

MONROVIA HISTORIC PRESERVATION COMMISSION AGENDA

City Council Chambers
415 South Ivy Avenue, Monrovia, California 91016



James Hendrix
Chair

Penny Zuk
Vice-Chair

Nancy Burke
Commissioner

Mark Houston
Commissioner

Sergio Jimenez
Commissioner

Marianne Lee
Commissioner

Daniel Ryan
Commissioner

Welcome to the Monrovia Historic Preservation Commission Meeting Wednesday, September 23, 2015, 7:30 P.M.

Thank you for participating in tonight's meeting. The Historic Preservation Commission encourages public participation, and invites you to share your views on City business that falls within its purview.

MEETINGS: Regular Meetings of the Historic Preservation Commission are held quarterly on the Wednesday following the fourth Tuesday at 7:30 P.M. in the City Council Chambers.

AGENDA PACKETS: A full Historic Preservation Commission agenda packet with all backup information is available at City Hall in the Community Development Department and on the City's website at www.cityofmonrovia.org. Copies of individual Agenda Reports are available via email upon request to Diane Delmatoff (ddelmatoff@ci.monrovia.ca.us). Documents distributed to a majority of the Historic Preservation Commission after the posting of this agenda will be available for review at the Community Development Department, 415 South Ivy Avenue, Monrovia, California and on the City's website.

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all Historic Preservation Commission meetings. Time is reserved at each regular meeting for those in the audience who wish to address the Commission. The City requests that persons addressing the Historic Preservation Commission refrain from making personal, slanderous, profane or disruptive remarks.

TO ADDRESS THE HISTORIC PRESERVATION COMMISSION: Simply approach the podium when the Chair asks for those who wish to speak, and state your name for the record. Please provide City Staff with a copy of any written materials you wish to have distributed to the Historic Preservation Commission.

MATTERS NOT ON THE AGENDA: Should be presented during the time designated as "PUBLIC INPUT." By State law, the Historic Preservation Commission may not discuss or vote on items not on the agenda.

MATTERS ON THE AGENDA: If you wish to address the Historic Preservation Commission on a matter on the agenda, please wait until the Chair opens the public hearing or calls for public comment on that matter. For public hearings and appeals, the applicant is invited to speak first, followed by those who support the project, then those who have concerns or oppose the project. The applicant is then given the opportunity to rebut.

AGENDA ITEMS: The Agenda contains the regular order of business of the Historic Preservation Commission. Items on the Agenda have generally been reviewed and investigated by the City Staff in advance of the meeting so that the Historic Preservation Commission can be fully informed about a matter before making its decision.



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the Community Development Department at 932-5565. Please notify the Community Development Department at least seventy-two hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility. Council Chambers is equipped with audio equipment for the hearing impaired, and is wheelchair accessible.





AGENDA

MONROVIA HISTORIC PRESERVATION COMMISSION

Regular Meeting of the Monrovia Historic Preservation Commission
Monrovia City Hall
415 South Ivy Avenue
Wednesday, September 23, 2015

Staff reports or other written documentation relating to each proposed item of business on the Agenda presented for consideration by the Historic Preservation Commission are on file in the Community Development Department

CONVENE Chair Hendrix

PLEDGE OF ALLEGIANCE

ROLL CALL Commission Chair Hendrix, Commissioners Burke, Houston, Jimenez, Lee, Ryan, Zuk

APPROVAL OF MINUTES Unadopted minutes of July 29, 2015 Regular Meeting

PUBLIC INPUT

At this time, citizens who wish to speak on any City business not on the Agenda that is within the purview of the Historic Preservation Commission may approach the podium on a first come, first served basis. Please state your name for the record. By State Law, the Commission may not discuss or vote on items not on the Agenda.

PUBLIC HEARINGS None

ADMINISTRATIVE REPORTS

AR-1 Certificate of Appropriateness CA2015-08; HL-55/MA-51, 256 North Myrtle Avenue, John & Alyssa Lang, owners

Request: Review construction of a 214 square foot addition to the rear of an existing one-car garage, install a wrought iron driveway gate, remove a porch overhang and replace existing non-period windows and doors with period appropriate windows and doors. This project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve the Certificate of Appropriateness

PLANNING DIVISION REPORT

- Historic Depot Rehabilitation Update
- Monrovia Legacy Project Overview
- 20th Anniversary of the Historic Preservation Commission

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

ADJOURNMENT

NOTE: Decisions of the Historic Preservation Commission may be appealed to the City Council if filed in writing to the City Clerk within ten (10) days. (Note: Appeal Fee Required).

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting. Dated this 17th day of September 2015.

Diane Delmatoff, Management Analyst



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2015-08

AGENDA ITEM: AR-1

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: September 23, 2015

TITLE: Certificate of Appropriateness CA2015-08; HL-55/MA-51;
256 North Myrtle Avenue

APPLICANT: John and Alyssa Lang
256 North Myrtle Avenue
Monrovia, CA 91016

REQUEST: Review construction of a 214 square foot addition to the rear of an existing one-car garage, install a wrought iron driveway gate, remove a porch overhang and replace existing non-period windows and doors with period appropriate windows and doors

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The property located at 256 North Myrtle Avenue was approved as a historic landmark with a Mills Act Contract by the City Council in October 2003. The owners are requesting approval of a Certificate of Appropriateness to construct a 214 square foot addition to the rear of their detached one-car garage, install a wrought iron driveway gate, remove rear porch overhangs and replace non-period windows and doors with period appropriate windows and doors.



ANALYSIS: The existing one-car, detached garage is currently configured with several interior walls that do not allow a car to park inside. As part of this proposal, the interior walls will be removed to accommodate the parking of one car. The 214 square foot addition to the rear of the garage will house the washer and dryer, a new full bath and an exterior storage area (accessed from outside the garage).

The garage addition will follow the same wall plane and will have the same stucco exterior and flat roof with parapet. The existing detail along the roofline will continue on the addition. Historically accurate doors and windows will be used and will match the color and materials found in the main house. This includes white stucco, blue doors and trim, and wood doors



and windows. Additionally, the brick detail above the doors and windows and on the window sill will be installed to match the detail on the house. The storage area section of the addition will have solid wood doors to allow for privacy and security.

Current zoning code requires a detached garage to be setback a minimum of 3' from the side and rear property lines in this zone. Since the garage is located with a 2' side yard setback on the south side, the owners will be requesting a minor exception from the Development Review Committee to allow the addition to keep in line with the existing 2' setback. Approval of the minor exception is contingent on the Historic Preservation Commission's approval of the addition.

The applicants are also looking to remove two large porch overhangs that are on the rear of the house. These two overhangs protrude approximately 6' out from the house. The owners would like to replace the overhangs with steel and fabric awnings that are typical for this style of home.

The final item that is included in this Certificate of Appropriateness is the installation of a driveway gate. In October 2001, the owners received approval of a Certificate of Appropriateness to install the wrought iron fencing that is located in the front yard area. The owners would now like to add a matching 6' high wrought iron gate across the driveway. The gate would be located behind the front setback of the house.



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;
- It is consistent with the architectural period of the house, and;

The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period.

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 CA2015-08 for Historic Landmark HL-55/MA-51 at 256 North Myrtle Avenue