



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2017-01

AGENDA ITEM: AR-2

PREPARED BY: Barbara Lynch
Senior Planner

MEETING DATE: January 25, 2017

TITLE: Certificate of Appropriateness CA2017-01;
HL-107/MA-101

APPLICANTS: 311 East Lemon Avenue
Matthew and Cheng Nan Newman
311 East Lemon Avenue
Monrovia, CA 91016

REQUEST: Review the exterior renovations on a single-family Craftsman residence which includes new wood shingles and clapboard siding, replacement of window and door surrounds, repair of overhanging eaves, rafter tails and gabled front porch roof. Review the exterior remodel of the rear (north) building elevation.

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 31)

BACKGROUND: The one and one-half story Craftsman residence located at 311 East Lemon Avenue received Historic Landmark status with a Mills Act Contract in November 2006. The owners are requesting approval of a Certificate of Appropriateness for the remodel of a portion of the rear (north) building elevation and for repair work and restoration to all building elevations which began without appropriate approvals and building permits.



The extent of repair work that has occurred on the structure includes removal and “in kind” replacement of the exterior wood shingles and clapboard siding and replacement of the window and door surrounds. The original windows and front door were retained.

The back service porch on the north side of the residence has been remodeled and painted with the colors proposed for the residence. The rear door and non-original aluminum window were removed and replaced with new double (single-paned) doors with sidelights. Three

rectangular fixed windows were installed above the double doors and two triangular fixed windows were installed above the three windows under the roof eave.

The remaining work to be done is repair and “in kind” replacement of termite damage and dry rotted wood under the roof eaves, fascia boards and front projecting gabled porch. The exposed ends of several rafter tails will be repaired or replaced depending on the extent of damage.

DISCUSSION: The house has been owned by the current property owners since 2010, and as they began projects on their home it became apparent that there was extensive vermin and termite infestation and dry rot damage throughout the structure. In January 2015 the property owners contacted City Staff via e-mail to provide their required Mills Act Contract update. Their e-mail also informed Staff that they were planning a major remodel of the exterior of the house, which would involve replacing beams with milled redwood and replacing the exterior wood siding and shingles with cement composite board. At that time, Staff immediately responded in writing advising the property owners that the proposed exterior changes would require a Certificate of Appropriateness to be reviewed and approved by the Historic Preservation Commission.

There were several conversations in recent months between the property owner and Staff at the Planning Division public counter in regards to the use of appropriate materials and the scope of work anticipated. The property owner was again advised during these conversations that before any exterior renovation could begin on the residence a Certificate of



Appropriateness was required. Once Staff became aware that work had commenced on the residence a “Stop Work” order was issued on November 1, 2016. Staff’s site inspection revealed that almost all of the exterior wood shingles and clapboard siding had been replaced. The property owner did not use a cement composite application as previously discussed, but chose to match the existing exterior wood siding. The 1”x6” horizontal redwood clapboard siding was specifically milled and beveled to replicate the existing siding on the lower half of the house. The corners are mitered and the lower boards are battered. The second story redwood shingles were also specifically milled to match the original shingle siding. The work appears to match what was previously on the structure.

The majority of the window surrounds (sills and wood frames) were removed and replaced with new wood of the same size. The front door surround was also removed and replaced with new wood that matches in size, but the original wood detail that framed the surround was eliminated. This detail will be added back.

The north (rear) elevation is where “in kind” repair and replacement work has evolved to a complete exterior “remodel.” An original single rear door was removed and a larger single-paned double door with side lights was installed in its place. Above the double door the property owner chose a more modern application and installed five fixed windows to allow light into the kitchen area which now has a vaulted ceiling. The one side window on the west

elevation of the service porch is vinyl. The Sanborn Maps confirm that the original footprint of the house included this rear service porch area.



Repairs that are necessary and remain to be completed consist of the replacement of the fascia boards on the south and west elevations, eave repairs where the wood is dry rotted and a re-roof with the same color and type of composition roofing material that is currently on the structure. Furthermore, the front porch will require the repair of the gabled roof. The bead-board wood ceiling of the porch has been removed exposing the roof structure. The porch has been inspected by the property owners' Architect who has indicated that there is a possibility that major repairs will be needed to make it structurally sound and in compliance with the Building Code. If the porch cannot be repaired from underneath the roof structure, it will have to be removed and rebuilt. The bead-board ceiling will be replaced.



Certificate of Appropriateness Findings

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.

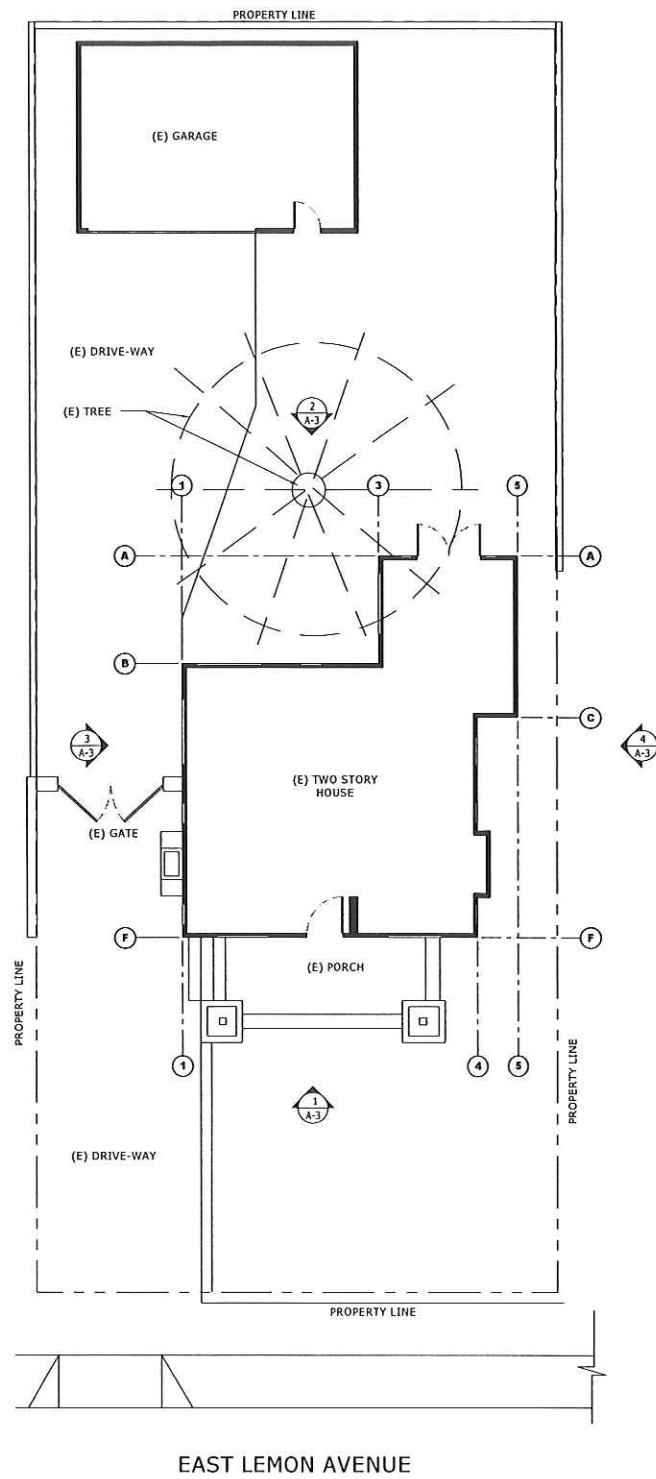
With the exception of the rear (north) elevation, it appears that the "in kind" repair and replacement work that has taken place on this landmarked structure has not changed any

architectural features. The proposed construction to complete the project, as shown in the architectural plans included in this report as Exhibit "A" should also not change any design features and will only add to the preservation of the residence.

The rear (north) building elevation changes are not of a Craftsman architectural design, and therefore do not satisfy the criteria for issuing a Certificate of Appropriateness. It is a remodeled elevation with a modern design application and cannot be considered a restoration. For this reason, staff recommends that the remodel not be part of this Certificate of Appropriateness (CA2017-01) application and instead an ad hoc subcommittee of two members be appointed to assist both City staff and the property owner on reaching an appropriate improvement plan for the rear elevation. Any recommendations of the subcommittee along with a revised elevation proposal from the property owners would be brought back to the Historic Preservation Commission for review and final approval of a separate Certificate of Appropriateness specific only to the remodel.

RECOMMENDATION: Staff's determination is that the scope of work completed on the property, with the exception of the window and door improvements made to the rear elevation, meets the findings for a Certificate of Appropriateness. For this reason staff recommends approval of all in-kind restoration work and that the Historic Preservation Commission approve the formation of a two member subcommittee to assist and guide the property owners with an alternative design for the rear elevation. If the Historic Preservation Commission concurs then the appropriate motions are:

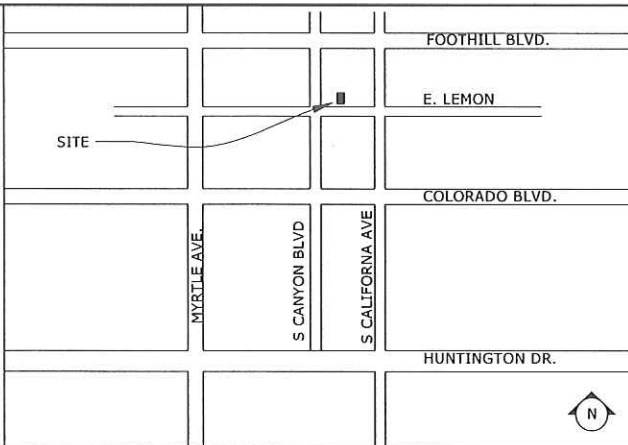
- 1. Approve CA2017-01 for the "in kind" repair and replacement work as outlined on the architectural plans (Exhibit A); and**
- 2. Appoint Commission Commissioner _____ and Commissioner _____ to serve on the subcommittee.**



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0" 2

VICINITY MAP



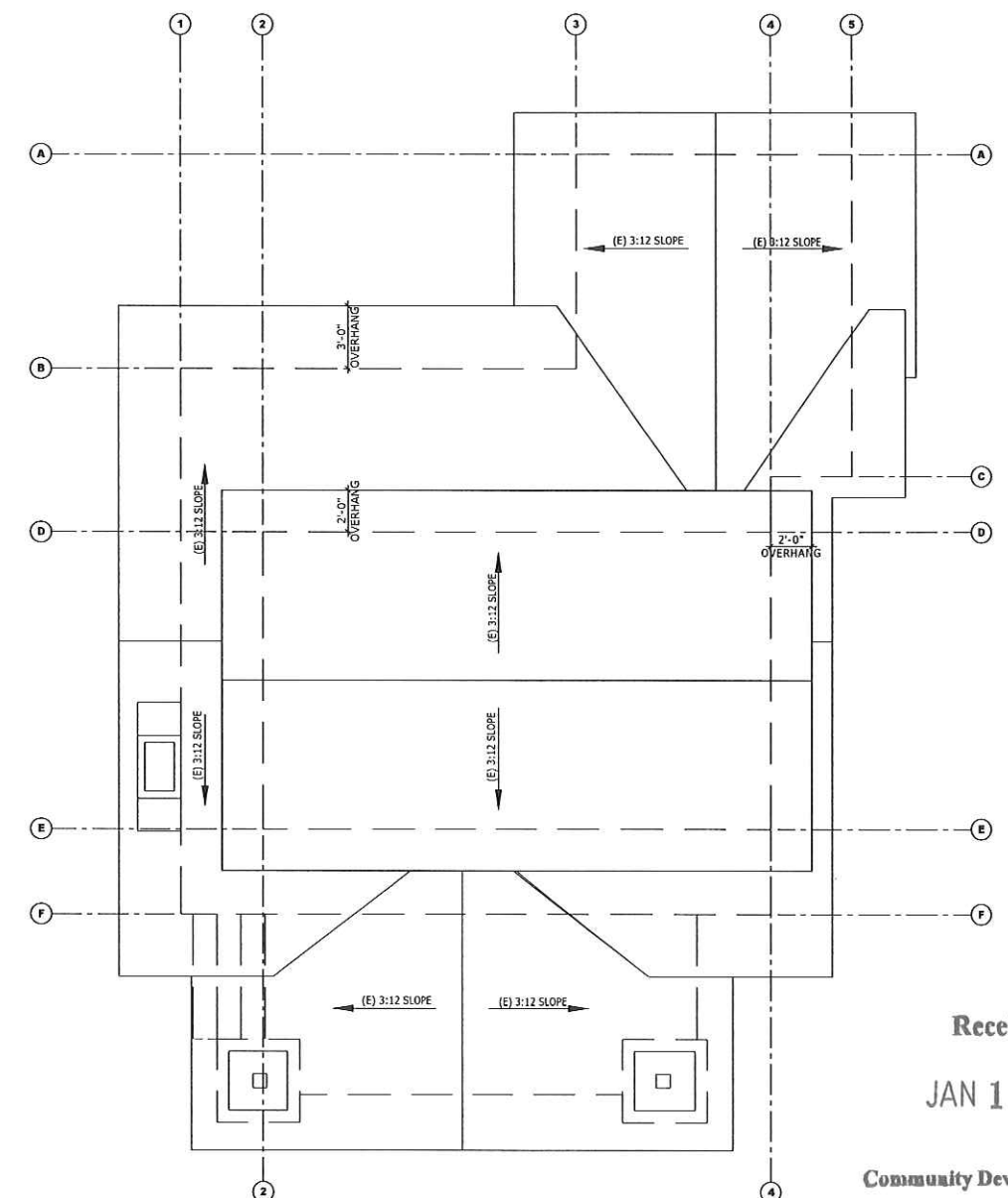
Newman Residence

HISTORIC PRESERVATION SUBMITTAL

311 EAST LEMON AVENUE

DESCRIPTION OF WORK: TO UPDATE THE REVIEW PROCESS AND THE STATUS OF THE RESTORATION AND REHAB OF THE 100 YEAR OLD RESIDENCE AT 311 E. LEMON AVENUE REPAIR IS IN PROGRESS ON ALL EXTERIOR ELEVATIONS. DUE TO DETERIORATION CAUSED BY TIME, WEATHER, VERMIN INFESTATION AND DRYROT, REPLACEMENT IS REQUIRED IN MANY AREAS. SIMILAR MATERIALS HAVE BEEN USED FOR REPLACEMENT, REPLACEMENT MAY BE REQUIRED FOR THE FRONT ROOF PORCH DUE TO STRUCTURAL DETERIORATION.

SCALE: N.T.S. 3



EXISTING ROOF PLAN

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

ISSUES / REVISIONS:

Historic Preservation Building Submittal	Dec. 22, 2016

McClellan Badiyi & Associates
ARCHITECTS

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FAX: NO. 626.469.7396
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38 LOTUS AVE.
PASADENA, CA 91107

EXISTING SITE PLAN /
ROOF PLAN AND
PROJECT SUMMARY

RESIDENTIAL PRESERVATION AT:

NEWMAN RESIDENCE
311 EAST LEMON AVE.
MONROVIA, CA.

Received
JAN 11 2017
Community Development Dept

DATE: Dec., 2016
SHEET NUMBER:

A-1

ISSUES / REVISIONS:	
Historic Preservation Building Submittal	Dec. 22, 2016

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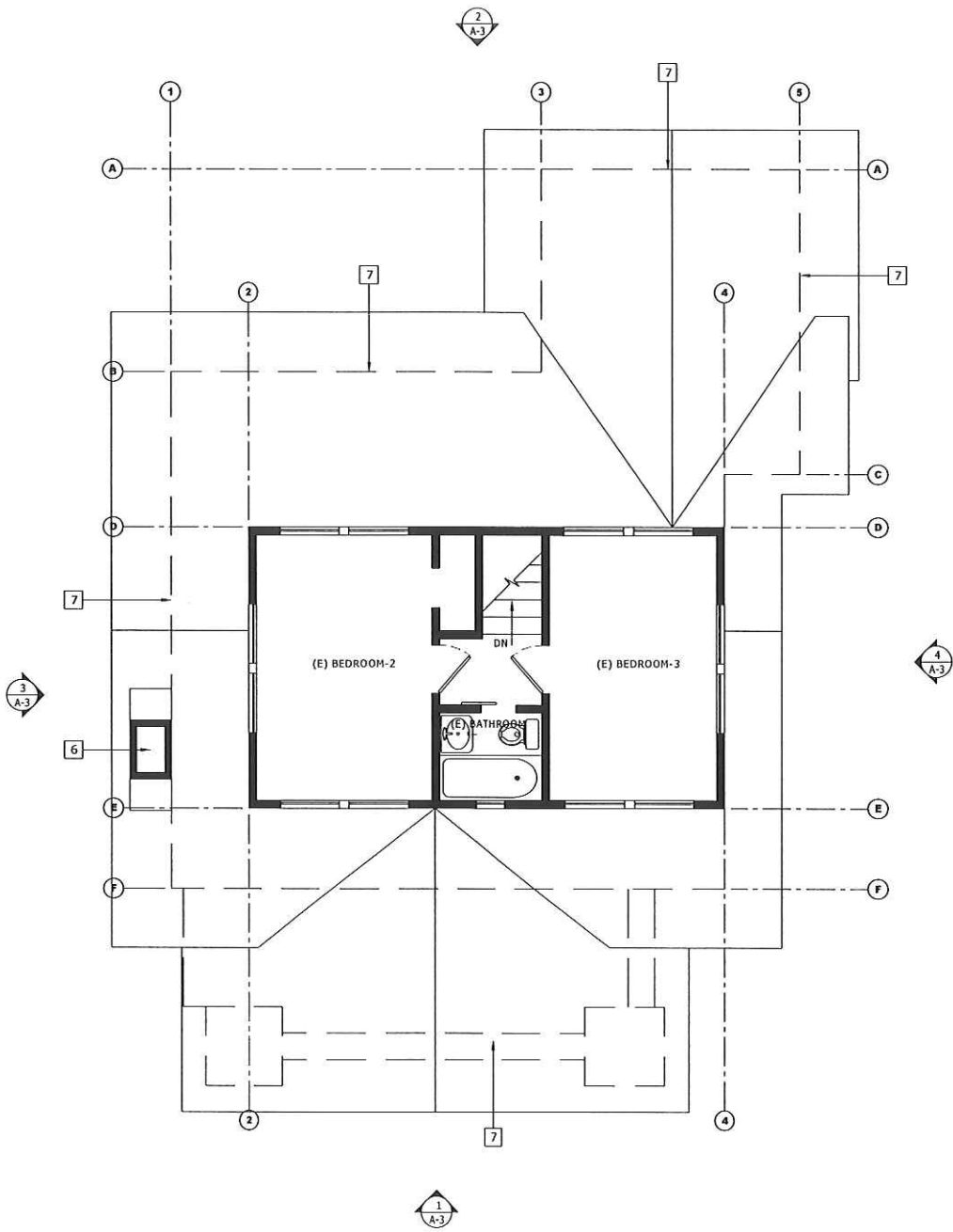
EXISTING FIRST AND
SECOND FLOOR PLANS

- RESIDENTIAL PRESERVATION AT:
NEWMAN RESIDENCE
3111 EAST LEMON AVE.
MONROVIA, CA.

DATE: Dec., 2016

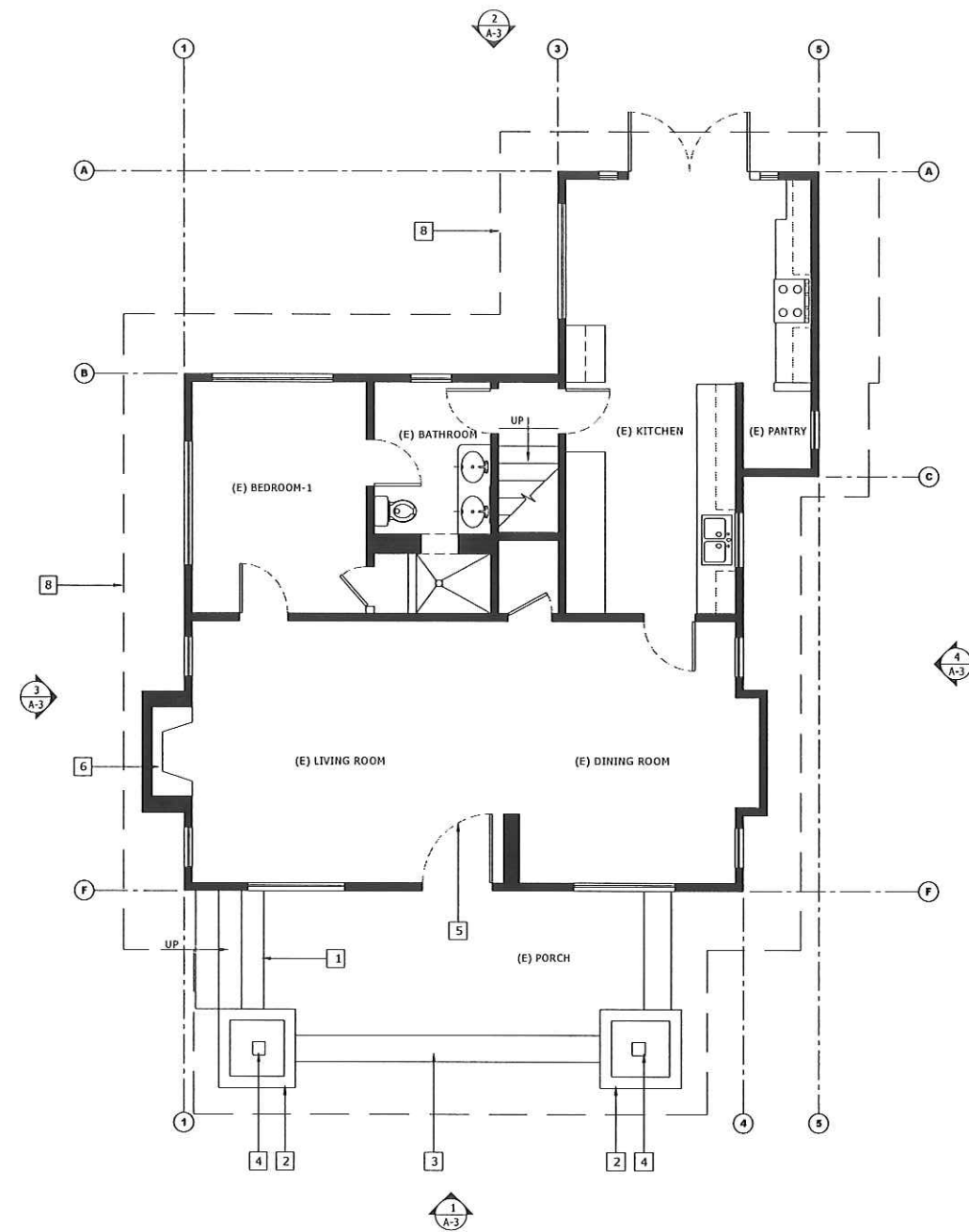
SHEET NUMBER:

A-2



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 2



EXISTING FIRST FLOOR PLAN

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

WALL LEGEND

- EXISTING DOOR TO BE REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING WINDOW TO REMAIN

FLOOR PLAN KEYNOTES:

- 1 (E) CONCRETE STEPS
- 2 (E) ROCK FINISH PILASTER
- 3 (E) ROCK FINISH LOW WALL
- 4 (E) WOOD COLUMN
- 5 (E) MAIN ENTRANCE
- 6 (E) CHIMNEY
- 7 LINE OF HOUSE BELOW
- 8 LINE OF ROOF ABOVE

ELEVATION KEYNOTES:

- A** NEW HORIZONTAL 1"x6" WOOD SIDING, SPECIAL MILLED AND BEVELED REDWOOD SHAPE THAT REPLICATED AND REPLACED THE ORIGINAL. - AT FIRST FLOOR ON ALL ELEVATIONS.
- B** NEW ROUGH CUT WOOD SHINGLES, SPECIAL MILLED AND SIZED REDWOOD SHAPE THAT REPLICATED AND REPLACED THE ORIGINAL. - AT SECOND FLOOR ON ALL ELEVATIONS.
- C** EXISTING DOUBLE HUNG WOOD WINDOWS TO REMAIN. NEW WOOD EXTERIOR FRAME AND SILL HAVE BEEN REPLACED IN KIND AND IN APPEARANCE.
- D** EXISTING WOOD CASEMENT WINDOWS TO REMAIN. NEW WOOD EXTERIOR FRAME AND SILL HAVE BEEN REPLACED IN KIND AND IN APPEARANCE.
- E** EXISTING NATIVE ROCK COLUMNS, PORCH RAILING AND CHIMNEY
- F** NEW REDWOOD FASCIA, TO BE REPLACED ON SOUTH AND WEST ELEVATIONS AS SHOWN, SHAPE AND SIZE TO BE REPLICATED WITH EXCEPTION OF CURRENT NOMINAL LUMBER DIMENSIONS
- F1** EXISTING REDWOOD FASCIA TO BE REPLACED AS REQUIRED. DIMENSIONS TO MATCH EXISTING
- G** EXISTING WOOD LATTICE AT GABLE ENDS
- H** EXISTING ENDS OF WOOD BEAM, FASCIAS AND OUTRIGGERS TO BE WEATHERPROOFED
- I** EXISTING REDWOOD PORCH COLUMNS TO BE REPAINTED
- J** EXISTING FIXED GLASS WINDOW PANELS
- J1** NEW FIXED GLASS WINDOW PANELS ABOVE DOOR ARE ADDED WHEN KITCHEN CEILING WAS ELIMINATED
- J2** EXISTING FRONT DOOR TO REMAIN
- J3** NEW WOOD FRAME AND MOLDING AT FRONT DOOR HAVE BEEN REPLACED TO MATCH EXISTING

- K** EXISTING SHINGLE ROOFING TO BE REPLACED IN KIND AND IN APPEARANCE - ALL ROOF AREA
- L** EXISTING CONCRETE STEPS AND PORCH FLOOR
- M** NEW WOOD FRENCH GLASS DOORS AND REPLICATED FRAME. REPLACED ORIGINAL DOOR AND WINDOW TO THE KITCHEN AREA
- N** NEW HORIZONTAL 1"x6" WOOD SIDING RAINSKIRT MADE OF HORIZONTAL REDWOOD SIDING, LOCATION AND SHAPE REPLICATES THE ORIGINAL - SEE LETTER "A" ABOVE FOR SIZING OF REDWOOD
- O** NEW WOOD PORCH CEILING. STRUCTURAL FRAMING TO BE REQUIRED TO CONFORM WITH CURRENT CODE

ISSUES / REVISIONS:

Historic Preservation Building Submittal	Dec. 22, 2016

McClellan Badiyi & Associates
ARCHITECTS

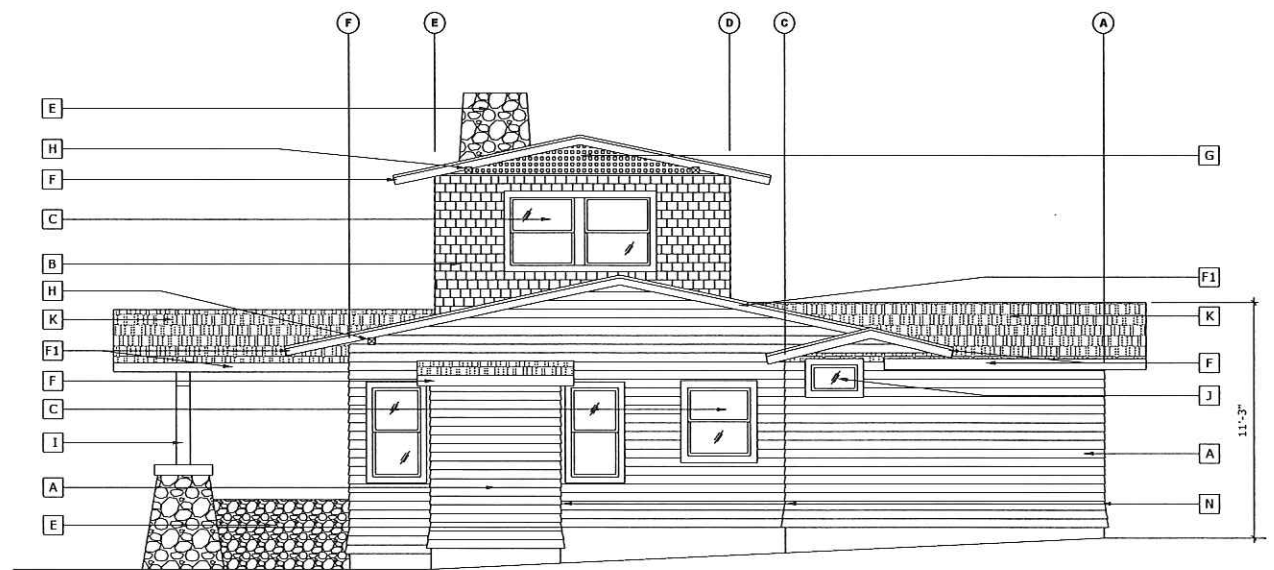
38 LOTUS AVE.
PASADENA, CA 91107
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EMAIL: MCCLELLANARCH@YAHOO.COM

EXISTING ELEVATIONS

- RESIDENTIAL PRESERVATION AT:
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311 EAST LEMON AVE.
MONROVIA, CA.

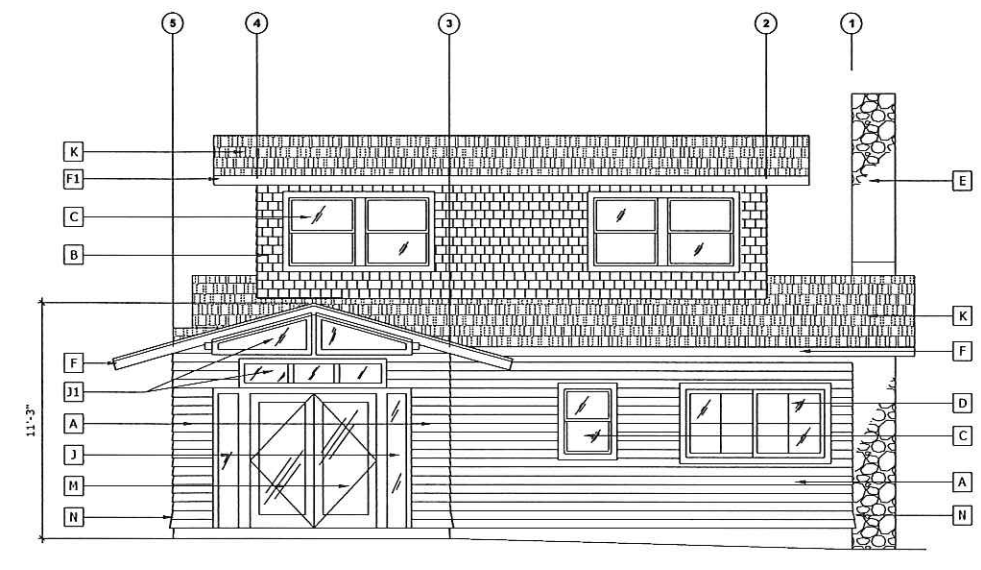
DATE: Dec., 2016
SHEET NUMBER:

A-3



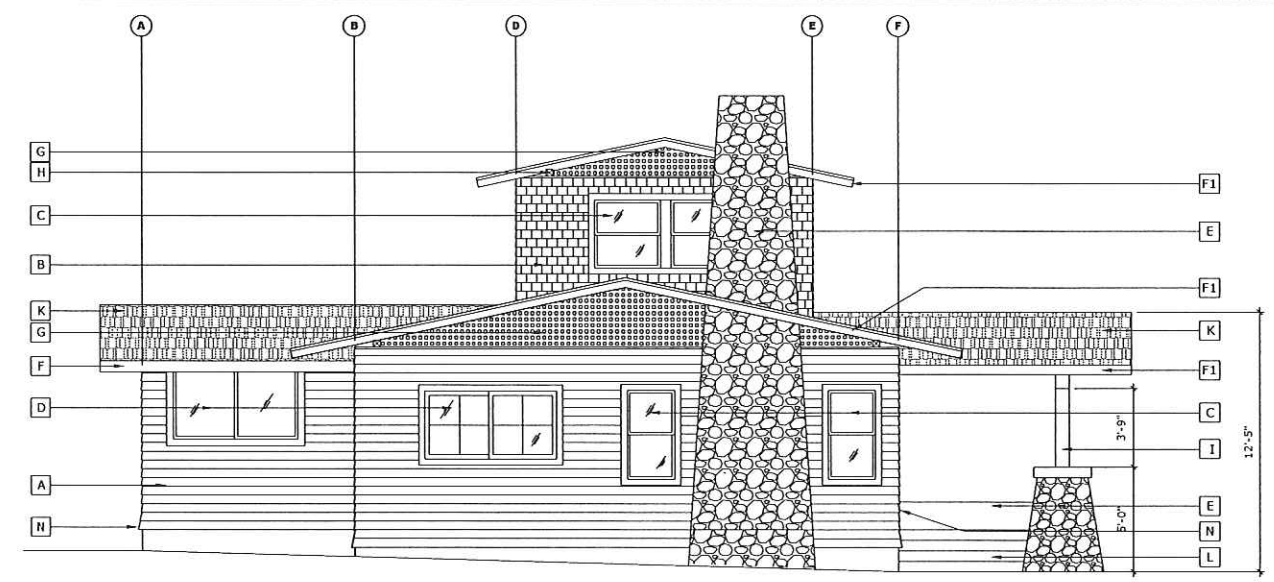
EXISTING SIDE ELEVATION

SCALE: 1/4" = 1'-0" **4**



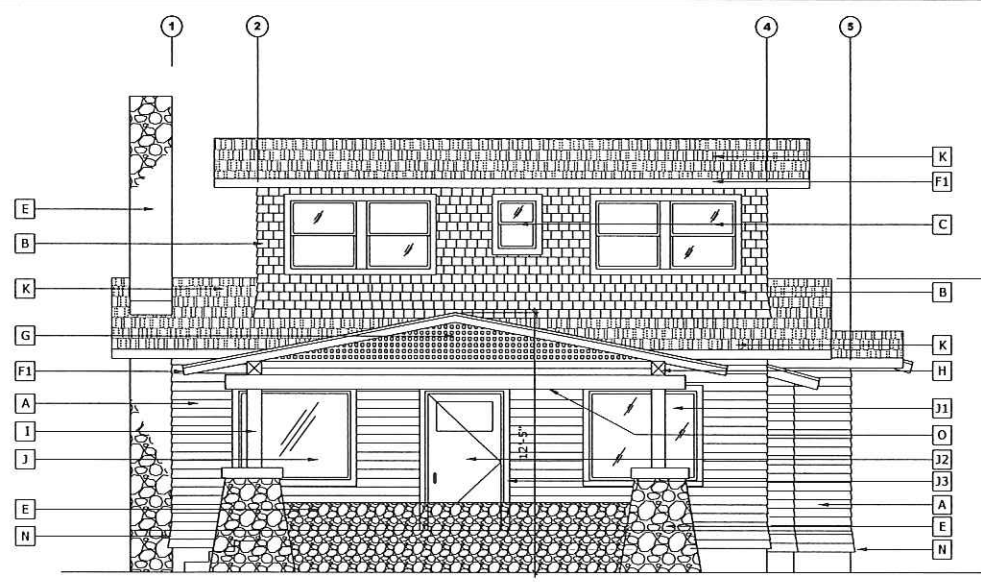
EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0" **2**



EXISTING (DRIVE-WAY) SIDE ELEVATION

SCALE: 1/4" = 1'-0" **3**



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0" **1**