



# **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** CA2018-02

**AGENDA ITEM:** AR-2

**PREPARED BY:** Teresa Santilena  
Assistant Planner

**MEETING DATE:** April 25, 2018

**TITLE:** Certificate of Appropriateness CA2018-02; HL-143/MA-133  
228 West Olive Avenue

**APPLICANT:** John and Megan Ferrell  
228 West Olive Avenue  
Monrovia, CA 91016

**REQUEST:** Review the replacement of two non-period window surrounds on the east (side) building elevation. Review the restoration of the front porch, including removal of the concrete floor and restoration of Douglas fir planking, repair of rotted support posts, and repair of the sagging roofline.

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

**BACKGROUND:** The property located at 228 West Olive Avenue was approved by the City Council on June 6, 2017 as a historic landmark with a Mills Act Contract. The 1,187 square foot home was built 1887 and embodies several distinctive characteristics of Folk Victorian architecture, including a steeply pitched gabled front and wing roof system with boxed eaves and eave returns, recessed front porch with decorative spindles and spandrels, and elongated wood framed double hung sash windows. The



property owners are requesting approval of a Certificate of Appropriateness to replace two non-period window surrounds and to restore the front porch.

**ANALYSIS:** The homeowners are proposing to replace two window surrounds on the east elevation of the single family residence. Neither of the existing windows are original to the home; one window is located within an area of the home that was part of a 1980 addition, the other window appears to have been enlarged and relocated during the same time period. The existing window surrounds have an elaborate grooved pattern and lack a window sill and apron, which are details that are inconsistent with the original window surrounds. The applicant proposes to replace the 1980 window surrounds with custom redwood window surrounds, sills, and aprons that will match the originals in size, shape, dimension and material. They will also be painted to match the trim color of the house.



Additionally, the homeowners are proposing to fully restore the front porch, which is a condition of their Mills Act contract. This will include the removal of the concrete floor and installation of Douglas Fir wood planking, repair and shoring of rotting support posts, repair of the concrete stairs, restoration of bead board ceiling planks, and levelling of the sagging porch roofline. The photograph to the left shows the porch in its current condition. Though

historic photos of the house have been difficult to obtain, the Homeowners have been using the George Anderson House, which was built in 1886 and contains many of the same architectural features as this home, as a reference guide for the porch restoration project.

The extent of the repair work needed on the front porch will not be clear until the concrete flooring is removed; therefore, the homeowners would like to obtain approval of a Certificate of Appropriateness from the Historic Preservation Commission for the projects prior to developing plans. Staff will continue to work with the homeowners to ensure the proposed projects meet the requirements of the Certificate of Appropriateness that are set forth by the Commission.

The homeowners are dedicated to fully restoring the home. In addition to the replacement of the window surrounds and the restoration of the front porch, the home has damaged wood in several locations. The homeowners are in the process of repairing the rotted and termite-damaged wood using wood filler or, if the damage is too extensive, in-kind materials. The homeowners also have plans to update the lighting and landscaping in the future. This work is considered maintenance and repair and therefore does not require approval of a Certificate of Appropriateness. The homeowners' work plan is attached for the Commission's reference.

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 window frames will be custom fabricated to replicate the existing architectural features and the renovation of the front porch will emulate the original porch and restore that significant feature of the Folk Victorian home.*
- It is consistent with the architectural period of the house, *in that new wood window frames will replicate the existing features and the restored front porch will be consistent with the Folk Victorian architecture of the home;* 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 window frames will match the existing. The porch will be restored to match the original architecture, and will be period-appropriate to a Folk Victorian residence.*

**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:

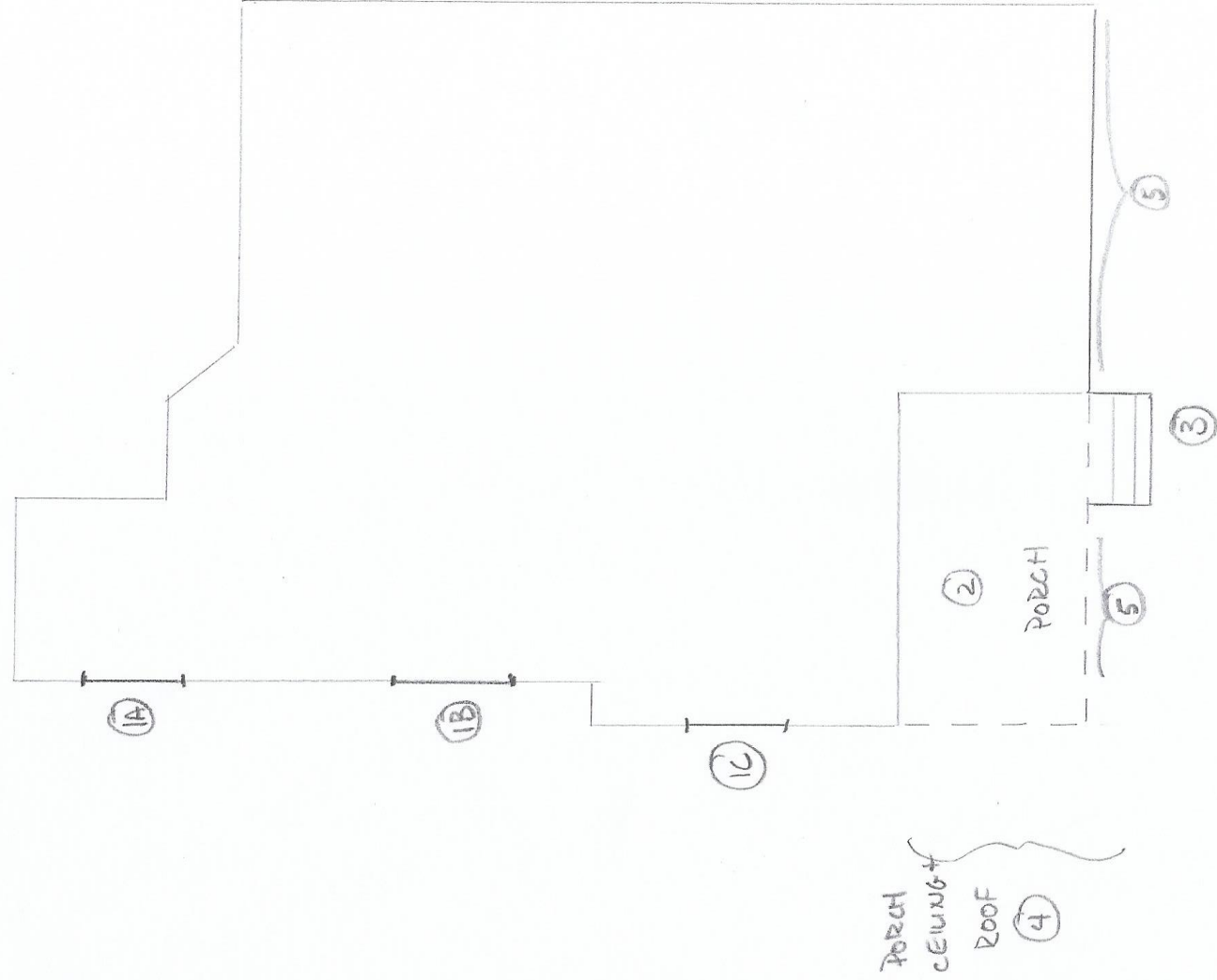
**Approve Certificate of Appropriateness CA2018-02 for Historic Landmark HL-143/MA-133 at 228 West Olive Avenue.**

# 228 West Olive Avenue

## Maintenance and Restoration Proposal 2018



FERRELL - 228 WEST OLIVE AVE



OLIVE AVENUE

LEGEND:

- 1A-1C: 1A + 1B ARE WINDOW FRAMES TO BE REPLACED TO MATCH 1C.
- 2: PORCH
- 3: PORCH STEPS
- 4: ROOF + CEILING OVER PORCH
- 5: Porch and window aprons.

## Window Frame Restoration

Replicate this type of window frames (location 1C)...



...around these windows.  
Location 1A



...around these windows.  
Location 1B

**1. Restoration—Windows.** The frames and sills of the windows that were put in during a 1970s addition do not complement the original windows on the front and west of the house. We want to have exterior frame and ledge of old window (above) put on the windows on east side of house

## Window Frame Restoration

### Current Dimensions:

- Frame width: 6.0"
- Frame depth: 1.0" to wall
  
- Ledge width: 39.25"
- Ledge height: 2.0"
- Ledge depth: 2.0" to wall
  
- Apron width: 39.25"
- Apron height: 5.5"
- Apron depth: 1.0" to wall



### Current Dimensions:

- Width: 5.5"
- Depth: 0.75" to wall



### Current Dimensions:

- Width: 5.5"
- Depth: 1.0" to wall

**1. Restoration—Windows (continued).** The exterior frame, ledge, and apron on the picture above will be replicated on the two windows to right. Material will be red wood.

## Porch Restoration



**2. Restoration—Porch Deck.** Remove cracked and splintered concrete topping of front porch and restore deck with Douglas fir planks. Douglas fir is the same material as the original hard wood floors inside home. End goal is to have porch look similar to historical Andersen House on Lime Street (right).



## Porch Restoration



**3. Restoration—Porch Stairs.** Concrete on the steps is cracked. Remove paint, patch with concrete patching compound, and repaint.

Paint color of stairs TBD; will likely complement new trim color

Will use patching compound to fill cracks in concrete (similar to right)



## Porch Restoration



Level

**4.a. Restoration—Porch Roof.** Level roofline of sagging porch. Support pillars of deck in middle have shown evidence of rot, so we would repair these pillars to raise and level roofline. Additionally, we would repair the wood flashing below roofline.

## Porch Restoration



**4.a. Restoration—Porch Roof (continued).** The posts that hold up the roof are uneven. After a level porch is established, wood blocks would be used to make the posts and the roof an even height.

Current heights (left to right): 107", 96.5", 106", 105.5"

## Porch Restoration



**4.a. Restoration—Porch Roof (continued).** The posts that support the porch roof sit atop the concrete, but the concrete has cracked and crumbled. The concrete needs to be removed and a level base needs to be established. The posts will be leveled and anchored directly on the new wood porch.

## Porch Restoration



**4.b. Restoration—Porch Ceiling.** Replace incorrect porch ceiling planks (white) with in-kind planks matching original planks (pink). White planks are Home Depot-like patches that do not match original wood ceiling. End goal is to have ceiling look similar to historical Andersen House on Lime Street (right).

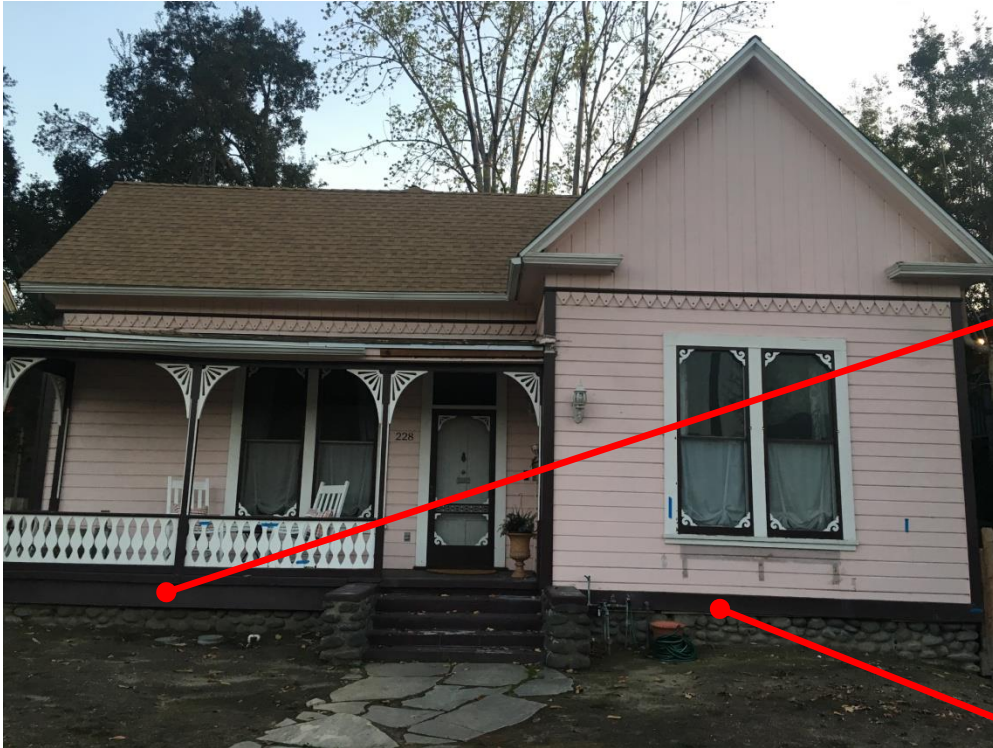
## Porch Restoration



**4.b. Restoration—Porch Ceiling (continued).** A closer look at wood planking on ceiling. The white patches (top right) would be replaced with in-kind materials cut to match the façade of the existing planks (bottom right) and restore the original character.



## Porch Restoration



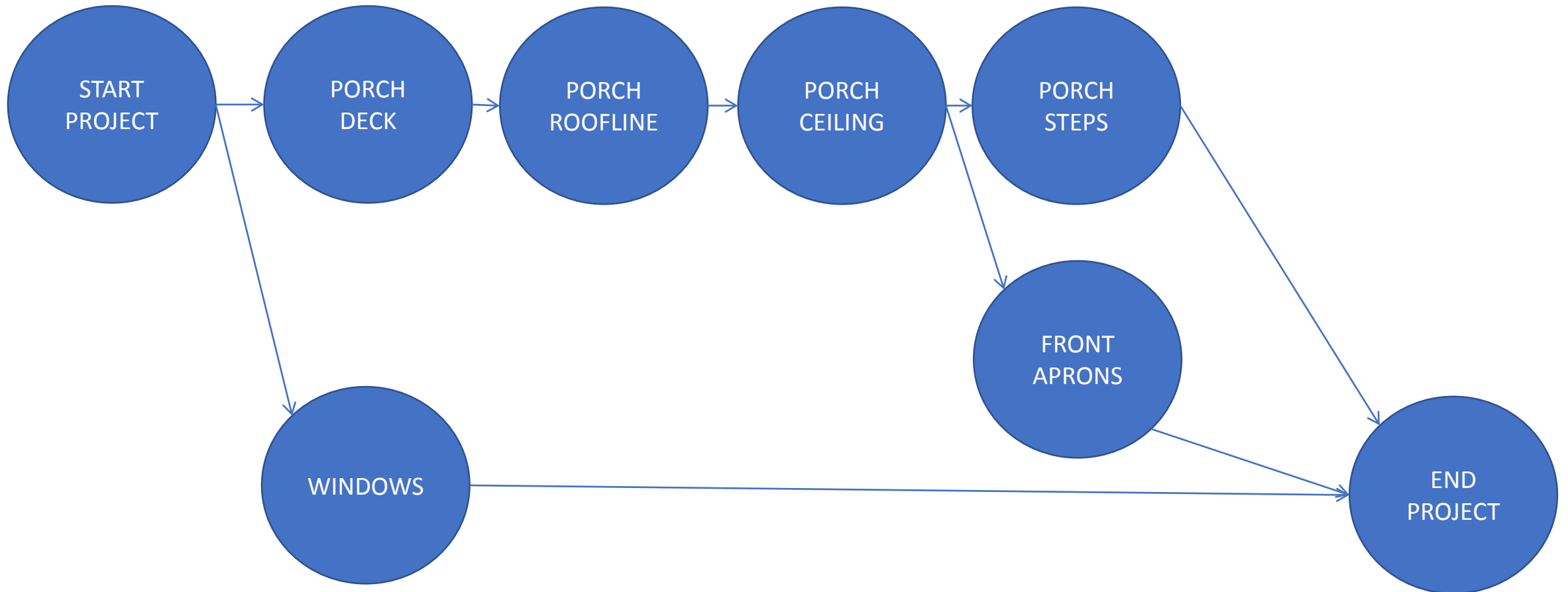
10.5"



8.0"

**5. Restoration—Porch Facade.** Make the wooden apron under the window (front right of house) with the same width as the one under the deck (front left side of house). Final width will be determined when porch is complete, likely around 9.0". Aprons around rest of home range from 7.5" - 9.75".

# Project Task Progression





# Proposed steps for project

- 1<sup>st</sup>: Porch deck.
  - Remove concrete top to determine scope of damage and repair, if any, that is needed.
  - Under concrete, deck is only half wood planking; plywood covers other half.
  - Removal of concrete will also reveal condition of support posts for roofline
  - New wood deck will serve as secure base for roofline support posts.
- 2<sup>nd</sup>: Roofline of porch.
  - Once base of new wood porch is established, posts can be firmly anchored and elevated to a uniform height
- 3<sup>rd</sup>: Ceiling of porch.
  - Ceiling planks to be replaced after the roofline has found its new permanent position
- 4<sup>th</sup>: Porch steps.
  - Will begin after the porch ceiling is complete
  - Steps will be sanded and prepped for painting after porch is complete. Will not be painted immediately; the house will be painted after this project concludes.
- 5<sup>th</sup>: Front Aprons.
  - Will begin after the porch ceiling is complete
  - Windows can be done concurrently with the porch and roof
- 6<sup>th</sup>: Windows.
  - Windows can begin concurrently with the porch deck