



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** CA2018-01

**AGENDA ITEM:** AR-1

**PREPARED BY:** Teresa Santilena  
Assistant Planner

**MEETING DATE:** February 28, 2018

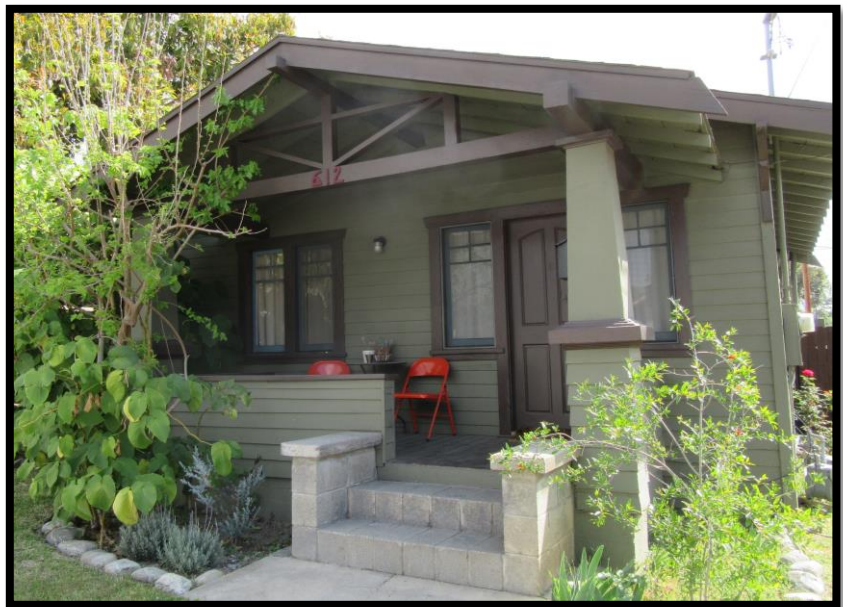
**TITLE:** Certificate of Appropriateness CA2018-01; HL-142/MA-132  
518 East Colorado Boulevard/612 Gladys Avenue

**APPLICANT:** John and Marylee Hull  
518 East Colorado Boulevard  
Monrovia, CA 91016

**REQUEST:** Review the replacement of an existing front door and seven original wood windows in the living room and master bedroom, which are visible on the building's exterior front (west) and side (north and south) elevations. The subject property is located in the RM3500 (Residential Medium Density) zone.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 31)

**BACKGROUND:** The property located at 518 East Colorado Boulevard was approved by the City Council on May 16, 2017 as a historic landmark with a Mills Act Contract. The landmark application and DPR form note that a contributing feature of the property is the second unit in the rear, located at 612 Gladys Avenue. The 925 square foot second unit, which was built 1922, was most likely built from a kit and emulates many features of the primary residence, including clapboard siding, triangular knee braces, and exposed rafter tails. The casement windows have four divided lights at the top of the windows. The property owners are requesting approval of a Certificate of Appropriateness to replace the existing front door and seven original wood windows in the second unit. The subject windows are located in the living room and master bedroom, and are visible on the building's exterior front (west) and side (north and south) elevations.



**ANALYSIS:** The Applicants are proposing to replace the front door, which is not original to the back house; the existing door is actually an interior door that was not meant for use on the exterior. The proposed replacement is a solid wood Craftsman style door with three decorative panels with vertical wood details. It will be painted to match the trim color of the second unit.

Additionally, the Applicants are proposing to replace seven of the existing single glazed wood windows with identical dual glazed windows. The front door and four of the windows are located within the living room, and the other three windows are located in the master bedroom. The photograph to the right shows two of the living room windows where the new, dual glazed windows are proposed. The replacement windows will be an exact replica in terms of size, shape, wood material, and design. The final product will be painted and stained to match the existing windows on the home. The existing windows are in disrepair and do not provide protection from the elements, therefore requiring replacement.



The Historic Preservation Ordinance requires that exterior changes or additions to all historic properties be approved by the Historic Preservation Commission through a Certificate of Appropriateness. The Commission can issue a Certificate of Appropriateness if it is determined that the construction is consistent with the following:

- It does not adversely affect any significant feature of the landmark; *in that the replacement windows will be custom fabricated to replicate the existing architectural features of the second unit. The new wood front door will be consistent with the Craftsman architecture and suitable for use on the exterior of the second unit. The second unit is a contributing feature of the landmark.*
- It is consistent with the architectural period of the house, *in that new wood windows will replicate the existing features and the new front door will be consistent with the Craftsman architecture of the second unit and;*
- The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period *in that the scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details of the replacement windows and door will match the existing.*

**RECOMMENDATION:** Staff believes that the proposal meets the findings for a Certificate of Appropriateness and recommends approval. If the Historic Preservation Commission concurs then, the appropriate action would be a motion to:

**Approve Certificate of Appropriateness CA2018-01 for Historic Landmark HL-142/MA-132 at 518 East Colorado Boulevard.**



# **HISTORIC PRESERVATION COMMISSION CONDITIONS**

CA2018-01

HL-142/MA-132

518 East Colorado Boulevard/612 Gladys Avenue

1. The applicant shall submit a detailed window and door schedule subject to review and approval by the Planning Division prior to issuance of building permits. Replacement doors and windows shall be in kind.
2. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
3. The Applicant shall, within 30 days after approval by the Historic Preservation Commission and prior to the issuance of building permits, submit to the Community Development Department his/her written acknowledgment of receipt of the decision approving the Certificate of Appropriateness and his/her written consent to all of the conditions of approval contained in Historic Preservation Conditions. This approval shall be void and of no force or effect unless such written acknowledgment and consent is submitted to the City within the 30 day period.

John and Marylee Hull  
518 E Colorado Blvd  
Monrovia, CA 91016

Community Development Department  
Building and Safety Division  
415 South Ivy Avenue  
Monrovia, CA 91016

Received

JAN 17 2018

Community Development Dept

To whom it may concern:

We are seeking approval from the Community Development Department to replace seven windows and one door at the house located at 612 Gladys Ave, which is the back house of 518 East Colorado. The window manufacturer is Jeld Wen Windows and Doors to be supplied by The Door and Window Store and installed by Sarkis Zmrkhtyan. The new windows will be wood framed windows that match the existing windows. It was discovered that the existing front door was designed to serve as an interior door, therefore it will also be replaced. See enclosed documents for the location and specifications of the windows and door.

Sincerely,



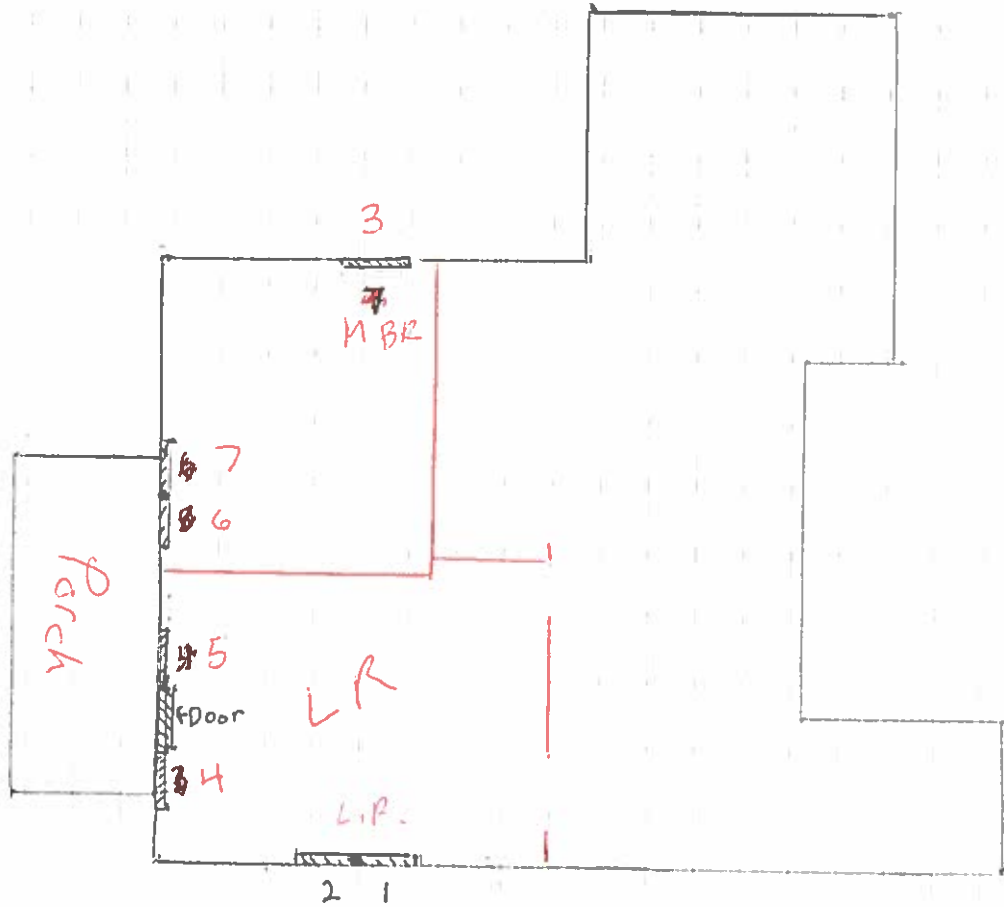
John and Marylee Hull

626-720-2696

John Hull - 612 Gladys Ave.

N ↑  
2  
2

Gladys



Alley

Received

FEB 05 2018

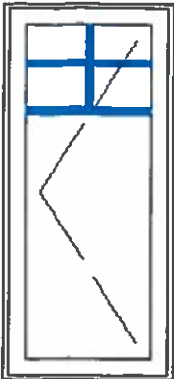
Community Development Dept

*Need pane for energy etill*

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-9      Living  
Rough Opening: 24 1/4 X 52 1/4

*Living room South #1*



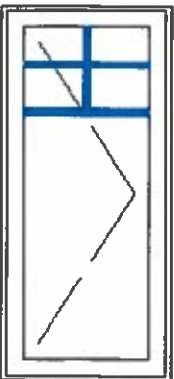
Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 23 1/2 X 51 1/2  
 Sitrine Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 No Exterior Trim, 2" Sill Nosing, Extended Nosing(Beyond Frame) 4  
 Inch, Prep for Stool,  
 5 1/8 Jamb, 4/4 Thick,  
 Hinge Left,  
 Nesting Crank Handle, White Hardware,  
 US National-WDMA/ASTM, PG 35,  
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard  
 Spacer, Argon Filled, Traditional Glz Bd,  
 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood  
 SDL, Light Bronze Shadow Bar, Grid Height= 12 Colonial Top Down,  
 DLO To Ctr Of Bar, 2 Wide 2 High  
 BetterVue Mesh Brilliant White Screen,  
 \*Custom-Width\*, \*Custom-Height\*, GlassThick=0.698, Clear  
 Opening:13.6w, 47h, 4.4 sf  
 PEV 2017.2.0.1771/PDV 6.280 (05/23/17) NW

\$859.67    1    \$859.67

Line-10      Living  
Rough Opening: 24 1/4 X 52 1/4

*Living room South #2*



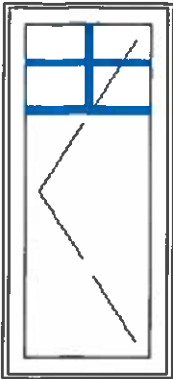
Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 23 1/2 X 51 1/2  
 Sitrine Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 No Exterior Trim, 2" Sill Nosing, Extended Nosing(Beyond Frame) 4  
 Inch, Prep for Stool,  
 5 1/8 Jamb, 4/4 Thick,  
 Hinge Right,  
 Nesting Crank Handle, White Hardware,  
 US National-WDMA/ASTM, PG 35,  
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard  
 Spacer, Argon Filled, Traditional Glz Bd,  
 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood  
 SDL, Light Bronze Shadow Bar, Grid Height= 12 Colonial Top Down,  
 DLO To Ctr Of Bar, 2 Wide 2 High  
 BetterVue Mesh Brilliant White Screen,  
 \*Custom-Width\*, \*Custom-Height\*, GlassThick=0.698, Clear  
 Opening:13.6w, 47h, 4.4 sf  
 PEV 2017.2.0.1771/PDV 6.280 (05/23/17) NW

\$859.67    1    \$859.67

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-11      Living  
Rough Opening: 24 1/4 X 52 1/4



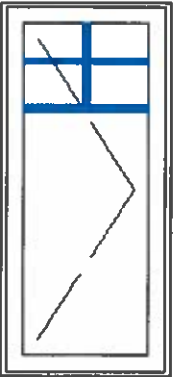
Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 23 1/2 X 51 1/2  
 Sitrine Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 No Exterior Trim, 2" Sill Nosing, Extended Nosing(Beyond Frame) 4  
 Inch, Prep for Stool,  
 5 1/8 Jamb, 4/4 Thick,  
 Hinge Left,  
 Nesting Crank Handle, White Hardware,  
 US National-WDMA/ASTM, PG 35,  
 Insulated Low-E 366 Tempered Glass, Neat, Preserve Film, Standard  
 Spacer, Argon Filled, Traditional Glz Bd,  
 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood  
 SDL, Light Bronze Shadow Bar, Grid Height= 12 Colonial Top Down,  
 DLO To Ctr Of Bar, 2 Wide 2 High  
 BetterVue Mesh Brilliant White Screen,  
 \*Custom-Width\*, \*Custom-Height\*, GlassThick=0.726, Clear  
 Opening: 13.6w, 47h, 4.4 sf  
 PEV 2017.2.0.1771/PDV 6.280 (05/23/17) NW

*Living room West #1*

\$961.68    1    \$961.68

Line-12      Living  
Rough Opening: 24 1/4 X 52 1/4



Viewed from Exterior. Scale: 1/2" = 1'

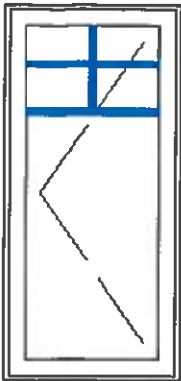
Frame Size : 23 1/2 X 51 1/2  
 Sitrine Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 No Exterior Trim, 2" Sill Nosing, Extended Nosing(Beyond Frame) 4  
 Inch, Prep for Stool,  
 5 1/8 Jamb, 4/4 Thick,  
 Hinge Right,  
 Nesting Crank Handle, White Hardware,  
 US National-WDMA/ASTM, PG 35,  
 Insulated Low-E 366 Tempered Glass, Neat, Preserve Film, Standard  
 Spacer, Argon Filled, Traditional Glz Bd,  
 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood  
 SDL, Light Bronze Shadow Bar, Grid Height= 12 Colonial Top Down,  
 DLO To Ctr Of Bar, 2 Wide 2 High  
 BetterVue Mesh Brilliant White Screen,  
 \*Custom-Width\*, \*Custom-Height\*, GlassThick=0.726, Clear  
 Opening: 13.6w, 47h, 4.4 sf  
 PEV 2017.2.0.1771/PDV 6.280 (05/23/17) NW

*Living Room West #2*

\$961.68    1    \$961.68

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-13      Master  
Rough Opening: 25 1/4 X 52 1/4

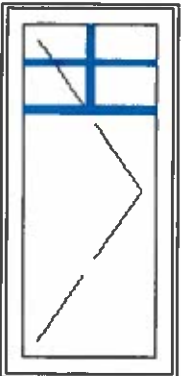


Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 24 1/2 X 51 1/2 *Master Bedroom West #6*  
 Sitrine Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 No Exterior Trim, 2" Sill Nosing, Extended Nosing(Beyond Frame) 4  
 Inch, Prep for Stool,  
 5 1/8 Jamb, 4/4 Thick,  
 Hinge Left,  
 Butt Hinge, Single Arm Operator,  
 Nesting Crank Handle, White Hardware,  
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard  
 Spacer, Argon Filled, Traditional Glz Bd,  
 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood  
 SDL, Light Bronze Shadow Bar, Grid Height= 12 Colonial Top Down,  
 DLO To Ctr Of Bar, 2 Wide 2 High  
 BetterVue Mesh Brilliant White Screen,  
 \*Custom-Width\*, \*Custom-Height\*, GlassThick=0.698, Clear  
 Opening:20.1w, 47h, 6.5 sf  
 PEV 2017.2.0.1771/PDV 6.280 (05/23/17) NW

\$1,072.66    1    \$1,072.66

Line-14      Master  
Rough Opening: 25 1/4 X 52 1/4



Viewed from Exterior. Scale: 1/2" = 1'

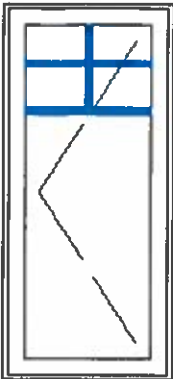
Frame Size : 24 1/2 X 51 1/2 *Master Bedroom West #7*  
 Sitrine Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 No Exterior Trim, 2" Sill Nosing, Extended Nosing(Beyond Frame) 4  
 Inch, Prep for Stool,  
 5 1/8 Jamb, 4/4 Thick,  
 Hinge Right,  
 Butt Hinge, Single Arm Operator,  
 Nesting Crank Handle, White Hardware,  
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard  
 Spacer, Argon Filled, Traditional Glz Bd,  
 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood  
 SDL, Light Bronze Shadow Bar, Grid Height= 12 Colonial Top Down,  
 DLO To Ctr Of Bar, 2 Wide 2 High  
 BetterVue Mesh Brilliant White Screen,  
 \*Custom-Width\*, \*Custom-Height\*, GlassThick=0.698, Clear  
 Opening:20.1w, 47h, 6.5 sf  
 PEV 2017.2.0.1771/PDV 6.280 (05/23/17) NW

\$1,072.66    1    \$1,072.66



LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-15      Master  
 Rough Opening: 24 1/4 X 52 1/4



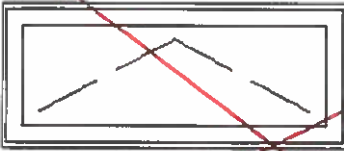
Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 23 1/2 X 51 1/2  
 Silestone Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 No Exterior Trim, 2" Sill Nosing, Extended Nosing(Beyond Frame) 4  
 Inch, Prep for Stool,  
 5 1/8 Jamb, 4/4 Thick,  
 Hinge Left,  
 Nesting Crank Handle, White Hardware,  
 US National-WDMA/ASTM, PG 35,  
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard  
 Spacer, Argon Filled, Traditional Glz Bd,  
 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood  
 SDL, Light Bronze Shadow Bar, Grid Height= 12 Colonial Top Down,  
 DLO To Ctr Of Bar, 2 Wide 2 High  
 BetterVue Mesh Brilliant White Screen,  
 \*Custom-Width\*, \*Custom-Height\*, GlassThick=0.698, Clear  
 Opening:13.6w, 47h, 4.4 sf  
 PEV 2017.2.0.1771/PDV 6.280 (05/23/17) NW

*Master Bedroom ~~with~~ Nook  
#3 ✓*

\$859.67      1      \$859.67

Line-16      Bath  
 Rough Opening: 48 1/4 X 20 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 47 1/2 X 20  
 Silestone Wood Awning, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 No Exterior Trim, 2" Sill Nosing, Extended Nosing(Beyond Frame) 4  
 Inch, Prep for Stool,  
 5 1/8 Jamb, 4/4 Thick,  
 Venting,  
 Nesting Crank Handle, White Hardware, 2 Locks,  
 US National-WDMA/ASTM, PG 35,  
 Insulated Low-E 366 Obscure Tempered Glass, Neat, Preserve Film,  
 Standard Spacer, Argon Filled, Traditional Glz Bd,  
 BetterVue Mesh Brilliant White Screen,  
 \*Custom-Width\*, GlassThick=0.726,  
 PEV 2017.2.0.1771/PDV 6.280 (05/23/17) NW

\$789.26      1      \$789.26

**Total:**      \$16,201.18  
**Sales Tax(9.25%)**      \$1,498.61  
**NET TOTAL:**      \$17,699.79  
**Total Units:**      16



Protect yourself when you choose JELD-WEN® AuraLast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

Window Facing South



Window Facing North  
Master bedroom #3

Living Rm West #2 5

Interior door wood  
non-  
original

Windows facing west



living Rm West #4

Master bedroom West

# California Craftsman Collection



Strickley



Wright



Bauhaus



Greene



Shakers



Morris



Ellis



Gamble

All California Craftsman Doors are named in honor of those within the history of the craftsman movement or who built homes in the craftsman tradition. We pay homage to those individuals and feature these exciting craftsman doors.

Back House  
Front Door replacement

Solid wood? ✓  
Painted to match? ✓