

## RESOLUTION NO. HPC 19-134

### **A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE REAR PORTE-COCHERE AND EXTERIOR STAIRS OF THE PROPERTY LOCATED AT 1343 N. LAUREL AVENUE, WEST HOLLYWOOD, CALIFORNIA.**

The Historic Preservation Commission of the City of West Hollywood hereby resolves as follows:

SECTION 1. An application for approval of the demolition of a porte-cochere and exterior stair was submitted on January 24, 2019, by Kevin Trudeau on behalf of the property owner: City of West Hollywood.

SECTION 2. The building located at 1343 N. Laurel Avenue is a designated Cultural Resource of the City of West Hollywood (Resolution 94-1275).

SECTION 3. The public hearing was advertised and noticed in accordance with the West Hollywood Municipal Code. Notice of the public hearing was delivered to the property owner/tenant on February 14, 2019.

SECTION 4. The proposed work is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation), as it involves minor alterations to the exterior of an existing cultural resource that are consistent with the Secretary of the Interior's Standards as described below.

SECTION 5. Pursuant to Section 19.58.100.D of the West Hollywood Municipal Code, and subject to the attached conditions, the Historic Preservation Commission makes the following findings:

- a) The work will neither adversely affect the significant architectural features of the cultural resource nor adversely affect the character or historic, architectural, or aesthetic interest, or value of the cultural resource and its site. The plan was developed by a qualified historic preservation professional and has been reviewed by the City. The porte-cochere to be removed was constructed after the property's period of significance, and therefore its demolition has no adverse impact on the historic integrity of the structure. The exterior stair was constructed during the period of significance; however, it is a utilitarian structure with no distinguishing architectural design or craftsmanship, and it is deteriorated to the point that repair is not possible. All other character-defining features of the main residence will remain.

b) As conditioned, the proposed work conforms to the prescriptive standards and design guidelines, if any, prepared by the Historic Preservation Commission for the particular resource, and to the Secretary of the Interior's Standards for Rehabilitation, and does not adversely affect the character of the cultural resource. The City of West Hollywood has not adopted prescriptive standards for this resource. The work proposed conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties as well as the Guidelines for Rehabilitation in the following ways:

1. The 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.

No change of use is proposed.

2. The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The work is confined to an area in the northwest corner of the structure, at the rear of the structure and hidden from public view. Demolition activities will be limited to the careful removal of the non-original porte-cochere and non-distinctive exterior stairs. The remainder of the building, including all significant features, spaces and spatial relationships, will remain untouched.

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 historic properties will not be undertaken.

The project does not introduce any speculative elements or features.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There are no portions of the building that have been identified as being significant individually and apart from the building as a whole. Nor have any alterations been found to have acquired significance in their own right, apart from the conversion of the building from single-family to multi-family in 1941-1942 identified in the designation, on which this proposal has no effect. The porte-cochere and stairway to be removed have not acquired historic significance in their own right.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No distinctive materials will be removed or altered. Neither the porte-cochere nor the stairs are examples of distinctive craftsmanship or finishes. All adjacent historic materials will remain and will be patched or repaired to the extent necessary to prevent future damage.

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.

While the stairs constitute a historic feature of the property, they are a small, utilitarian feature with no distinguishing design characteristics; and they are severely deteriorated to the point that repair is not feasible. Replacement of the stairs is not proposed at this time; however, the stairs shall be documented so that future replacement can be substantiated by sufficient physical or photographic evidence.

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.

There are no chemical or physical treatments proposed that would cause damage to historic materials on the building's façade.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No excavation/site disturbance is proposed; nevertheless, if any archaeological resources are discovered during the course of the project, appropriate measures will be taken to protect and preserve in place.

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 will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.

The porte-cochere was built after the property's period of significance, and carries no historical significance. The stairs are a non-significant feature of the property as they are utilitarian in nature. As noted above, they are also damaged beyond repair by a century of exposure to the elements. They are a non-essential feature of the site and the building will retain full integrity regarding materials, features, and spatial relationships.

10. New additions and adjacent or related new construction will be undertaken in such a manner, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

No new construction or additions are proposed at this time.

- c) In the case of construction of a new improvement upon a cultural resource property, the use and design of the improvement shall not adversely affect, and shall be compatible with, the use and design of existing cultural resources within the same historic district. The proposed work does not involve construction of a new improvement.
- d) Wherever feasible, the alteration takes full advantage of the State Historic Building Code and Uniform Code for Building Conservation, in that the applicant will work with Building & Safety during the plan check process to ensure the project complies with all applicable codes. All applicable State Historic Building Codes will be utilized.

SECTION 6. Based on the above findings, the Historic Preservation Commission approves Certificate of Appropriateness 19-0005 for the property located at 1343 N. Laurel Avenue, West Hollywood, California.


PASSED, APPROVED AND ADOPTED BY A MOTION OF THE HISTORIC  
PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD ON THIS  
25<sup>TH</sup> DAY OF FEBRUARY, 2019.

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CHAIRPERSON

ATTEST:

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JENNIFER ALKIRE, AICP  
HISTORIC PRESERVATION COMMISSION LIAISON