



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** COFA2018-0003

**AGENDA ITEM:** AR-1

**PREPARED BY:** Nancy Lee  
Associate Planner

**MEETING DATE:** November 28, 2018

**TITLE:** Certificate of Appropriateness CofA2018-0003; HL-70/MA-66  
248 Highland Place

**APPLICANT:** Walter Faustlin, Lotus Construction Group  
405 St. Augustine Avenue  
Claremont, CA 91711

**REQUEST:** Review the replacement of an existing kitchen bay window on the south (side) building elevation. The subject property is located in the RL (Residential Low-Density) zone.

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

**BACKGROUND:** The subject property, located at 248 Highland Place, is situated on the south east corner of Highland Place and Hillcrest Boulevard. It was approved as a historic landmark with a Mills Act Contract by the City Council on February 17, 2004. The owner is requesting approval of a Certificate of Appropriateness to replace a non-original bay window on the south (side) building elevation to accommodate a kitchen remodel.

The two-story English Tudor Revival home was constructed in 1931. The primary elevation fronts Highland Place. The first floor consists of a living room, dining room, kitchen, one bedroom, and one quarter bath. The second floor contains three bedrooms and one bathroom. The exterior of the first floor is clad with brick. The second story is clad in stucco and is designed with a steep pitched roof, decorative half timbering in the gable opening, and a sweeping curved eave. Window treatment includes wood casement windows.



**ANALYSIS:** As part of kitchen renovations, the applicant is proposing to replace a bay window located along the south building elevation and visible from the public right-of-way. The existing bay window does not appear to be original to the house. It has a semi-hexagonal shape with grilles sandwiched between the panes of glass. Brick placement immediately surrounding the existing bay window is placed vertically, whereas the brick on the rest of the façade is placed horizontally. This suggests that the original window opening was larger.



The homeowners hired a professional historic restoration and rehabilitation firm (Lotus Construction Group) to ensure that the new window is period appropriate and architecturally compatible with the subject residence. As illustrated in the architectural plans (Exhibit A), Lotus Construction Group's design proposal is influenced by both Tudor architectural research and the existing decorative diamond-shaped leaded glass window on the home's front elevation.

The replacement bay window will be custom made out pine wood. It will have a semi-hexagonal shape that will fill the original window opening. The window will contain two push out casements on each side with the central window fixed. The new window incorporates diamond-shaped leaded glass panes, a copper oriel cap and base, and the wood window trim.

These details will match in proportion to the existing original window on the home.

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 existing window is not original to the home. Although the replacement window is not visible from the public right-of-way, it has been designed to be both period and architecturally appropriate for the subject to Tudor home.*
- It is consistent with the architectural period of the house *in that the new bay window will replicate an existing diamond-shaped leaded glass pane and is designed to match the English Tudor Revival style 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 proposed window will be custom made to be period-appropriate with the architectural style of the home and also designed to match the existing original diamond-shaped leaded glass pane window on the front elevation in terms of proportions, materials, colors, and decorative features.*

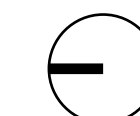
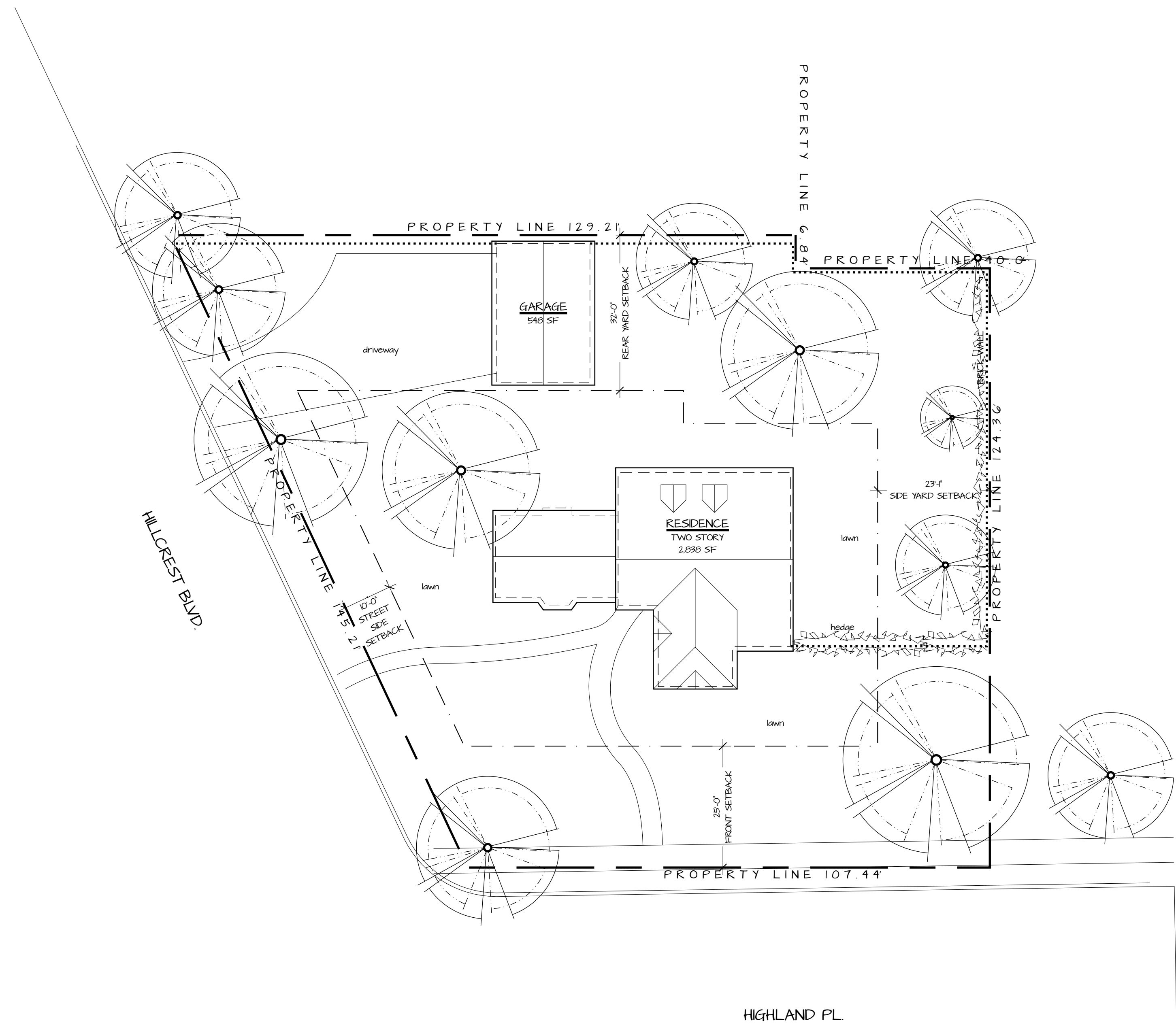
**RECOMMENDATION:** Staff believes that the proposal meets the findings for a Certificate of Appropriateness and recommends approval. If the Historic Preservation Commission concurs then, the appropriate action would be a motion to:

**Approve Certificate of Appropriateness COFA2018-0003 for Historic Landmark HL-70/MA-66 at 248 Highland Place.**



1 EXISTING SITE PLAN

SCALE : 1/16" = 1'-0"



**SITE PLAN**

Project Name  
**MITCHELL TOWNSEND RESIDENCE**  
 248 HIGHLAND PL.  
 MONROVIA, CA 91018

ISSUE  
 10 | 09 | 18

DRAWN BY  
 WF

REV

DATE

10 | 11 | 2018

DESIGN REVIEW

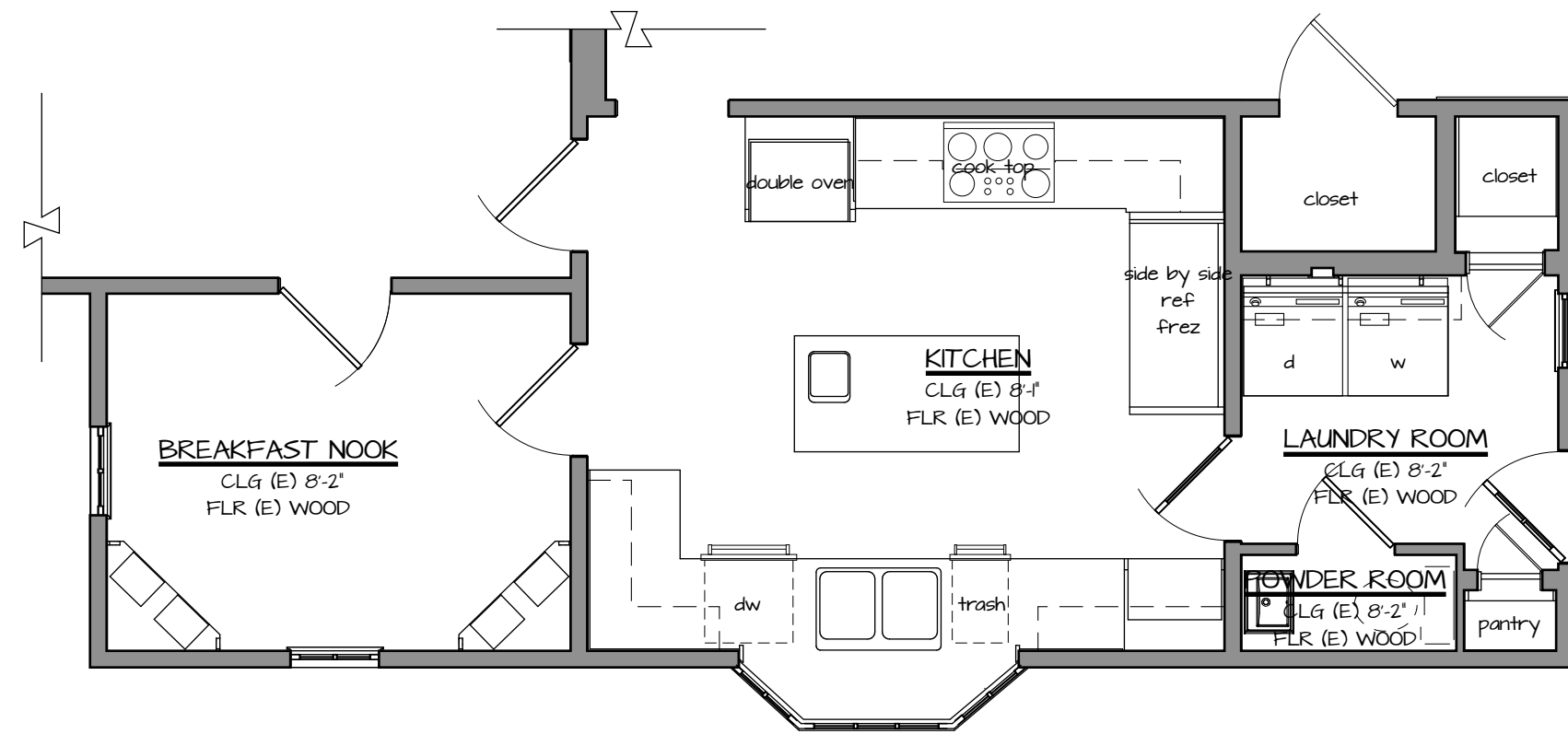
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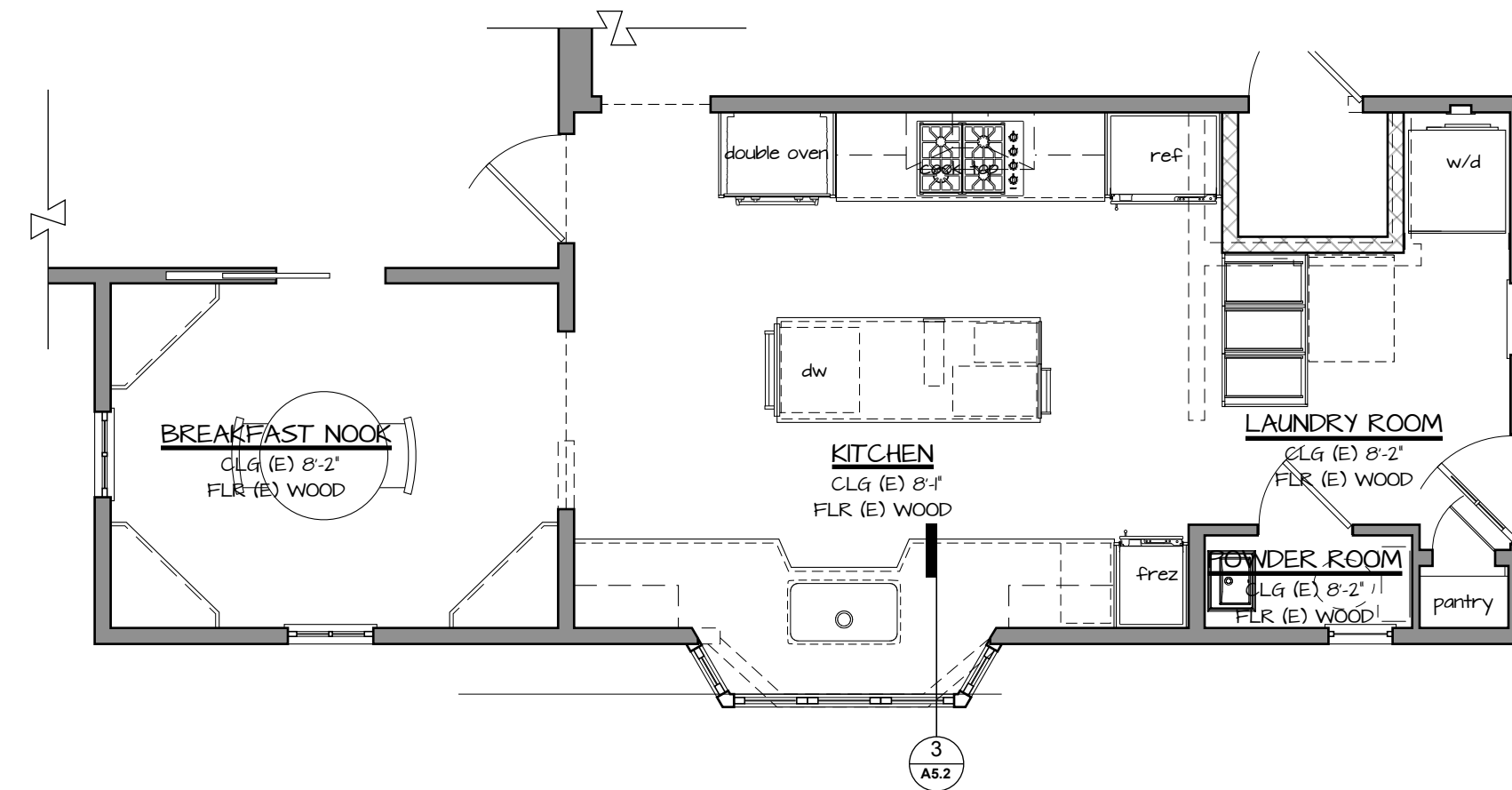
**Lotus Construction Group**  
 405 Saint Augustine Ave. Claremont CA 91711  
 ph: 909 | 621 | 1578  
 markasivortfi@lotuscg.com  
 CSL # 801827

DATE  
 October 9, 2018

**A1.1**



4 KITCHEN PLAN - EXISTING  
SCALE: 1/4" = 1'-0"



3 KITCHEN PLAN - NEW  
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION - NEW  
SCALE: 1/4" = 1'-0"

MATERIAL AND COLOR NOTE  
WOOD WINDOW STYLE AND FINISH TO MATCH EXISTING  
COPPER OREL TO NATURALLY PATINA  
REPLACE BRICK AS REQ'D TO MATCH EXISTING

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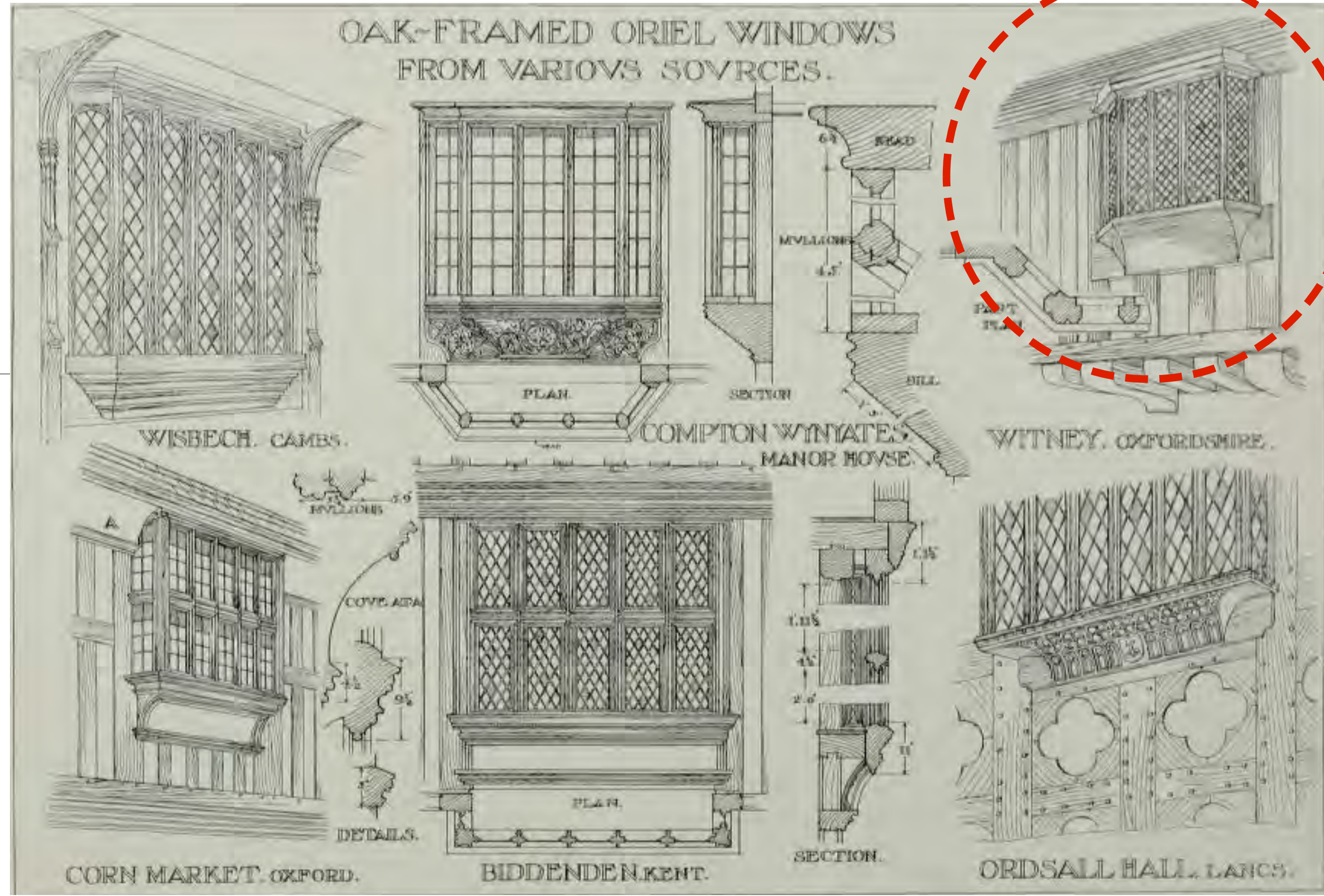


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REV	DATE	DESIGN REVIEW
10	11   2018	

DATE	DESIGNED BY
10   25   18	WF

DEMOLITION PLAN / NEW FLOOR PLAN / ELEVATIONS  
Project Name  
**MITCHELL TOWNSEND RESIDENCE**  
248 HIGHLAND PL  
MONROVIA, CA 91016



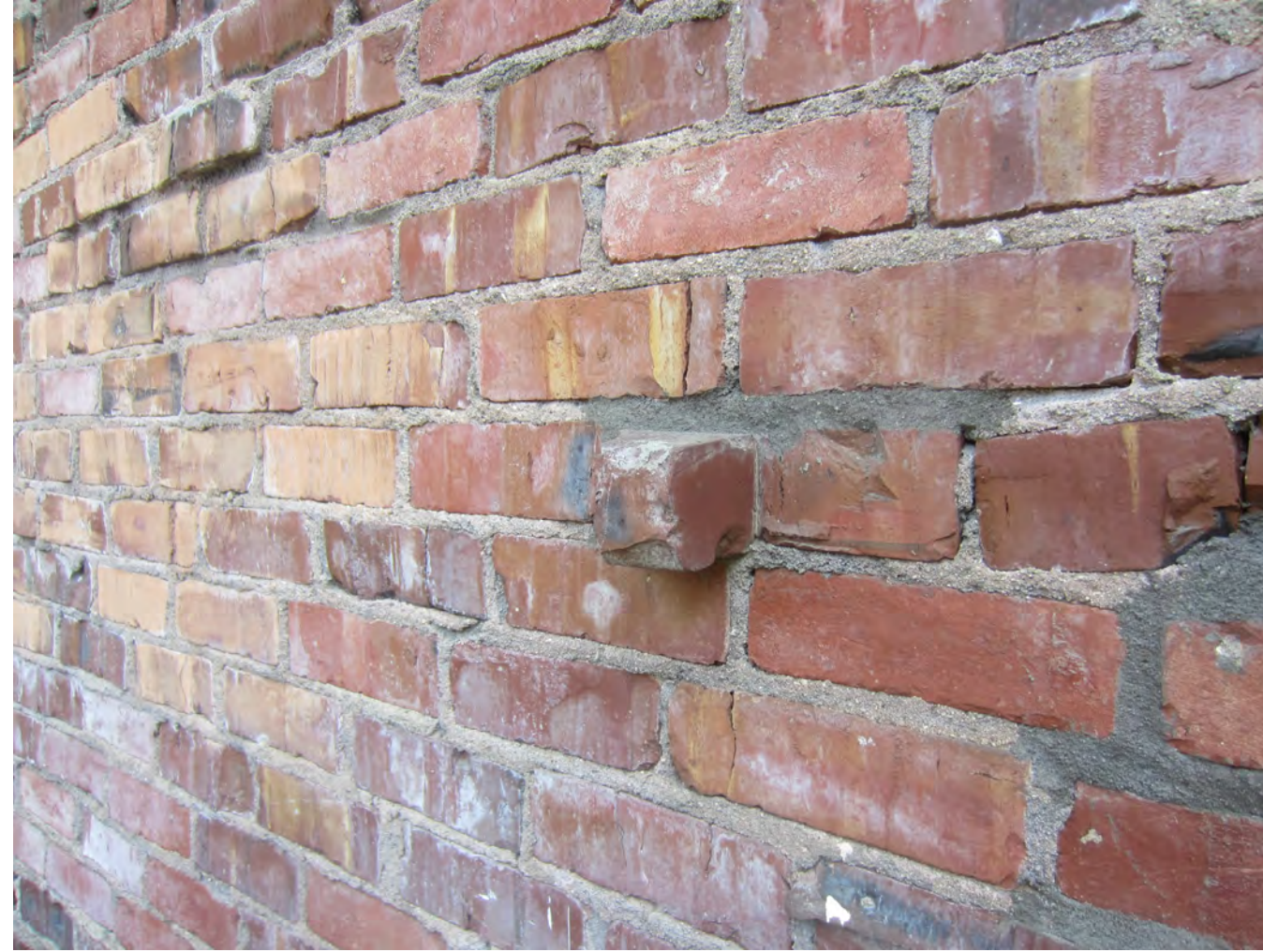
11 INSPIRATION PAGE FROM THE DOMESTIC ARCHITECTURE OF ENGLAND DURING THE TUDOR PERIOD BY BOSTON ARCHITECTURAL CLUB 1923  
SCALE : NTS



6 EXISTING BRICK DETAIL  
SCALE : NTS



3 EXISTING BAY WINDOW DETAIL  
SCALE : NTS



5 EXISTING BRICK DETAIL  
SCALE : NTS



2 EXISTING BAY WINDOW  
SCALE : NTS



7 EXISTING FRONT WINDOW (INSPIRATION)  
SCALE : NTS



4 EXISTING BAY WINDOW DETAIL  
SCALE : NTS



1 SOUTH ELEVATION  
SCALE : NTS

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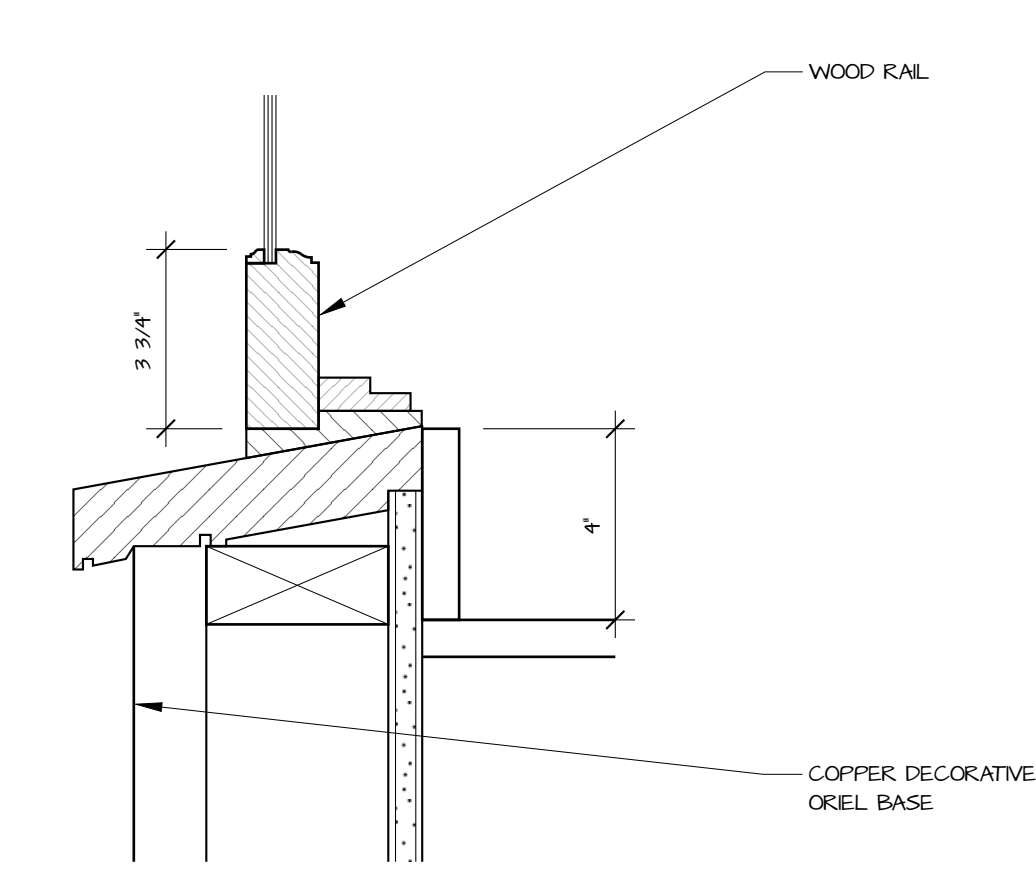
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WF

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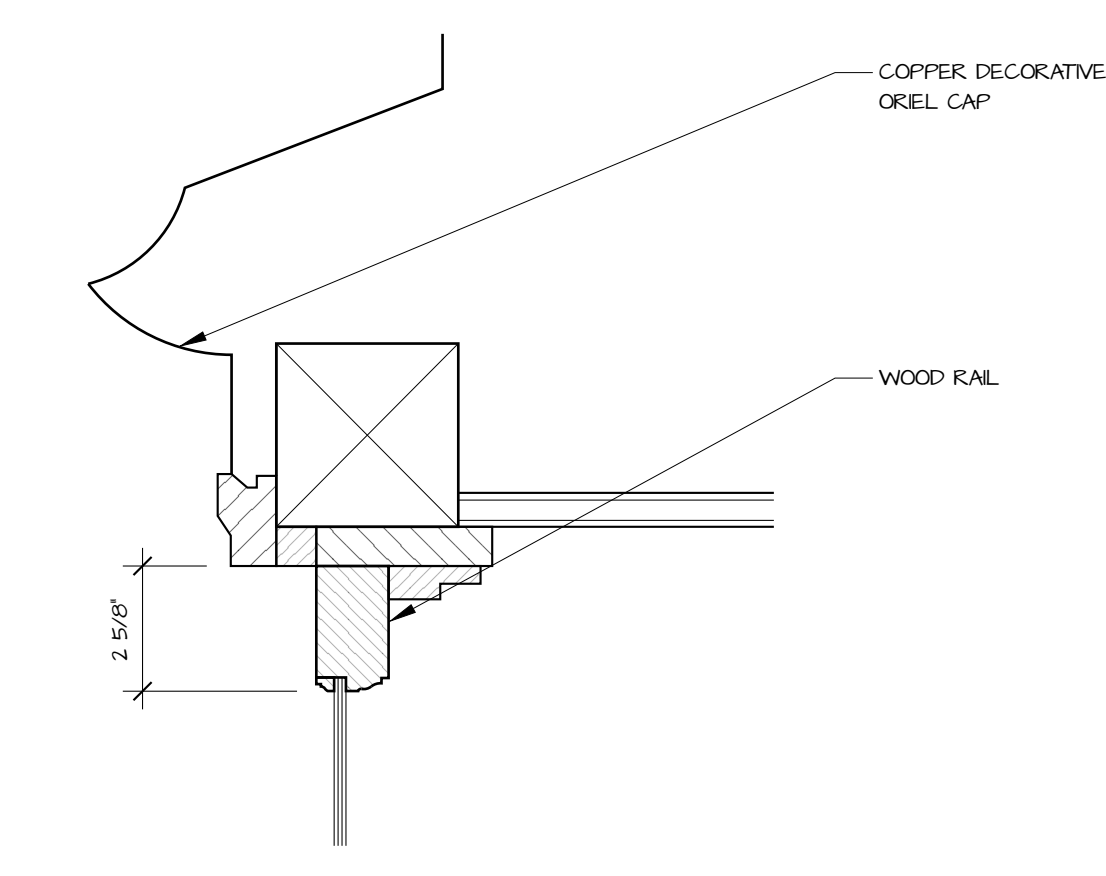
DETAILS

Project Name  
**MITCHELL TOWNSEND RESIDENCE**  
248 HIGHLAND PL  
MONROVIA, CA 91016

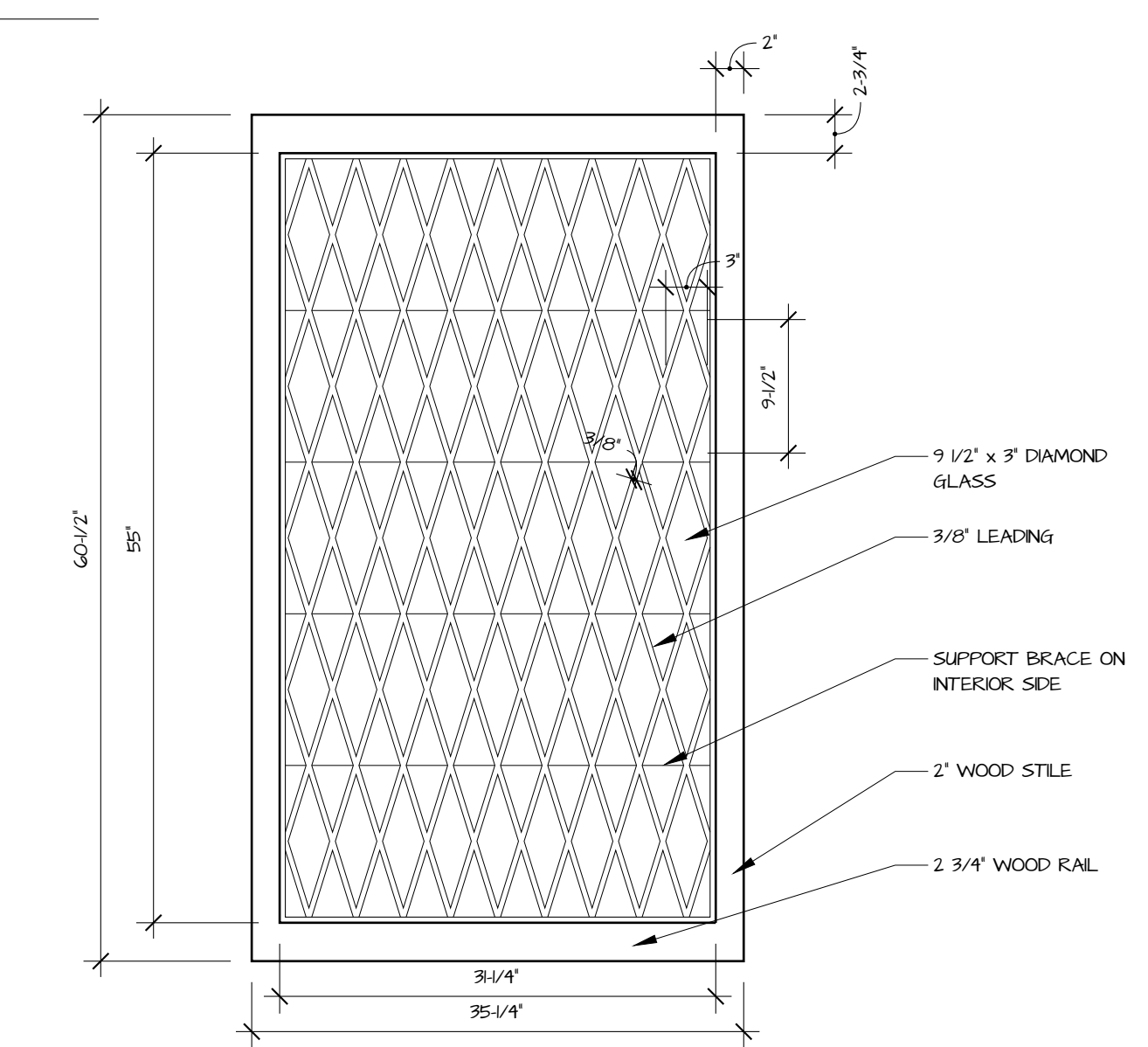
**4 BAY WINDOW - DESIGN INTENT SILL**  
SCALE : 3" = 1'-0"



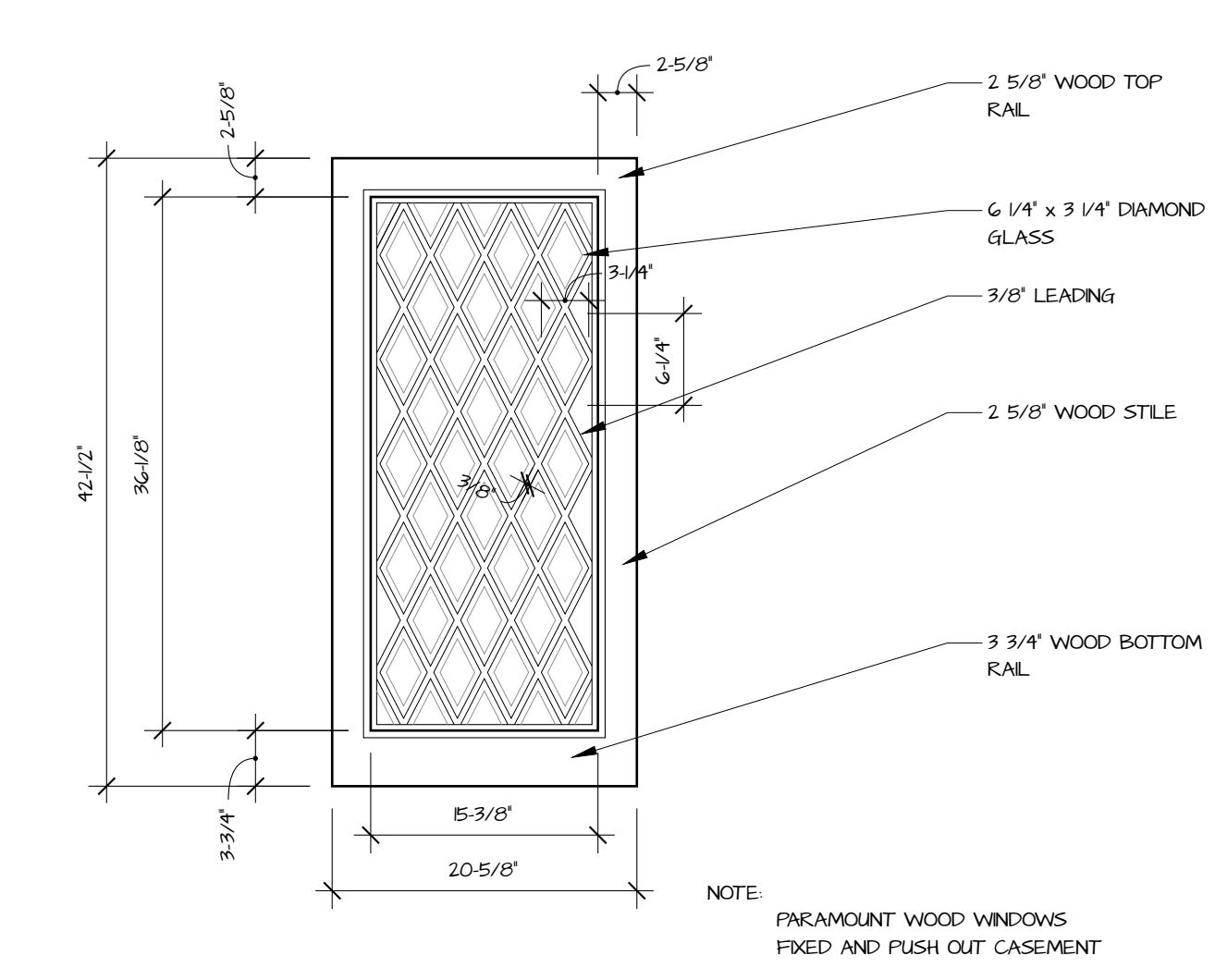
**5 BAY WINDOW - DESIGN INTENT HEAD**  
SCALE : 3" = 1'-0"



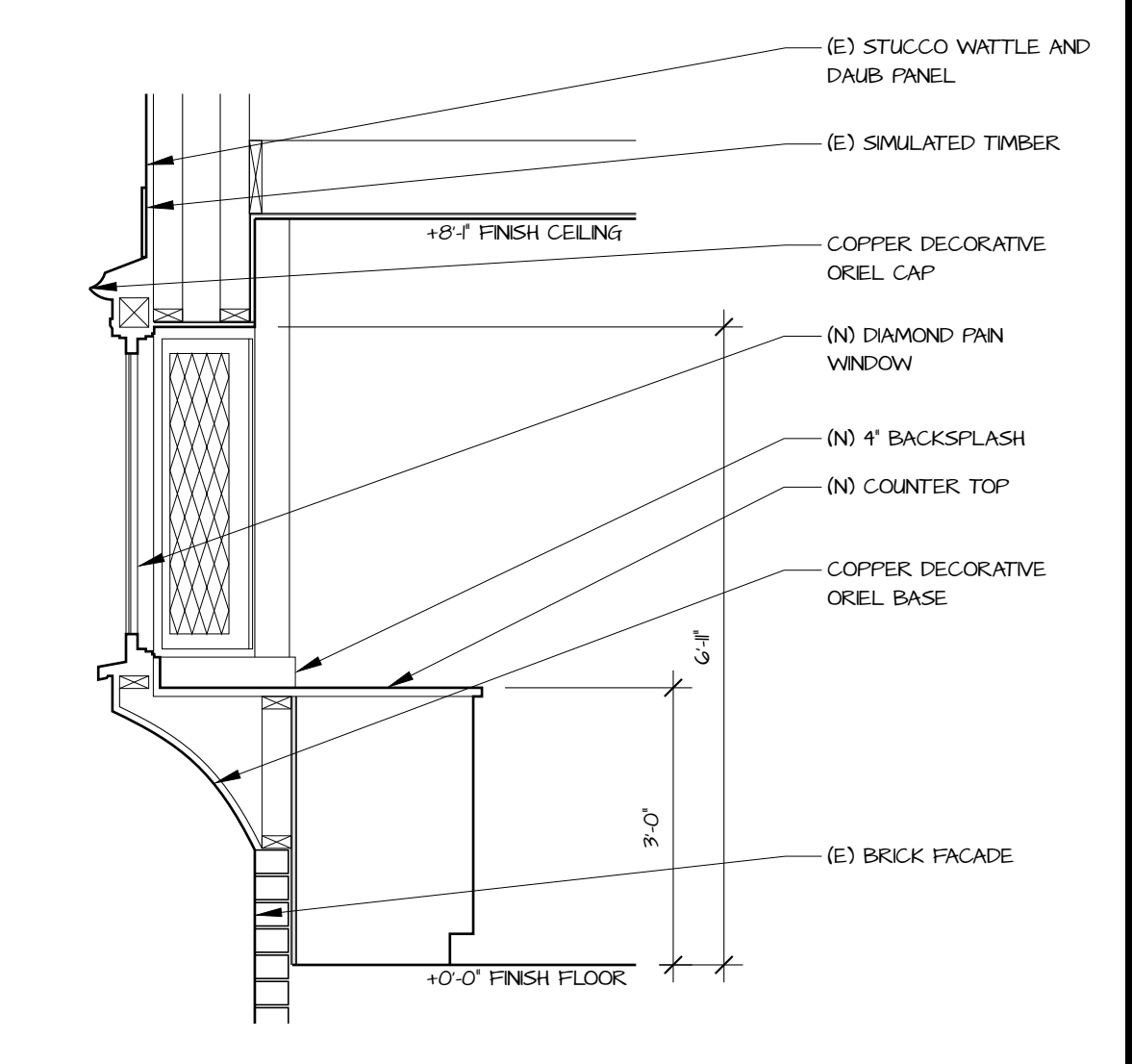
**1 EXISTING DIAMOND WINDOW**  
SCALE : 1" = 1'-0"



**2 PROPOSED DIAMOND WINDOW**  
SCALE : 1" = 1'-0"



**3 NEW BAY WINDOW SECTION**  
SCALE : 1/2" = 1'-0"



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WF <td>10   11   2018</td> <td></td>	10   11   2018	

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