

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NOVEMBER 19, 2018
 NRD-2018-0067
 1602 Wilshire Boulevard
 Wilshire Wood Historic District

PROPOSAL

Construct a 2-story house.

PROJECT SPECIFICATIONS

The applicant proposes to construct a 2-story single-family house. The property is located in the Wilshire Wood Historic District.

The proposed building has an I-shaped plan with two-story front-gabled portions connected by a one-story flat-roofed hyphen. The two-story portions are clad in hardiplank siding, while the front wall of the hyphen is fully glazed. Windows include fixed, casement, and sliding windows. Features include a prominent integral garage with an awning door and a two-story screened porch at the rear. The building is set back 25' from the property line and has a footprint of 2,280 square feet.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to the proposed new building:

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 and proportion, and massing to protect the integrity of the property and its environment.

When evaluated in the context of the Wilshire Wood District, the proposed building is differentiated from the surrounding historic buildings by its two-story height, boxy massing, few visible windows, and integrated garage. Nearby historic-age buildings are one story high, with rectangular or L-plan massing, small entry porches, and single- or multi-lite 1:1 or casement windows. Most houses do not have integral garages.

The proposed building is out of scale with the area's historic-age buildings.

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

If the proposed building were to be removed, the form and integrity of the historic area would be unimpaired.

The proposed project is largely not in keeping with the standards. The property does face Patterson Park and is located on a winding, heavily treed street, which will reduce the visual impact of the project.

STAFF RECOMMENDATION

Encourage the applicant to redesign the project with a less prominent garage, more street-facing windows on the two-story portions, and lower height. The Commission may comment on the plans now or request that the applicant return to a future hearing with revised plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2018-0067
 LOCATION: 1602 WILSHIRE BLVD



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