



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: COFA2020-0002

AGENDA ITEM: AR-2

PREPARED BY: Teresa Santilena
Associate Planner

MEETING DATE: February 26, 2020

TITLE: Certificate of Appropriateness CofA2020-0002; HL-116/MA-110
217 East Greystone Avenue

APPLICANT: Shigian Wang
217 East Greystone Avenue
Monrovia, CA 91016

REQUEST: A Certificate of Appropriateness (COA) to remove an existing freestanding patio structure and rebuild a new covered outdoor kitchen in the backyard.

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 31)

BACKGROUND: The property at 217 East Greystone Avenue is a two-story Craftsman style home with Swiss Chalet elements that was built in 1911 (Figure 1). The house has typical Craftsman elements including a partial-width front porch, wide overhanging eaves, exposed rafter tails and triangular knee braces. The home is clad in rectangular wood shingles and has decorative river rock details.

The City Council designated the property as Historic Landmark No. 116 on November 20, 2007, along with Mills Act Contract No. 110. The designation was based on the findings that the home is a good example of the Craftsman style and that it is a familiar visual feature of the neighborhood. According to the property's 2007 Department of Parks Recreation (DPR 523A) record form, there have been two small additions to the rear of the home, as well as new perimeter walls and concrete work in the front yard. Accessory structures in the form of a carport, pool house, and freestanding patio cover have also been added over time in the backyard of the property.

On February 13, 2020, the property owner submitted an application for a Certificate of Appropriateness to build an outdoor kitchen in the backyard. The project involves tearing down an



Figure 1. View of the front (south) elevation of Landmark No. 116. The project will build an outdoor kitchen in the backyard.

existing 300 square foot freestanding patio cover next to the pool (built in 2007) and rebuilding a 450 square foot outdoor kitchen in the same location (Figures 2 and 3). The outdoor kitchen will be placed under a wooden patio cover with 8" to 10" square posts and a gable roof that measures 9'-3" high to the plate and 13'-4" high to the ridge.



Figure 2. Existing freestanding patio cover to be removed.

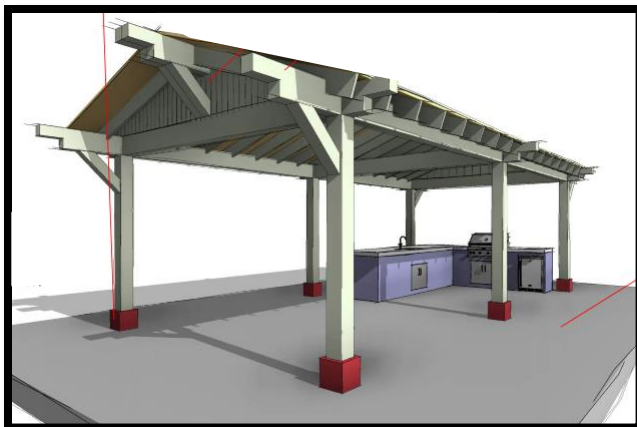


Figure 3. Proposed outdoor kitchen.

ANALYSIS: Pursuant to Monrovia Municipal Code (MMC) Section 17.40.090(A), no alteration may be conducted at a Historic Landmark without first obtaining a Certificate of Appropriateness from the Historic Preservation Commission (HPC). 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 in the backyard and out of view from the public right-of-way. The accessory structure that is being demolished was built outside of the home's period of significance and is not a contributing feature of the property.

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

The proposed change involves demolishing an existing freestanding patio cover and rebuilding an outdoor kitchen in the same location, detached from the primary dwelling unit. The City's Historic Context Statement states that minor additions that are not visible from the public right-of-way are acceptable. Since the outdoor kitchen is detached from the home and it is out of view, the proposed change is consistent and not incompatible with the architectural period of the building.

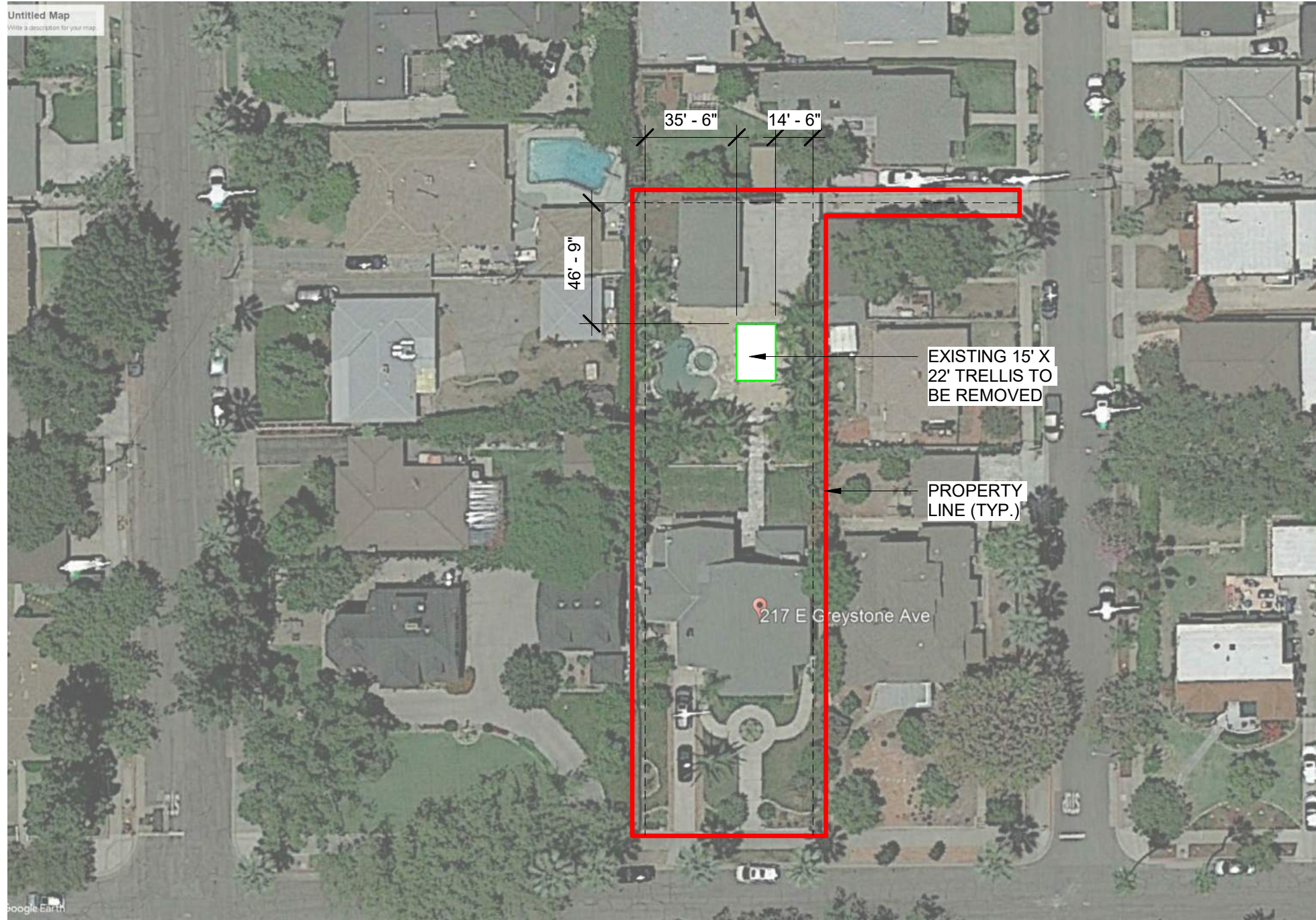
- *The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or compatible with adjacent structures;*

The proportions, materials, colors, textures, and features will be made to match the original work in order to be consistent with the Craftsman period. The new outdoor kitchen will be constructed of wood and will have an asphalt shingle roof to match the house. It will incorporate several architectural features of the home, including a gable

roof, exposed rafter tails, and triangular knee braces that will be designed to match the triangular knee braces seen on the front elevation of the house.

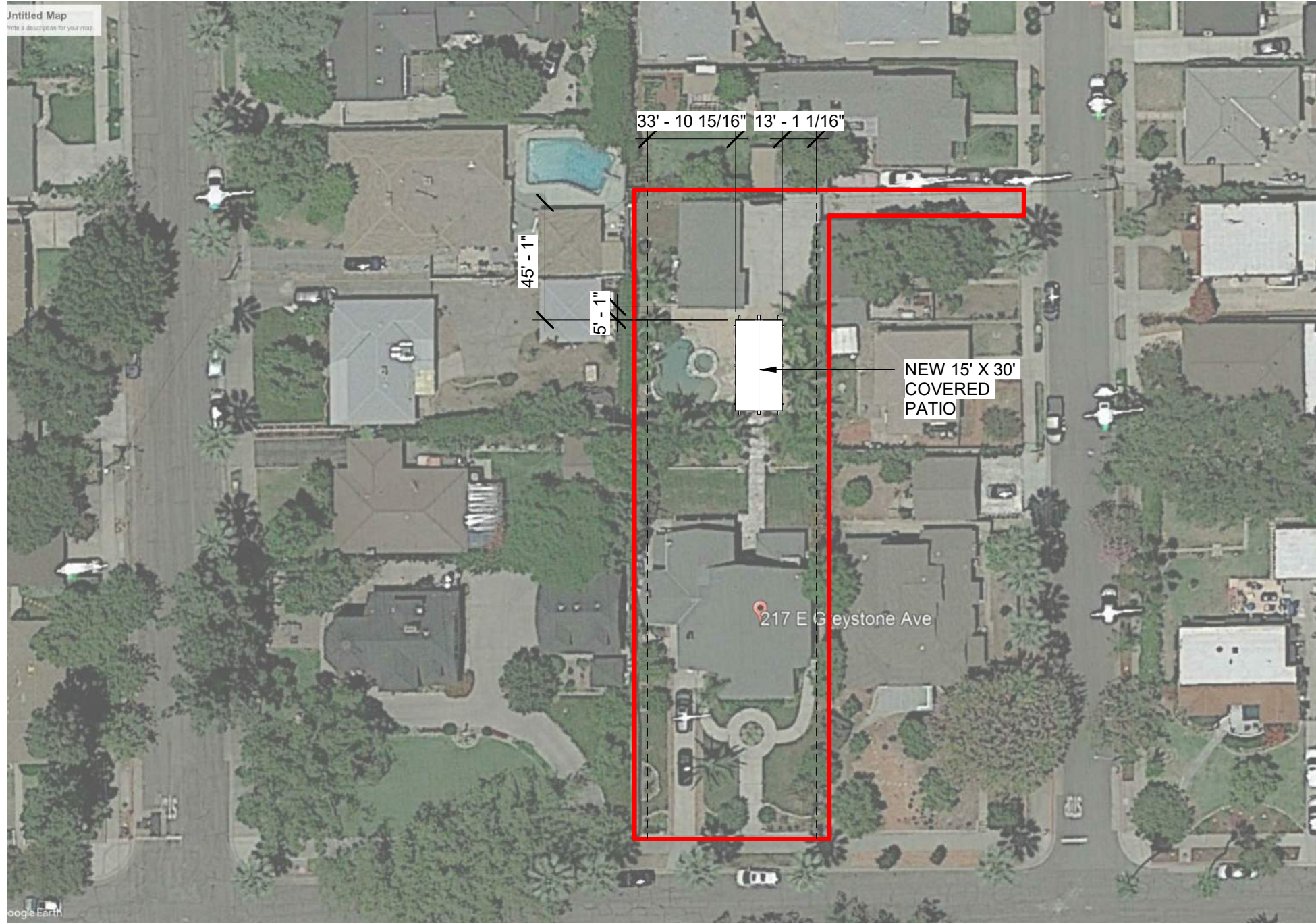
RECOMMENDATION: Staff has determined that the proposed project meets the findings for a Certificate of Appropriateness and recommends approval. If the Historic Preservation Commission concurs then, the appropriate action would be a motion to:

Approve Certificate of Appropriateness



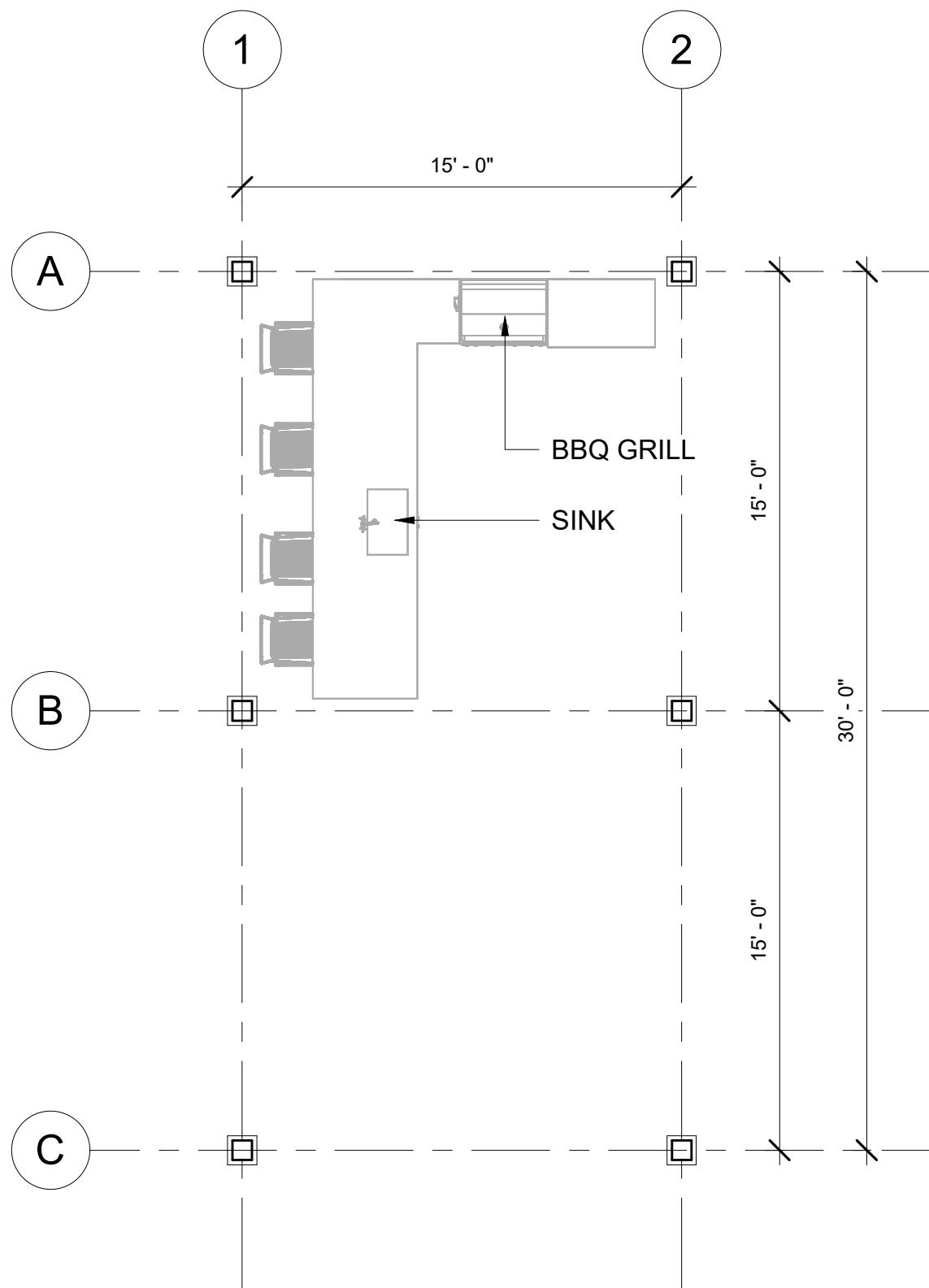
① EXISTING SITE PLAN
1" = 50'-0"

217 E GREYSTONE	
217 E GREYSTONE, MONROVIA CA91016	
EXISTING SITE PLAN	
Revisions	
Date: 02-11-2020	
Scale: 1" = 50'-0"	
SD101	

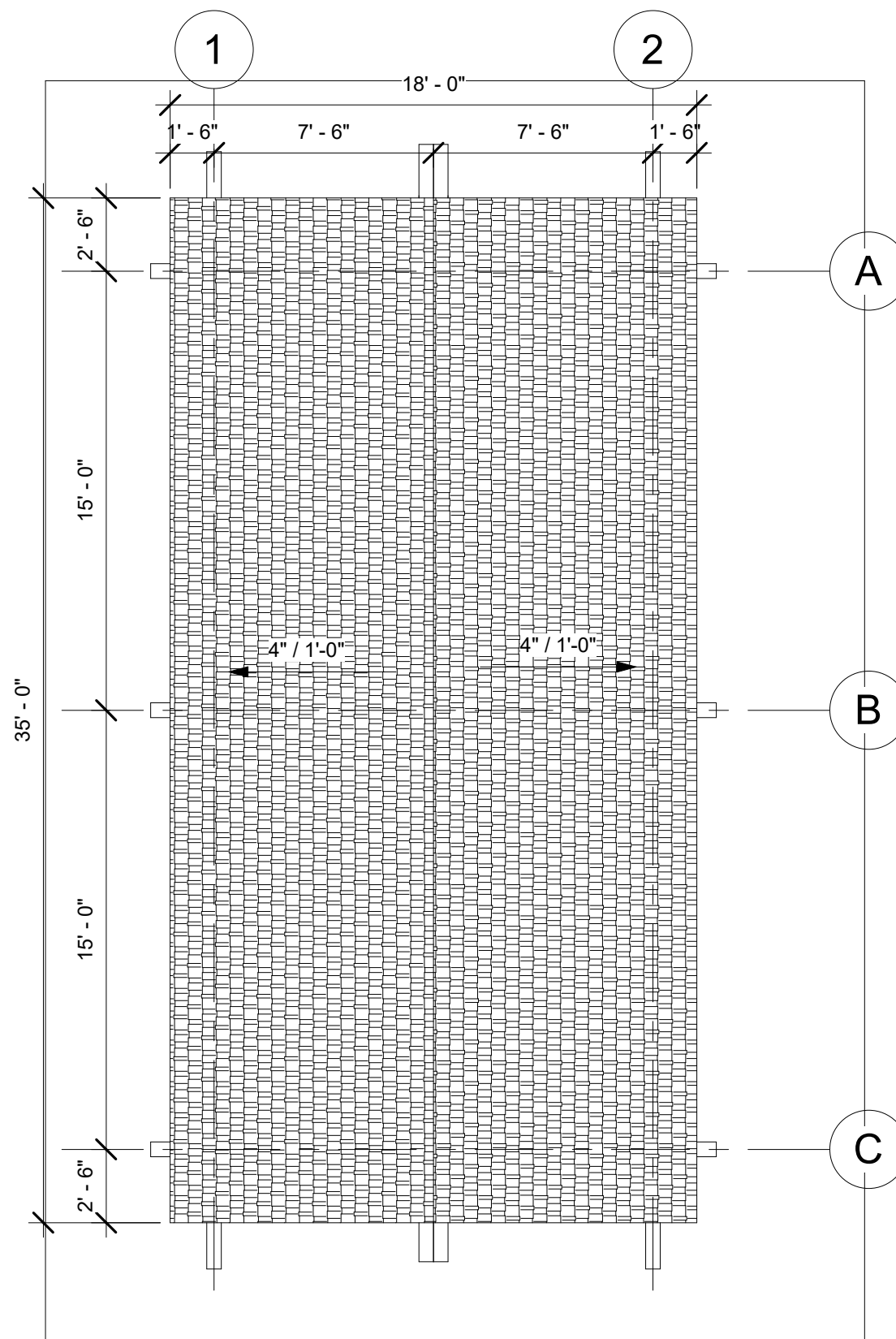


1 NEW SITE PLAN - COVERED PATIO@
BACKYARD
1" = 50'-0"

217 E GREYSTONE	
217 E GREYSTONE, MONROVIA CA91016	
NEW SITE PLAN	
Revisions	
Date: 02-11-2020	
Scale: 1" = 50'-0"	
SD102	



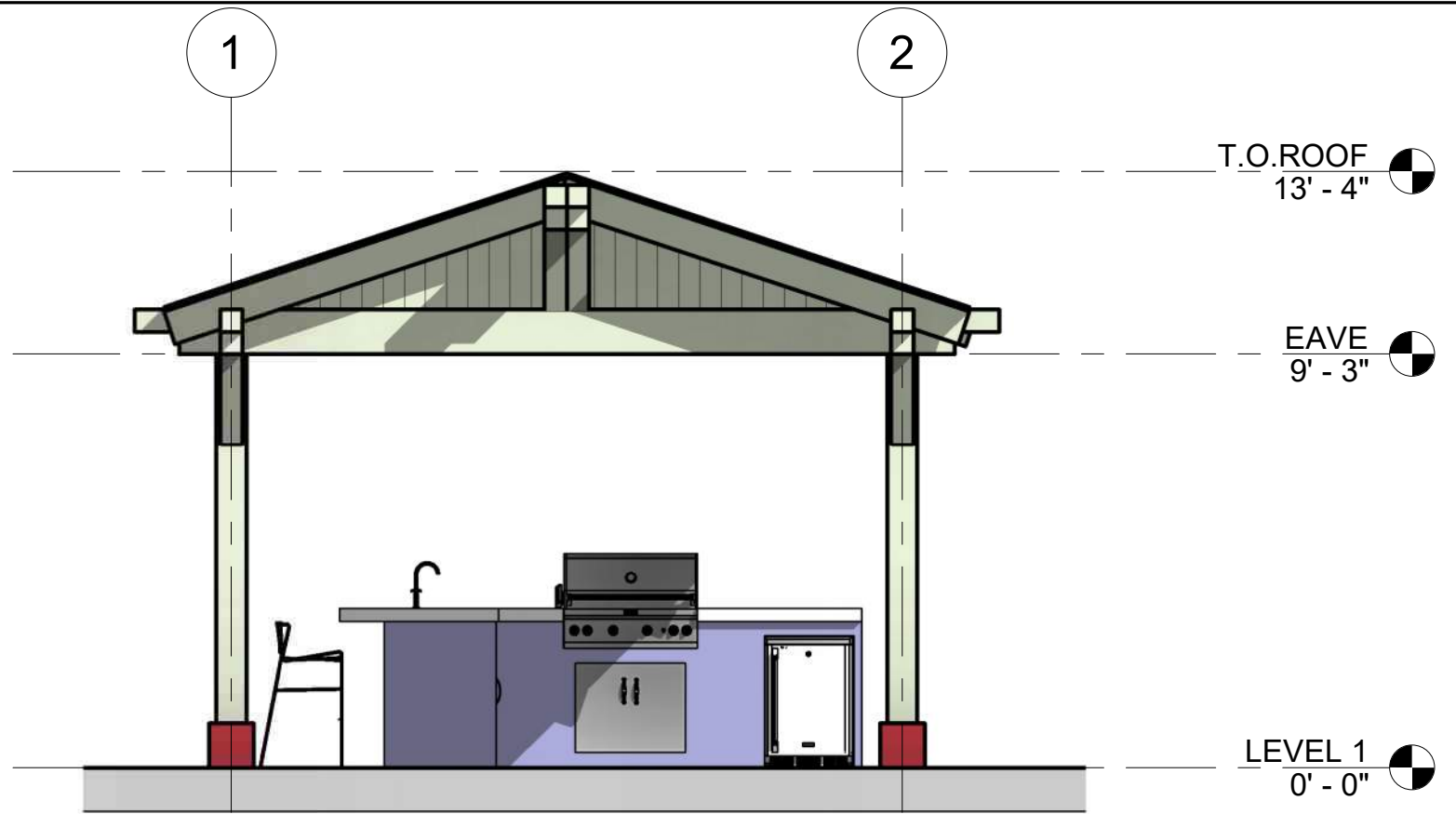
1 FLOOR PLAN
3/16" = 1'-0"



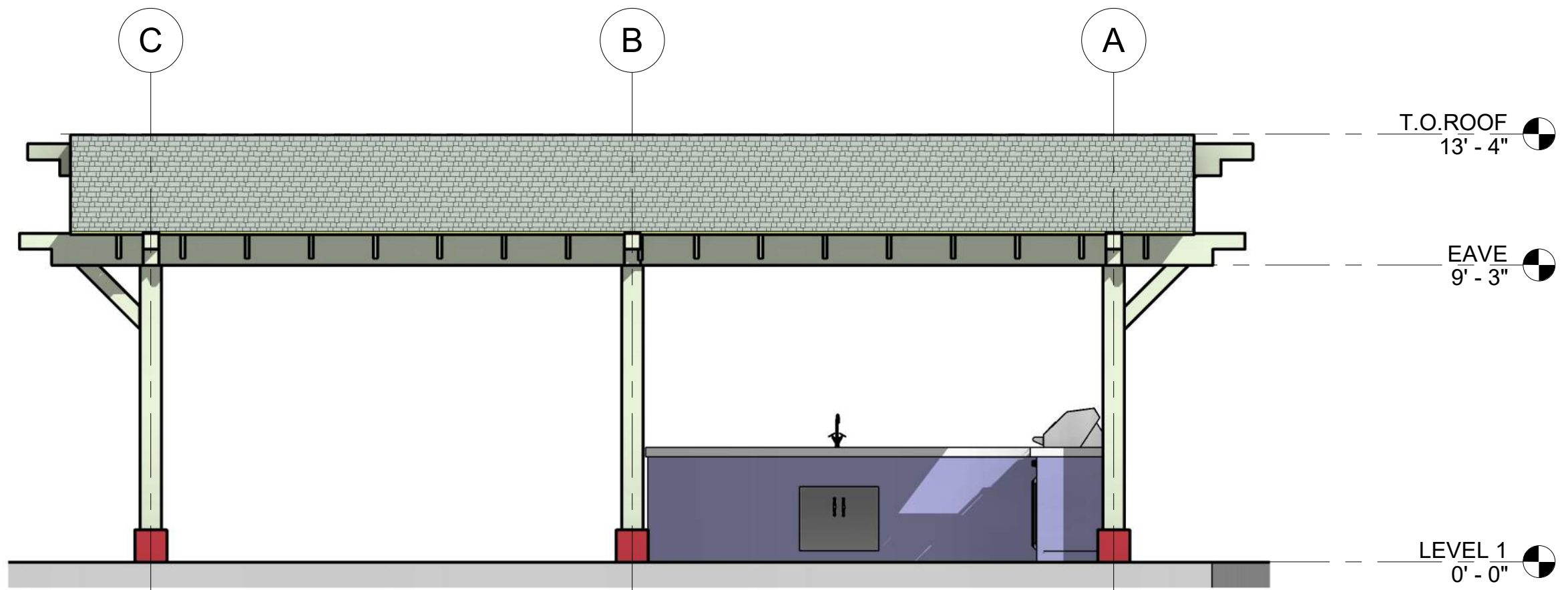
2 T.O. ROOF
3/16" = 1'-0"



217 E GREYSTONE	
217 E GREYSTONE, MONROVIA CA91016	
PROPOSED FLOOR PLAN & ROOF PLAN	
Revisions	
Date: 02-11-2020	
Scale: 3/16" = 1'-0"	
SD103	



2 South
1/4" = 1'-0"



1 East
1/4" = 1'-0"

217 E GREYSTONE

217 E GREYSTONE, MONROVIA CA91016

PROPOSED COVERED PATIO
ELEVATIONS

Revisions

Date: 02-11-2020

Scale: 1/4" = 1'-0"

SD104

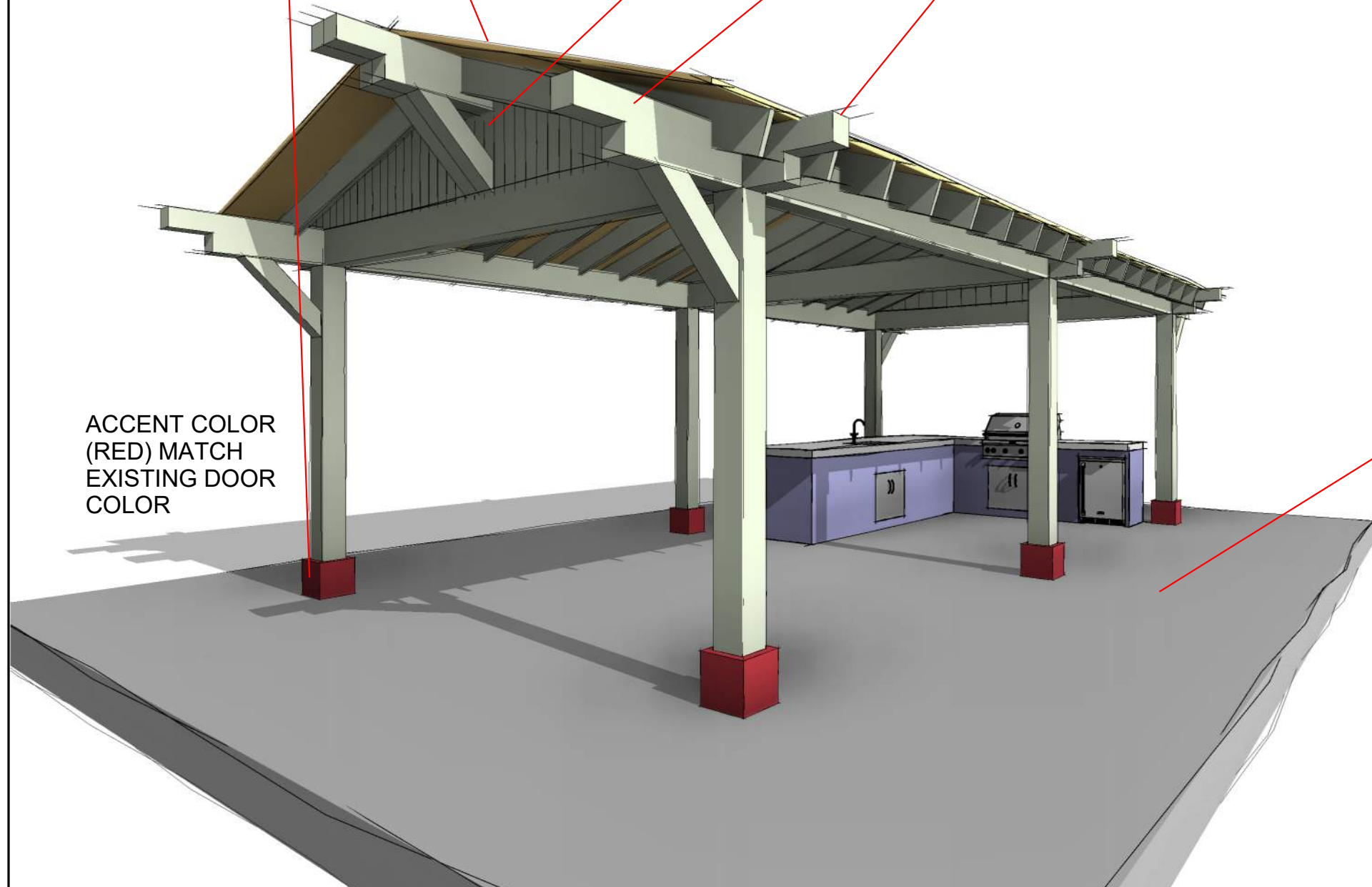


ROOF TILE MATCH
EXISTING POOL HOUSE

MATCH EXISTING
SIDING STYLE &
COLOR



MATCH EXISTING CORBEL STYLE



ACCENT COLOR
(RED) MATCH
EXISTING DOOR
COLOR



EXTERIOR TILE MATCH
EXISTING STAIR TILE



217 E GREYSTONE

217 E GREYSTONE, MONROVIA CA91016

3D VIEW

Revisions

Date: 02-11-2020

Scale:

SD105