



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: COFA2019-0002 **AGENDA ITEM:** AR-1
PREPARED BY: John Mayer, Senior Planner **MEETING DATE:** May 29, 2019

TITLE: Certificate of Appropriateness CofA2019-0002; HL-71/MA-67
239 North Canyon Boulevard

APPLICANT: Joseph and Denise Lumarda
239 North Canyon Boulevard
Monrovia, CA 91016

REQUEST: A Certificate of Appropriateness (COA) to relocate one original wood-framed window on the north side of a Craftsman style house.

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 31)

BACKGROUND: The property at 239 North Canyon Boulevard is a two-story Craftsman style home that was built in 1910. The house has typical Craftsman elements including low pitched gable rooflines, broad enclosed eaves, a full width front porch, and bracketed gable ends. The large windows contain their original “wavy” glass. The exterior wood shingles are painted a dark green.

The City Council designated the property as Historic Landmark No. 71 on September 23, 2004, along with Mills Act Contract No. 67. The designation was based on the finding that the home is a good example of the Craftsman style. According to the property’s 2004 Department of Parks Recreation (DPR 523A) record form, the home’s exterior features have not changed since their original construction. Since that time, a subsequent owner installed copper rain gutters and a motion detector light on the back side of the house; no other exterior changes were made.

On April 18, 2019 Duncan McIntosh, on behalf of the property owner Denise Lumarda, submitted an application for a Certificate of Appropriateness to alter the window configuration on the first floor of the north-facing side of the house. The project involves shifting one original



Figure 1. View of the front and north elevation of Landmark No. 71. The project involves the relocation of one window on the north elevation towards the back of the house.

wood-framed, double hung window to the right which would join a grouping of two similar windows (Figure 2). The applicant is requesting this alteration as part of a kitchen remodel that would “balance out the interior north elevation of the kitchen”. The current windows appear “unorganized and disjointed” with the current cabinet layout in the kitchen (Figure 3).

ANALYSIS: Pursuant to Monrovia Municipal Code (MMC) Section 17.40.090(A), no alteration or demolition may be conducted at a Historic Landmark without first obtaining a Certificate of Appropriateness from the Historic Preservation Commission (HPC). The current layout of the kitchen windows includes one wood-framed double hung window, then a gap where there are kitchen cabinets, followed by a group of two wood-framed double hung windows.



Figure 2. Exterior view: north elevation and kitchen windows on the first floor.



Figure 3. Interior view: kitchen window configuration facing north.

The applicant is requesting approval to remove the one window and install it next to the two windows for a grouping of three double hung windows. The opening created by the removed window would be filled in with new wood shingles to match the original wood shake material (Figure 4).

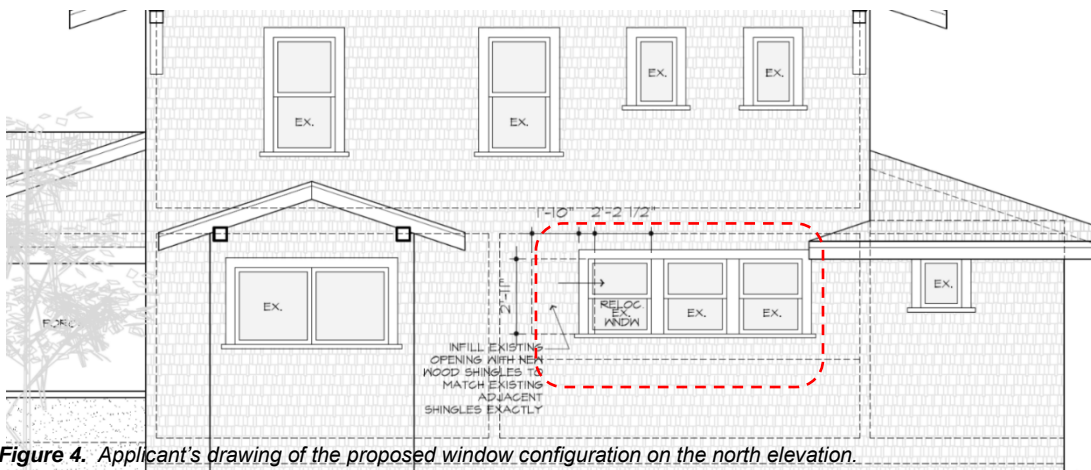


Figure 4. Applicant's drawing of the proposed window configuration on the north elevation.

Pursuant to MMC Section 17.40.090(D), the HPC may issue a Certificate of Appropriateness if it is determined that certain findings can be made regarding the proposed alteration. Based on staff's analysis of the project, the HPC can approve the alteration based on the following findings:

- *It will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the Historic District in which it is located;*

The alteration will not adversely affect significant features of the historic Craftsman house because the change would occur on the side of the house, and towards the back. An original wood framed window and trim will be removed and these original materials will be incorporated into the project. The opening created by the removed window will be filled in with wood shake shingles to match the original exterior materials.

- *The proposed change is consistent with or not incompatible with the architectural period of the building;*

The proposed change involves the removal of one original window in order to install it next to two other original windows for a grouping of three double hung windows. The City's Historic Context Statement states that one of the character defining features of a Traditional Craftsman style house is that windows are arranged in groups. Since the kitchen windows will be a group of three double hung windows and the materials are original and/or matching the original, the proposed change is consistent and not incompatible with the architectural period of the building.

- *The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or compatible with adjacent structures;*

The proportions, materials, colors, textures, and features will either be original, or made to match the original work in order to be consistent with the Craftsman period.

RECOMMENDATION: Staff believes that the proposed project 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

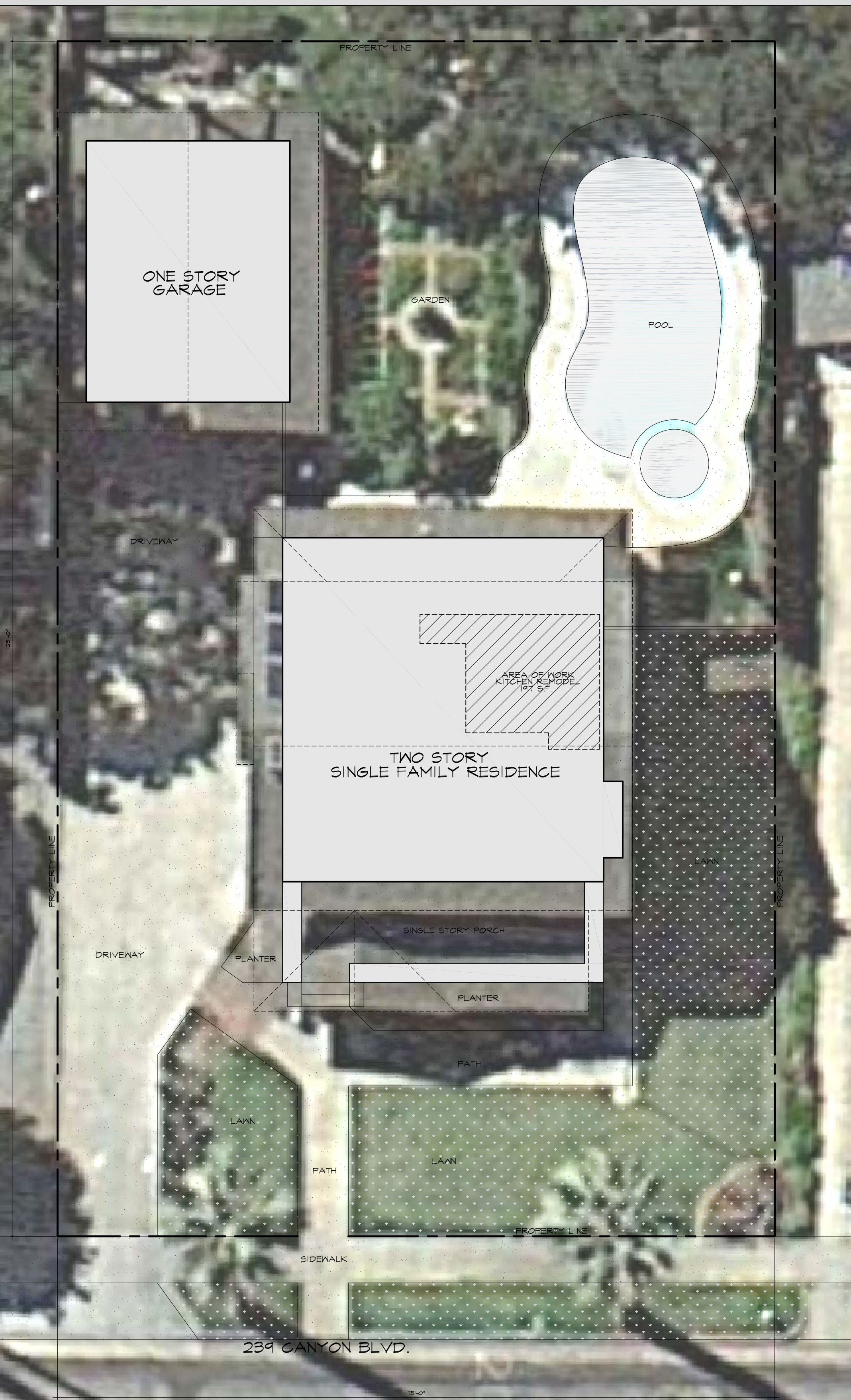


TERMS OF USE

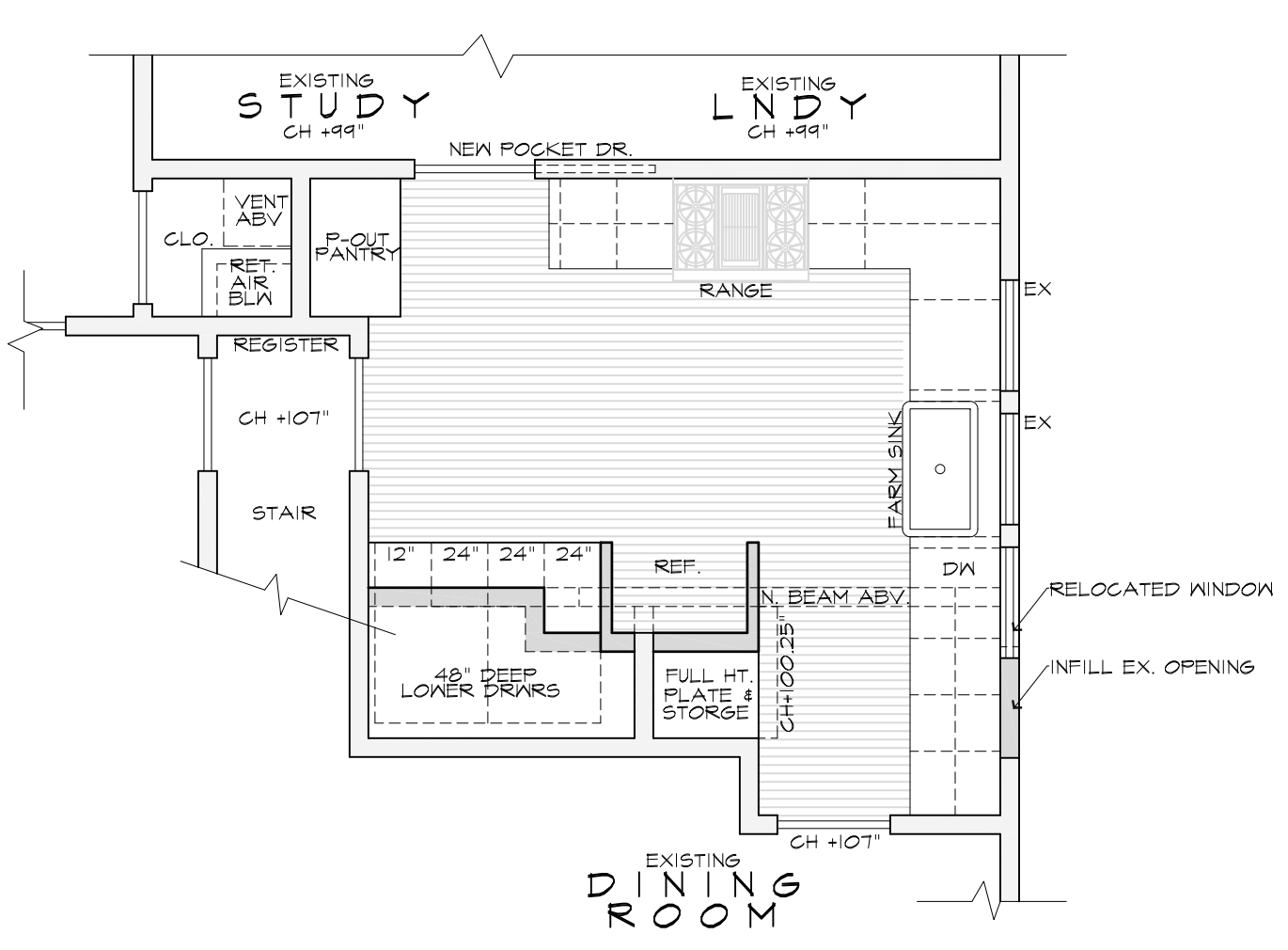
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APPROVALS table with columns for DESIGNER, OWNER, CONTRACTOR



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

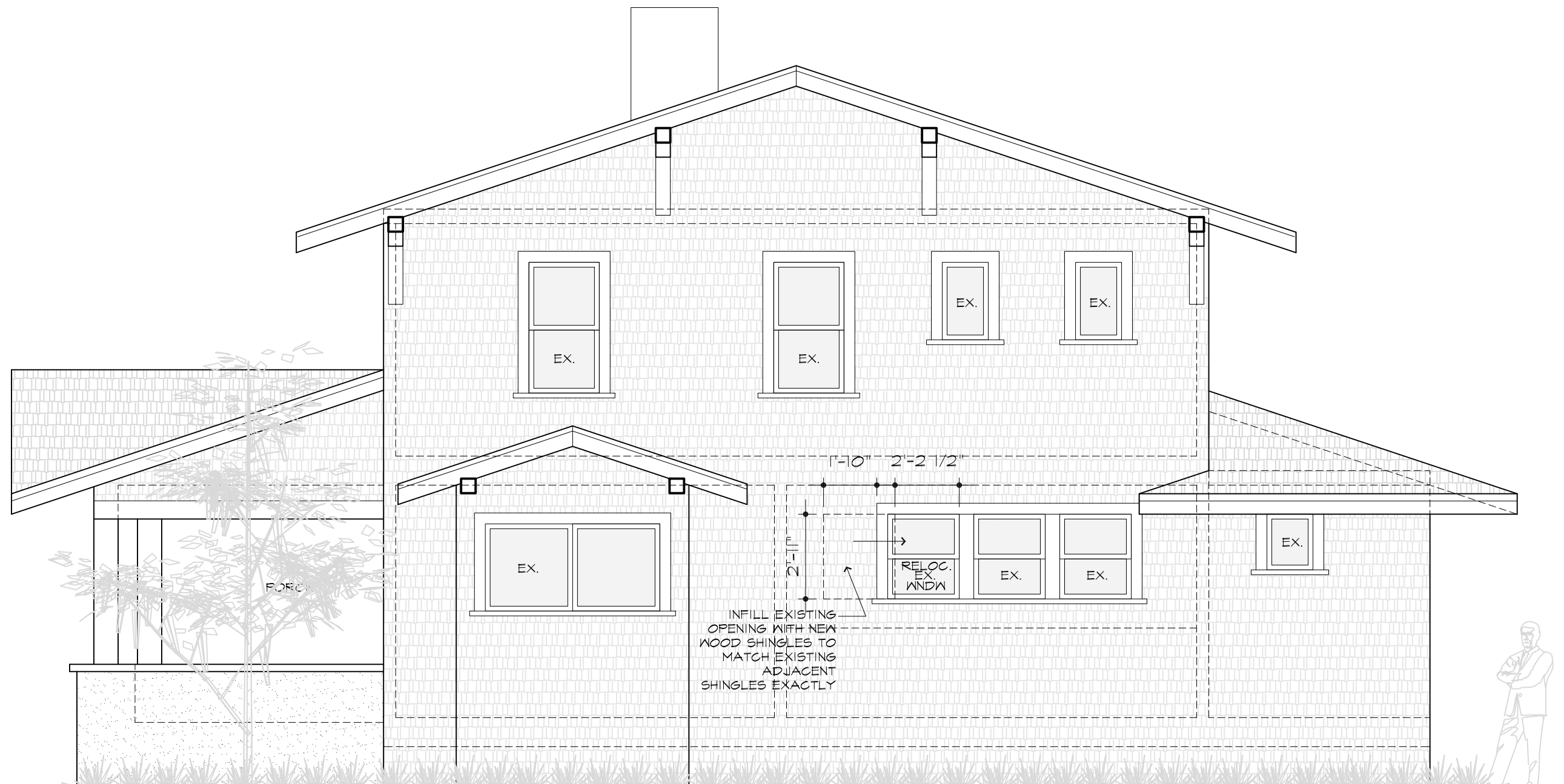


KITCHEN FLOOR PLAN SCALE: 1/4" = 1'-0"

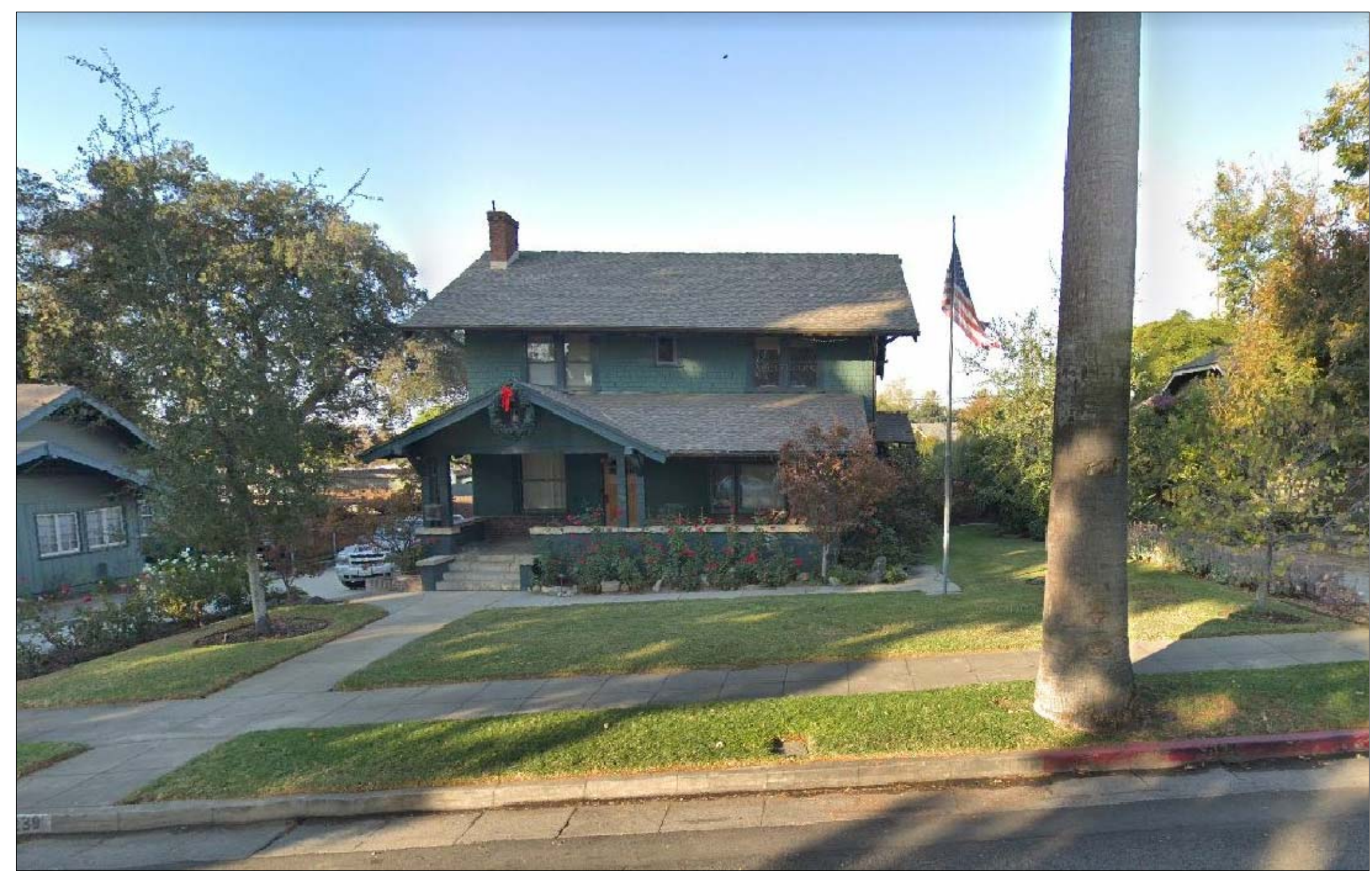


EXISTING NORTH ELEVATION SCALE: 1/4" = 1'-0"

PROJECT DESCRIPTION THIS PROJECT ENTAILS THE RELOCATION OF AN EXISTING AOOD DOUBLE HUNG WINDOW ON THE NORTH SIDE OF THE EXISTING RESIDENCE. WE ARE PROPOSING TO INFILL THE EXISTING OPENING WITH WOOD SHINGLES TO MATCH THE EXISTING ADJACENT WINDOWS EXACTLY. WE ARE NOT PROPOSING ANY CHANGE TO THE EXISTING COLOR OR MATERIAL PALETTE.



REVISED NORTH ELEVATION SCALE: 1/4" = 1'-0"



FRONT (EAST) ELEVATION



LAFAYETTE GREEN SHINGLE COLOR (EXISTING)



STEEPLECLIFF GREY WINDOW COLOR (EXISTING)



YORKTOWN GREEN TRIM COLOR (EXISTING)

COLOR PALETTE (ALL COLORS BY BENJAMIN MOORE PAINTS)



FRONT & NORTH ELEVATION



AREA OF WORK

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JOB 19-511 KITCHEN REMODEL HISTORIC PRESERVATION REVIEW SCHEMATICS