



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: SR2018-0004

AGENDA ITEM: AR-2

PREPARED BY: Vincent Gillespie
Planning Technician

MEETING DATE: November 28, 2018

SUBJECT: Special Review
248 East Palm 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 single-story addition to an existing single-story, single-family residence and is requesting an advisory review by the Historic Preservation Commission. Since the property is not a designated historic landmark or on the list of adopted Potential Historic Landmarks, the owners are not under any obligation to present their plans for review. In this case, the owners have voluntarily chosen to submit plans for Historic Preservation Commission review as they are considering applying for landmark status in the future. The property owners are looking for feedback from the Commission on the appropriateness of the addition to maintain the architectural integrity and character of their home.

The subject property, located at 248 East Palm Avenue, is at the southwest intersection of Palm and Canyon Avenues. The subject property is approximately 8,000 square feet and is developed with a single-story Folk Victorian cottage, a common architecture style seen throughout Monrovia.

According to the Los Angeles County Assessor's records, the residence was built in 1908. The existing dwelling is best described as a Folk Victorian with Craftsman Bungalow influence, primarily seen in some of the window trim, and railing of the gabled front porch. Building permit records show that the home has been reroofed at least twice; once in 1935, and again in 1990. Since the building's original construction date a permit for minor home repairs was issued in 1934, and in 2010 an addition to the rear of the dwelling was made to add a bathroom, a laundry room, and rear porch. However, the building permit for the 2010 addition expired because the construction never received final inspection. In 1986, a garage was added to the rear of the property. The proposed addition will include legalizing the unfinished addition that began in 2010.



DISCUSSION: The applicant is proposing a 364 square foot addition as well as an interior remodel to a 1,283 square foot single-family home. The proposed addition in the rear will reconfigure the incomplete addition from 2010 and replace the current rear porch with a new one to complement the front gabled porch. The proposed addition will also add two new simple bay window pop outs, one on each side of the house, to match the size and scale of the existing bay window pop out on the east elevation. Overall, the massing of the house will not change significantly as it will remain a single-story residence. In addition, the new rear porch is smaller in scale in comparison to the front porch. This reinforces the north-facing orientation of the residence. The existing residence has a simple rectangular building form, and the proposed addition will only extend this form by approximately 15 feet.

The new foundation will incorporate horizontal wood siding rather than smooth river stone to distinguish the original structure from the proposed addition, a common practice recommended by the Secretary of Interior's Standards. The existing basement entrance will be relocated from the rear elevation to the west elevation. It will include a new concrete base attached to the house and a side swinging wood plank door.

The exterior colors and materials on the addition will match those of the existing home. Exterior walls will be clad in three inch tab horizontal redwood siding matching the existing. New double-hung wood windows that are comparable in size, shape, and form to the existing windows on the home will be installed throughout the new addition. Several windows which were replaced in the past without permits will be upgraded from vinyl to wood frame windows with wood mullions. During a site inspection, staff noticed some of the window trim was replaced with Craftsman style trim. Since the original trim seen on the front façade is consistent with window trim found on other Folk Victorian homes in Monrovia, staff is recommending that the Craftsman style window trim be replaced with new trim to match the original trim on the home.

The asymmetrical front façade features a pyramidal hipped roof crossed by a gable with angled open eaves on the left side. The angled eave is a common feature found in several Folk Victorian homes along Canyon Avenue and the surrounding neighborhood. It is a character defining feature not commonly found on every Folk Victorian house in Monrovia, and is best described as a result of crossing a gable and hip roof which have multiple roof pitches. The rear gable will have the same style open eave intersection adding to the uniqueness of the home while keeping with the original character.



The rear porch gable will include a wood vent and diamond cut shingles to match the front porch gable. The rear porch will also be embellished with custom milled wood column supports to match the front porch in size and character. The porch will incorporate modest individual wood spindle railing to further differentiate the addition from the existing house, keeping it compatible with Folk Victorian style. The existing roof consists of 30 year asphalt composition shingle which was replaced in 1990, based on building permit records; the addition will use the same roofing material to match the existing.

Similar to the advisory review over Potential Historic Landmarks by the Historic Preservation Ordinance, property owners can initiate review by the Historic Preservation Commission of any proposed changes to the exterior of the structures. The Commission can therefore “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.

For this Special Review application, the owner has requested feedback from the Historic Preservation Commission on the proposal to maintain the integrity of the structure and if this change could prevent the home from possibly qualifying for City Landmark status in the future. This determination will become part of the public record. Furthermore, the proposed addition was deemed a Level 1 Review under the Neighborhood Compatibility Design Review Ordinance, and will undergo staff level planning review. The Commission’s feedback will be incorporated into staff’s comments during the review process.

STAFF REPORT EXHIBITS

- A. Architectural Plans (Site Plan, Floor Plan, and Elevations)

Exhibit A

SHEET SCHEDULE	
SHT. #	SHEET NAME
A1.0	SITE PLAN
A1.1	ROOF PLAN
A2.0	FLOOR PLAN
A2.1	ELECTRICAL PLAN
A4.0	ELEV.
A4.1	ELEVATION

FLOOR AREA CALCULATION:

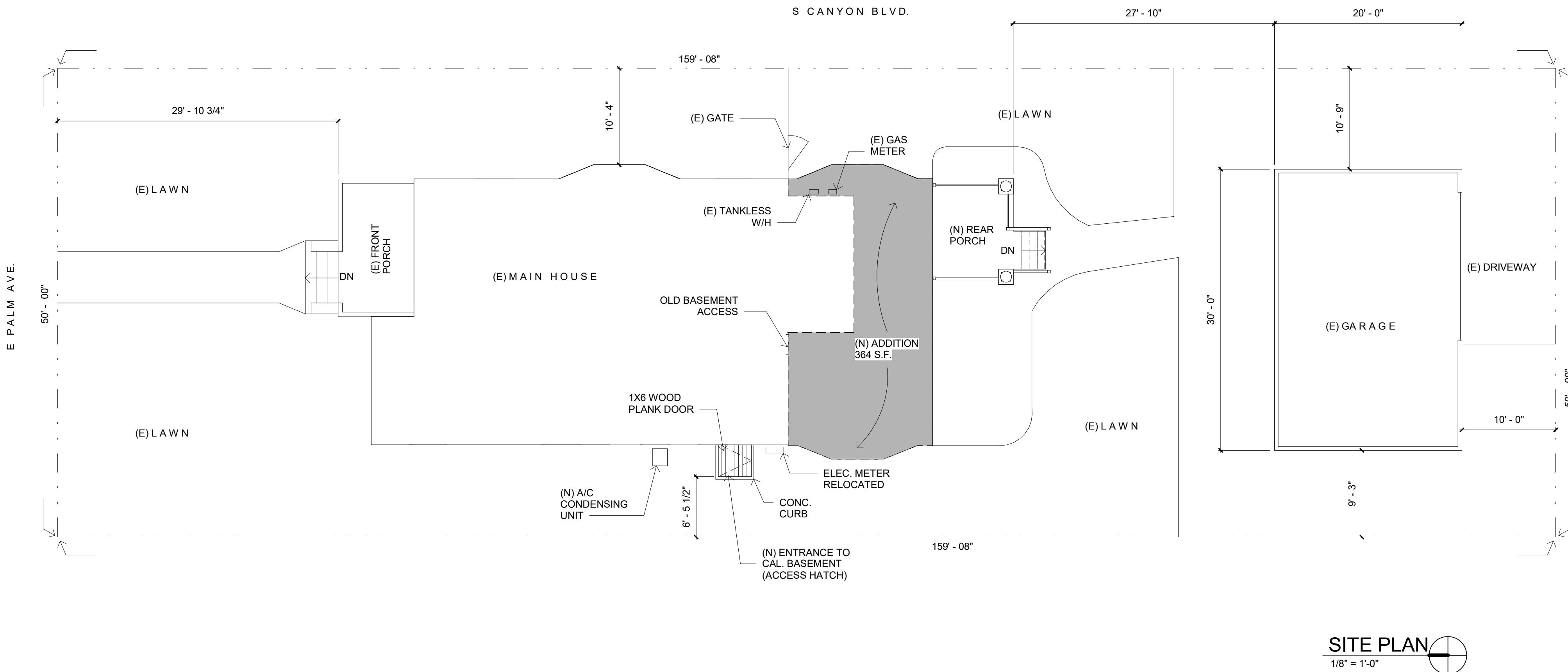
LOT SIZE=	7980 SF
EXISTING SQUARE FOOTAGE=	1283 SF
LOT COVERAGE=	16%
NEW ADDITION=	482 SF
NEW ADD + EXIST. AREA=	1765 SF
NEW LOT COVERAGE=	22.1%

GENERAL PROJECT INFORMATION:

ASSESSOR PARCEL #:	8516-011-009
ZONING:	RM 3500
GENERAL PLAN DESIGNATION:	RESIDENTIAL MEDIUM 3500
SCOPE OF WORK:	EXPAND THE MASTER BEDROOM FOR 193 S.F. ADD (N) BEDROOM, (N) BATHROOM FOR 303 S.F. AND (N) TRELIS AND PATIO AT REAR YARD.

CODE COMPLIANCE:

2016 CBC, CRC, CEC, CPC,
CMC, CEC & CALGREEN.

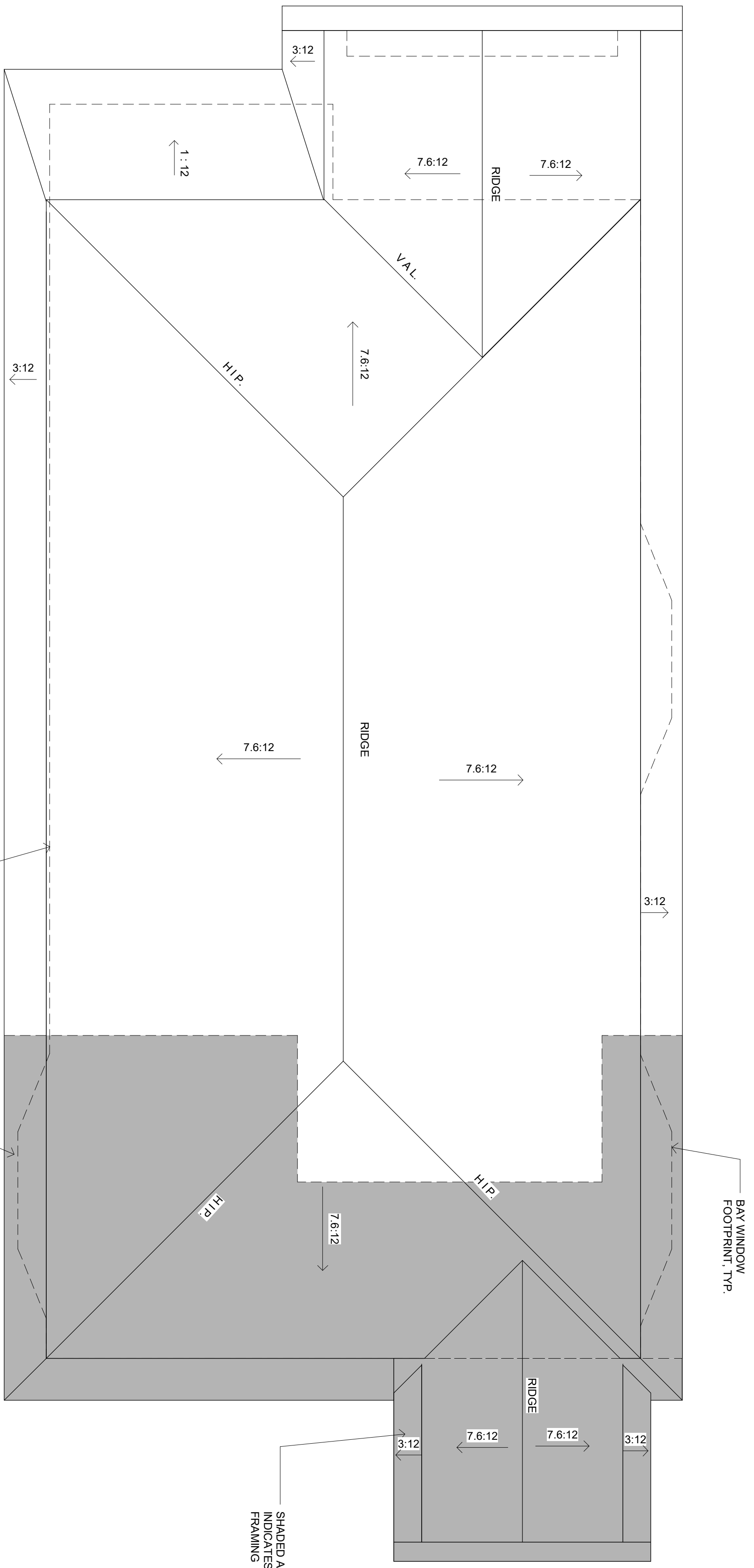


SITE PLAN
1/8" = 1'-0"

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

KALLIS RESIDENCE
 248 EAST PALM AVE,
 MONROVIA, CA 91016

DATE	11/05/18
SCALE	1/8" = 1'-0"
DRAWN	
JOB	
SHEET	A1.0



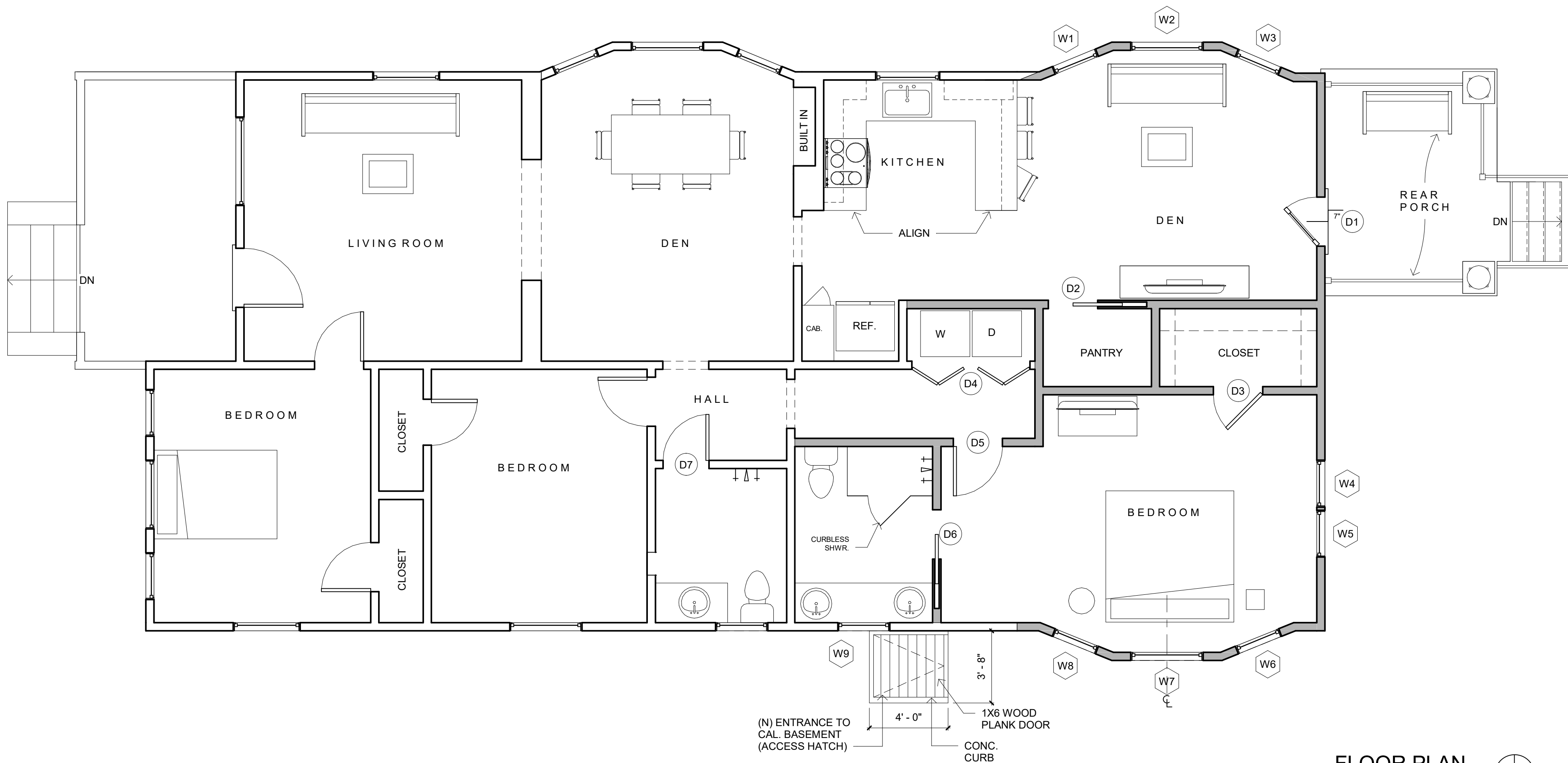
ROOF PLAN
1/4" = 1'-0"

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(N) ENTRANCE TO CAL. BASEMENT (ACCESS HATCH)
 4' - 0"
 3' - 8"
 1X6 WOOD PLANK DOOR
 CONC. CURB

FLOOR PLAN
 1/4" = 1'-0"

PROPERTY LINE

WINDOW SCHEDULE

ID	QTY.	TYPE	WIDTH	HEIGHT	HD. HEIGHT	MATERIAL	GLAZING	COMMENTS
W1	1	DOUBLE HUNG	2' - 4 1/2"	4' - 7 1/4"	6' - 8"	WOOD SASH	DUAL	
W2	1	DOUBLE HUNG	3' - 8"	4' - 7 1/4"	6' - 8"	WOOD SASH	DUAL	
W3	1	DOUBLE HUNG	2' - 4 1/2"	4' - 7 1/4"	6' - 8"	WOOD SASH	DUAL	
W4	1	DOUBLE HUNG	2' - 4 1/2"	4' - 7 1/4"	6' - 8"	WOOD SASH	DUAL	
W5	1	DOUBLE HUNG	2' - 4 1/2"	4' - 7 1/4"	6' - 8"	WOOD SASH	DUAL	
W6	1	DOUBLE HUNG	2' - 4 1/2"	4' - 7 1/4"	6' - 8"	WOOD SASH	DUAL	
W7	1	DOUBLE HUNG	3' - 8"	4' - 7 1/4"	6' - 8"	WOOD SASH	DUAL	
W8	1	DOUBLE HUNG	2' - 4 1/2"	4' - 7 1/4"	6' - 8"	WOOD SASH	DUAL	
W9	1	DOUBLE HUNG	2' - 7 3/4"	2' - 10"	6' - 8"	WOOD SASH	DUAL	

DOOR SCHEDULE

ID	QTY.	TYPE	WIDTH	HEIGHT	MATERIAL	GLAZING	COMMENTS
D1	1	EXT. / FRENCH	2' - 6"	6' - 8"	WOOD	DUAL/TEMP.	
D2	1	INT. POCKET	2' - 6"	6' - 8"	WOOD	N/A	
D3	1	INT. HINGED	2' - 6"	6' - 8"	WOOD	N/A	
D4	1	INT. BIFOLD	6' - 0"	6' - 8"	WOOD	N/A	
D5	1	INT. HINGED	2' - 6"	6' - 8"	WOOD	N/A	
D6	1	INT. POCKET	2' - 6"	6' - 8"	WOOD	N/A	
D7	1	INT. HINGED	2' - 4"	6' - 8"	WOOD	N/A	

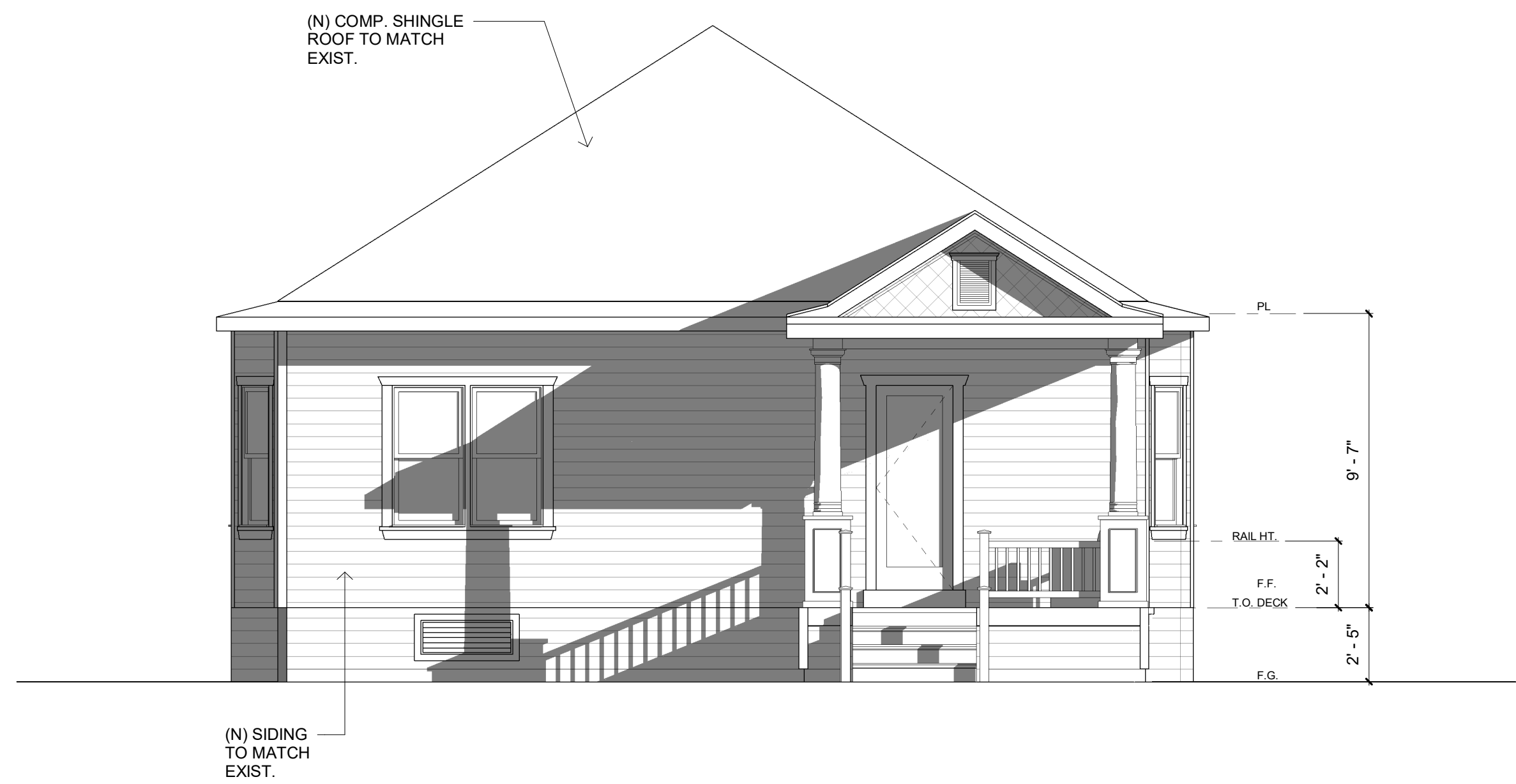
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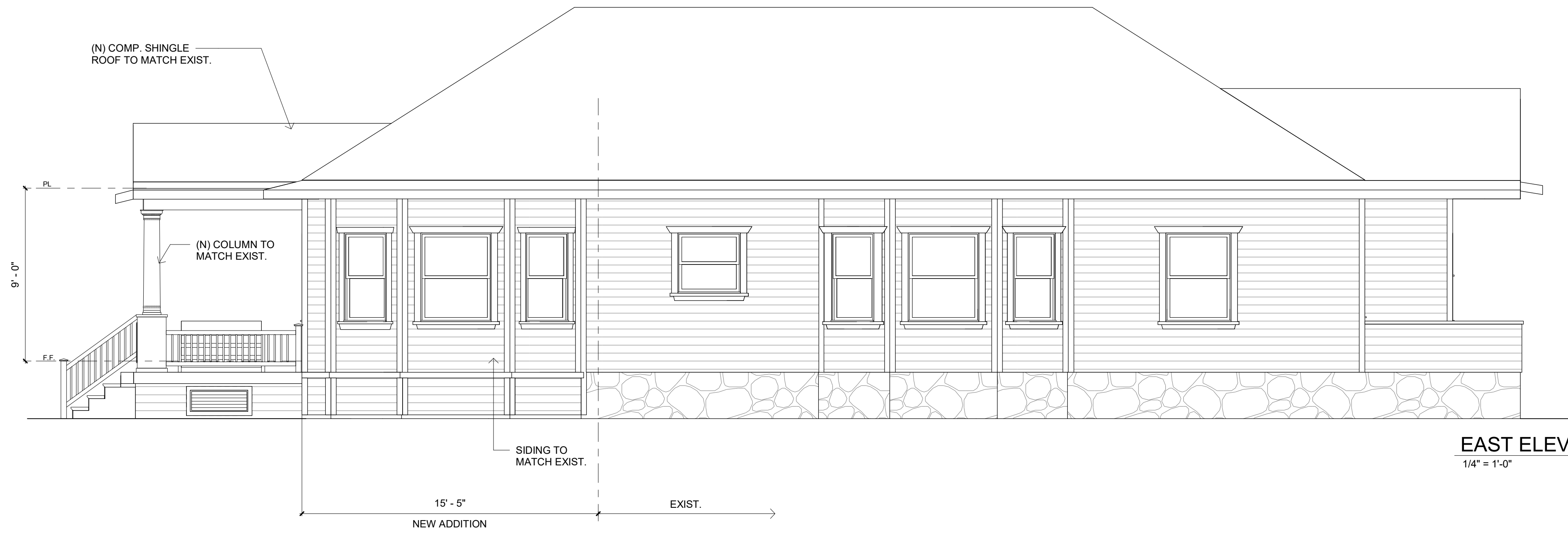
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DATE
 11/05/18
 SCALE
 1/4" = 1'-0"
 DRAWN
 JOB
 SHEET
A2.0

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SOUTH ELEV.
1/4" = 1'-0"



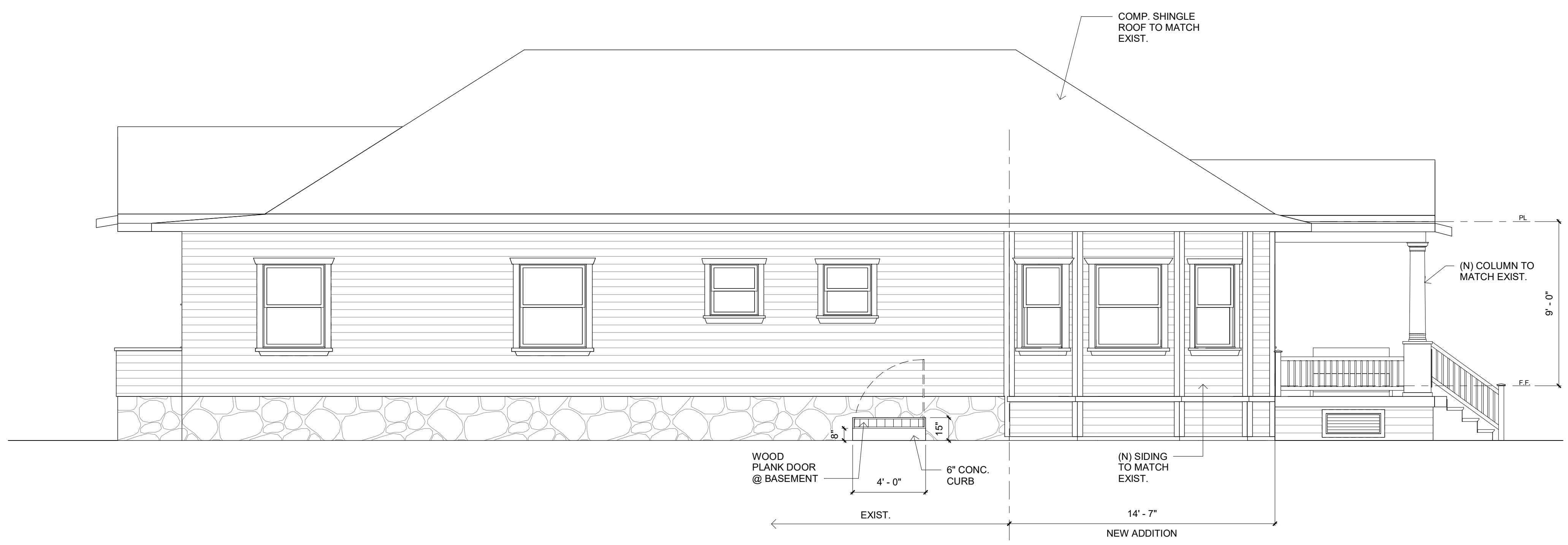
EAST ELEV.
1/4" = 1'-0"

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A4.0

REVISIONS	BY

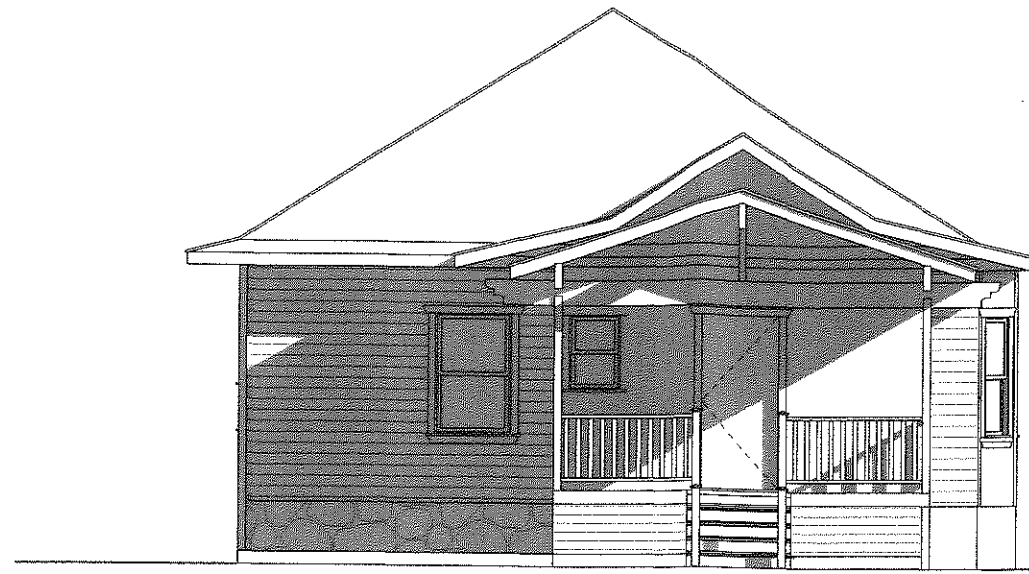


WEST ELEV.
1/4" = 1'-0"

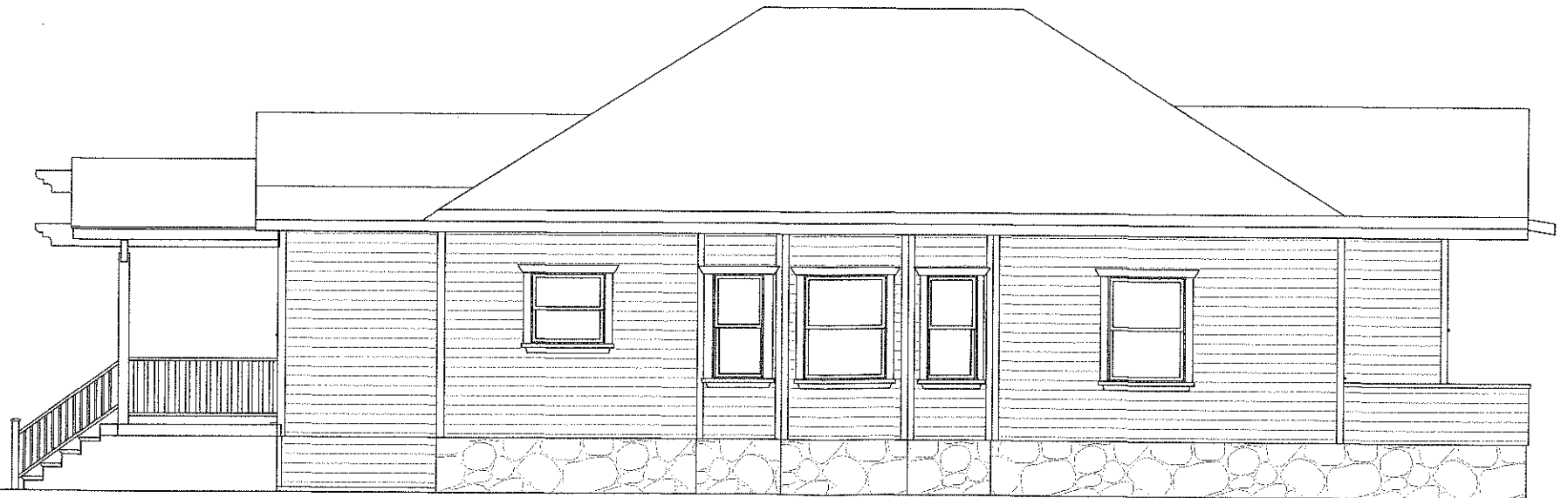
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DRAWN	
JOB	
SHEET	A4.1



EXISTING SOUTH ELEV.
1/4" = 1'-0"



EXISTING EAST ELEV.
1/4" = 1'-0"

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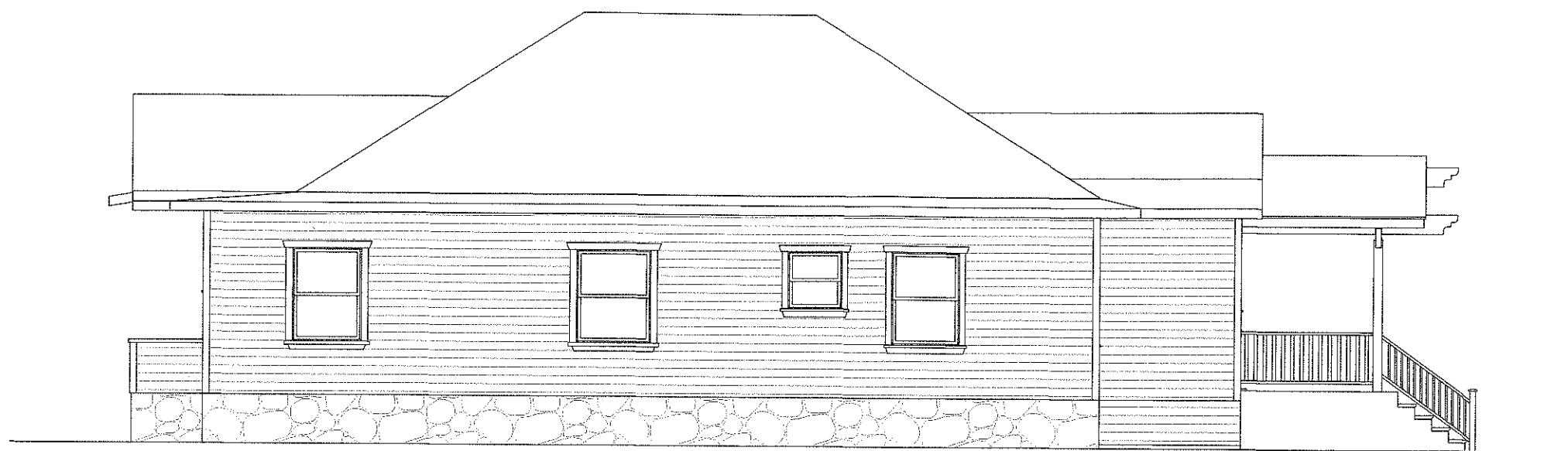
SCALE
1/4" = 1'-0"

DRAWN

JOB

SHEET

A4.2



EXISTING WEST ELEV.
1/4" = 1'-0"

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