

2. Actions Requested, Findings and Justifications

2.1 Actions Requested

The applicant requests the issuance of a Certificate of Appropriation pursuant to code section 13B.8.5 for the proposed restoration and expansion of a single-family residence located at 3520 S Beethoven Street in the Gregory Ain Mar Vista Tract HPOZ.

The scope of work includes:

- Beethoven Façade Restoration
- Restoration of Existing Structure
- Living Room and Bedroom Addition
- L-Shaped Primary Suite Addition
- Laundry Room Expansion

The proposed work is consistent with the adopted HPOZ Preservation Plan and is designed to maintain the historic integrity of the Contributing structure and its surrounding context.

No zone changes, variances, or deviations from code requirements are requested. All work is limited to exterior alterations and additions that require HPOZ review and approval under the applicable Preservation Plan.

2.2 Findings and Justifications - Residential Rehabilitation

The following responses address the residential rehabilitation guidelines set forth in Chapter 7 - Residential Rehabilitation - of the Mar Vista Tract HPOZ Preservation Plan.

Ref. 7.3 Windows

7.3.1 Repair windows and window hardware whenever possible instead of replacing them. Special attention should be paid to materials, hardware, method of construction and profile.

Response: The original windows will be retained and restored. Each window is currently single-pane; to improve energy efficiency and reduce noise from traffic on Beethoven Street, we plan to install a second panel of glass on the interior side. This approach preserves the existing sash and exterior profile while enhancing performance without compromising the historic character.

7.3.2 When the replacement of windows is necessary, replacement windows should match the historic windows in size, shape, arrangement of panes, materials, hardware, method of construction and profile as specified in the original drawings.

Response: No existing windows require replacement. All original windows will be retained and repaired in place.

7.3.3 The historic pattern of windows on a façade, and the placement of individual windows should be maintained as specified in the original drawings. Fenestration patterns on

- historic houses are generally most evident on front-facing facades, secondary and non-visible facades may have less defined fenestration patterns.*
- 7.3.4 **Response:** The existing fenestration pattern on the façade will be maintained without alteration. No changes will be made to the size, placement, or configuration of the windows.
- 7.3.5 *Adding new windows, filling-in historic windows, or altering the size of historic windows on a street-visible facade is inappropriate.*
Response: See response above under 7.3.3. No changes will be made to the street-visible façade.
- 7.3.6 *Conjectural elements such as new decorative windows or window ornamentation should be avoided if such features were not originally part of the structure.*
Response: No decorative windows or conjectural window ornamentation will be added. All window elements will remain consistent with the home's original design.
- 7.3.7 *When altering window sizes or placement on non-street-visible facades care should be taken so that new windows match the rhythm and scale of the existing windows on the facade.*
Response: On non-street-visible facades, all new windows are designed to match the rhythm, scale, and proportions of the original window pattern. Care has been taken to ensure visual consistency with the historic character of the structure. Three new clerestory windows are proposed on the southeast side wall, following a pattern used on perpendicular homes in the tract to maintain privacy between side neighbors. These windows compensate for the removal of bedroom windows on the rear façade due to the proposed L-shaped addition and reflect a recommendation provided by the HPOZ Board.
- 7.3.8 *If a window is missing entirely, replace it with a new window in the same design as specified in the original drawings, or as evidenced on similar houses in the neighborhood.*
Response: All original windows are intact. No windows are missing or require reconstruction.
- 7.3.9 *Replacement windows on a non-street-visible facade may vary in materials and method of construction from the historic windows, although the arrangement of panes, size, and shape should be similar.*
Response: The original windows will be retained and repaired, so there is no need for replacement windows.
- 7.3.10 *Window screens should match the existing window trim in finish color.*
Response: There are currently no window screens on the house, and none are proposed as part of this project.
- 7.3.11 *Awnings and shutters are inappropriate on front-visible facades.*
Response: No awnings or shutters are proposed on any front-visible façade.
- 7.3.12 *Burglar or safety bars are discouraged. In cases where bars may be found appropriate, such as installation on a non-street-visible facade, bars should use minimal ornamentation and should be painted to match the predominant window trim.*

Response: No burglar or safety bars are proposed.

- 7.3.13 *In the interest of energy savings, alternative methods of weather-proofing should be considered prior to consideration of the removal of original windows. Methods such as wall and roof insulation or weather-stripping may provide desired energy savings without the removal of important historic features. Contributing structures within an HPOZ are exempt from many present-day building-code requirements such as Title 24.*

Response: No original windows will be removed for the purpose of energy savings.

7.4 Doors

- 7.4.1 *Existing front doors should be repaired when possible, rather than replaced. Special attention should be paid to the materials and design of historic doors and their surrounds.*

Response: We plan to restore the original front door. If restoration proves unfeasible due to condition, it will be replaced with a door that matches the original in size, design, placement, and flat wood finish, in keeping with the historic character of the home.

- 7.4.2 *The size, scale, and proportions of historic doors on a façade should be maintained as specified in the original drawings.*

Response: As noted in response to Guideline 7.4.1, the existing front door will be restored. If replacement is necessary, the new door will match the original in size, scale, and proportions as specified in the original design.

- 7.4.3 *Filling in or altering the size of historic doors, especially on street-visible façades, is inappropriate.*

Response: No changes will be made to the size or placement of any historic doors. The existing door openings, including those on street-visible façades, will remain unaltered.

- 7.4.4 *Adding doors to street-visible historic façades is inappropriate.*

Response: No new doors will be added to any street-visible historic façades. The original door configuration will remain unchanged.

- 7.4.5 *When original front doors are not present, replacement doors should maintain the simple uncluttered appearance typical of Early Modernist architecture. Appropriate replacement doors will use few or no panels (glass panels may be appropriate), will provide simple rectilinear features and simple hardware. Replacement front doors should not alter the size of the original door opening. Replacement doors that replicate the appearance and hardware of the original doors are preferred.*

Response: If the original front door cannot be restored and must be replaced, the new door will match the original in size and position, and will reflect the simple, rectilinear design typical of Early Modernist architecture. The replacement will feature a flat wood surface with minimal detailing and simple hardware, consistent with the home's historic character.

- 7.4.6 *Original front doors were given a natural finish. Painting front doors is discouraged.*

Response: The front door will retain a natural wood finish, in keeping with the original design. It will not be painted.

- 7.4.7 *Original hardware, including, door knobs and latches or locks should not be removed. Repairing original hardware is preferable; if replacing hardware is necessary, hardware that is similar in design, materials, and scale should be used.*

Response: Original door hardware, including knobs, latches, and locks, will be retained and repaired whenever possible. If replacement is required due to condition, new hardware will match the original in design, material, and scale to maintain the historic character.

- 7.4.8 *Screen doors that are consistent with the architectural style and compatible with the door size, such as a roll-up screen, may be appropriate. Metal security doors, especially on front doors are inappropriate.*

Response: No screen doors or metal security doors are proposed as part of this project.

- 7.4.9 *In the interest of energy savings, alternative methods of weather-proofing should be considered prior to consideration of the removal of an original door. Methods such as wall and roof insulation or weather-stripping existing doors or lights within doors may provide desired energy savings without the removal of important historic features.*

Response: The original front door will not be removed for energy efficiency purposes.

7.5 Roofs

- 7.5.1 *Preserve the historic flat roof form eave depth, detail, and configuration.*

Response: The historic flat roof form, including eave depth, detail, and configuration, will be fully preserved.

- 7.5.2 *Roof and eave details, such as rafters, vents, built in gutters and downspouts, and other architectural features should be preserved. If these elements have deteriorated, they should be repaired in place if possible. If these elements cannot be repaired in place, match the originals in design, materials, and details.*

Response: All existing roof and eave details, including rafters, vents, and downspouts, will be preserved. If any elements are found to be deteriorated, they will be repaired in place whenever possible. If repair is not feasible, replacements will match the original in design, materials, and detailing.

- 7.5.3 *When original details have been lost and must be replaced, designs should be based on the original tract house drawings with specifications. If no original drawings exist, the design of replacement details should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood.*

Response: No original roof or eave details are missing. All existing elements remain intact and will be preserved.

- 7.5.4 *Roofing materials as pertains to roof coverage should be reasonably consistent in appearance with the original roofing materials. The fascia should be made of wood and consistent with the specifications of the original drawings. The fascia should also*

at the top include a 1"x 1" spacing shim to bring the drip-line away from the fascia and wall.

Response: All original roofing materials and fascia details will be retained. The fascia will remain wood and include the original 1" x 1" spacing shim at the top to maintain the historic drip-line configuration.

- 7.5.5 *Replacement roof materials, where in-kind replacement is not possible, should convey a scale, texture, and color similar to those used originally.*

Response: We do not anticipate the need to replace any roofing materials. However, if replacement becomes necessary, we will ensure that the new materials match the original in scale, texture, and color in accordance with this guideline.

- 7.5.6 *Skylights or solar panels should be designed and placed in such a way that they are not visible from across the street. Where skylights are found appropriate, they should protrude minimally from the roof surface and preferably not be seen from the street.*

Response: We do not propose any skylights or solar panels on the original building structure.

- 7.5.7 *Existing chimney massing, details, and finishes should be retained.*

Response: The existing chimney massing, details, and finishes will be fully retained and preserved.

7.6 Architectural Details

- 7.6.1 *Preserve original architectural features. Deteriorated materials or features should be repaired in place, if possible. For instance, deteriorated wood details can be repaired with wood filler or epoxy in many cases.*

Response: We do not plan any changes to the original architectural features. If any materials are found to be deteriorated, they will be repaired in place using appropriate methods such as wood filler or epoxy, in keeping with the Preservation Plan guidelines.

- 7.6.2 *When it is necessary to replace materials or features due to deterioration, replacement should be in kind, matching materials, texture and design.*

Response: We have not identified any need for replacement. If it becomes necessary, materials and features will be replaced in kind to match the original in material, texture, and design.

- 7.6.3 *When original details have been lost and must be replaced, designs should be based on the original drawings with specifications. If no original drawings exist, the design of replacement details should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood.*

Response: We have not identified any original details as missing. If any are discovered, replacements will follow the guidelines using original drawings or historic evidence.

- 7.6.4 *Materials, such as masonry, which were not originally painted or sealed, should remain unpainted.*

Response: All original unpainted masonry materials will remain unpainted and unsealed, in accordance with the guideline.

- 7.6.5 *Original building materials and details should not be covered with inappropriate materials such as stucco, vinyl siding, or other materials.*

Response: No original materials or details will be covered. We will not apply stucco, vinyl siding, or any other inappropriate materials.

- 7.6.6 *Architectural detail that did not originally appear on a structure should not be added to a structure. For example, decorative spindle work should not be added to a Mid-Century Modern tract house.*

Response: No architectural details that were not originally part of the structure will be added.

- 7.6.7 *Decorative detail that is expressed through the pattern of materials used in the construction of the house, such as masonry patterns, should be preserved or replaced in kind. Covering or painting these details in a manner that obscures these patterns is inappropriate.*

Response: We will not cover, paint, or alter any decorative material patterns. All such details will be preserved or replaced in kind if necessary.

7.7 Building Materials and Finishes

- 7.7.1 *Original building materials should be preserved whenever possible.*

Response: All original building materials will be preserved whenever possible, in accordance with the guidelines.

- 7.7.2 *Repairs through consolidation or “patching in” are preferred to re-placement.*

Response: We will prioritize repairs through consolidation or patching in, rather than full replacement, wherever feasible.

- 7.7.3 *If replacement is necessary, replacement materials should match the original in material, scale, finish, details, profile, and texture.*

Response: If replacement is necessary, all materials will match the original in material, scale, finish, details, profile, and texture.

- 7.7.4 *Building materials not originally painted should not be painted.*

Response: Materials that were not originally painted will remain unpainted.

- 7.7.5 *Original building materials should not be covered with other finishes such as vinyl for example.*

Response: Original building materials will not be covered with other finishes such as vinyl or similar materials.

- 7.7.6 *If resurfacing of a stucco surface is necessary, the surface applied should match the original in texture and finish.*

Response: If resurfacing of a stucco surface becomes necessary, the new finish will match the original in both texture and appearance.

- 7.7.7 *In choosing paint or stain colors, wood trim and windows should preferably be painted white or in a color lighter than the color of the exterior walls, unless the original specifications calls for a specific color.*

Response: We will follow the tract's color guidelines for all painted surfaces, including wood trim and windows.

7.7.8 *In most cases, exterior paint should have a matte finish, not glossy or semi-gloss.*

Response: Exterior paint will have a matte finish, as recommended in the guidelines.

7.7.9 *New materials such as pre-cast concrete or foam plantons are inappropriate and should not be applied to building facades.*

Response: We will not use pre-cast concrete, foam plantons, or any other inappropriate new materials on the building façade.

7.8 Mechanicals

7.8.1 *Satellite television dishes and other mechanical appurtenances should be located in the rear yard, in a location not visible from the public way, whenever possible. Small dishes or other appurtenances (under 2' in diameter) may be located on lower rear roof surfaces, on rear yard accessory structures, on rear facades, or in the rear yard.*

Response: No satellite dishes are proposed. Low-profile ductwork for the proposed HVAC system will be placed on the roof in locations not visible from the street. All other mechanical equipment will be located in the rear yard, screened from public view in accordance with the guidelines.

7.8.2 *Mechanical appurtenances that are physically mounted on an historic structure must be attached using the least invasive method, without damaging significant architectural features.*

Response: The HVAC system will be mounted on the roof using the least invasive method, with no damage to historic architectural features. All other mechanical appurtenances will be located off the original structure.

7.8.3 *Mechanical apparatus not mounted on the structure should be located in rear or side yard areas not visible from the public way whenever possible. In addition, consider placing such apparatus out of sight and sound of neighboring homes, if at all possible.*

Response: All mechanical apparatus not mounted on the structure will be located in the rear yard, screened from public view and positioned to minimize visual and noise impact on neighboring homes.

7.8.4 *Mechanical apparatus not mounted on the structure may be installed in areas visible from the public way if there is no other technically and economically feasible location for installation and if appropriate landscape screening is proposed and installed as a part of the project. Consult with the City Planning Department for City setback requirements.*

Response: No mechanical apparatus will be installed in areas visible from the public way. Therefore, this provision does not apply to our project.

7.8.5 *Mechanical apparatus that must be placed in a location potentially visible from the public way should be obscured from view where possible, including the use of landscape screening and the use of paint colors to match the surrounding environment.*

Response: No mechanical apparatus will be placed in a location visible from the public way.

7.8.6 *Utilities should be placed underground where feasible.*

Response: Utilities will be placed underground where feasible and appropriate.

7.8.7 *Electrical masts, headers, and fuse boxes should be located at the rear of a structure where possible.*

Response: Electrical masts, headers, and fuse boxes will be located at the rear of the structure.

7.8.8 *Solar panels should not be placed upon rooftops that are visible to the general public. Location upon detached garages in many instances will be appropriate, or upon rear-facing roofs that are minimally visible from a public street. Solar panels should be low in profile, and should not overhang or alter existing rooflines.*

Response: No solar panels are proposed on rooftops visible to the public. If solar panels are added in the future, they will be low-profile and located on rear-facing or detached garage roofs, in accordance with the Preservation Plan guidelines.

2.3 Findings and Justifications - Residential Additions

The following responses address the residential additions guidelines set forth in Chapter 8 – Residential Additions – of the Mar Vista Tract HPOZ Preservation Plan.

Ref. 8.2 Additions to Primary Structures

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

Response: The living room, L-shaped primary suite and laundry room additions are confined to the rear of the property.

8.2.2 *Additions that break the plane established by the existing roofline or side facades of the original house are inappropriate.*

Response: The additions are located at the rear of the structure. New roofs will maintain flat profiles consistent with the existing design. The roof over the laundry room addition will be set lower and positioned behind the original privacy wall, making it invisible from the street.

8.2.3 *Second-story additions are inappropriate.*

Response: No second-story additions are proposed as part of this project.

8.2.4 *Additions should use similar finish materials and fenestration patterns as the original structure.*

Response: The additions will feature the same sand float stucco texture on exterior walls and matching wood detailing for the eaves to ensure material consistency. New windows and doors will mirror the size, spacing, shape, and rhythm of the originals, creating a seamless visual integration with the existing structure.

8.2.5 *Additions should utilize flat roof forms that are consistent with the existing house. Attention should be paid to eave depth and flat roof pitch.*

Response: The proposed additions will utilize flat roof forms consistent with the existing house. Both the roof pitch and eave depth will match the original design to ensure visual continuity and architectural integrity.

- 8.2.6 *The original rooflines of the front façade of a structure should remain readable and not be obscured by an addition.*

Response: The original rooflines of the front façade will remain fully visible and unobstructed. All additions are placed at the rear, ensuring the integrity and readability of the original architectural form from the street.

- 8.2.7 *Additions should distinguish themselves from the original structure in a way that communicates they are new construction, while maintaining compatibility in terms of mass, architectural detail, materials, relationship of solids to voids, and color.*

Response: The new southeast wall is slightly inset to articulate the difference between old and new.

- 8.2.8 *An addition that affects the original eaves and privacy walls, when found to be appropriate, should preserve the overall look of these elements by extending and/or incorporating them into the new design to the greatest extent possible.*

Response: The eaves and privacy wall on the front façade will remain unchanged. The rear addition will replicate the original style, including 4-foot-deep eaves consistent with the existing design. The privacy walls facing the rear will also be extended by 4 feet, maintaining their original design and character.

- 8.2.9 *Additions should utilize fenestration patterns that are consistent with the existing house, though simplified window types may be an appropriate way to differentiate the addition.*

Response: New windows and doors will mirror the size, spacing, shape, and rhythm of the originals to ensure seamless visual integration with the existing structure.

- 8.2.10 *Additions should be subordinate in scale and volume to the existing house. Additions involving more than a 50% increase in the ground floor footprint are generally inappropriate.*

Response: Additions are single-story and designed to maintain the original home's low, horizontal profile. The overall scale and volume of the new construction remain subordinate to the existing structure, ensuring that the additions complement rather than compete with the original architectural character.

- 8.2.11 *Additions should have an orientation and window placement that harmonize with the original site-plan intent to preserve privacy between homes.*

Response: The additions to the living space and laundry room are located within the existing privacy walls and under the original eaves of the living space. For the L-shaped addition, windows have been partially set back to increase the distance to the neighboring property. Solid concrete walls on both sides of the property further ensure privacy between homes.

- 8.2.12 *Additions that necessitate the elimination of significant architectural features—such as chimneys, architectural symmetry, or other defining elements—are not appropriate.*

Response: No original front-facing architectural elements or features visible from Beethoven Street will be removed. Historic doors, windows, and wood trim will be preserved, as will the original chimney. All significant character-defining features remain intact.

8.2.13 *Additions that require placing designated parking areas within the front yard are inappropriate.*

Response: No designated parking areas will be added to the front yard. All existing parking will remain in its current location, in accordance with the original site plan.