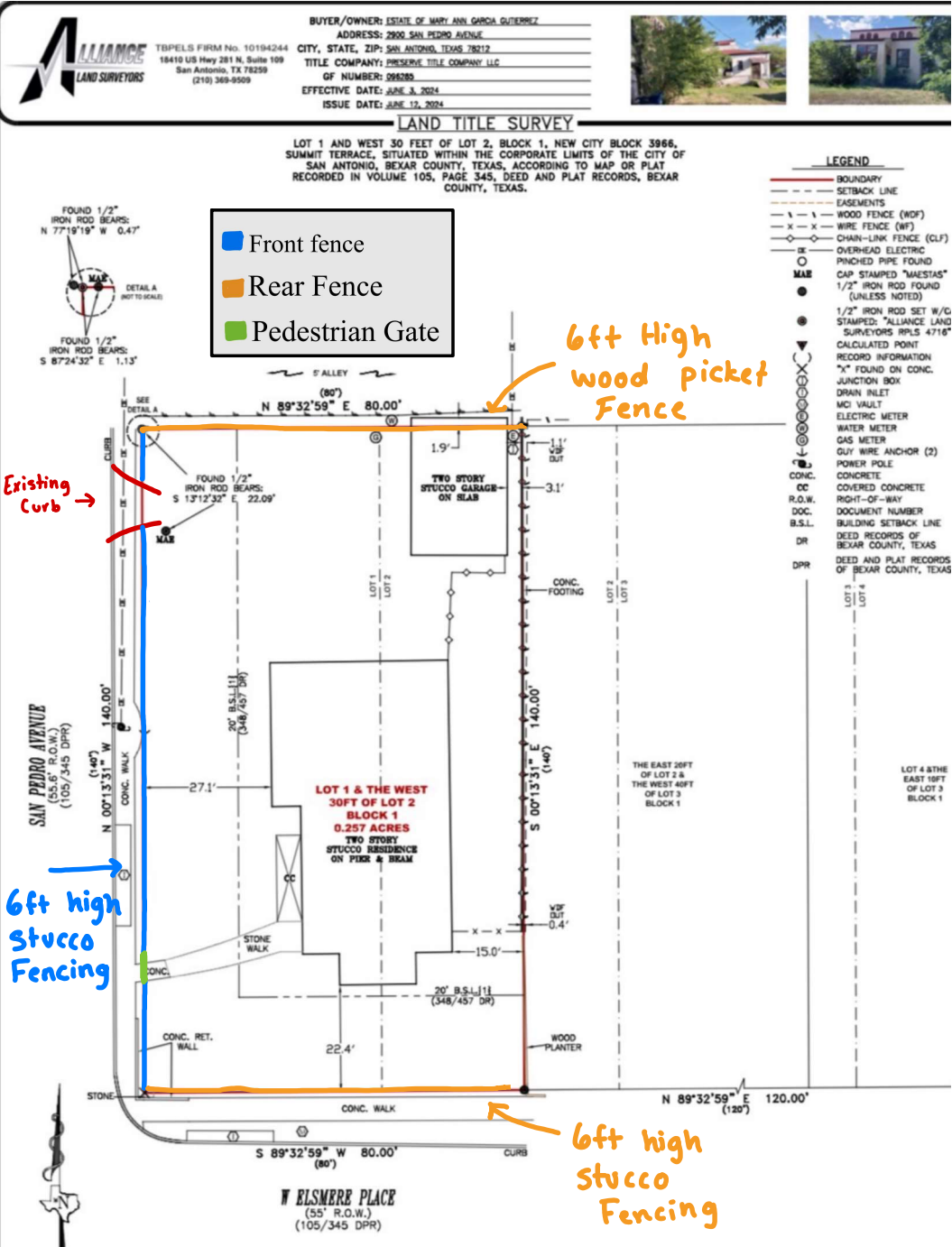
SAN PEDRO AVE W Elsmere Place

* Stairs will be added since foundation is 4ft from ground, making the door accessible

* Reason for Request

- Front main door is located in a busy street not making it safe for children
- Requesting change of front door, instead of it facing San Pedro it will face W Elsmere
- Safety Reasons
- Privacy Reasons
- Noise Disturbance





2900 San Pedro

Stucco and Wood Picket Fence

- Six ft high stucco wall in front and right side. Left side (alley) will be a six ft high wood picket fence.

Stucco Fencing



Front Fence — Pedestrian Gate —

- Six feet high stucco Fencing

Homes with similar style

- 325 W Lynwood Ave
- 343 W Hollywood Ave

Wood Picket Fence

Rear Fence —

- By alley, six feet high wood picket fencing
- Six feet high stucco wall by Elsmere Place



