



# **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** CA2016-02

**AGENDA ITEM:** AR-1

**PREPARED BY:** Jose Barriga  
Assistant Planner

**MEETING DATE:** September 28, 2016

**TITLE:** Certificate of Appropriateness CA2016-02; HL-89/MA-84  
151 North Sunset Place

**APPLICANT:** Vicky Hansen  
151 North Sunset Place  
Monrovia, CA 91016

**REQUEST:** Review the construction of a 448 square foot, single-story guest house addition to the rear (west side) of the existing two-car garage and wooden pergola overhang addition over the garage door. The subject property is located in the RL (Residential Low Density) zone.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 3)

**BACKGROUND:** The property located at 151 North Sunset Place was approved as a historic landmark with a Mills Act Contract by the City Council in November 2005. The owner is requesting approval of a Certificate of Appropriateness to construct a 448 square foot single-story guest house addition to the rear of the detached existing two-car garage and a wooden pergola overhang that will be attached above the garage door.



In 2006, the owner applied for a Certificate of Appropriateness (CA2006-02) for a remodel and addition of a recreation room to the existing detached garage. The 2006 application included exterior building alterations proposing to change the roof on the existing garage from a flat roof to a front-gabled pitched roof to match the house. The Commission approved the request with the condition that the rafter tails match the existing home's rafter tails; however, the work was not completed. The applicant is proposing a revised scope of work in this application request.

**ANALYSIS:** The existing two-car, detached garage is a simple stucco flat roof structure with a parapet capped by red tile. It was built at the same time as the house. The owner is proposing to remove an existing storage room attached to the rear of the existing garage. In its place, the owner is proposing to construct a 448 square foot guest house with an attached open patio.

The proposed guest house will provide a living room, a full bathroom, two storage rooms, and a bar sink area. The proposed exterior facade will follow the same wall plane as the existing garage, and it will have the same stucco exterior finish, matching in color and texture. However, the roof design proposed for the addition is a hipped roof instead of a flat roof. The hipped roof will be tied into the existing flat roof with a cricket design. From the street view, the hipped roof will be visible from the public right of way and it will differentiate the original garage from the addition of the guest house. The hipped roof will match the existing roofing materials with the use of mission tiles. Additionally, period appropriate doors and windows will be used and will match the color and materials found on the main house.

Furthermore, the owner is also proposing to install an open beam wood pergola overhang above the two-car garage door. The pergola will be attached to the front façade of the garage and will be visible from the public right-of-way. The wood pergola will consist of one decorative trellis beam that will be supported by four decorative braces and pairs of rafter tails. The structure will extend approximately 3'-2" from the front face of the garage. The rafter tails are proposed to match the two different types of decorative tails found on the existing main residence. The existing garage has vines growing on the sides that can eventually wrap the proposed wood pergola.

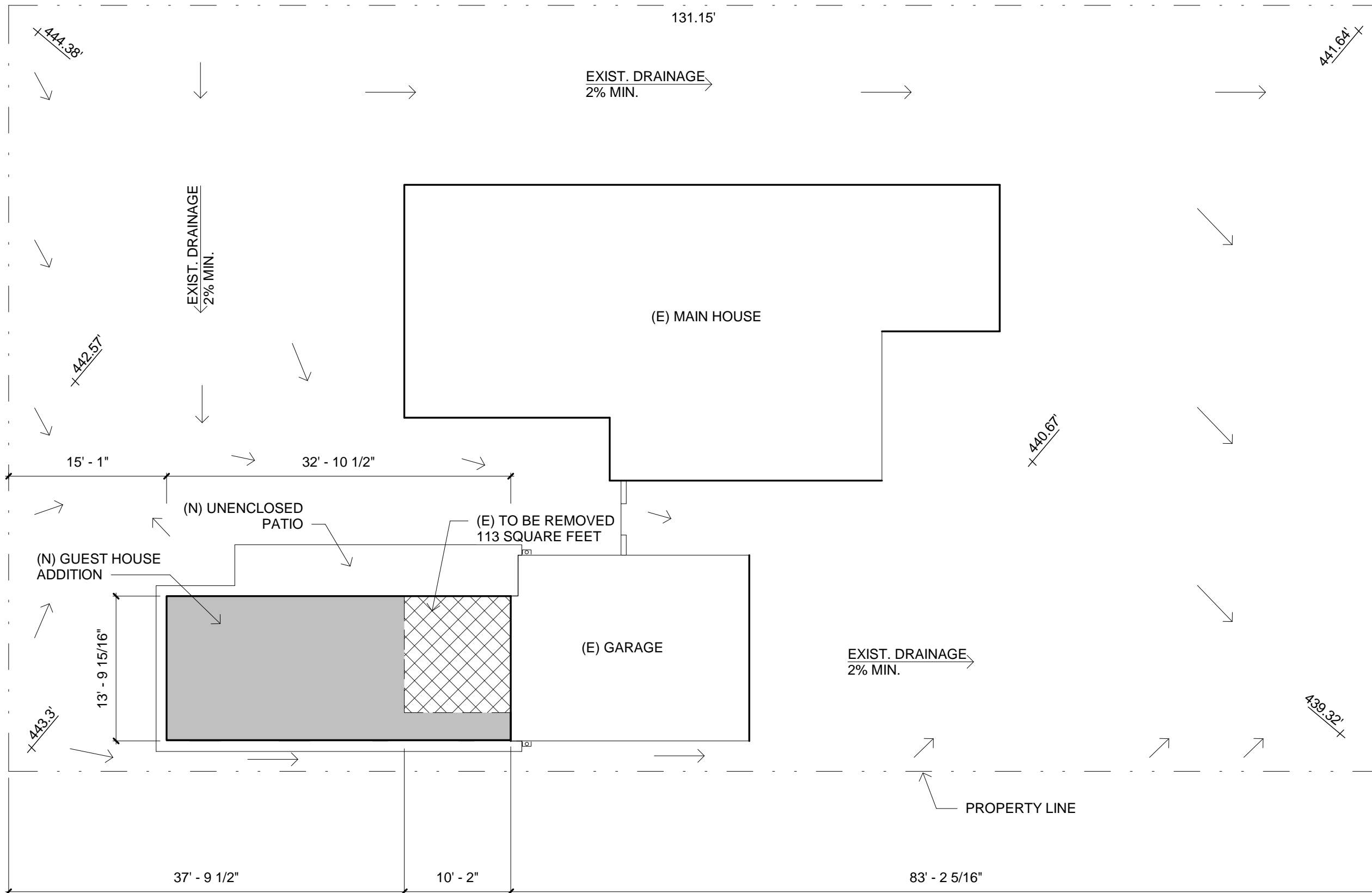


The Historic Preservation Ordinance requires that exterior changes or additions to all historic properties be approved by the Historic Preservation Commission through a Certificate of Appropriateness. The Commission can issue a Certificate of Appropriateness if it is determined that the construction 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:

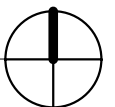
**Approve Certificate of Appropriateness CA2016-02 for Historic Landmark HL-89/MA-84 at 151 North Sunset Place.**



N SUNSET PL

**TABULATIONS:**

|                            |   |
|----------------------------|---|
| LOT AREA:                  | 9,608 SQ.FT.  |
| ZONE:                      | RL  |
| (E) MAIN HOUSE:            | 1,859 SQ.FT.  |
| YEAR BUILT:                | 1931  |
|                            |   |
| (E) GARAGE:                | 404 SQ.FT.  |
| (N) ADDITION:              | 454 SQ.FT.  |
| (N) PATIO:                 | + 99 SQ.FT.   |
|                            |   |
| TOTAL ACCESSORY STRUCTURE: | 957 SQ.FT.  |
|                            |   |
| ACCESSORY STRUCTURE:       | -CANNOT EXCEED 10% OF LOT AREA & 80% SIZE OF DWELLING |
|                            |   |
| LOT COVERAGE:              | 957 SQ.FT. / 9,608 SQ.FT. = 10%                       |
| SIZE OF DWELLING:          | 957 SQ.FT. / 1,859 SQ.FT. = 51%                       |

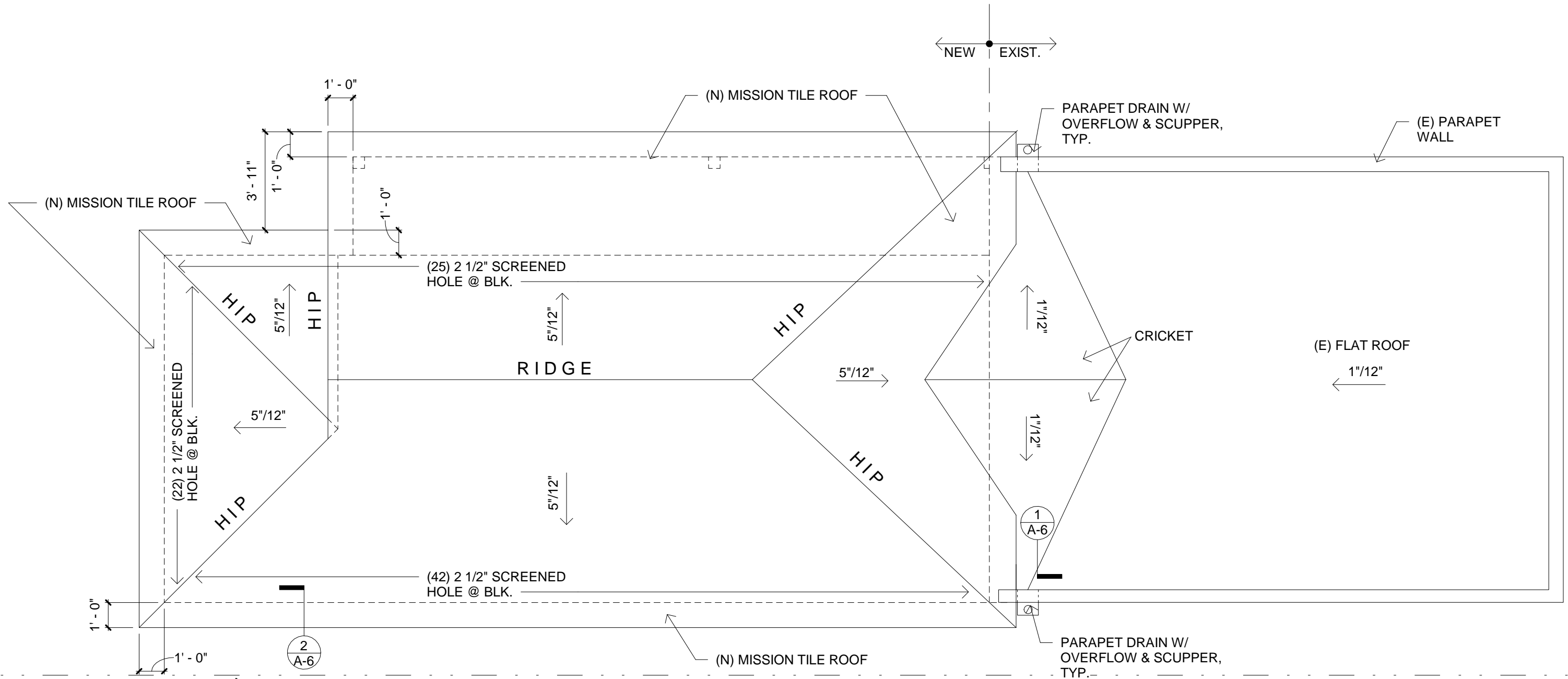
SITE PLAN   
1" = 10'-0"

| REVISION | DATE    |
|----------|---------|
| ①        | 9/16/16 |

OWNER/ PROJECT ADDRESS:  
**HANSEN RESIDENCE**  
151 N SUNSET PL  
MONROVIA, CA 91016

**MARK HOUSTON ASSOCIATES INC**  
DESIGN · BUILD  
135 W. FOOTHILL BLVD., SUITE 5, MONROVIA CA 91016  
TELEPHONE 626.357.7858 STATE LICENSE NO. 875303

9/16/16  
**A-1**



PROPERTY LINE

**NOTES:**

- 1) ROOF TILE SPECS.  
-BORAL ROOFING  
MISSION "S" TILE  
ICC #: ESR - 1647  
WEIGHT: APPROX. 9 LBS. PER SQ.FT.  
W/ MIN. 30# FELT UNDERLAYMENT
- 2) ROOF VENTILATION CALCULATIONS  
-SQ.FT. OF ATTIC SPACE  
454 SQ.FT.  
-REQUIRED VENTILATION  
 $454 / 150 = 3.026$  SQ.FT.  
-VENTILATION PROVIDED (NET VENTILATION AREA)  
(89) 2 1/2" SCREENED  
HOLE IN EAVE BLK.: 3.03 SQ.FT.

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

| REVISION | DATE    |
|----------|---------|
| 1        | 9/16/16 |

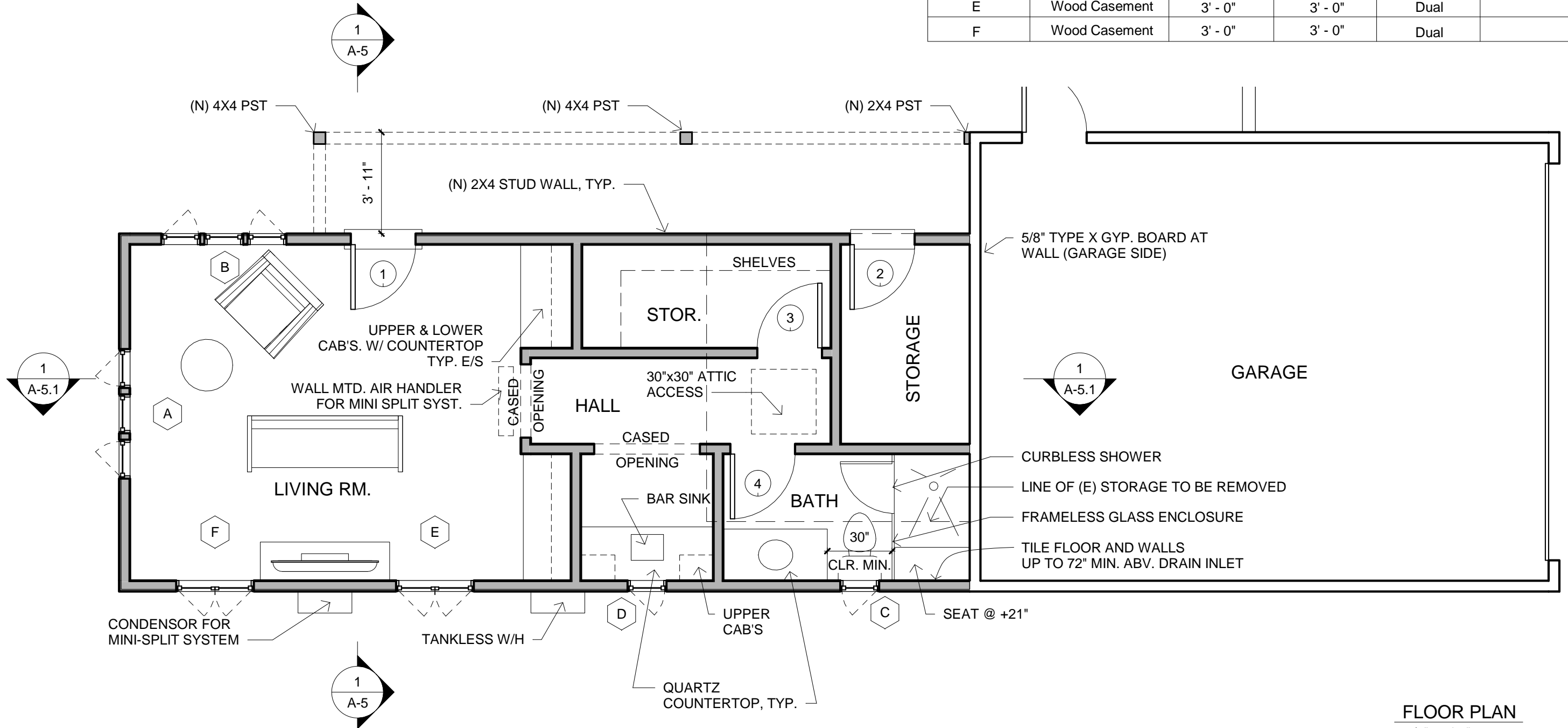
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**A-1.2**

| Door Schedule |                         |         |         |         |          |
|---------------|-------------------------|---------|---------|---------|----------|
| ID            | Type                    | Width   | Height  | Glazing | Comments |
| 1             | Solid Core Wood         | 3' - 0" | 6' - 8" | N/A     |          |
| 2             | Solid Core Wood         | 3' - 0" | 6' - 8" | N/A     |          |
| 3             | Hollow Core Wood Veneer | 3' - 0" | 6' - 8" | N/A     |          |
| 4             | Hollow Core Wood Veneer | 3' - 0" | 6' - 8" | N/A     |          |

| Window Schedule |               |         |         |         |          |
|-----------------|---------------|---------|---------|---------|----------|
| ID              | Type          | Width   | Height  | Glazing | Comments |
| A               | Wood Casement | 5' - 0" | 4' - 0" | Dual    |          |
| B               | Wood Casement | 5' - 0" | 4' - 0" | Dual    |          |
| C               | Wood Casement | 1' - 6" | 3' - 0" | Dual    |          |
| D               | Wood Casement | 1' - 6" | 3' - 0" | Dual    |          |
| E               | Wood Casement | 3' - 0" | 3' - 0" | Dual    |          |
| F               | Wood Casement | 3' - 0" | 3' - 0" | Dual    |          |



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

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DATE

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9/16/16

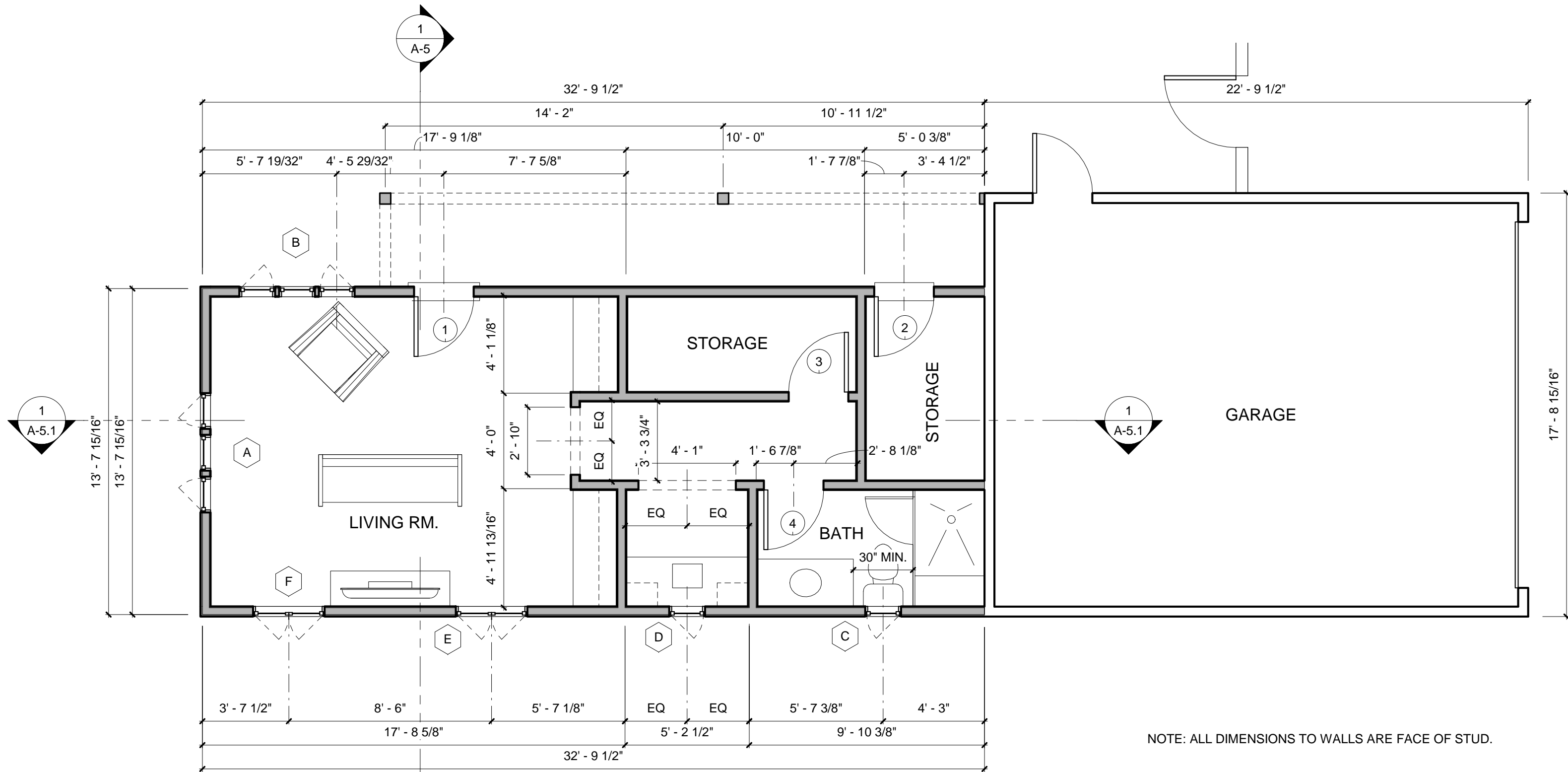
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**A-2**

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NOTE: ALL DIMENSIONS TO WALLS ARE FACE OF STUD.

**DIMENSIONAL PLAN**  
1/4" = 1'-0"

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














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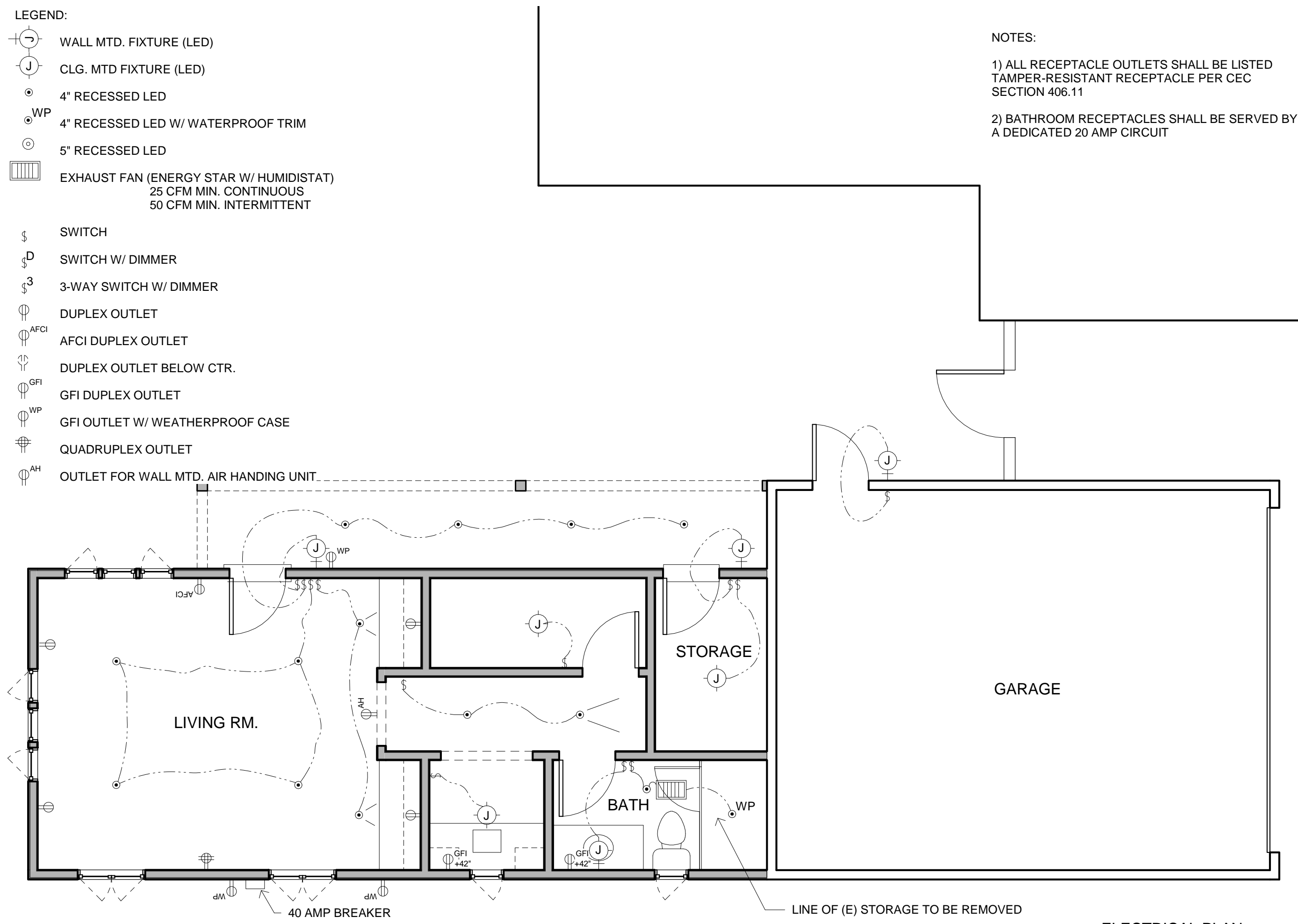
**A-2.1**

- LEGEND:**
-  WALL MTD. FIXTURE (LED)
  -  CLG. MTD FIXTURE (LED)
  -  4" RECESSED LED
  -  4" RECESSED LED W/ WATERPROOF TRIM
  -  5" RECESSED LED
  -  EXHAUST FAN (ENERGY STAR W/ HUMIDISTAT)  
25 CFM MIN. CONTINUOUS  
50 CFM MIN. INTERMITTENT
  -  SWITCH
  -  SWITCH W/ DIMMER
  -  3-WAY SWITCH W/ DIMMER
  -  DUPLEX OUTLET
  -  AFCI DUPLEX OUTLET
  -  DUPLEX OUTLET BELOW CTR.
  -  GFI DUPLEX OUTLET
  -  GFI OUTLET W/ WEATHERPROOF CASE
  -  QUADRUPLEX OUTLET
  -  OUTLET FOR WALL MTD. AIR HANDING UNIT

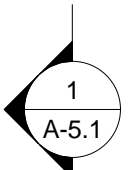
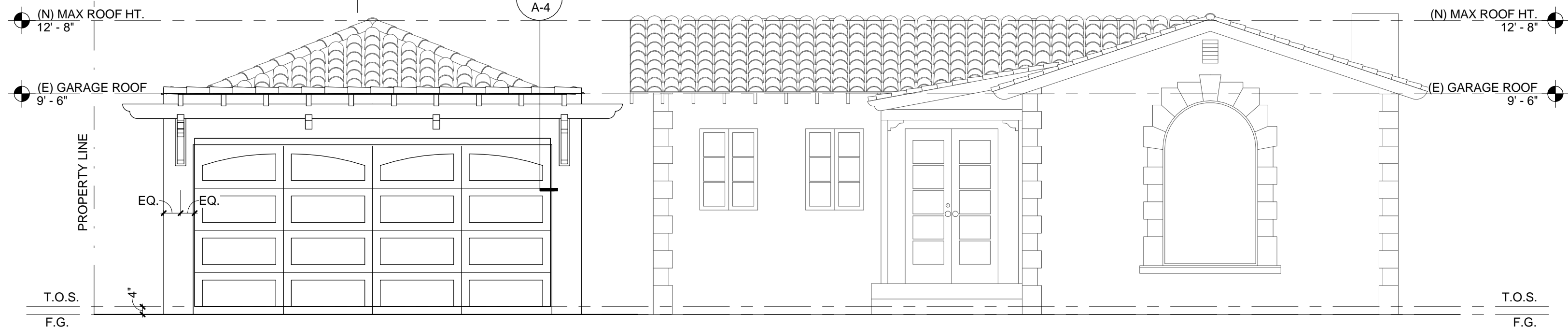
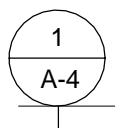
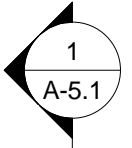
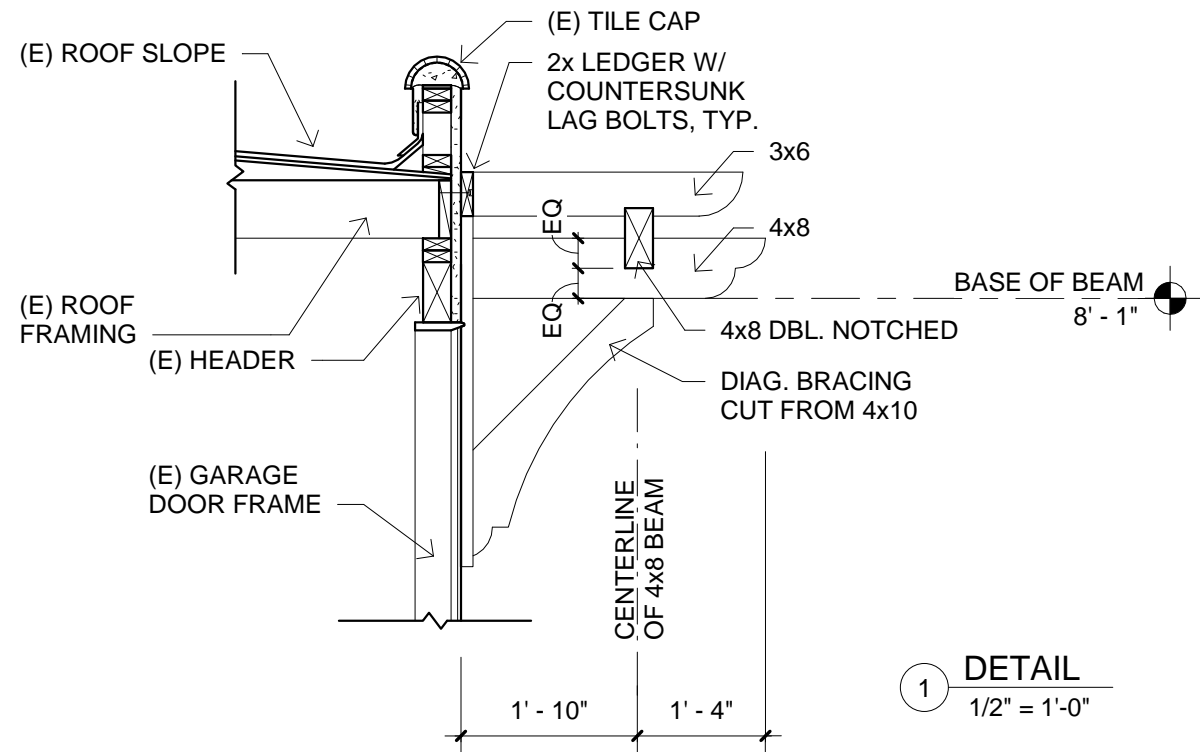
**NOTES:**

- 1) ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLE PER CEC SECTION 406.11
- 2) BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT

| REVISION   | DATE         |
|--|--------------|
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| <b>HANSEN RESIDENCE</b><br>151 N SUNSET PL<br>MONROVIA, CA 91016   |              |
| DATE   | 9/16/16      |
| SCALE  | 1/4" = 1'-0" |
| DRAWN  |              |
| JOB  |              |
| SHEET  | A-3          |



**ELECTRICAL PLAN**  
1/4" = 1'-0"



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

**MAIN HOUSE FRONT ELEV**  
1/4" = 1'-0"

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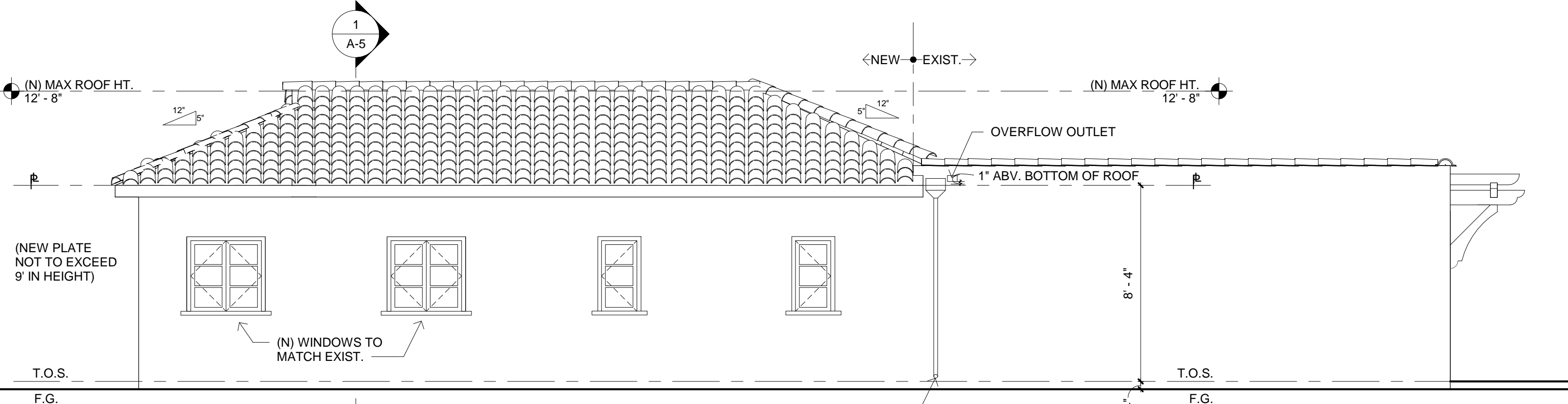
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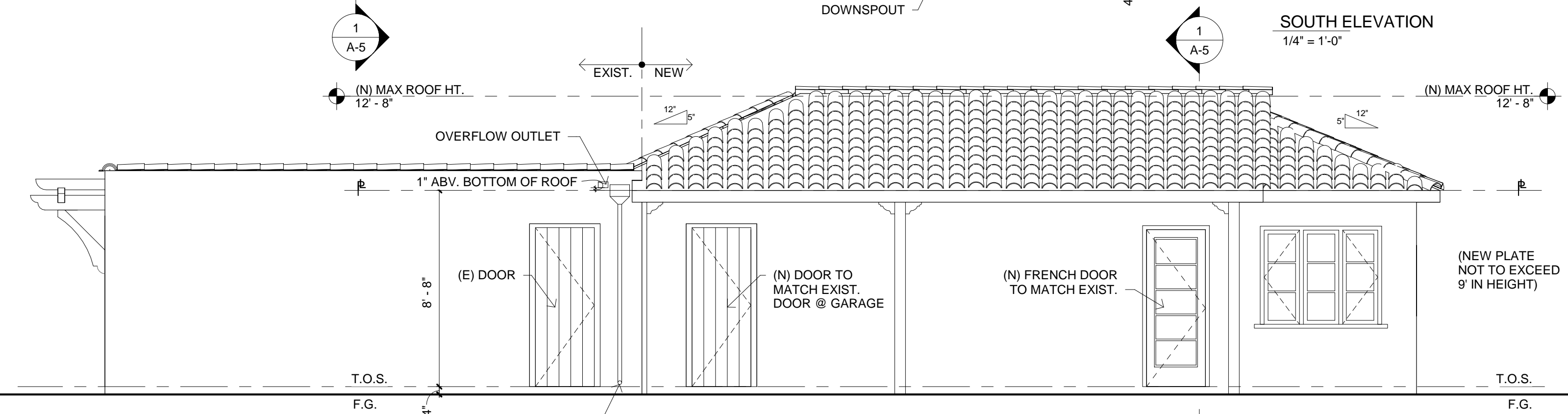
9/16/16

**A-4**





**SOUTH ELEVATION**  
1/4" = 1'-0"



**NORTH ELEVATION**  
1/4" = 1'-0"

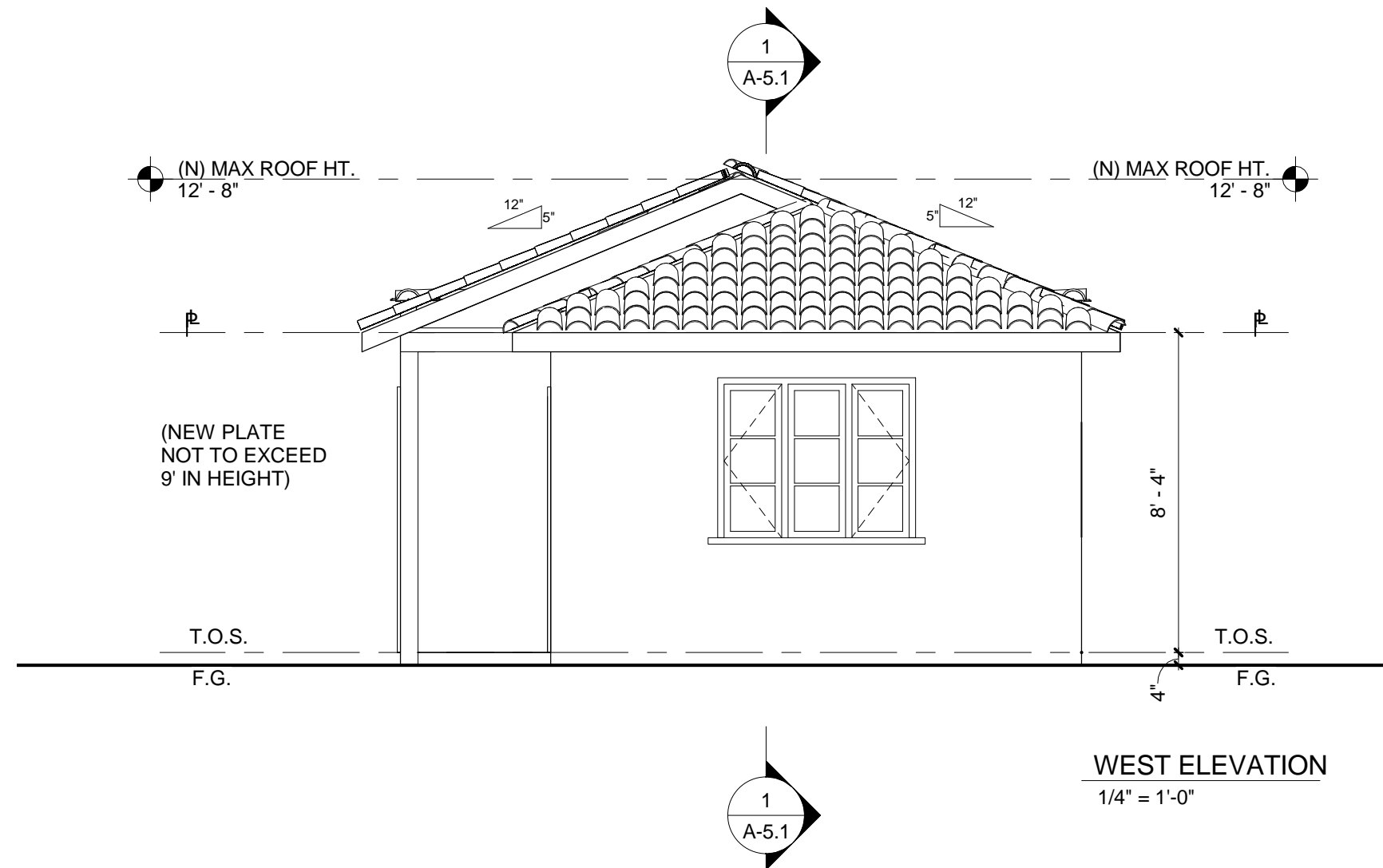
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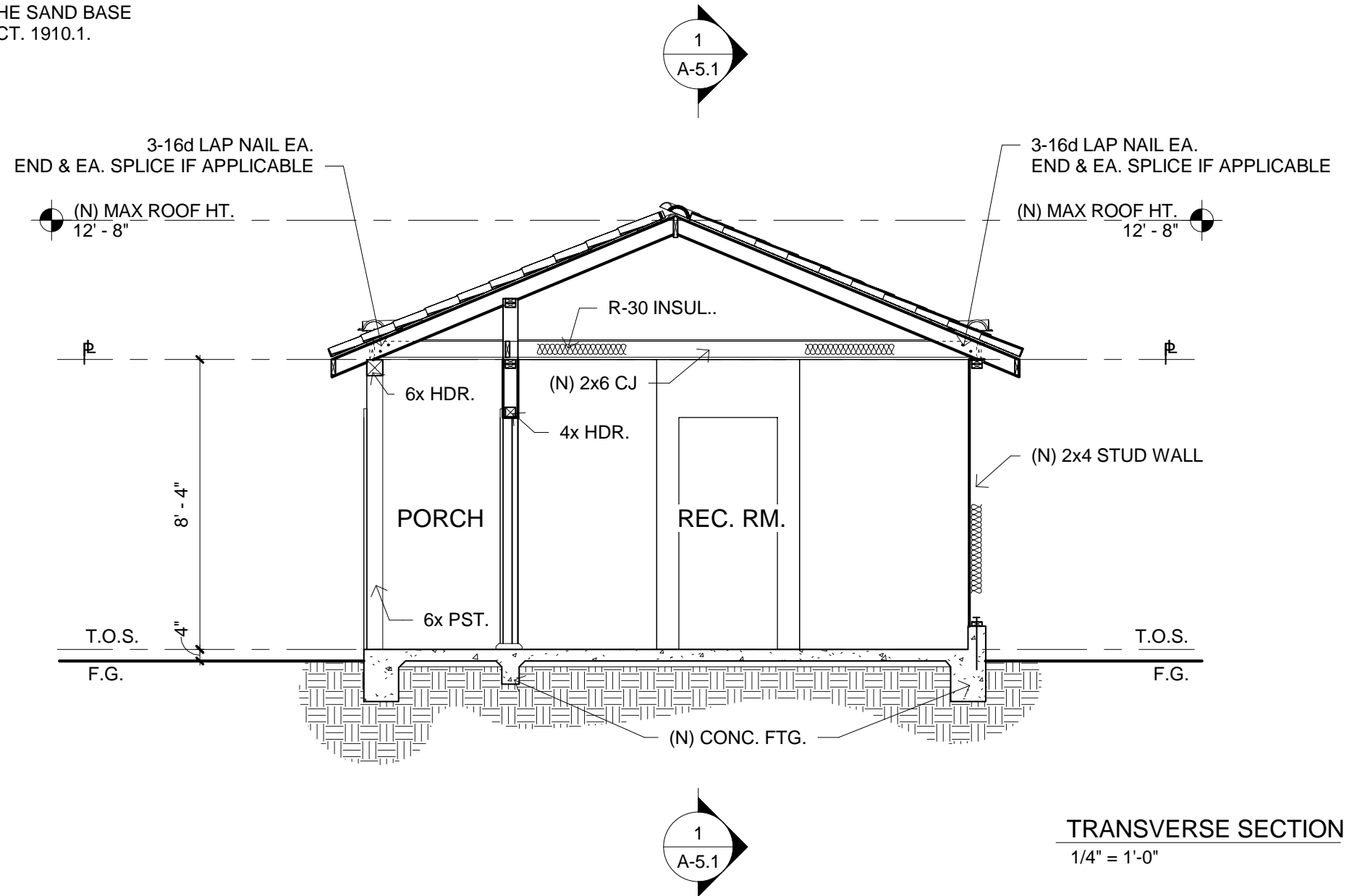
A-4.2

151 N SUNSET PL  
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NOTES:

1) CONCRETE FLOOR SLAB ON GRADE SHALL BE 3 1/2" THICK MINIMUM. A MIL VAPOR RETARDER WITH JOINTS LAPPED 6" MINIMUM SHALL BE PLACED BETWEEN THE SAND BASE AND CONCRETE SLAB -CBC SECT. 1910.1.



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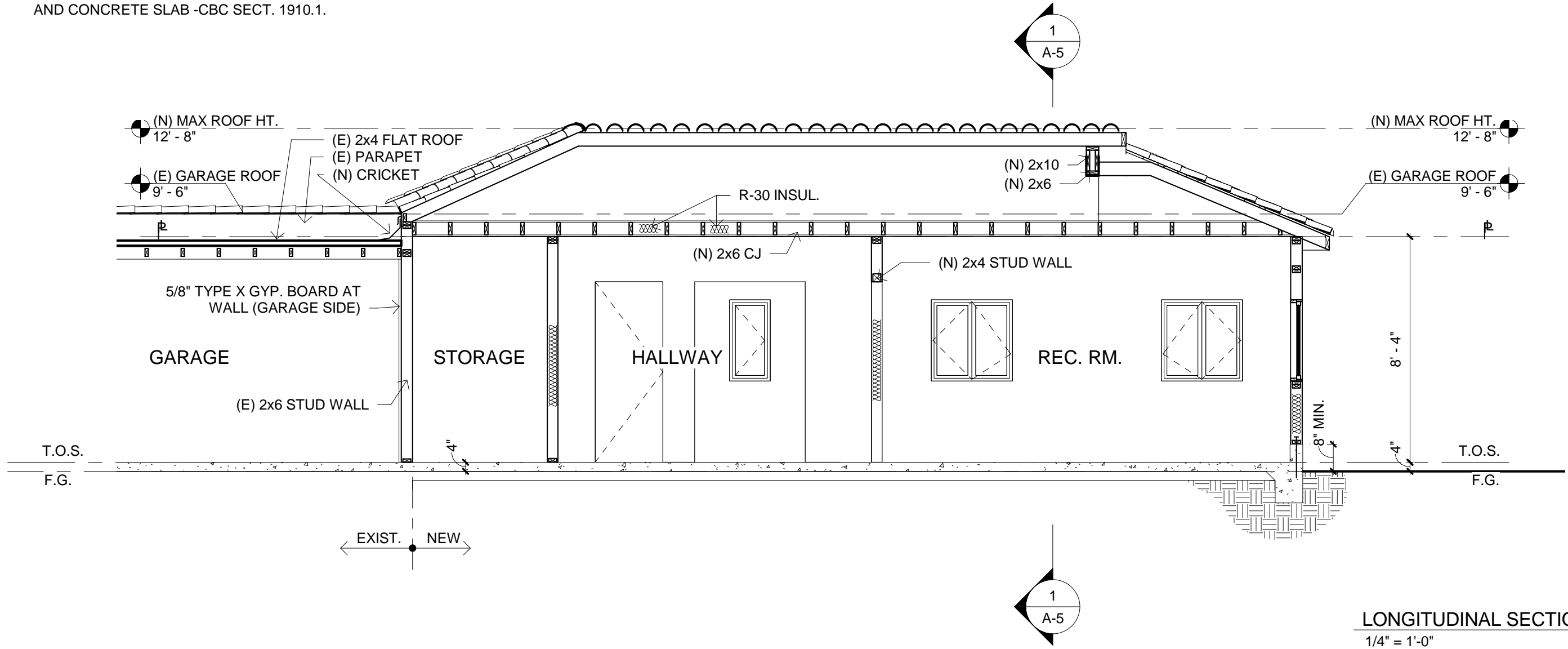
A-5

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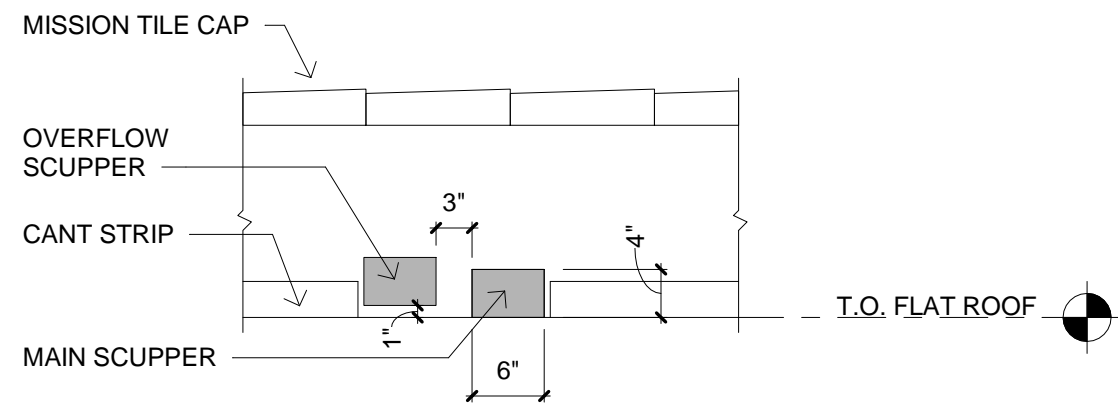
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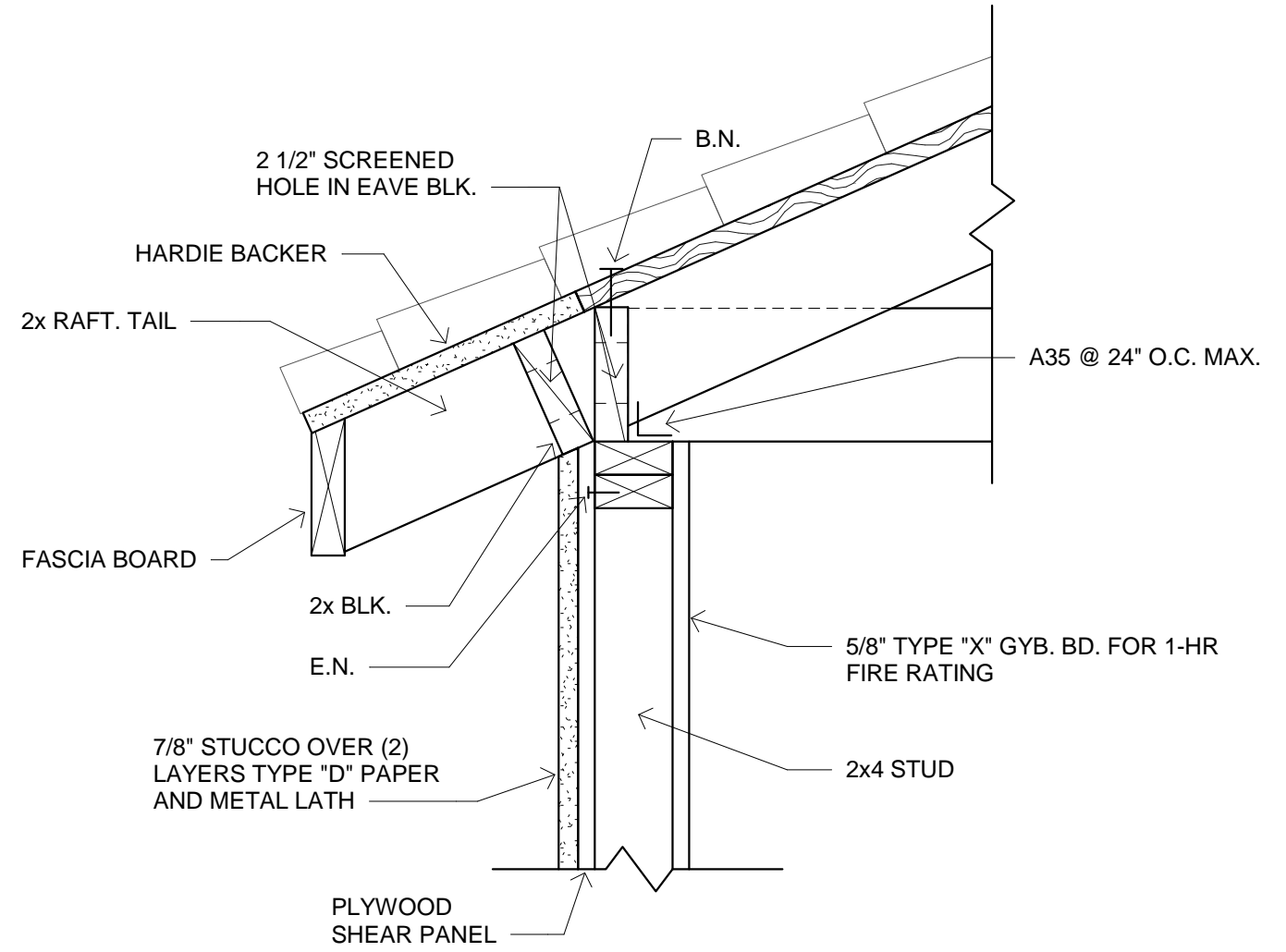
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A-5.1



① SCUPPER AT PARAPET  
3/4" = 1'-0"



② OVERHANG DETAIL  
1 1/2" = 1'-0"

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OWNER/ PROJECT ADDRESS:

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A-6

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MONROVIA, CA 91016

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SAMPLES OF EXISTINGS DOORS AND WINDOWS TO BE REPLICATED AT NEW GUESTHOUSE



REVISION

DATE

OWNER/ PROJECT ADDRESS:

**HANSEN RESIDENCE**

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**A-7**