



MEMORANDUM

Date: April 7, 2021

To: Historic Preservation Commission (HPC)

From: Anita D. Gutierrez, AICP, Development Services Director

Subject: Discussion – Materials for “Ministerial Approvals- Historic Properties”

Intent

This memorandum is intended to open a discussion of the current language for ministerial approvals of ADUs that state material must be the “same in appearance” as those of the existing structure and whether composite/vinyl material is an acceptable material for non-replacements.

Discussion

The ADU ordinance states for Ministerial Approvals of ADUs in Historic Properties are permitted when the ADU is consistent with the appearance of the existing structure:

“Any of the four types of ADUs listed in subsection (D)(l)(a-d) above shall be permitted on Historic Properties in accordance with subsection (D) "Ministerial Approvals". However, to the extent that any modifications to the exterior of the existing structure is required as part of an Interior ADU or for any Limited Detached ADU, they shall be consistent with the historically significant architecture of the existing structure. The following elements of the ADU must be the same in appearance as those of the existing structure:

- I. Architectural style (e.g. Craftsman, Victorian, Modern, etc.),
- II. Architectural detailing (e.g. exposed rafters, knee braces, decorative tile, etc.),
- III. Construction materials, finishes, and colors,
- IV. Door trim and style, and
- V. Window trim and style (i.e. , grid pattern, frame thickness, opening direction, etc.)
- VI. For the purposes of applying ministerial standards in accordance with Government Code Section 65852.2, no Attached ADU, Detached ADU, or external modifications to existing structures except for those in subsection (D)(l)(a - d) above are permitted on Historic Properties.

The above code section does not specify having to be exact in both appearance and material nor lists materials that they must be made out of.

Example Scenario

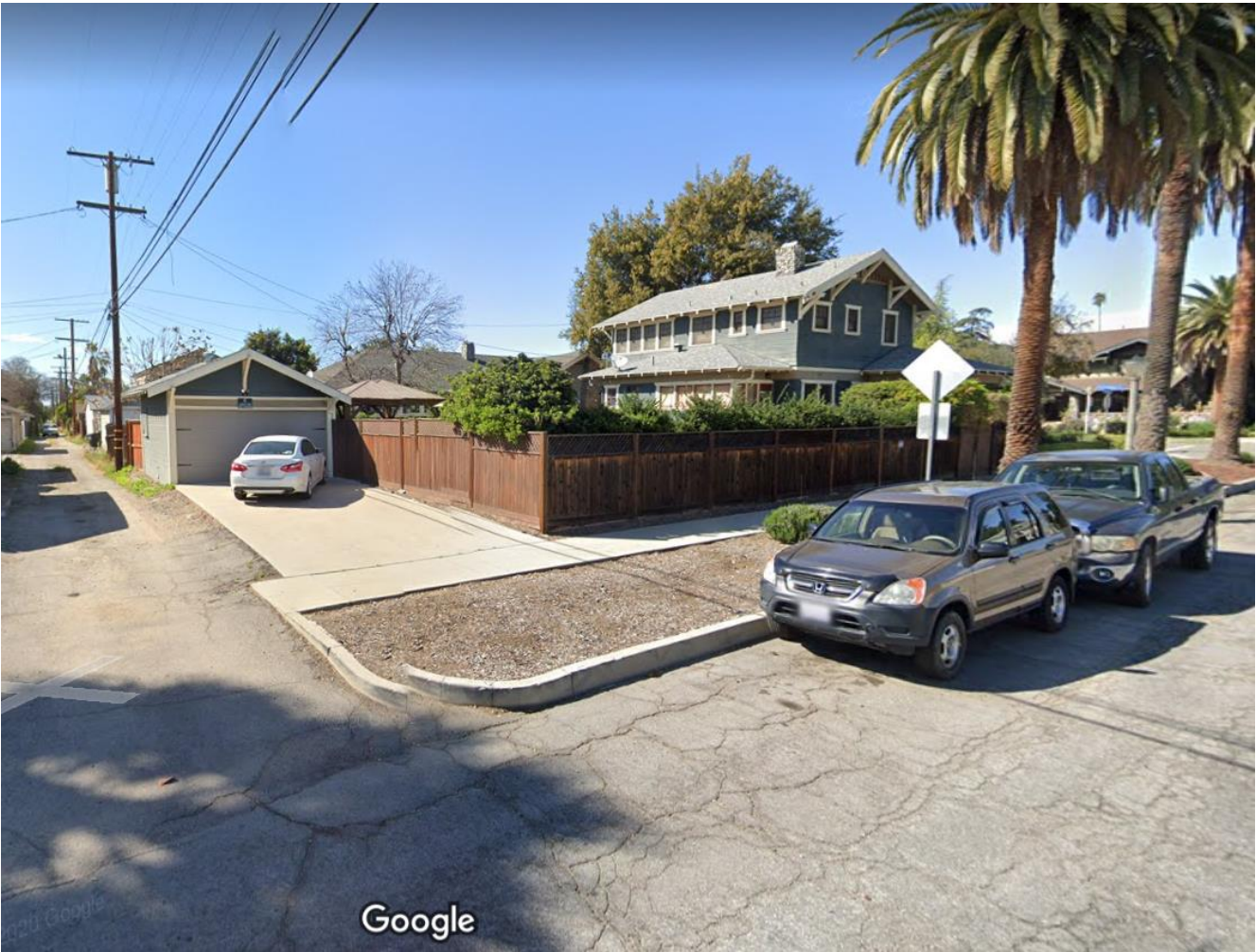
A property located at 394 E. Columbia Avenue located in the Lincoln Park Historic District is proposing to convert the existing detached garage into an ADU. The property is located on the southwest corner of Columbia Avenue and Palomares Street. Part of the work includes installing a new door and window on the north elevation, facing the primary single-family residence. The applicant would like to install an Anderson “A-Series Double Hung Window” and a “400 Series French wood

Hinged Patio Door” on the north elevation, which faces the back yard. Manufacture information states that the door it is made out of wood protected by a vinyl exterior and the window is made of wood protected by fiberglass and Fibrex composite material. Pictures are shown below. Because the proposed window and door will not be visible from the street or alley, staff believes that there is flexibility in allowing it as it is same in “appearance” although it is not the exact material.

View of home from Colombia Avenue



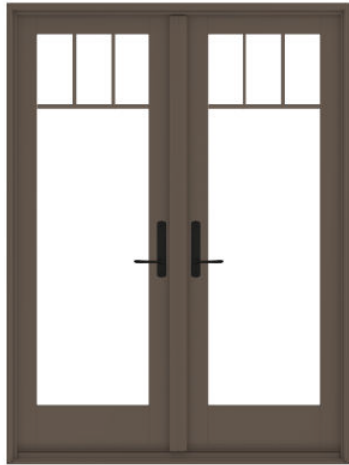
View of home from Palomares Street



Rear Elevation of home



Proposed Door and Window



400 Series French wood Hinged Patio Door



A-Series Double Hung Window

Links to these manufacturing details can be accessed here:

<https://www.andersenwindows.com/windows-and-doors/doors/french-doors-hinged-patio-doors/400-series-frenchwood-hinged-patio-door/>

<https://www.andersenwindows.com/windows-and-doors/windows/single-hung-and-double-hung-windows/a-series-double-hung-window/>

I:\Development Services\Planning\Director's Interpretations\Historic Materials for ADU