

HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: SR2024-0001

AGENDA ITEM: AR-2

PREPARED BY: Jennifer Driver
Senior Planner

MEETING DATE: August 28, 2024

TITLE: Special Review – 417 South Myrtle Avenue

APPLICANT: Ricardo Jurado (Merengue Bakery and Café)
417 South Myrtle Avenue

REQUEST: Special Review of a façade remodel and addition to an existing building within the HCD (Historic Commercial Downtown) zoning district.

BACKGROUND: The applicant is requesting a preliminary design review for a façade renovation at 417 South Myrtle Avenue. The subject two-story building is located within the HCD (Historic Commercial Downtown) zoning district and is located on the west side of South Myrtle Avenue between Lemon Avenue to the south and Lime Avenue to the north, and abuts Falling Leaf Alley to the west and a pedestrian alley to the north.

The Merengue Bakery and Café has operated within the ground floor retail space since 2014. The restaurant owner, Ricardo Jurado, acquired the building in 2021 and now desires to convert the existing vacant second floor into a two-bedroom residential unit. This conversion is driving several proposed façade changes for the Historic Preservation Commission's (HPC) consideration.

Building History

The original structure was built in 1888 and consisted of a commercial tenant on the first floor and a residential unit on the second floor with interior access. Historical photographs depict a brick faced façade, a recessed storefront on the first floor and an overhanging second floor with bay windows (Figure 1).



Figure 1: Historical 1924 photograph.



Figure 2: Unfinished second floor interior.

Since its original build, the building floor plan has undergone several phases of expansion and alterations, one of which eliminated the interior staircase that provided access to the second

floor living space. While this space still has the framing for a bathroom and kitchen within it, the space has been nonfunctional due to its lack of accessibility for over 50 years (Figure 2). In recent years, prior building owners have attempted to re-gain access to the second floor space, but have been unsuccessful due to design challenges.

The building has also undergone several façade alterations since its original construction. In the late 1950's/early 1960's, a remodel of the street façade was completed, giving the building a mid-century facelift by adding a sharp-edged entry with metal flashing and new open picture windows. This remodel also removed the second floor bay windows and concealed the brick façade with stucco (Figure 3).

In 2008, the HPC approved an entire façade remodel that included the removal of stucco and a restoration of the façade to the pre-1950s/1960s remodel (Figure 4). This remodel exposed the underlying brick and original details. Bay windows were installed on the second floor façade to match what is shown in historical photographs. During this time, exterior access to the second floor was planned at the rear of the building, but was never constructed because the design was not adequate for fire and safety access purposes.

Subsequently, in 2015, another alternative entryway to the second floor was approved by the HPC. This proposal envisioned installing an interior staircase within the interior of the building accessible directly from the street storefront. However, the building owner felt this design eliminated a large portion of his much needed retail floor place for business viability.

Special Review of Concept Proposal

In summary, the conceptual proposal involves the installation of an exterior staircase within the public pedestrian alley on the north side of the building to access the proposed second floor residential unit. It also includes exterior façade modifications on the west, north, and east elevations, all of which is fully described below in the “Discussion” section of this report. The entire project scope requires the following reviews and approvals:

1. **City Council.** The proposed exterior staircase will be a permanent encroachment within the City’s public right-of-way and will require review and approval of an encroachment permit by the City Council.
2. **Historic Preservation Commission.** Monrovia Municipal Code Section 17.14.050 gives authority to the HPC to review and approve exterior building alterations in the HCD zone to ensure the appropriateness for Old Town and to encourage the preservation and restoration of historic buildings. The Commission has purview over the proposed façade improvements.

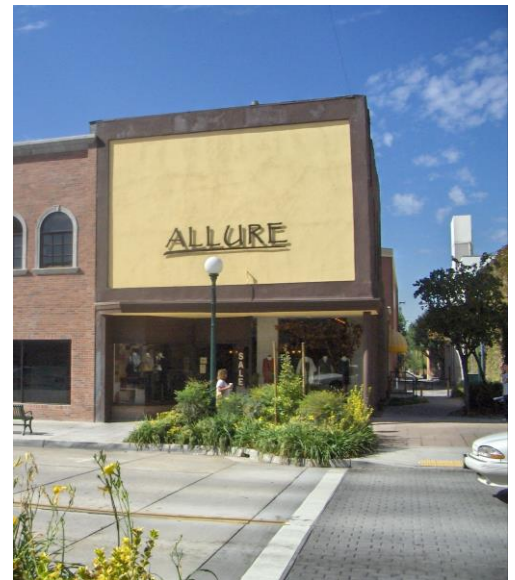


Figure 3: Building prior to 2008 remodel.



Figure 4: Current building, post-2008 remodel.

3. **Development Review Committee.** Monrovia Municipal Code Section 17.14.020 requires the approval of a Minor Conditional Use Permit (mCUP) for the proposed residential use on the second floor. The Development Review Committee has review and approval authority to approve mCUPs.

The prospective applicant is now seeking preliminary feedback on the proposed exterior design modifications before finalizing his formal application for the encroachment permit with the City Council. It is important to note that once the City Council approves the encroachment permit, the complete design review application will be brought back to the Commission for final review and approval.

DISCUSSION: Figure 4 shows that the building's existing façade is architecturally divided. It includes a turn-of-the-century design on the second floor and a mid-century style on the ground floor. For this proposal, the applicant strived to incorporate several of the building's turn-of-the-century design elements into the ground floor remodel. The subject proposal includes exterior modifications to all three exposed elevations (facing east along South Myrtle Avenue, west along Falling Leaf Alley, and north along the pedestrian alley).

As shown in the architectural plans included in Exhibit "A," a 62-square-foot addition is proposed on the ground-floor front façade to align the building storefront with the front property line. This addition would allow the removal of the 1950s angular façade to provide a more rectangular-framed dining area. A new guard rail will also be installed around the outdoor dining area, and a new full frontage awning will be installed above. Additionally, new vinyl storefront windows and doors with wood surrounds are proposed on this elevation. The decorative detailing below the new windows will match the fenestrations on the bay windows above.

On the north side of the building, a metal staircase is proposed within the pedestrian alley for access to the residential unit on the second floor. Above the entrance to the unit, a narrow 13'-0" wide canvas awning is proposed. The awning's design will match that of the front elevation.

All existing window openings will be modified except for the bay windows on the front façade and ground floor windows on the north and west sides of the building. On the north elevation of the second floor, the existing middle window opening will be enlarged to accommodate a wood entry door. The remaining second-floor windows on the north and west elevations will be replaced with new vinyl single-hung units to provide proper fire safety access and comply with building code requirements. Lastly, a new vinyl sliding window will be installed on the west elevation. Staff will have additional information regarding the window details for review at the August 28th meeting.

Because the installation of a new door and window will impact the appearance of the building's existing brickwork, the applicant is exploring appropriate treatment options. He is currently considering either whitewashing it or painting it brown.

For this Special Review application, Staff is requesting that the Commission provide feedback on the appropriateness of the façade remodel and exterior staircase. This determination will become part of the public record. Based on feedback from the Commission, the applicant will then prepare the formal submittal to the City Council for the encroachment permit. The applicant will then come back to the Commission with a formal design review application.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission provide advisory review comments.


Exhibit "A"

417 South Myrtle Avenue

Architectural Plans

Exhibit A - Preliminary Concept Plans

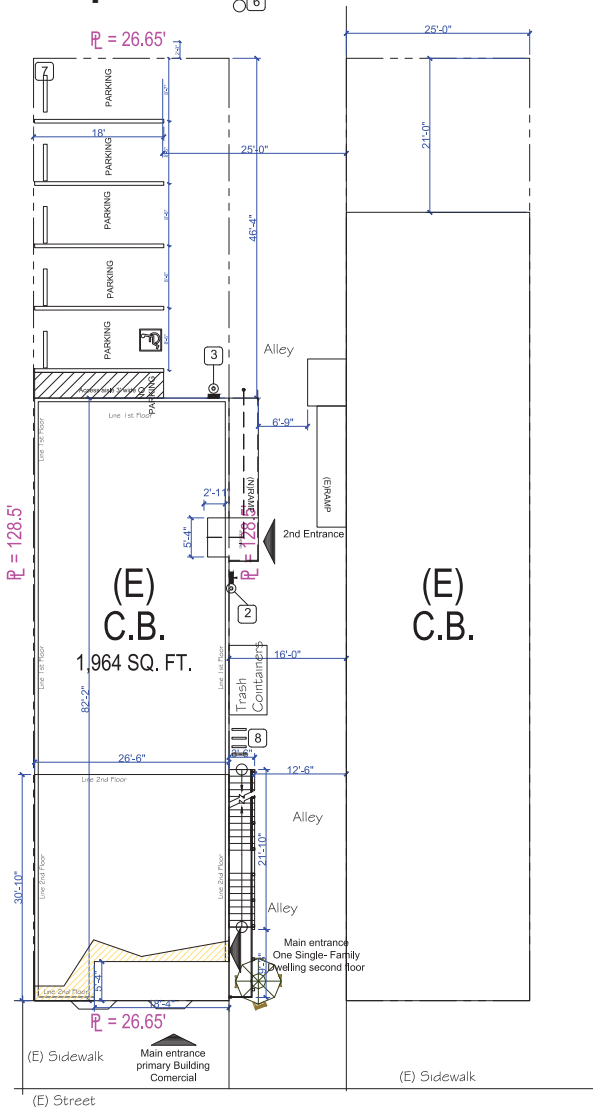
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DESIGN CRITERIA	
2020 California Building Code (CBC)	
2020 California Residential Code (CRC)	
2023 California Mechanical Code (CMC)	
2023 California Plumbing Code (CPC)	
2023 California Electrical Code (CEC)	
2023 California Green Building Standards Code (CGBS)	
2023 California Energy Efficiency Code (CEEC)	
Monrovia Municipal code	
PROPERTY ANALYSIS	
LOT AREA:.....	3,424.52 SF
(E) Commercial Building:.....	1,964 SF
(E) Proposed Reactivating One Family Dwelling:.....	817 S.F
ZONE:.....	HCD
BUILDING UNITS:.....	1
BUILDING HEIGHT:.....	28'-1"
OCCUPANCY GROUP:.....	C-M
CONSTRUCTION TYPE:.....	Commercial
NUMBER STORIES:.....	2
PROJECT DESCRIPTION	
APN #:.....	8516-016-021
LEGAL DESCRIPTION:..... MONROVIA N 26.65' FT OF E 128.5' FT OF W 138.5' FT OF LOT 22 BLK F	
SCOPE OF WORK	
	Proposed front Addition 62,35 SF to Existing Commercial Building
	Proposed Reactivating (E) One Family Dwelling 2nd floor 817 SF
	2 Bedroom, 1 Bath, Kitchen, Laundry, Dining and Living.
	New Stair to access 2nd Floor

Zoning Information.

a. Update the Zoning information/Property Analysis to include at least the following:

Zoning District:	
APN:	8516-016-021
Lot Size:	26.65' x 128.5'
Existing Building Size:	
1st Floor	1,964 S.F
2nd Floor	817 S.F
Ratio (FAR):	1,964 + 817 = 2,781 S.F
Existing Use:	
1st Floor	C-M
2nd Floor	C-M
Proposed Use:	
1st Floor	Commercial
2nd Floor	One single-family dwelling
Proposed Building Size:	
1st Floor	2,026.35 S.F
2nd Floor	817 S.F
Proposed FAR:	2,026.35+817= 2,843.35
Parking Existing:	6 Tandem parking spots
Required:	5 Parking Spots
Proposed:	Min, 5 Parking Spots



417 S Myrtle Ave.
PROPOSED SITE PLAN

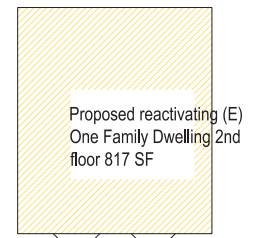
SCALE: 1/8" = 1'-0"

SHEET INDEX

Sheet #	TITLE
A-1.0	SITE PLAN
A-1.1	(E) SITE PLAN
A-2.0	PROPOSED FLOOR PLAN
A-2.1	(E) DEMO FLOOR PLAN
A-3.0	PROPOSED ELEVATION PLAN
A-3.1	RENDER PROPOSED ELEVATION
A-3.2	(E) DEMO ELEVATION PLAN
A-4.0	EXISTING PHOTOS
A-5.0	ROOF PLAN

Site Plan Call-outs

- 1 Existing Water Meter
- 2 Existing Gas Meter
- 3 Existing Service Panel Electric.
- 4 Existing Water Heater
- 5 Existing A/C Condenser
- 6 Service Pole
- 7 New EV Electrical Box
- 8 3 Spaces parking Bicycle



GENERAL REQUIREMENTS

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER POLE DISTRIBUTION FACILITIES, (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOD-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITION EXPENSES.

AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH SHOWER HEAD, SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308)

WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)

AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000), (R314.6.2)

WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLING OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)



PARCEL MAP
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.

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 1781 E 1st St #319
 Los Angeles CA 90033
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 jc1-santamaria@hotmail.com
 Julio C. Santamaria

Revisions

ISSUE	DESCRIPTION	DATE

SITE PLAN

Owner Name: Ricardo Jurado
 417 S MYRTLE AVE.
 Monrovia, CA 91016 Phone:

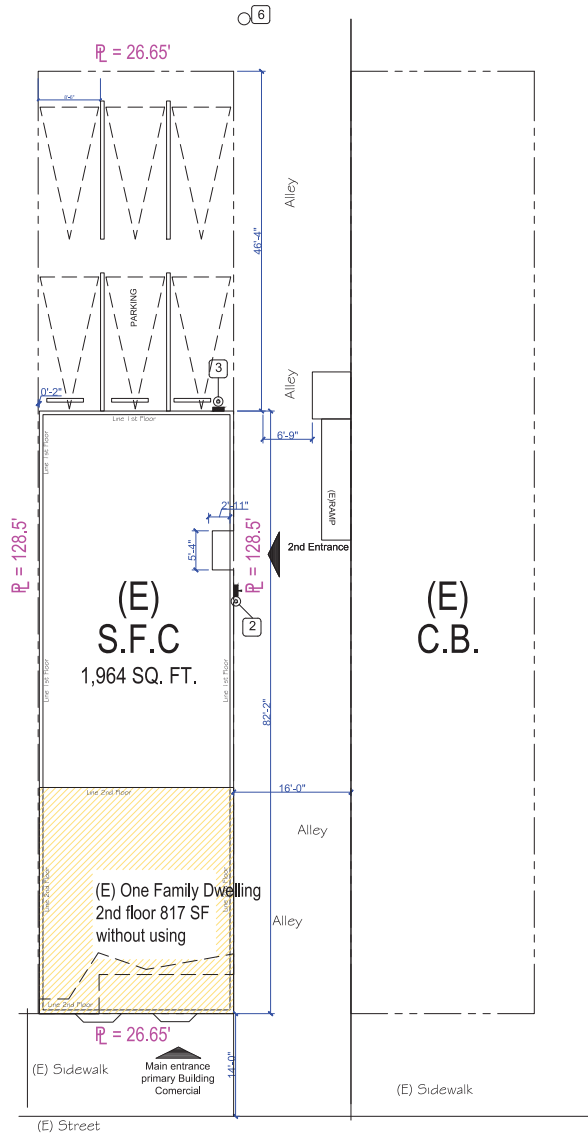
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DATE:	One MFD
SCALE:	03/21/2024
DRAWN:	INDICATE
CHECK:	JC
DATE:	27-23

SHEET:

A-1.0

Site Plan Call-outs

- 1 Existing Water Meter
- 2 Existing Gas Meter
- 3 Existing Service Panel Electric.
- 4 Existing Water Heater
- 5 Existing A/C Condenser
- 6 Service Pole



417 S Myrtle Ave.

(E) SITE PLAN

SCALE: 1/8" = 1'-0"

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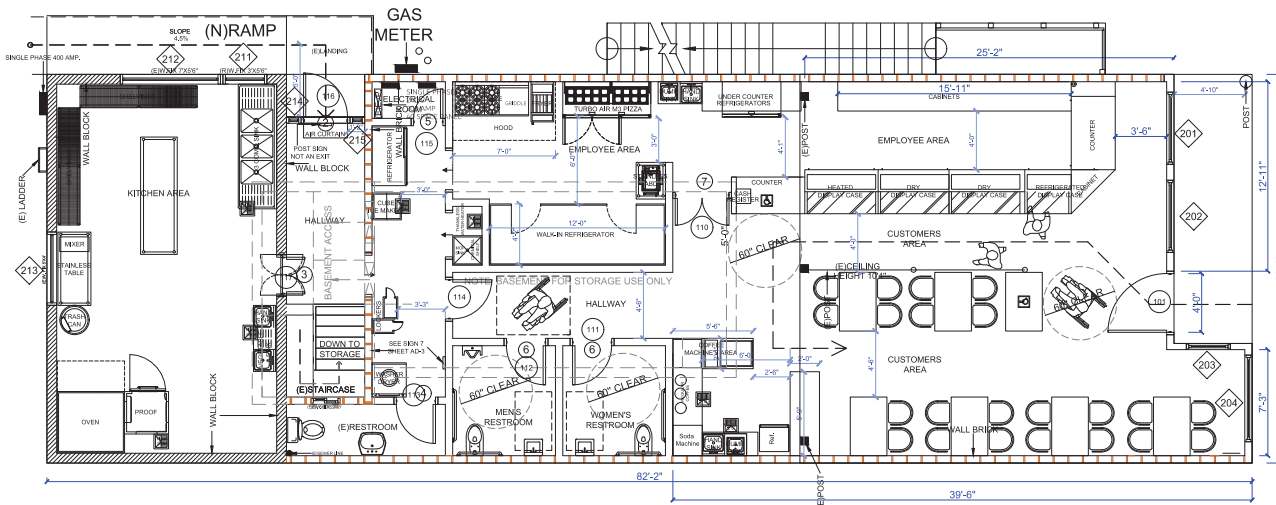
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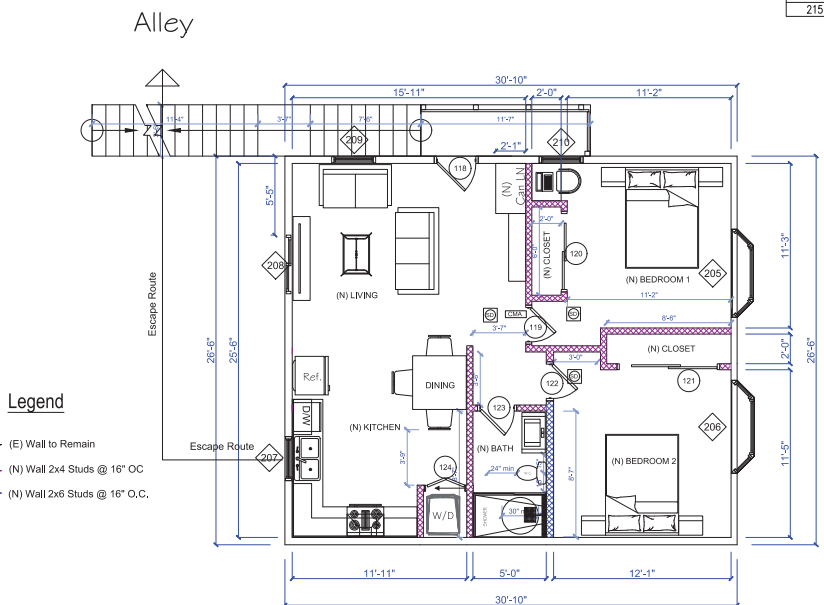
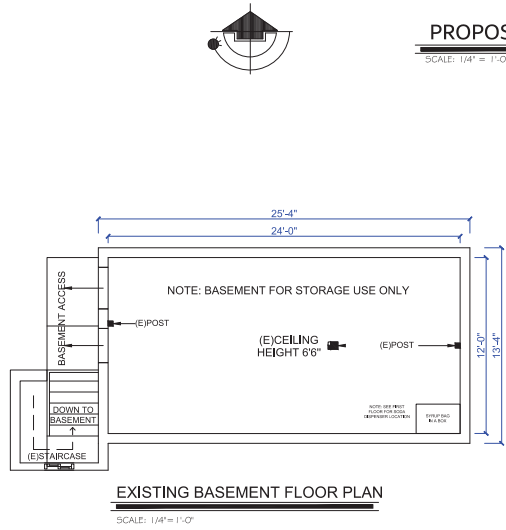
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SHEET	27-23

A-1.1



DOOR AND FRAME SCHEDULE					
MARK	DOOR		GLAZING	Description	NOTES
	SIZE	WD HGT			
101	4'-0"	8'-0"	YES	HINGED SINGLE FULL LITE	New (temp glass)
110	3'-8"	6'-8"	---	HOLLOW CORE	Existing
111	3'-0"	6'-8"	---	HOLLOW CORE	Existing
112	3'-0"	6'-8"	---	HOLLOW CORE	Existing
113	3'-0"	6'-8"	---	HOLLOW CORE	Existing
114	2'-8"	6'-8"	---	HOLLOW CORE	Existing
115	2'-4"	6'-8"	---	HOLLOW CORE	Existing
116	3'-0"	6'-8"	---	SOLID CORE	Existing
117	3'-0"	6'-8"	---	HOLLOW CORE	Existing
118	3'-0"	6'-8"	---	SOLID CORE	New
119	2'-8"	8'-0"	---	HOLLOW CORE	New
120	5'-6"	6'-8"	---	HOLLOW CORE	New
121	7'-0"	6'-8"	---	HOLLOW CORE	New
122	2'-8"	8'-0"	---	HOLLOW CORE	New
123	2'-8"	8'-0"	---	HOLLOW CORE	New
124	2'-8"	6'-8"	---	HOLLOW CORE	New

WINDOW SCHEDULE							U-Factor	SHGC
Number	SIZE		TYPE	MATERIAL	Remarks			
	Width	Height						
201	4'-11"	9'-0"	FIXED	VINYL	NEW	0.30	0.23	
202	4'-11"	9'-0"	FIXED	VINYL	NEW	0.30	0.23	
203	3'-0"	9'-0"	FIXED	VINYL	NEW	0.30	0.23	
204	5'-11"	9'-0"	FIXED	VINYL	NEW	0.30	0.23	
205	6'-0"	5'-0"	BAY WINDOW	WOOD	Existing Single Hung (Egress)			
206	6'-0"	5'-0"	BAY WINDOW	WOOD	Existing Single Hung (Egress)			
207	3'-0"	5'-0"	SINGLE HUNG	VINYL	NEW	0.30	0.23	
208	4'-0"	1'-6"	SLD G	VINYL	NEW	0.30	0.23	
209	3'-0"	4'-4"	SINGLE HUNG	VINYL	NEW	0.30	0.23	
210	3'-0"	7'-0"	SINGLE HUNG	VINYL	NEW	0.30	0.23	
211	3'-0"	5'-6"	FIXED	VINYL	Existing			
212	6'-10"	5'-6"	FIXED	VINYL	Existing			
213	5'-0"	4'-0"	FIXED	VINYL	Existing			
214	8"	6'-8"	FIXED	VINYL	Existing			
215	8"	6'-8"	FIXED	VINYL	Existing			



- Legend**
- (E) Wall to Remain
 - (N) Wall 2x4 Studs @ 16" OC
 - (N) Wall 2x6 Studs @ 16" O.C.

SYMBOLS ELECTRIC	
	DUPLEX OUTLET 110 V.
	ARC FAULT CIRCUIT INT.
	GROUND FAULT CIRCUIT INT.
	WATER PROOF OUTLET
	EXHAUST FAN 50 CFM W/HUMIDITY CONTROL ENERGY STAR EFFICIENT W/FLUORESCENT LIGHT
	SINGLE-POLE SWITCH
	SWITCH VACANCY SENSOR
	THREE WAY POLE-SWITCH
	SMOKE DETECTOR HARD WIRED W/ BATTERY BACK UP
	CARBON MONOXIDE ALARM / HARD WIRED W/ BATTERY BACK UP
	HIGH EFFICACY LIGHT
	HIGH EFFICACY LIGHT WALL MOUNTED

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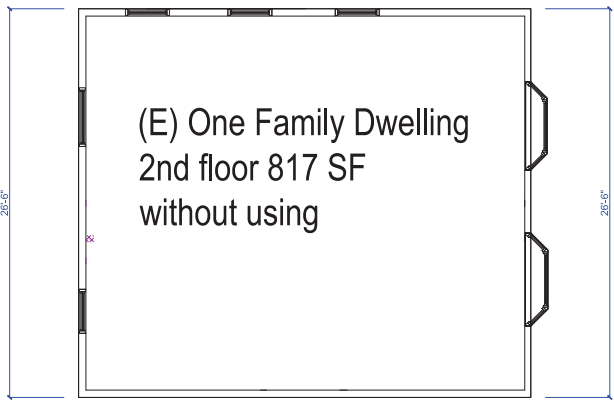
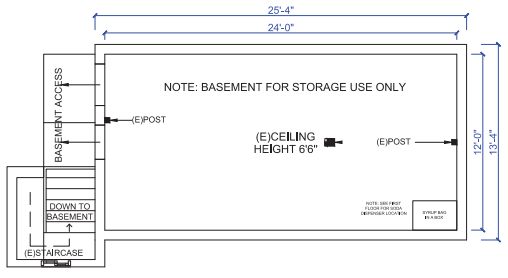
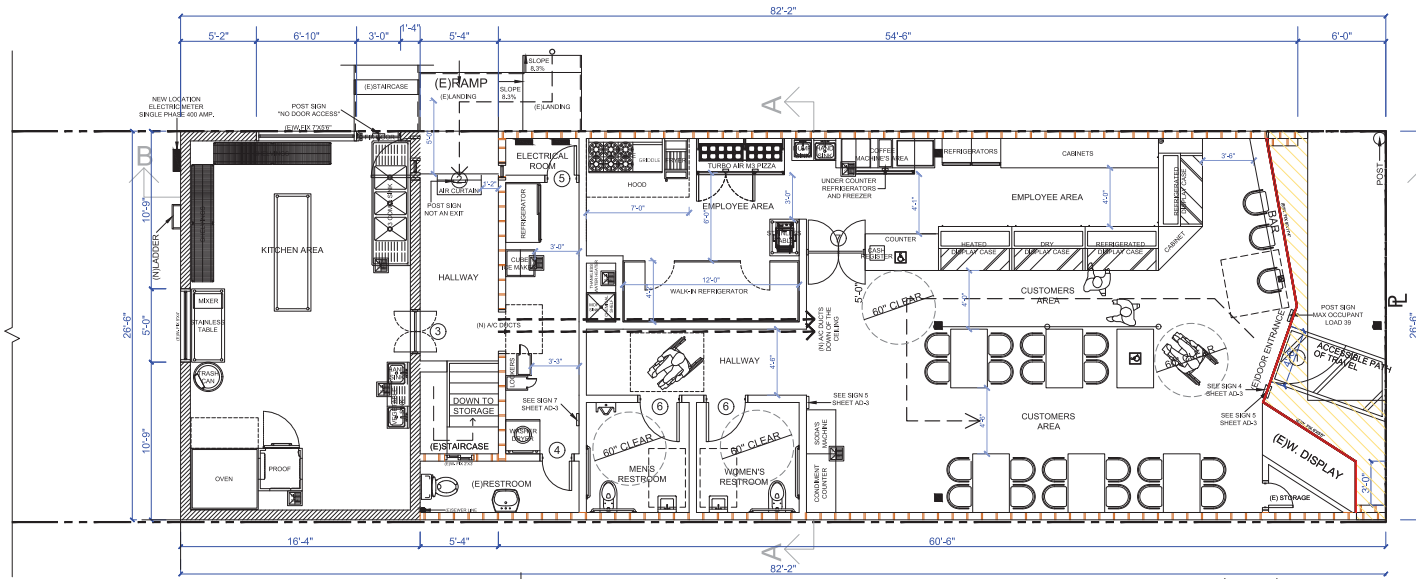
Revisions

ISSUE	DESCRIPTION	DATE

PROPOSED FLOOR PLAN
 Owner Name: Ricardo Jurado
 417 S MYRTLE AVE.
 Montrovia, CA 91016 Phone:

PROJECT NAME
 Addition & Rehabilitate (E)
 One MFD
 DATE: 03/21/2024
 INDICATE
 DRAWN: JC
 SHEET: 27-23

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(E) DEMO FLOOR PLAN
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DRAWN	JC
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SHEET:
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PROPOSED ELEVATION PLAN

Owner Name: Ricardo Jurado
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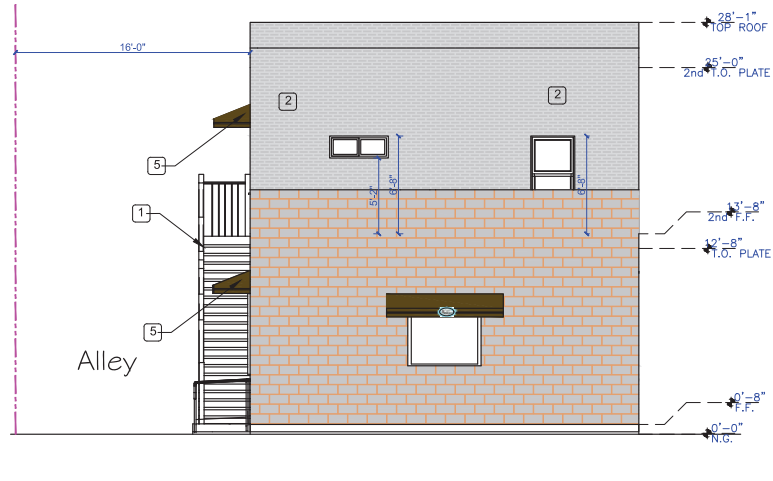
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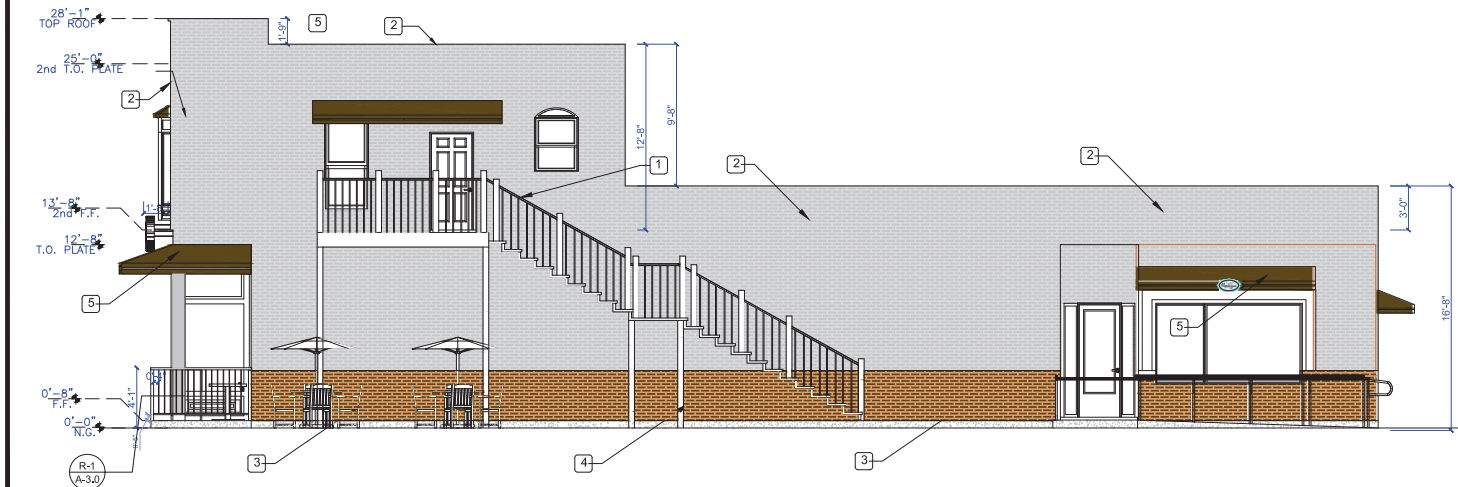
East Elevation

SCALE 1/4" = 1'-0"



West Elevation

SCALE 1/4" = 1'-0"



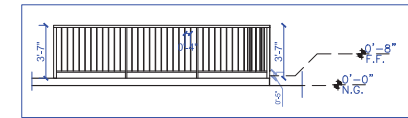
North Elevation

SCALE 1/4" = 1'-0"

Exterior Finish Call-outs

- 1 New Metal Stair to access 2nd Floor
- 2 Existing Brick apply whitewash color
- 3 Existing Brick apply Brown color
- 4 New Framing Apply Gray color
- 5 New Canopy Brown
- 6 LP SmartSide 440 Series Cedar Texture Trim Engineered Treated Wood Siding Application as

Note: See Renders for reference

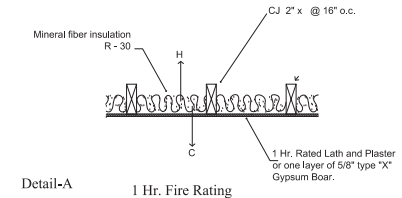


Detail Railing R-1

SCALE 1/4" = 1'-0"

INSULATION

CEILING



Detail-A

1 Hr. Fire Rating

ATTIC VENTILATION REQUIRED FOR UPPER ROOF	
AREA TOTAL =	817.00 / 150 = 5.45
5.45 * 144 =	784.32 SQ IN
Use 0 078sqn Tapered Low-Profile vents @ 72 Sq.Inches each =	0 S.I.
Use 0 15-058's 16-1/2" Louver Vents	0 S.I.
Use 0 85 Sq.Inches each =	0 S.I.
Use 0 14" x 3.0" Eave Vents	336 S.I.
Use 0 24 Sq.Inches each =	336 S.I.
TOTAL =	336.00 S.I. * 784.32 S.I. 336.00 OK

NOTES:

1. 50% of the required ventilation area must be located at least 3' above the eave or cornice vents with the balance provided by gable or cornice vents.
2. openings shall have corrosion-resistant wire mesh or other approved material with 1/8" min and 1/4" max.
3. min. of 1" air-spacing shall be provided between insulation and roof sheathing.

NOTE:

- a. radiant barrier: the radiant barrier shall have an emittance value of less than or equal to 0.05 and be installed in the upper portion of the building's truss/rattlers, covering the entire roof/attic (including all gable ends) with the reflective surface facing down toward the attic.
- b. Any addition or changes made to the approved Exterior elevation design either on the drawings or during construction will require Planning Division and Building & Safety Division review and approval and may result in a delay of the project or the removal of non-approved work.



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Monrovia, CA 91016 Phone:

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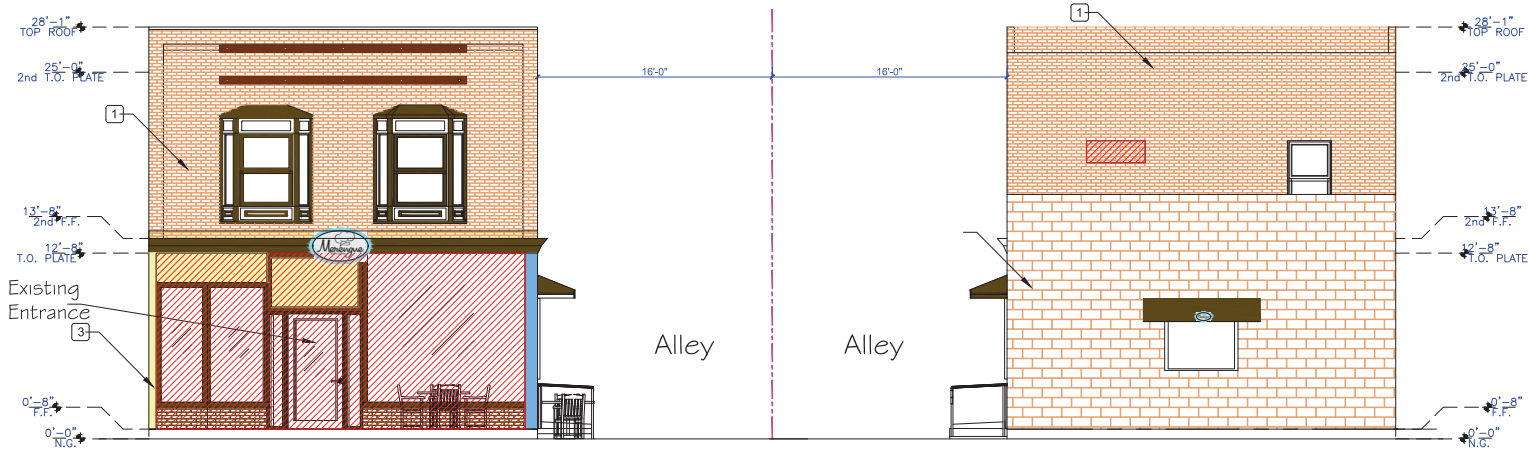
SHEET:

A-3.1

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(E) East Elevation

SCALE 1/4"=1'-0"

(E) West Elevation

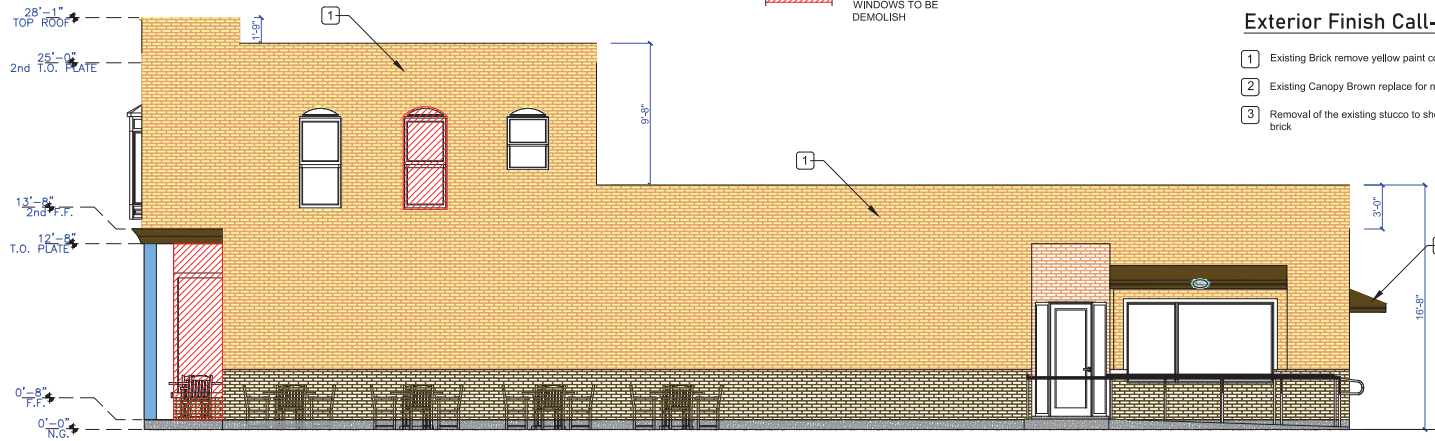
SCALE 1/4"=1'-0"

Legend

- (E) Wall to Remain
- WALL, DOOR AND WINDOWS TO BE DEMOLISH

Exterior Finish Call-outs

- 1 Existing Brick remove yellow paint color existing
- 2 Existing Canopy Brown replace for new
- 3 Removal of the existing stucco to show existing brick



(E) North Elevation

SCALE 1/4"=1'-0"

(E) DEMO ELEVATION

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	27-23

SHEET:

A-3.2



Materials



For new Framing and New Staircase
 Glidden Fundamentals Exterior Paint Glistening
 Gray / Grey, Satin,



Home Guard Sealant Whitewash: Commercial
 Grade Protection Interior & Exterior Brick,
 Fireplace, Stone, Concrete & Wood - Stain
 Resistant - [Clear] (Satin Finish) - (Liter - 34 fl oz
 Covers 108 sf ft)



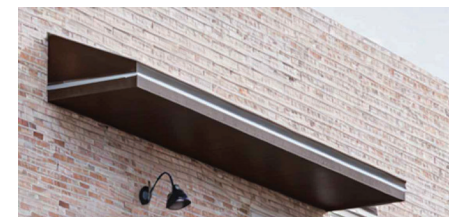
LP SmartSide 440 Series Cedar Texture Trim
 Engineered Treated Wood Siding Application as



Clear Rectangular Tempered Glass Sheet 1/2 in.
 Thick Flat Edge Rust Scratch Resistant



Protective Enamel Flat Brown Interior/Exterior Paint



Prefabricated Canopy Brown Color

Universal General Design
 1781 E 1st St. #319
 Los Angeles CA 90033
 747 283-7826
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 jc1-santamaria@hotmail.com
 Julio C. Santamaria
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Revisions

ISSUE	DESCRIPTION	DATE

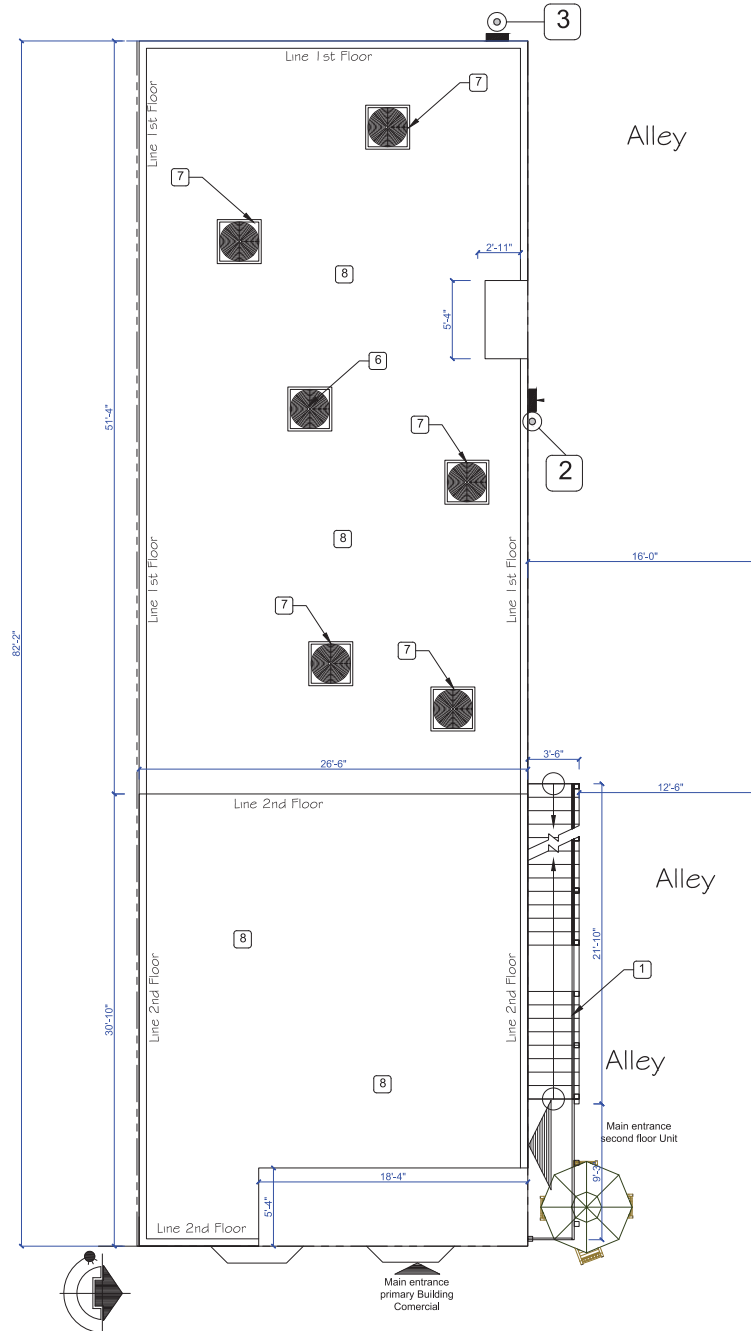
Existing photos and New Materials
 Owner Name: Ricardo Jurado
 417 S MYRTLE AVE.
 Monrovia, CA 91016 Phone:

PROJECT NAME	Addition & Rehabilitate (E)
DATE	One MFD
SCALE	03/21/2024
DRAWN	INDICATE
DATE	JC
NO.	27-23

SHEET:
A-4.0

Roof Plan

SCALE 1/4" = 1'-0"



Exterior Finish Call-outs

- 1 New Metal Stair to access 2nd Floor
- 6 Existing A/C Condenser is located on the Roof
- 7 Exhaust fan, ducted to the outside,
- 8 Existing flat roof torch

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ROOF PLAN

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