



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Special Review
PREPARED BY: Nancy Lee
Associate Planner

AGENDA ITEM: AR-5
MEETING DATE: September 27, 2017

SUBJECT: Special Review
247 North Magnolia Avenue

APPLICANT: Mark Houston Associates, Inc.
517 S. Myrtle Avenue, Suite 201
Monrovia, CA 91016

REQUEST: Special Review of Proposed Single-Family Residential Addition

BACKGROUND: The applicant has prepared plans for a two-story addition to an existing two-story single-family residence that is identified on the City's adopted list of Potential Historic Landmarks. In accordance with Monrovia Municipal Code (MMC) § 17.40.110, any alteration proposed to a potential historic landmark requires the review of the Historic Preservation Commission to assist the property owner in maintaining the significance of the resource. As such, the applicant is requesting an advisory review by the Commission on the proposed addition.

The subject single-family property located at 247 North Magnolia Avenue is developed with a two-story Craftsman bungalow. According to the Los Angeles County Assessor's records, the residence was built in 1912. Since the building's original construction date at least two additions were made to the rear of the dwelling; a kitchen was added in 1953 and a family room was added in 1964.



DISCUSSION: The applicant is proposing a 482 square foot addition, a 188 square foot balcony, as well as an interior remodel, to a 2,675 square foot existing single-family home. The proposed addition will be located directly over and adjacent to the 1953 and 1964 additions at the rear of the structure.

As shown on the development plans included as Exhibit "A," a 55 square foot addition along the northwest side of the dwelling is proposed on the first floor. A 427 square foot master bedroom and bathroom addition is proposed along the southwest portion of the structure on the second floor.

The existing dwelling is best described as a Craftsman bungalow with English revival influence. The dwelling features a complex roof structure with exposed rafter tails. A pyramidal hipped roof is crossed by a central front gable with a sweeping flared arch supported by triangular knee braces. The roof consists of asphalt shingles, and the exterior is clad in cedar shingles on the

second story and shiplap horizontal wood siding on the first story. A partial front wraparound porch with a half hip roof and central gable spans the street facing (east) elevation. The porch is embellished with stone rubble piers linked by a wood slatted balustrade and a low stone veneer wall. Existing window types include wood casement, double hung and fixed units.

As shown in the architectural renderings, the proposed exterior facade will follow much of the same building form and architectural design as the existing façade, with the exception of new dormers and a second story balcony that will create differentiation from the existing structure. The second story rear (west) elevation has been designed with a large rear facing gable supported by triangular knee braces that features shed dormers on each side of the roof structure. It also features an arched attic vent within the gable. In addition, the plan proposes a balcony that wraps along the south and west portion of the second story addition, which will shelter a new concrete raised deck. Both the balcony and the deck will be enclosed with vertical wood pickets at 42 inches in height. The second story balcony projects approximately 5 ½ feet from the wall of the addition.

The exterior colors and materials on the addition will match those on the existing home. The first floor will be clad in shiplap horizontal siding and the second floor will be clad in cedar wood shingles. Several existing windows will be upgraded. Existing aluminum slider windows on the second floor visible from the side (south) elevation will be changed out to a grouping of metal casement windows. The second story addition along the same elevation will be provided with new wood French doors leading to the balcony. New wood casement windows that are comparable in size, shape, and form to the existing windows on the home will be installed throughout the new addition. The foundation that will support the first floor deck will be treated with stone rubble veneer to match the chimney and stone rubble veneer elements on the front porch. Lastly, a new decorative driveway gate is proposed on the north side of the home. The gate will be constructed with a combination of matching stone rubble veneer and redwood planks that will extend from the side of the house.

For this Special Review application, the Commission needs to determine if the addition is appropriate to the age, architecture and massing of the existing home, and if the proposed addition will prevent the home from qualifying for City Landmark status in the future. The Commission can “assist and guide” the property owner with proposed alterations on an advisory basis to find solutions and direct the owner toward designation and/or appropriate changes that will safeguard the character of the structure. This determination will become part of the public record.

Furthermore, because this development application is also subject to the City’s Neighborhood Compatibility Ordinance, the Commission’s formal advisory review recommendations will be forwarded to the Development Review Committee (DRC) who has final approval authority on the project. The DRC’s neighborhood compatibility review consider the Commission’s design review comments, and focus their evaluation of the project’s massing, scale, and height to ensure minimized impacts to adjacent neighboring properties and appropriate relationship to the surrounding neighborhood.

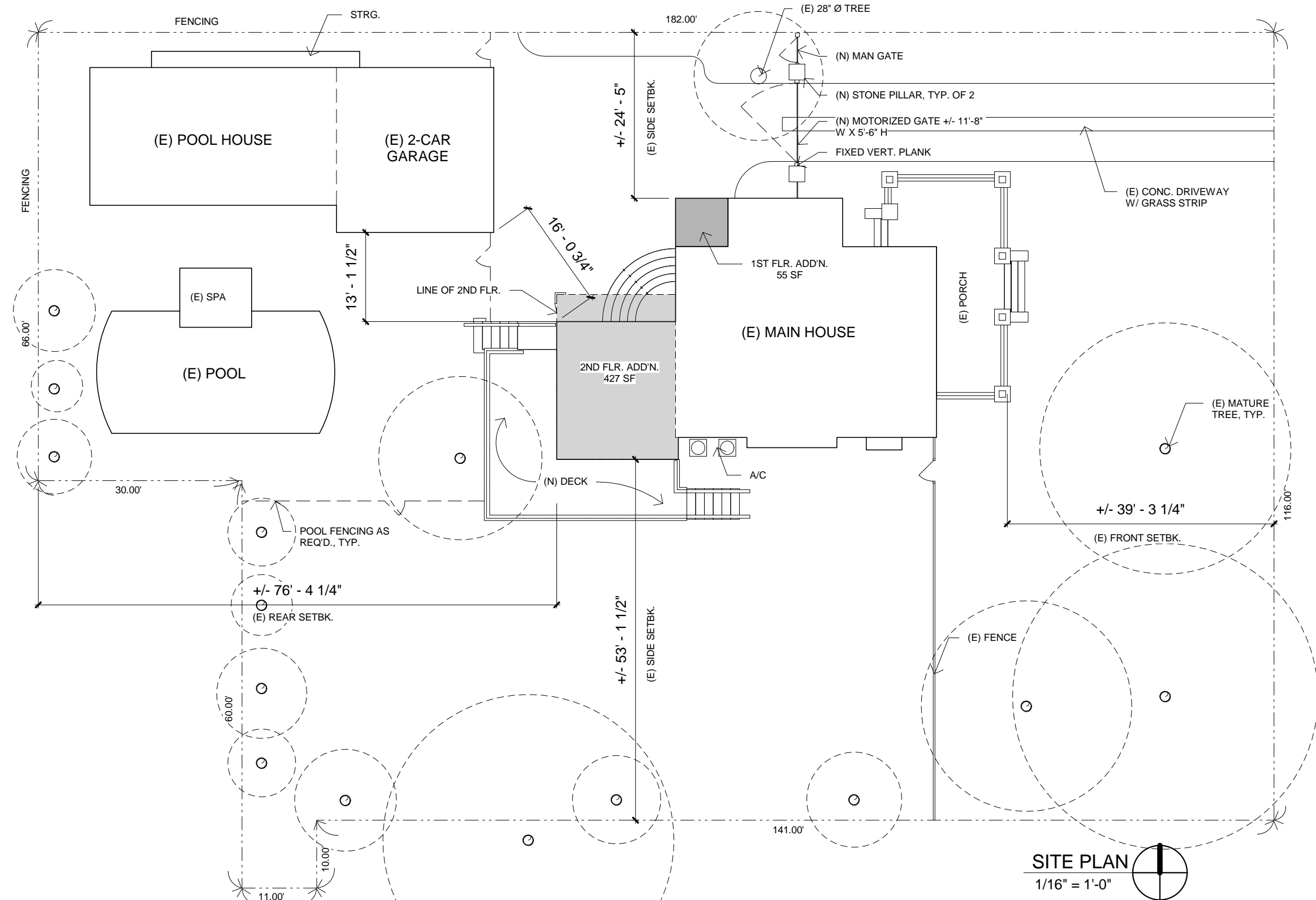
HISTORIC PRESERVATION COMMISSION ACTION REQUIRED: Provide advisory review comments and recommend approval to the Development Review Committee.



EXHIBIT "A"

Special Review

247 North Magnolia Avenue



SITE PLAN
1/16" = 1'-0"

LOT INFO:

AIN = 8504-002-031
 ZONING = RL
 OCCUPANCY = R-3
 BUILDING TYPE = TYPE V
 OWNER = BEN MASSEY

SCOPE OF WORK:

1ST FLR. INTERIOR REMODEL TO INCLUDE:
 (N) KITCHEN, (N) DEN
 2ND FLR. INTERIOR REMODEL TO INCLUDE:
 (N) MASTER BATH, (N) 3/4 BATH

1ST FLR. 55 SF ADDITION TO INCLUDE:
 SQUARE OFF (N) DEN
 2ND FLR. 427 SF ADDITION TO INCLUDE:
 (N) MASTER BEDRM., (N) WALK-IN CLOSET

(N) REAR DECK, (N) REAR 2ND FLR. BALCONY, (N)
 FRONT GATE @ DRIVEWAY, CHANGE OUT SOME (E)
 WINDOWS & DOORS

TABULATIONS:

LOT SIZE = 19,722 SF
 EXISTING 1ST FLOOR = 1,577 SF
 (E) 2ND FLOOR = 1,098 SF
 (E) TOTAL = 2,675 SF
 1ST FLR. ADD'N = 55 SF
 2ND FLR. ADD'N = 427 SF
 TOTAL ADD'N = 482 SF
 PROPOSED 1ST FLOOR = 1,632 SF
 (P) 2ND FLOOR = 1,525 SF
 (P) TOTAL = 3,157 SF

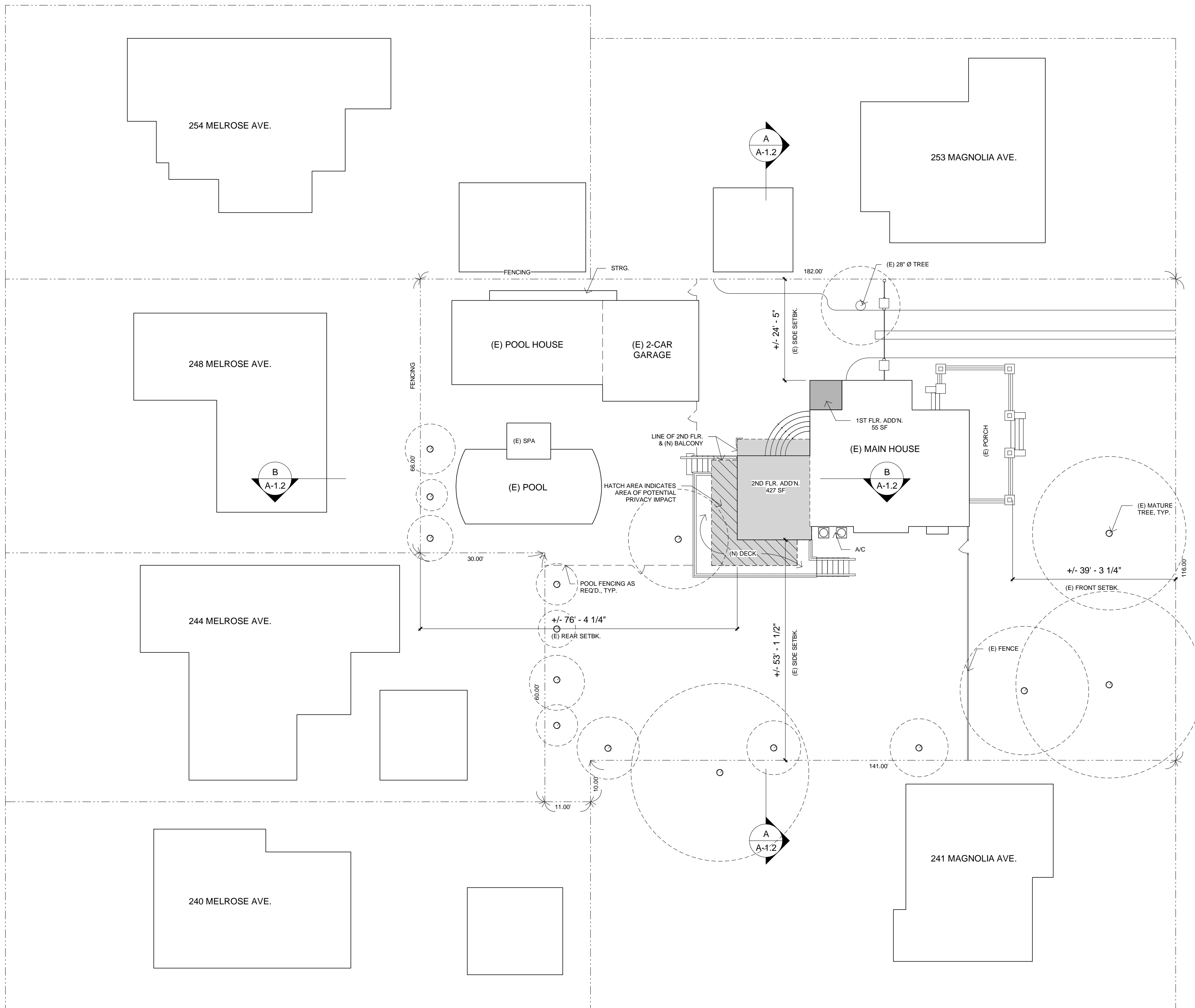
REVISIONS	BY

MARK HOUSTON ASSOCIATES INC
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 517 S. MYRTLE AVE., SUITE 201, MONROVIA CA 91016
 TELEPHONE 626.357.7858 STATE LICENSE NO. 875303

MASSEY RESIDENCE
 247 N MAGNOLIA AVE.
 MONROVIA, CA 91016

DATE 08/30/2017
 SCALE 1/16" = 1'-0"
 DRAWN
 JOB
 SHEET

A-1



ADJACENT PROPERTIES PLAN
1/16" = 1'-0"



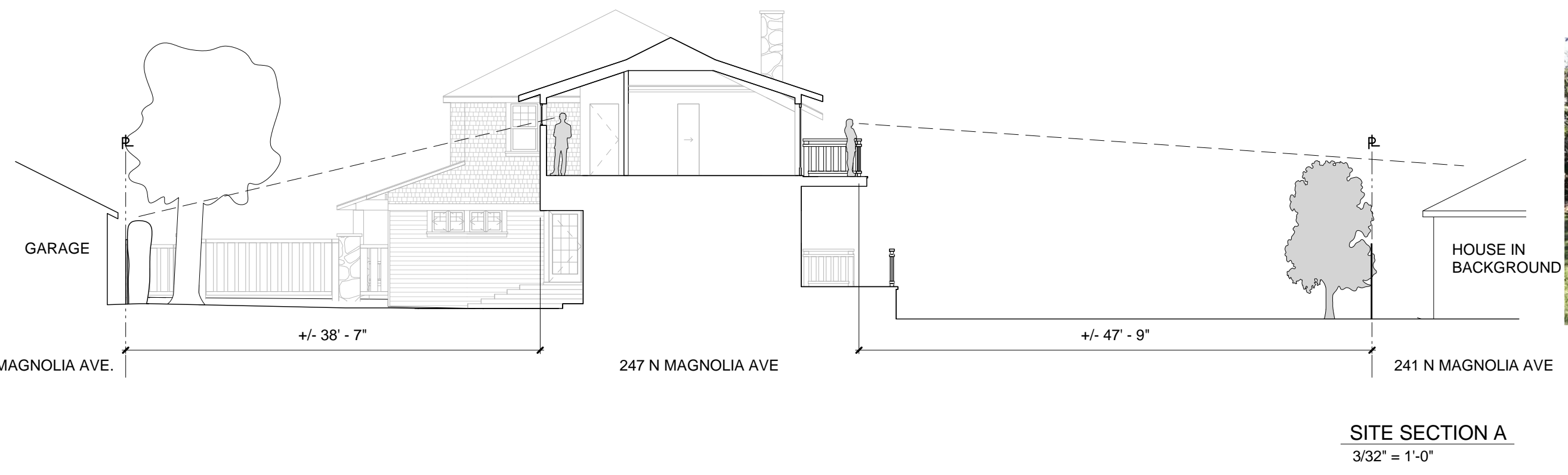
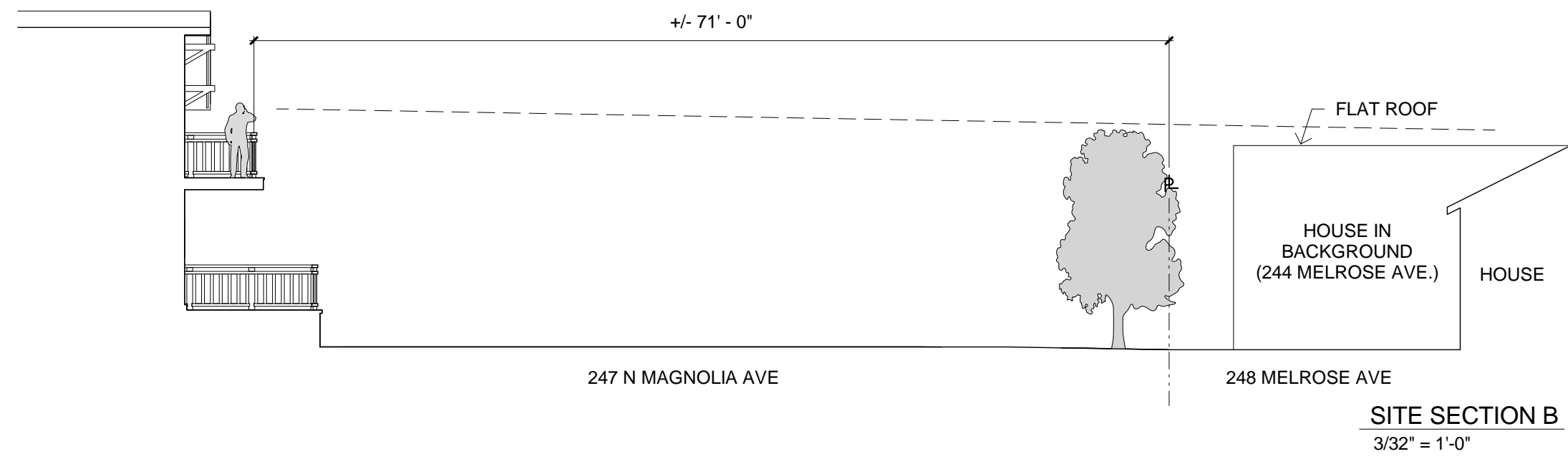
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3/32" = 1'-0"

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A-2

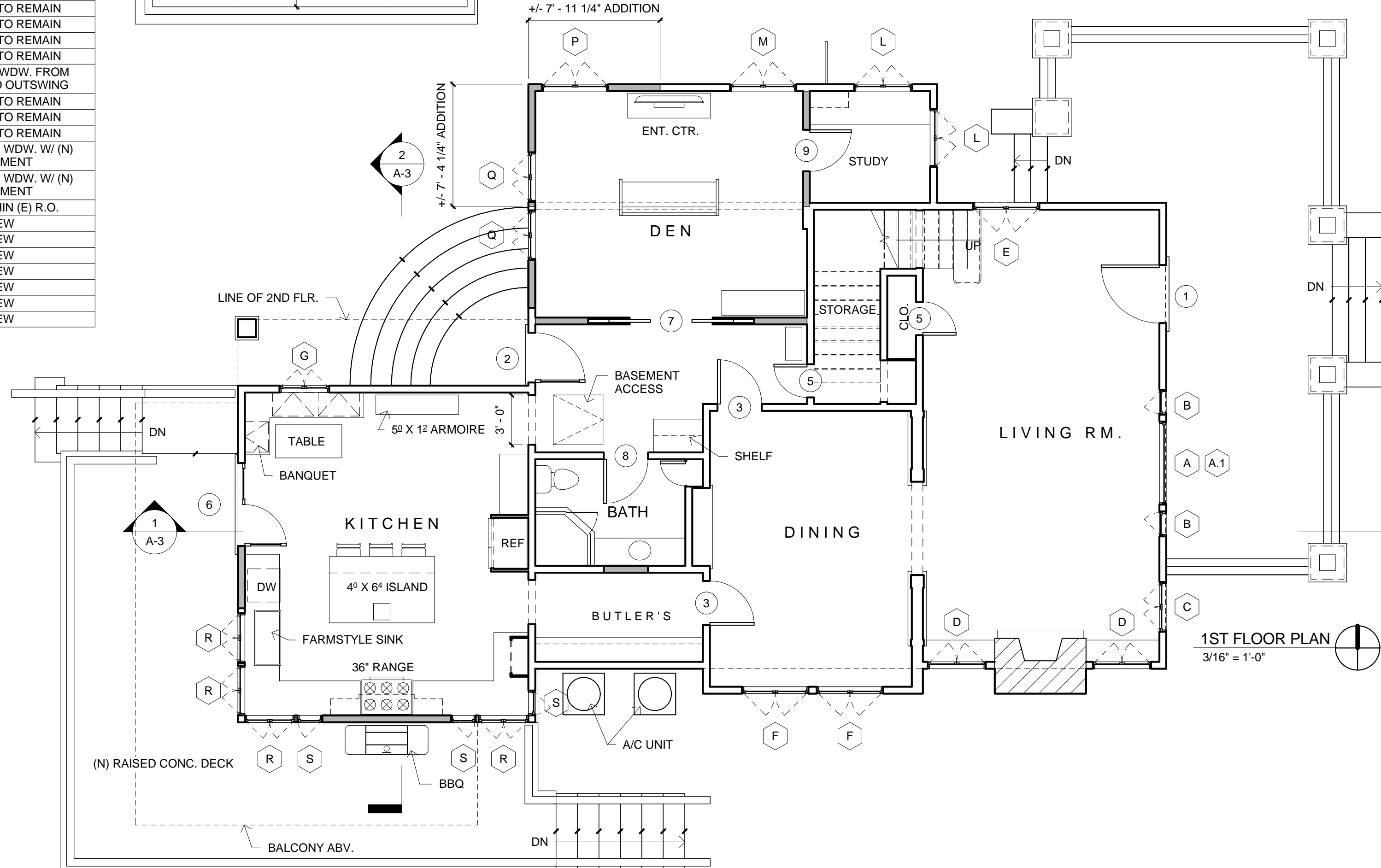
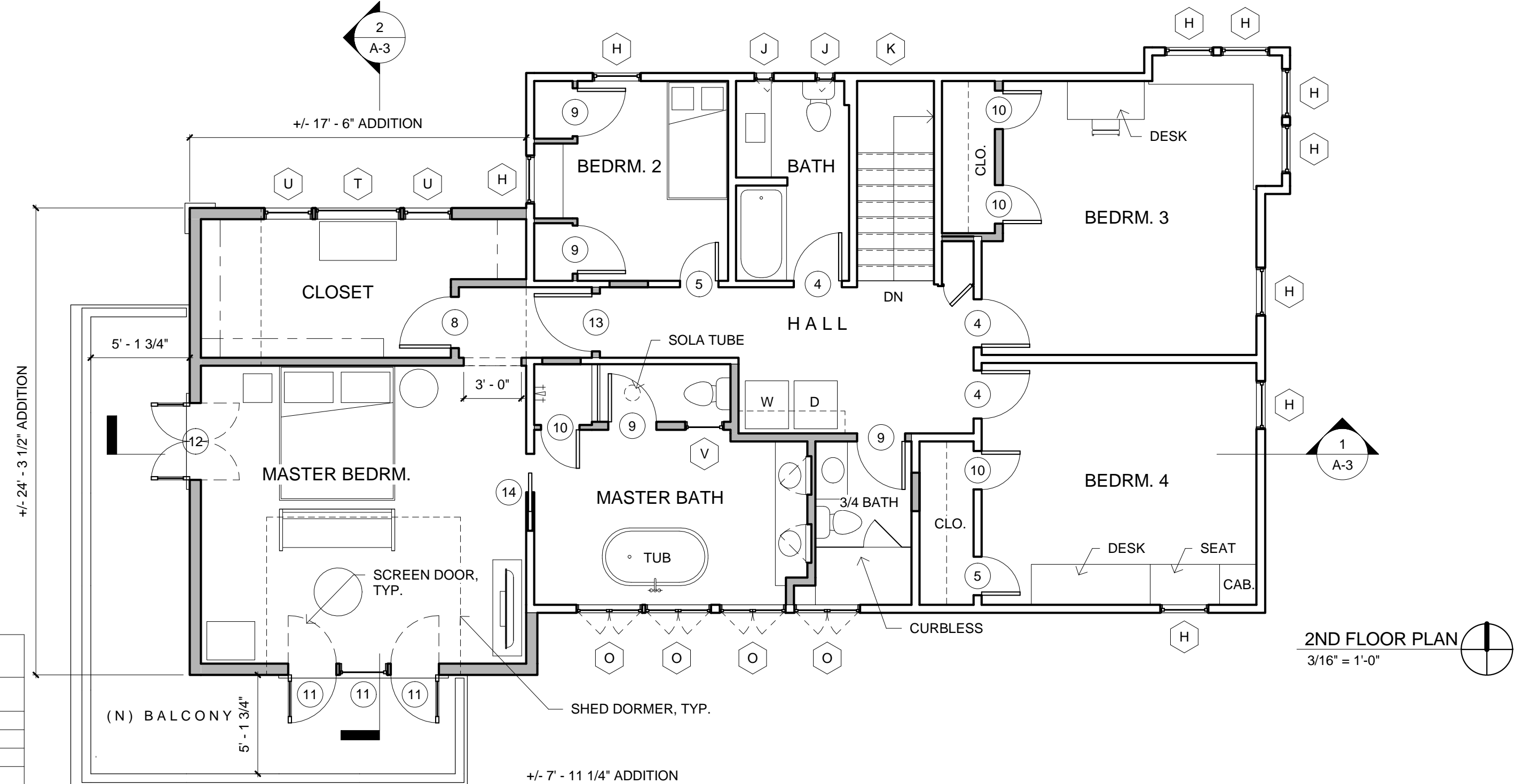
DOOR SCHEDULE

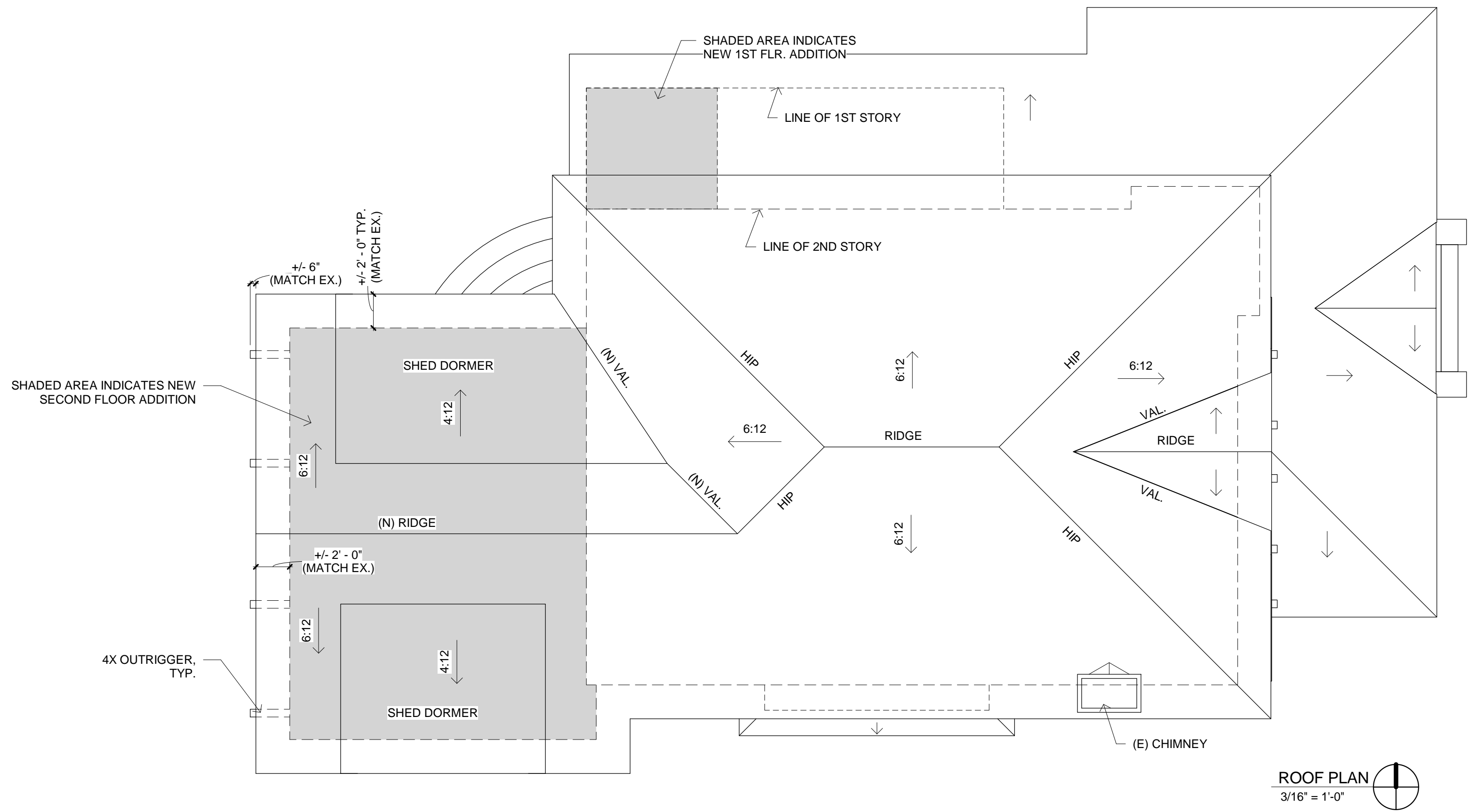
ID	QTY.	TYPE	WIDTH	HEAD HEIGHT	GLAZING	MATERIAL	COMMENTS
1	1	EXT. HINGED	3'-6"	6'-8"	SINGLE	WOOD	EXISTING TO REMAIN
2	1	EXT. HINGED, FRENCH	3'-0"	6'-8"	SINGLE	WOOD	EXISTING TO REMAIN
3	2	INT. HINGED	2'-8"	6'-8"	N/A	WOOD	EXISTING TO REMAIN
4	3	INT. HINGED	2'-6"	6'-8"	N/A	WOOD	EXISTING TO REMAIN
5	4	INT. HINGED	2'-0"	6'-8"	N/A	WOOD	EXISTING TO REMAIN
6	1	EXT. HINGED, FRENCH	5'-0"	6'-8"	DUAL	WOOD	NEW
7	1	INT. POCKET	5'-0"	6'-8"	N/A	WOOD	NEW
8	2	INT. HINGED	2'-8"	6'-8"	N/A	WOOD	NEW
9	5	INT. HINGED	2'-6"	6'-8"	N/A	WOOD	NEW
10	4	INT. HINGED	2'-0"	6'-8"	N/A	WOOD	NEW
11	3	EXT. HINGED, FRENCH	2'-6"	6'-8"	DUAL	WOOD	NEW
12	1	EXT. HINGED, FRENCH	4'-0"	6'-8"	DUAL	WOOD	NEW
13	1	INT. HINGED	3'-0"	6'-8"	N/A	WOOD	NEW
14	1	INT. POCKET	2'-0"	6'-8"	N/A	WOOD	NEW

WINDOW SCHEDULE

ID	QTY.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	GLAZING	MATERIAL	COMMENTS
A	1	FIXED	5'-0"	3'-7"	5'-9"	SINGLE	WOOD	EXISTING TO REMAIN
A.1	1	FIXED	5'-0"	9"	6'-8"	SINGLE	WOOD	EXISTING TO REMAIN
B	2	CASEMENT	1'-6"	4'-6"	6'-8"	SINGLE	WOOD	EXISTING TO REMAIN
C	1	CASEMENT	3'-0"	4'-6"	6'-8"	SINGLE	WOOD	EXISTING TO REMAIN
D	2	CASEMENT	3'-6"	2'-0"	6'-8"	SINGLE	WOOD	EXISTING TO REMAIN
E	1	CASEMENT	4'-0"	2'-0"	6'-8"	SINGLE	WOOD	EXISTING TO REMAIN
F	2	CASEMENT	4'-0"	4'-6"	6'-8"	SINGLE	WOOD	EXISTING TO REMAIN
G	1	CASEMENT	3'-0"	3'-4"	6'-8"	SINGLE	WOOD	SWITCH (E) WDW. FROM INSWING TO OUTSWING
H	9	DOUBLE HUNG	2'-6"	4'-5"	6'-8"	SINGLE	WOOD	EXISTING TO REMAIN
J	2	CASEMENT	1'-0"	2'-11"	6'-8"	SINGLE	WOOD	EXISTING TO REMAIN
K	1	FIXED	2'-0"	2'-0"	3'-6"	SINGLE	WOOD	EXISTING TO REMAIN
L	2	CASEMENT	3'-6"	3'-5"	6'-8"	DUAL	WOOD	REPLACE (E) WDW. W/ (N) CASEMENT
M	1	CASEMENT	4'-0"	2'-10"	6'-8"	DUAL	WOOD	REPLACE (E) WDW. W/ (N) CASEMENT
O	4	CASEMENT	3'-5"	2'-11"	6'-8"	DUAL	METAL	NEW WITHIN (E) R.O.
P	1	CASEMENT	4'-0"	2'-10"	6'-8"	DUAL	WOOD	NEW
Q	2	CASEMENT	3'-0"	2'-0"	6'-8"	DUAL	WOOD	NEW
R	4	CASEMENT	3'-0"	3'-0"	6'-8"	DUAL	WOOD	NEW
S	3	CASEMENT	1'-6"	3'-0"	6'-8"	DUAL	WOOD	NEW
T	1	FIXED	4'-5"	2'-0"	6'-8"	DUAL	WOOD	NEW
U	2	DOUBLE HUNG	2'-6"	3'-0"	6'-8"	DUAL	WOOD	NEW
V	1	FIXED	2'-0"	6'-8"	6'-8"	SINGLE	WOOD	NEW

NOTE:
 HEAD HEIGHT MEASURED FROM ASSOCIATED FLOOR LEVEL





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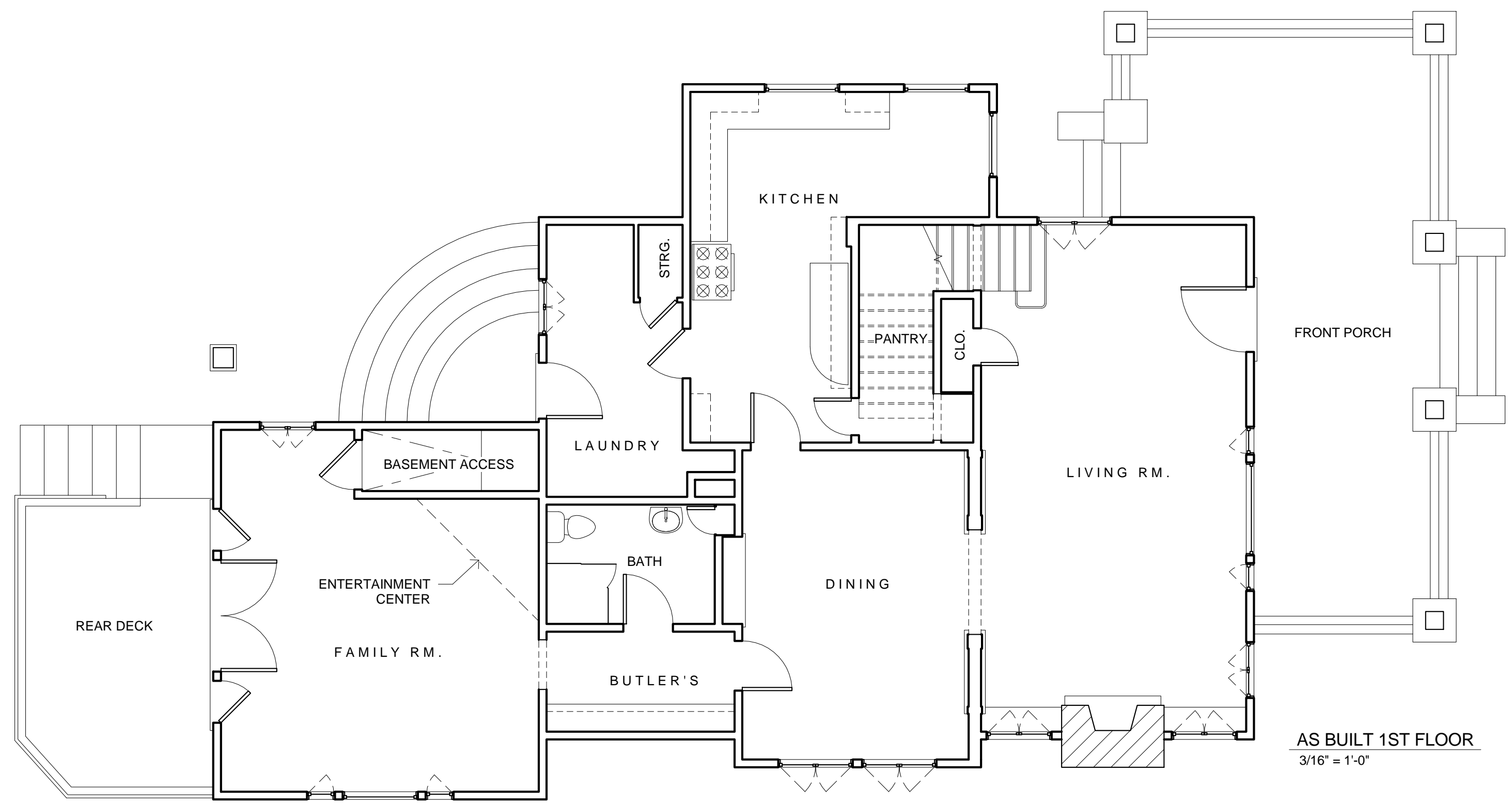
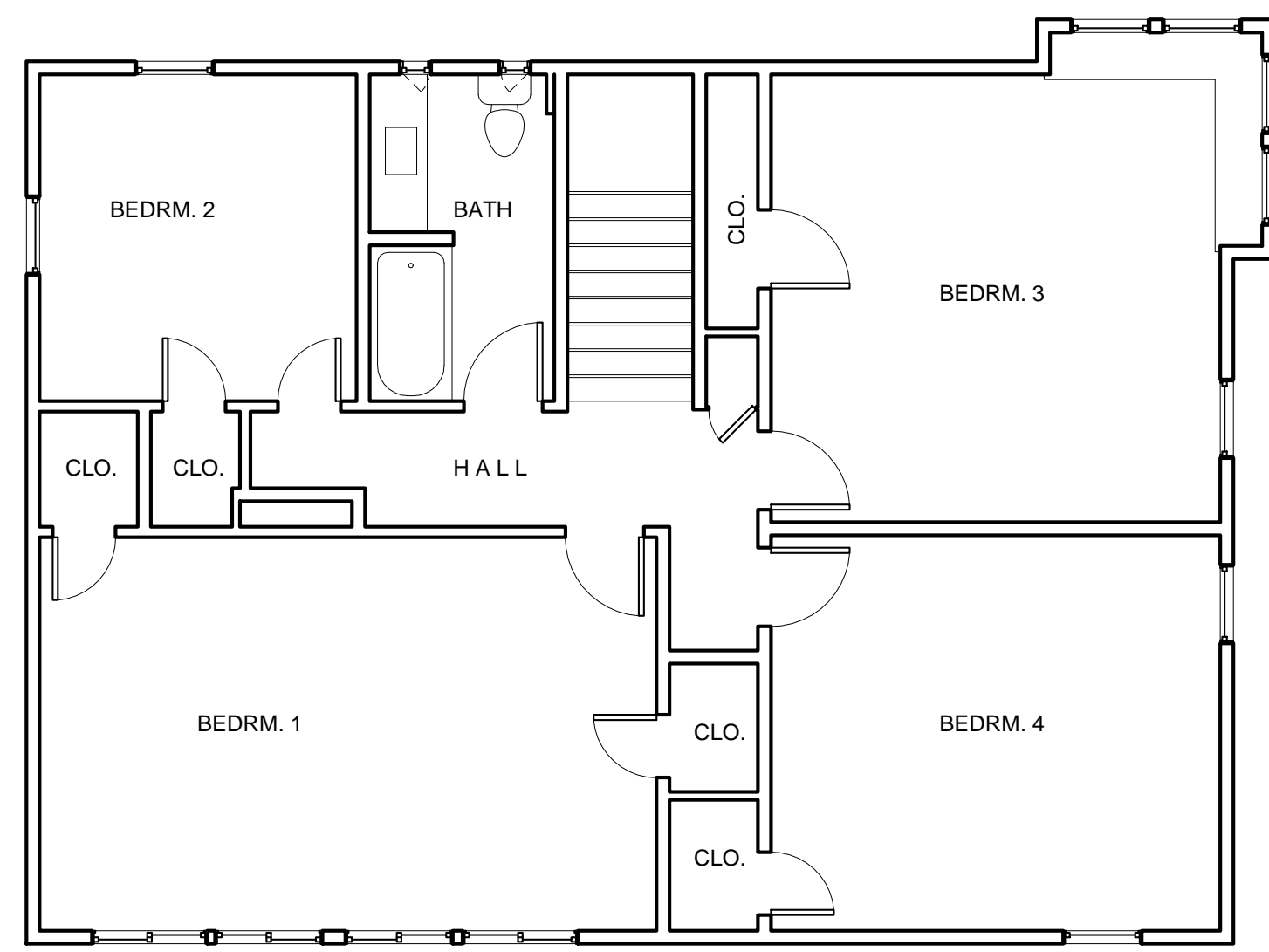
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A-2.1

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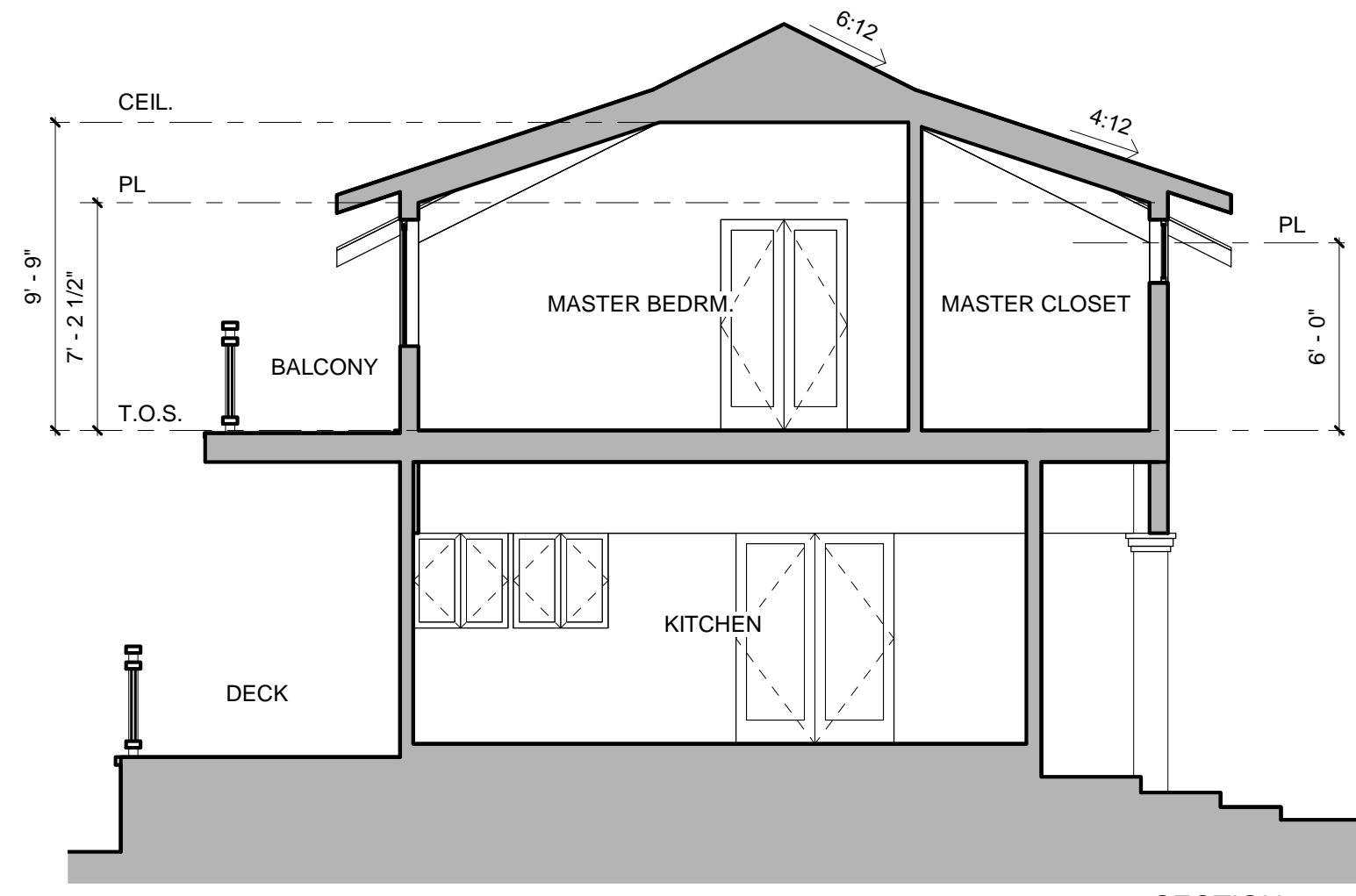
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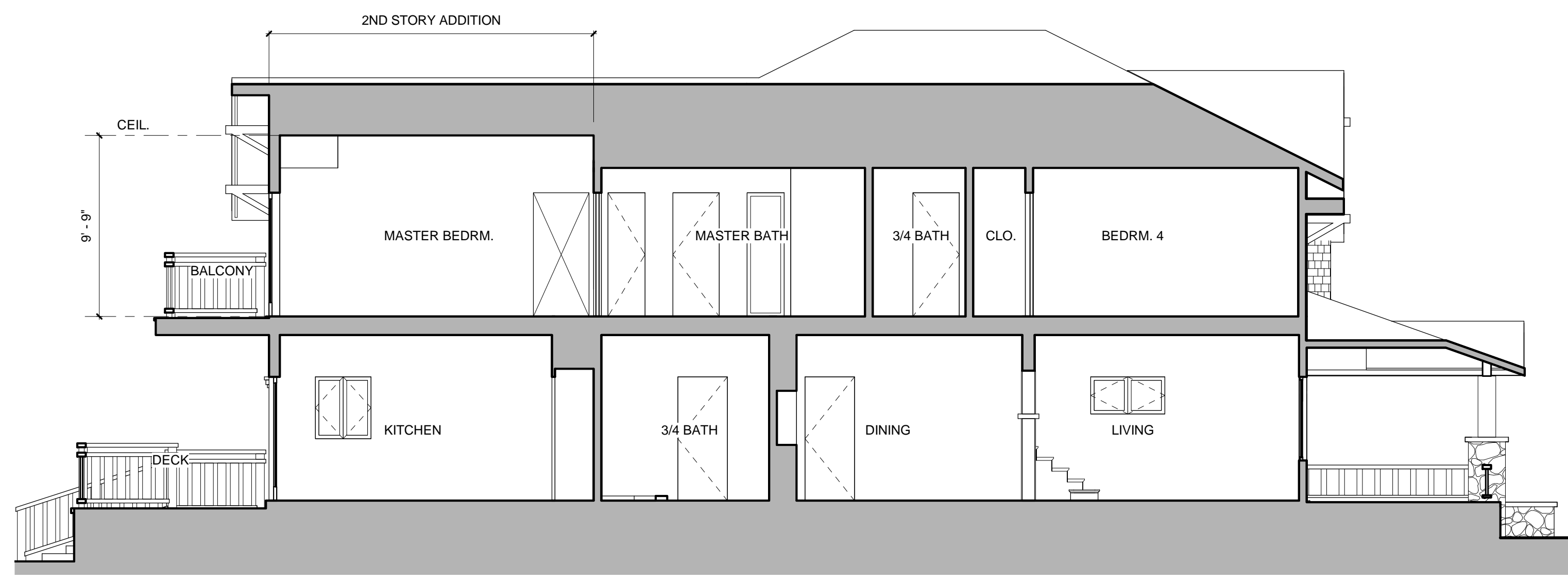
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A-3



SECTION 2
 3/16" = 1'-0"



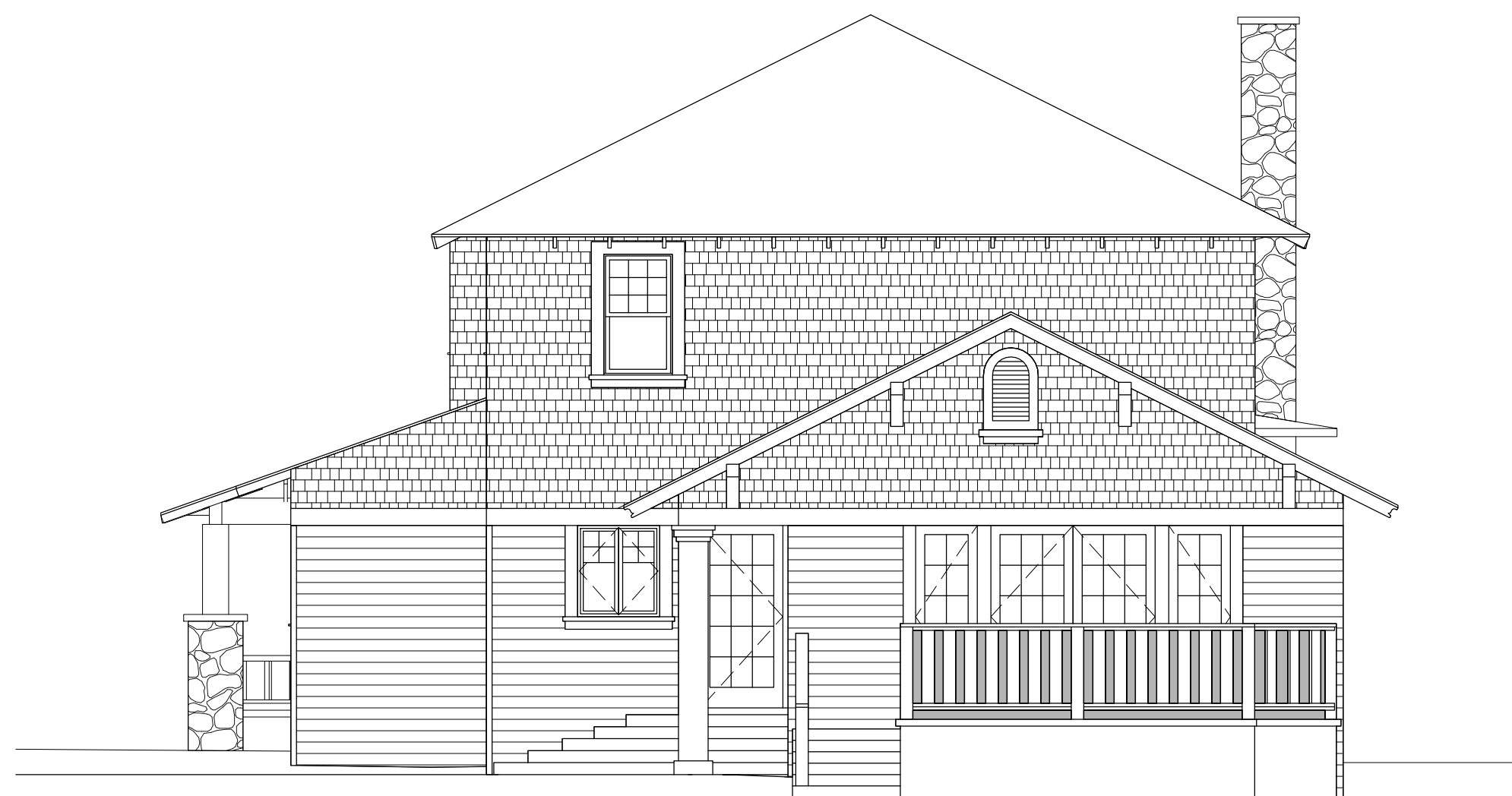
SECTION 1
 3/16" = 1'-0"

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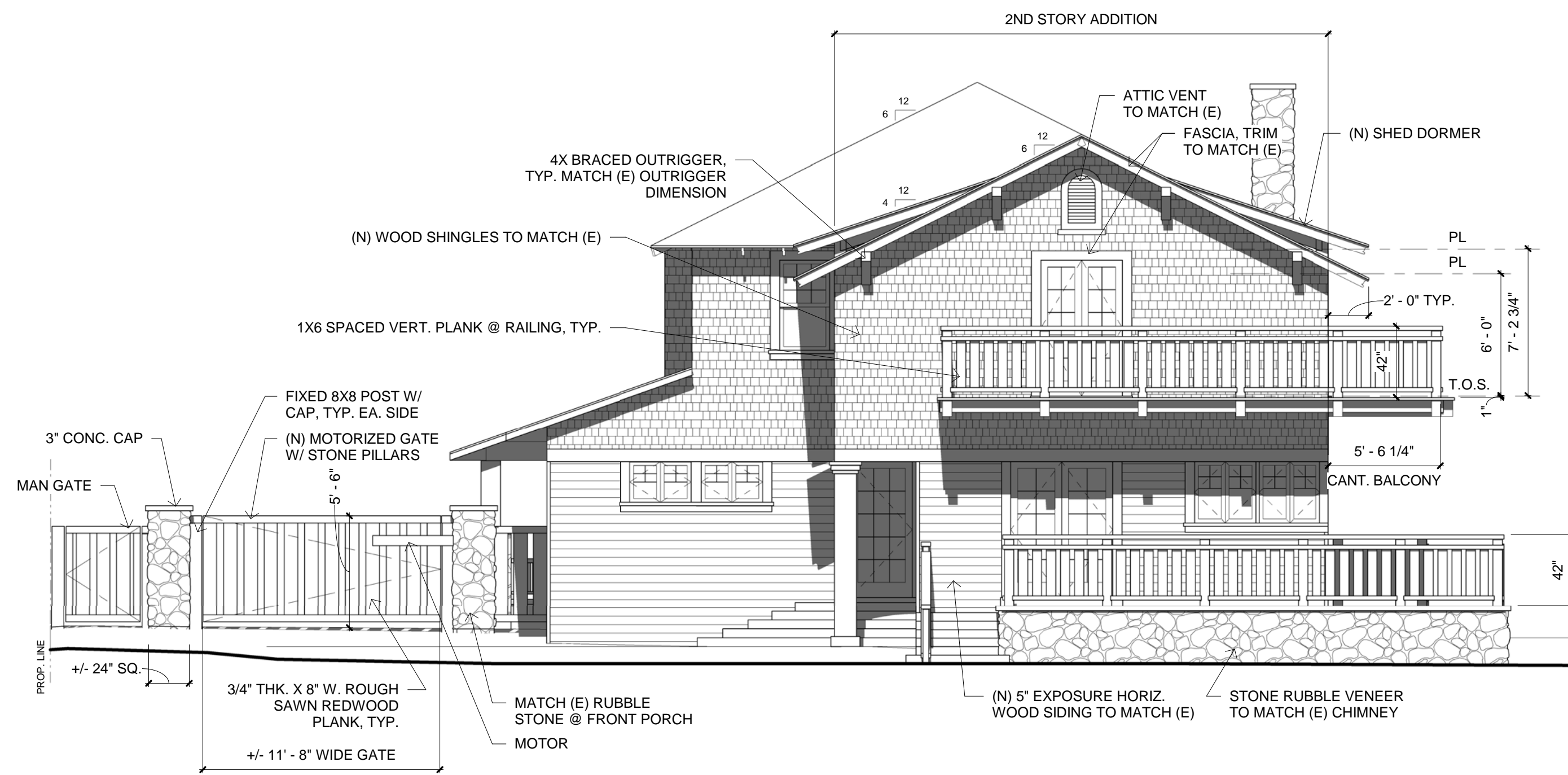
CEDAR SHINGLE

HORIZ. SHIPLAP SIDING



EXISTING WEST ELEV.

NOTE:
(N) MATERIALS AND COLORS TO MATCH (E)



PROPOSED WEST ELEV.

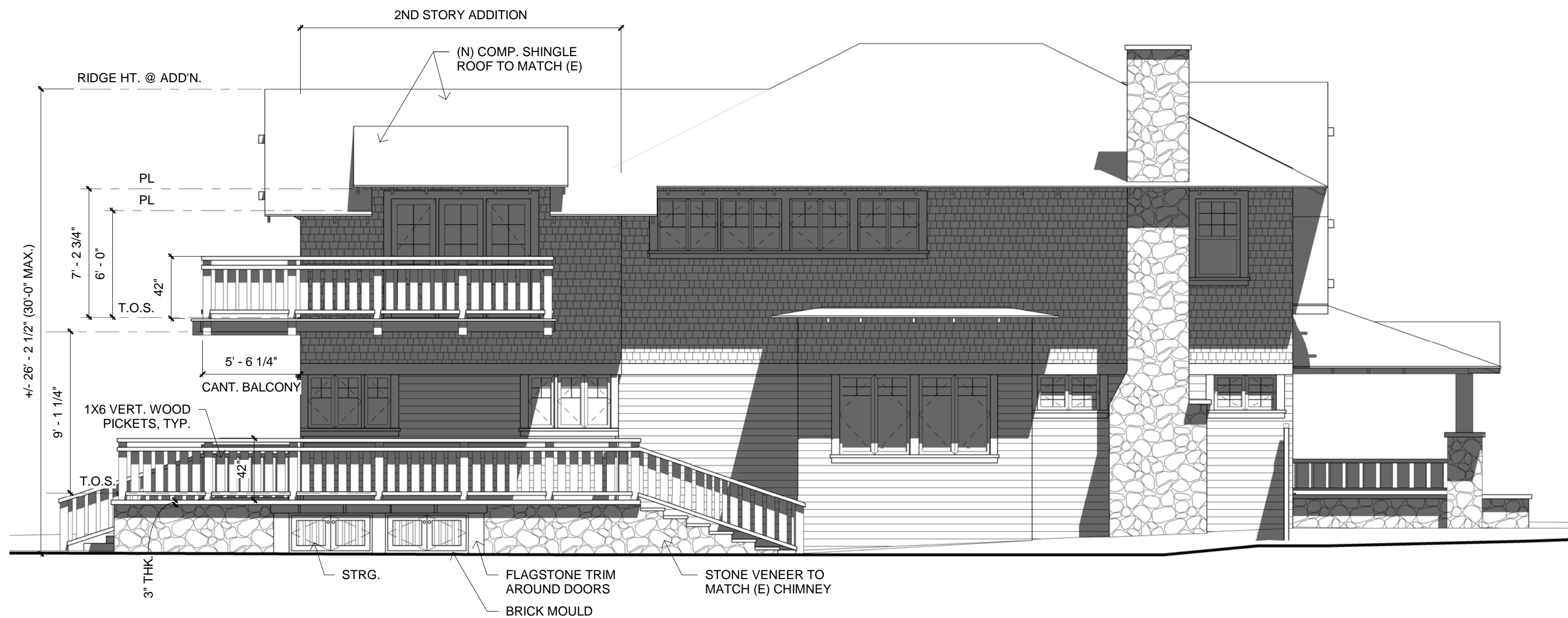
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EXISTING SOUTH ELEV.



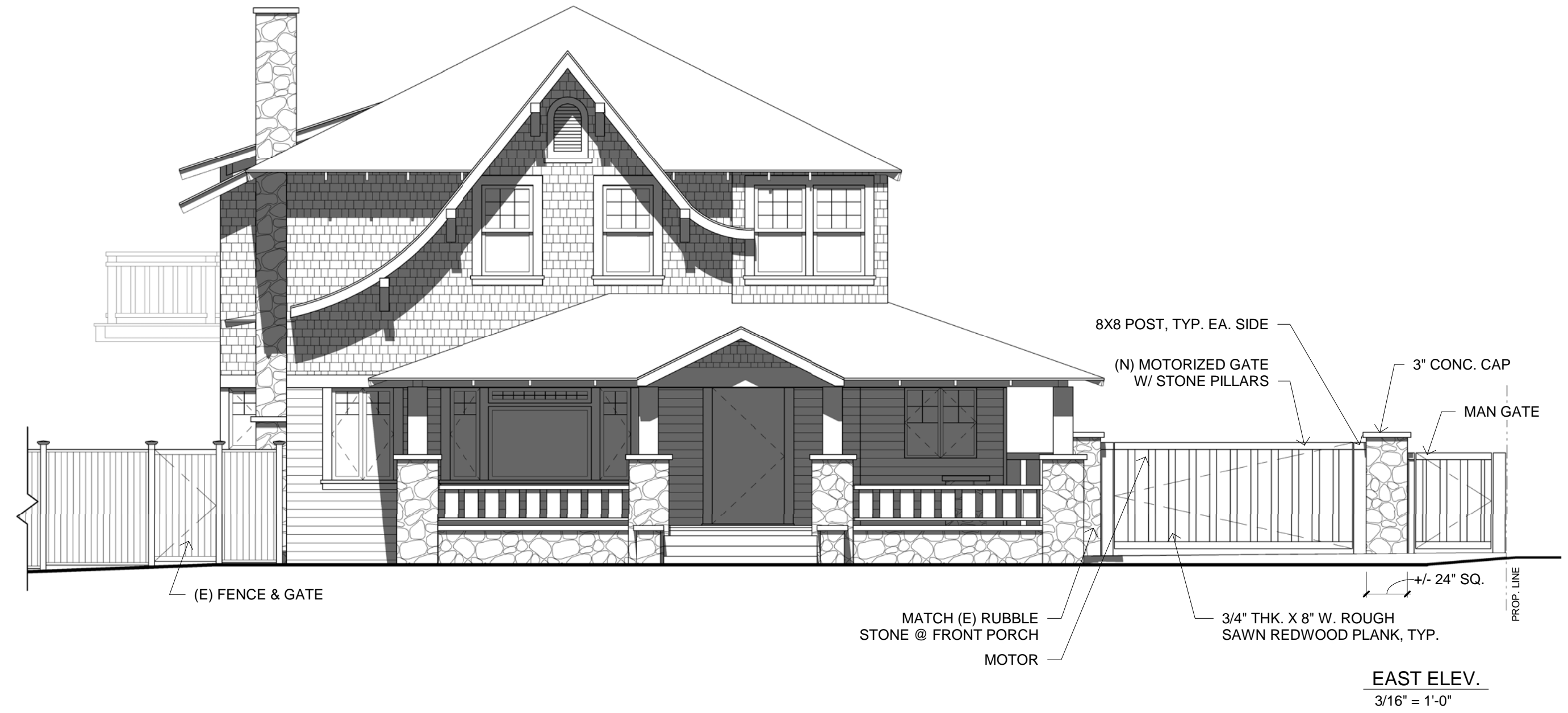
PROPOSED SOUTH ELEV.

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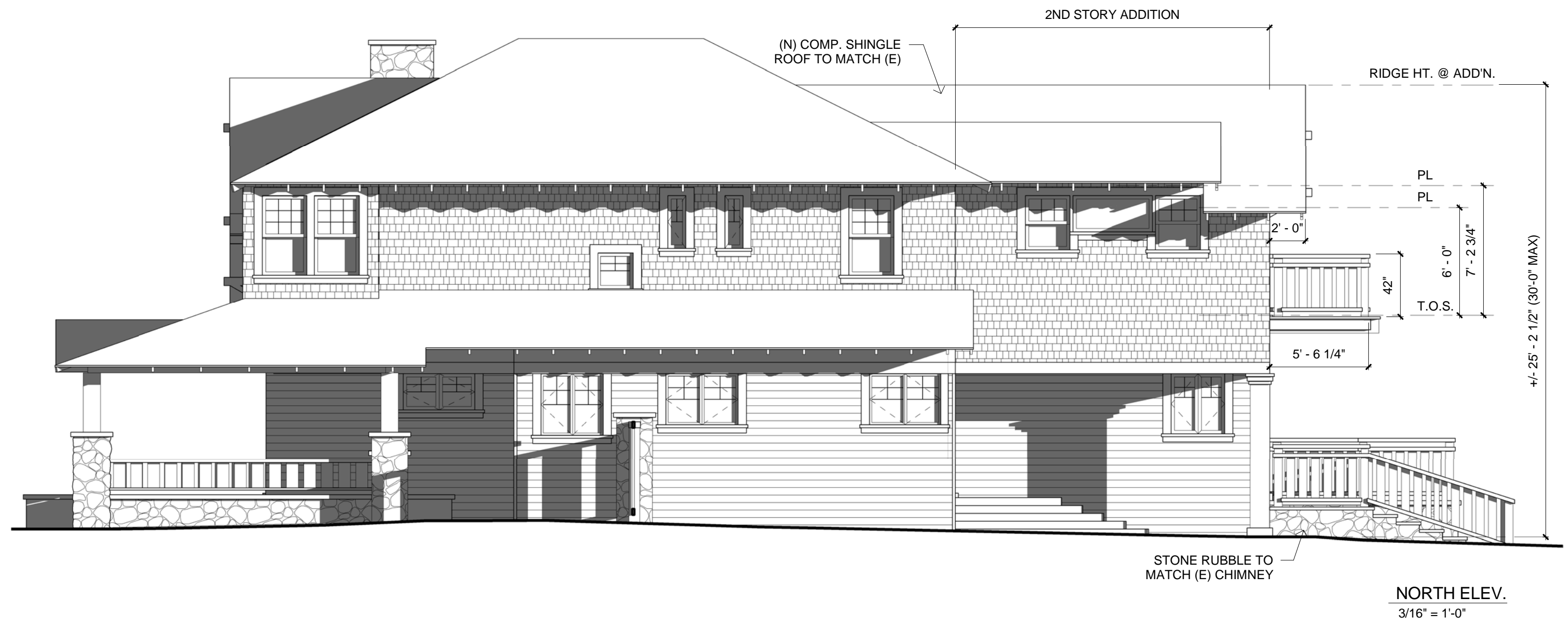
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EAST ELEV.
3/16" = 1'-0"



NORTH ELEV.
3/16" = 1'-0"

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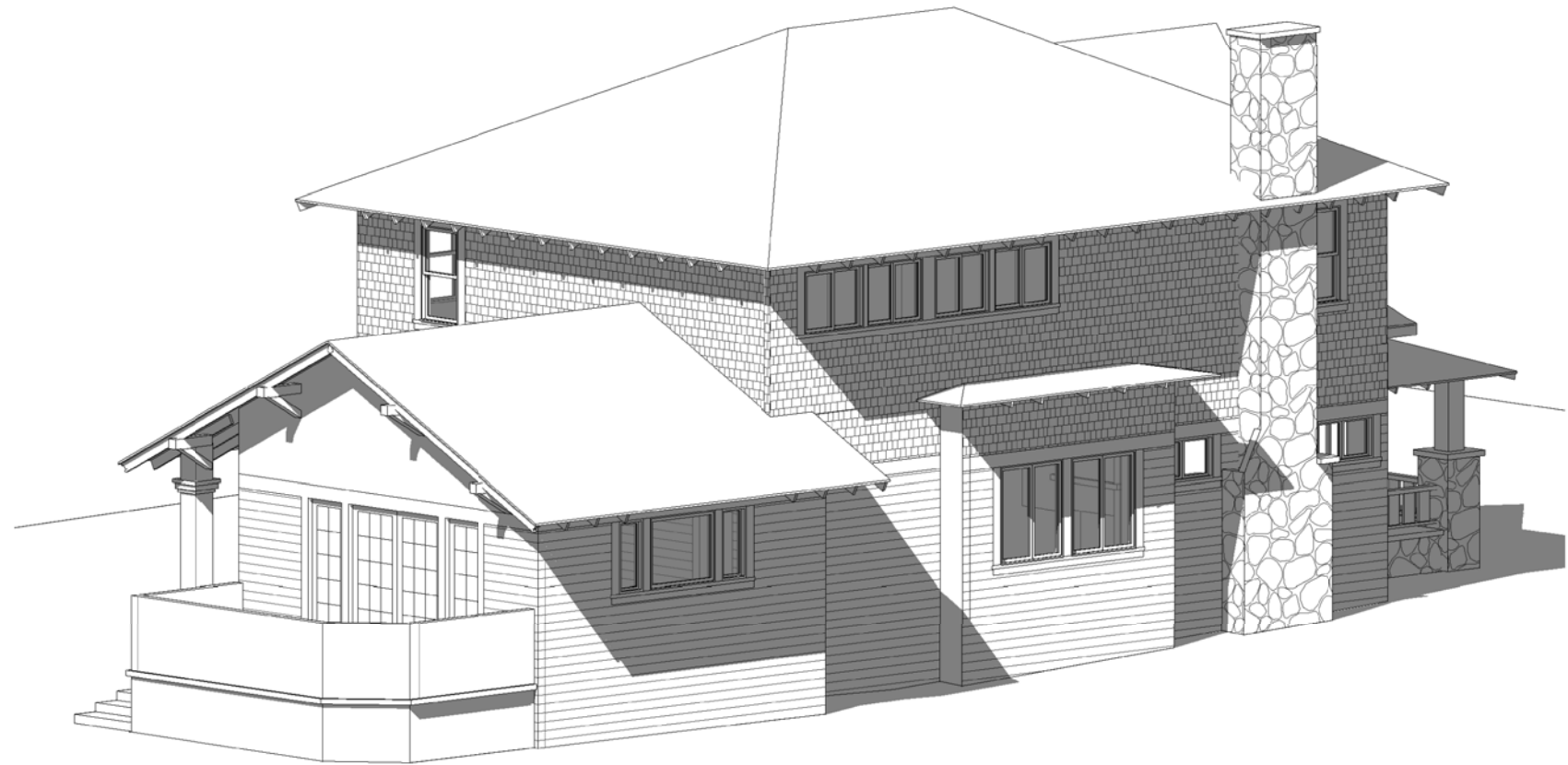
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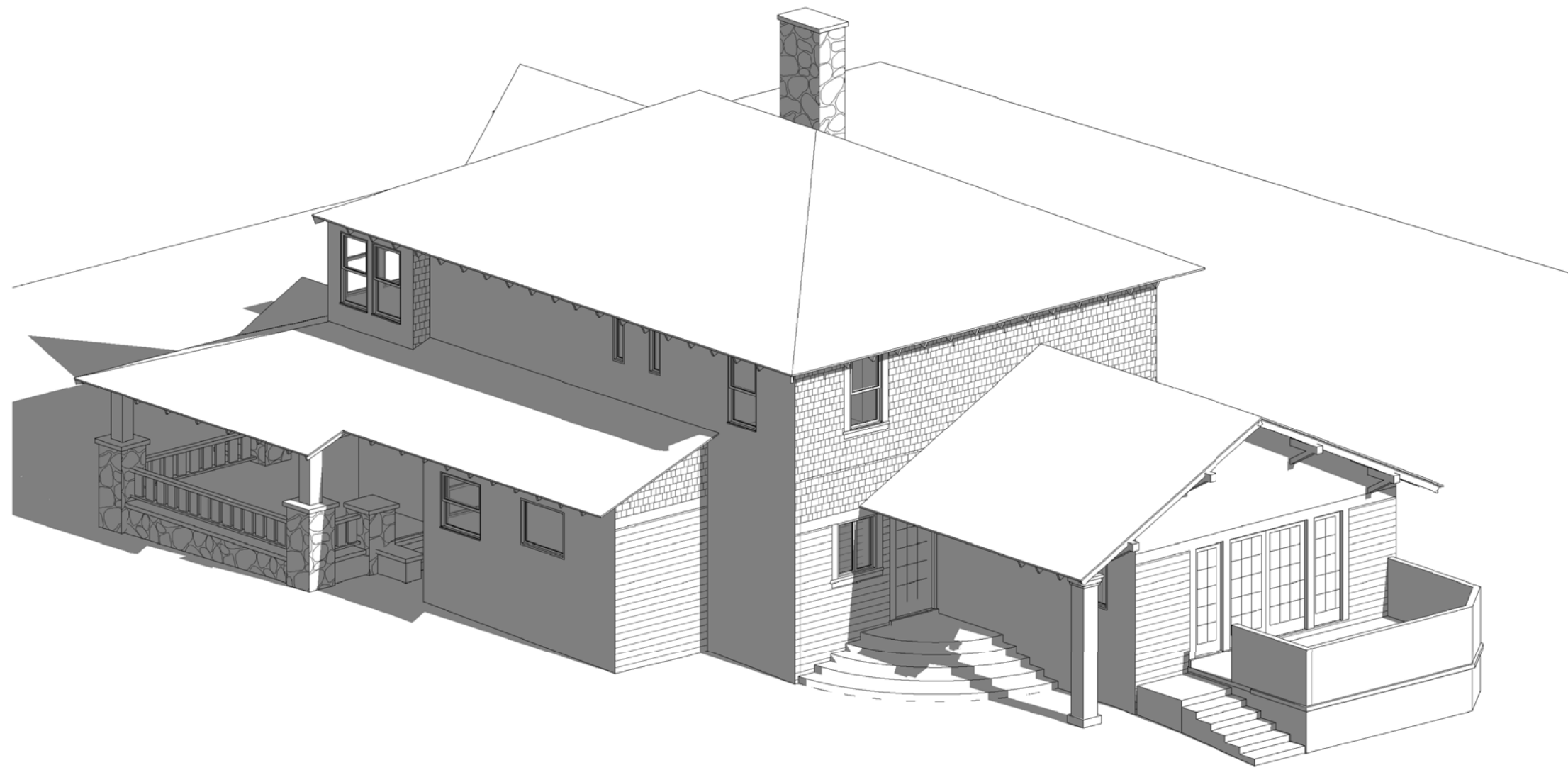
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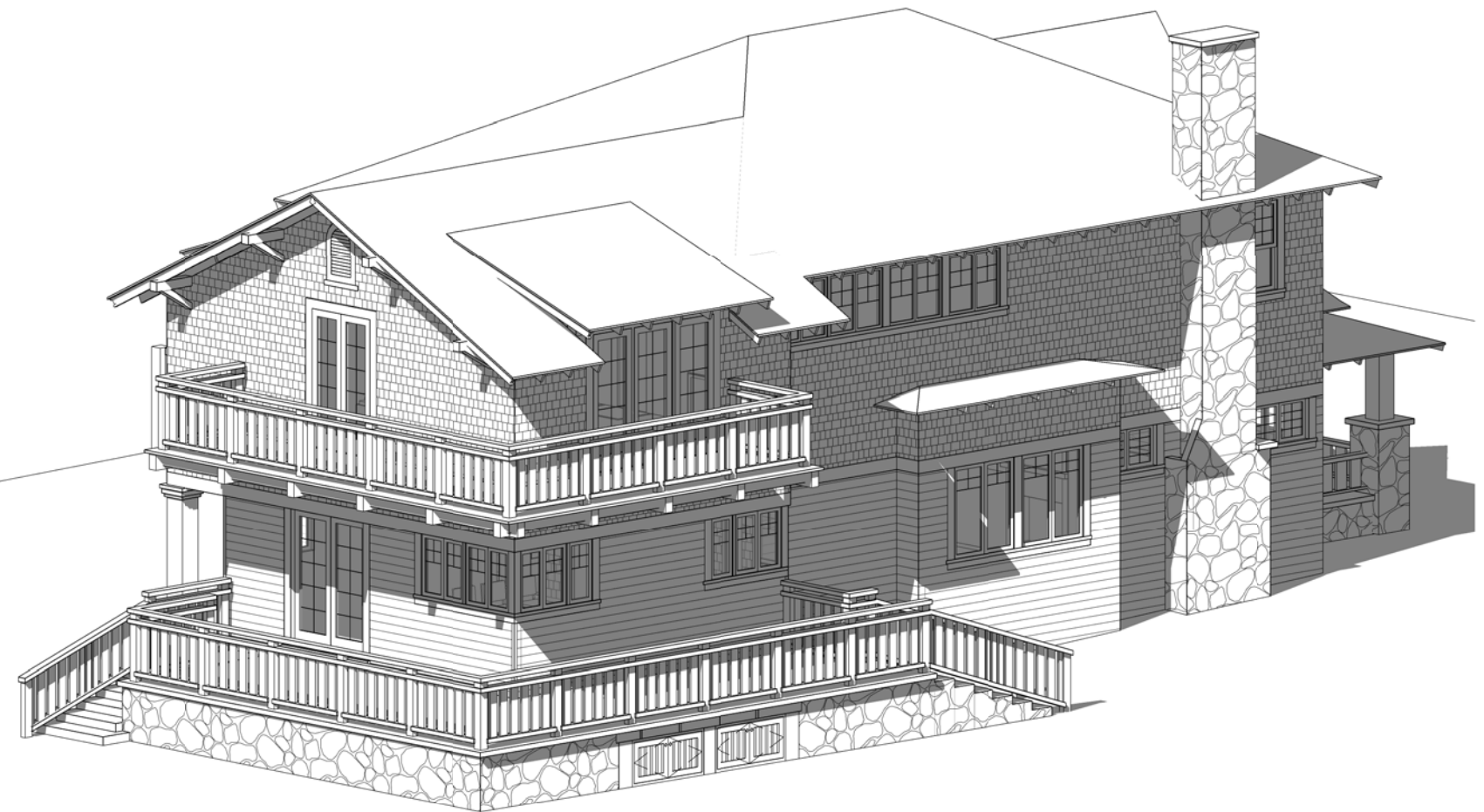
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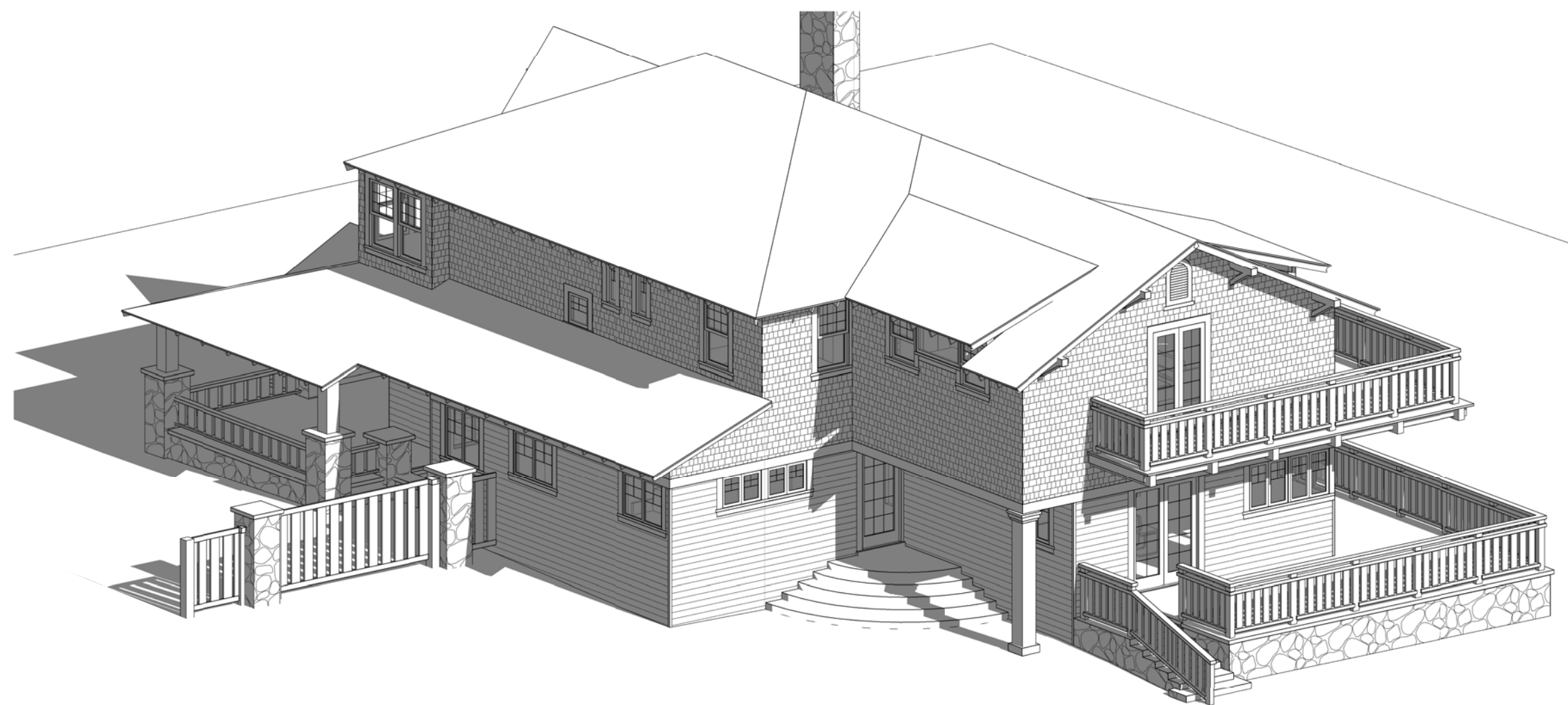
EXISTING MASSING STUDY
(SOUTH FACING)



EXISTING MASSING STUDY
(WEST FACING)



PROPOSED MASSING STUDY
(SOUTH FACING)



PROPOSED MASSING STUDY
(WEST FACING)

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SCALE

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R-1

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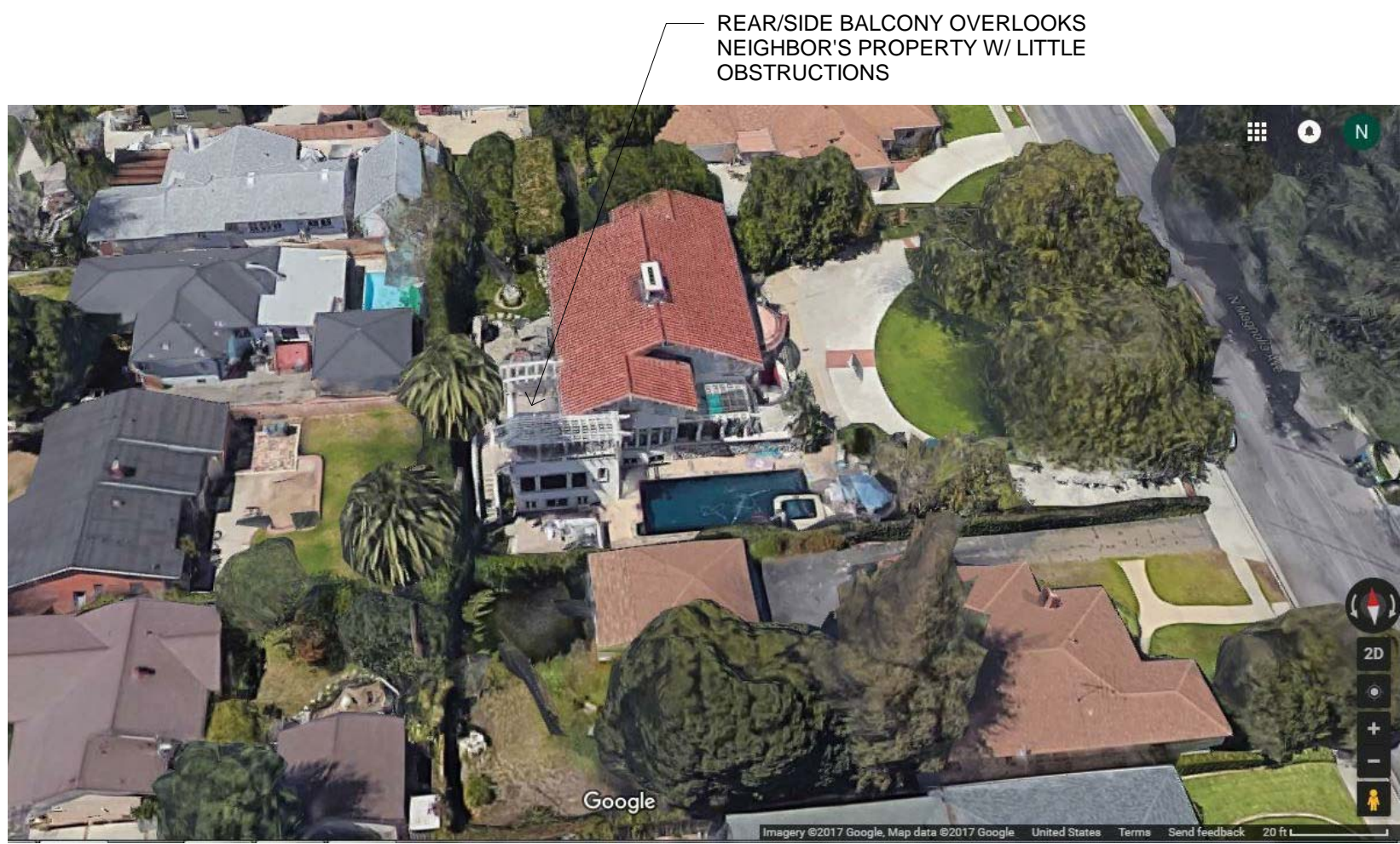
SIDE BALCONY OVERLOOKS NEIGHBOR'S PROPERTY W/ NO OBSTRUCTIONS

LARGE TREES BLOCK VIEW TO REAR OF PROPERTY FROM STREET



SIDE BALCONY SEEN FROM STREET

257 N MAGNOLIA AVE.



REAR/SIDE BALCONY OVERLOOKS NEIGHBOR'S PROPERTY W/ LITTLE OBSTRUCTIONS



SIDE BALCONY SEEN FROM STREET

211 N MAGNOLIA AVE.

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