

### HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Special Review AGENDA ITEM: AR-1

PREPARED BY: Sheri Bermejo MEETING DATE: July 27, 2016

**Planning Division Manager** 

SUBJECT: Special Review

438 West Duarte Road

MJW Investments, LLC (Mathew J. Waken)

**APPLICANT:** 1278 Glenneyre Street, Suite 439

Laguna Beach, CA 92651

**REQUEST:** Review of Proposed Freestanding Pergola

**BACKGROUND:** On June 2, 2015 the City Council adopted Resolution 2015-17, which approved a fourteen unit multi-family development at 430 – 438 West Duarte Road. The project is currently under construction and it consists of thirteen attached residential units and the retention of an existing potential landmark residence (438 West Duarte Road).

The existing residence was originally proposed for demolition. The Historic Preservation Commission reviewed the demolition permit at their July 23, 2014 meeting. Using the California Historic Resources Status Codes, the Commission assigned a rating of 5S3, which indicated that the house would qualify as a historic landmark under Criteria 4. The Monrovia Municipal Code

defines Criteria 4 as a property that *embodies* one or more distinctive characteristics of style, type, period, design, materials, detail or craftsmanship. Although the applicant appealed this decision, the City Council upheld the Commission's decision at their September 16, 2014 meeting. As a result, the applicant decided to incorporate the existing residence into the larger multi-family project. The applicant's scope of work includes both rehabilitating and renovating the historic house.

**DISCUSSION:** The subject Spanish Colonial Revival residential unit was constructed in 1927.



The single story house is 2,078 square feet and in excellent condition. A porch roof was added to the front northwest corner of the house in 1962 that was later enclosed without proper permits. Photos of both the exterior and interior of the enclosed patio have been included in "Exhibit A" attached to this report. The applicant is proposing to remove the unpermitted addition and add a new freestanding, open wood beam pergola in its place.

As shown in the architectural drawings attached to this report as "Exhibit B", the pergola will

measure approximately 20 feet wide by 13 feet deep for a total area of 260 square feet. It will have a height of approximately 10'-6". The trellis cover will consist of decorative resawn wood rafter tails that will extend 1'-6" beyond each support beam. The entire structure will be painted brown (Sherwin Williams - 2856 Fairfax Brown). Lastly, the applicant proposes to rehabilitate the entire house with new exterior stucco and paint, including the original façade surrounding the proposed pergola. This particular northwest corner façade area is primarily intact and still contains its existing window and French door openings, which are proposed to remain.

The existing Planning Conditions of Approval, specifically Condition of Approval No. 16, requires that the subject residence be protected and preserved. It further requires that any exterior changes to the structure be reviewed and approved by the Historic Preservation Commission.

For this Special Review application, the Commission needs to determine if the proposed pergola addition is appropriate to the age, architecture and massing of the home and if this change will prevent the home from possibly qualifying for City Landmark status in the future. This determination will become part of the public record.

**RECOMMENDATION:** Staff's determination is that the proposed pergola is appropriate to the age, architecture and massing of the home and that it will not prevent the home from qualifying for City Landmark status, and therefore recommends approval. If the Historic Preservation Commission concurs then, the appropriate action would be a motion to:

Approve the Freestanding Pergola as presented.

#### **Staff Report Exhibits**

- A. Photos of the Existing Residence and Enclosed Patio
- B. Architectural Plans (Site Plan, Floor Plan, and Elevations)

#### **EXHIBIT A**

**Photos of the Existing Residence and Enclosed Patio** 

# **Photos of the Exterior Front - North Elevation**





# Photos of the Exterior Side - West Elevation





### **Photos taken from the Interior Enclosed Patio**





Original North Elevation – Window and Door to Remain



Original East Elevation - Door to Remain (Picture taken from building interior)

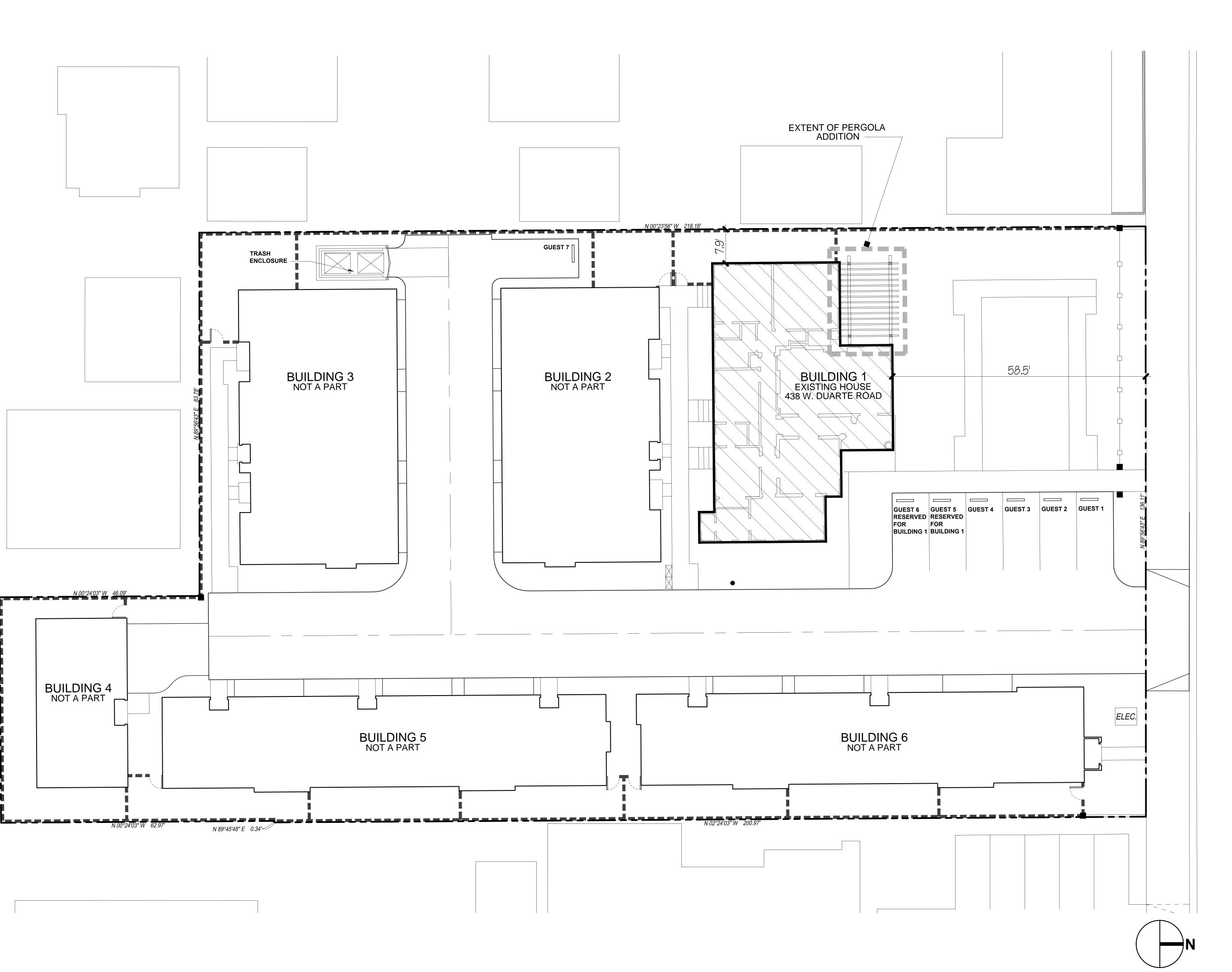
## **Photos of the Existing Roof Structure**











SITE PLAN - GENERAL NOTES

- THIS ARCHITECTURAL SITE PLAN IS PROVIDED TO ILLUSTRATE BUILDING TYPE, ORIENTATION, AND MINIMUM SETBACKS TO ADJACENT PROPERTY LINES. ANY DISCREPANCY DISCOVERED BETWEEN THIS PLAN AND THE DRAWINGS PREPARED BY THE CIVIL ENGINEER, SHALL BE BROUGHT TO THE ARCHITECT'S IMMEDIATE ATTENTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN AND VERIFY THAT ALL ITEMS SHOWN ON THIS DRAWING COMPLY WITH THE DESIGN AND ENGINEERING AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- REFER TO THE CIVIL ENGINEERING DOCUMENTS FOR SPECIFIC STRUCTURE, UTILITY, STREET, WALL FENCE, PAD ELEVATION AND FINAL GRADE AND SLOPE INFORMATION.
- REFER TO LANDSCAPE DOCUMENTS FOR INFORMATION PERTAINING TO ALL DESIGN ELEMENTS (WALLS, PAVING AREAS, ETC.) WHICH OCCUR BEYOND THE PERIMETER OF THE STRUCTURES.
- . ARCHITECT IS NOT RESPONSIBLE FOR ACCESSIBILITY REQUIREMENTS RELATING TO CIVIL ENGINEERING WORK INCLUDING BUT NOT LIMITED TO THE SLOPE OF SIDEWALKS AND ACCESSIBLITY THROUGHOUT THE SITE.

### PROJECT SUMMARY

MYWNER: MJW INVESTMENTS, LLC 1278 GLENNEYRE STREET, SUITE 439 LAGUNA BEACH, CA. 92651

(949) 486-0120

PATE SMEALL ARCHITECTS
3919 WESTERLY PLACE, SUITE 102

NEWPORT BEACH, CA 92660

- 438 W. DUARTE ROAD, MONROVIA, CA APN. NO. 007-123-45
- JOB DESCRIPTION: ADDITION OF A FREE STANDING PERGOLA.
- . LEGAL DESCRIPTION: LOT 7, BLOCK O2 TRACT MONROVIA, COUNTY OF MONROVIA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE ?? OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
- RH (RESIDENTIAL HIGH)
- TYPE OF CONSTRUCTION:
  - 2013 CALIFORNIA BUILDING STANDARDS
    2013 CALIFORNIA CODE OF REGULATIONS
    2013 CALIFORNIA ADMINISTRATIVE CODE, PART 1
    2013 CALIFORNIA REGIDENTIAL CODE, PART 2.5
    2013 CALIFORNIA ELECTRICAL CODE, PART 3
    2013 CALIFORNIA MECHANICAL CODE, PART 4
    2013 CALIFORNIA PLUMBING CODE, PART 5
    2013 CALIFORNIA FIRE CODE, PART 9
    2013 CALIFORNIA ENERGY CODE TITLE 24, PART 6
    2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
- LOT SIZE: .74 ACRES (32,335 SQ. FT) . LOT COVERAGE
  - BUILDINGS: 11, 839 S.F. / 32,335 S.F. = 36.6% HARDSCAPE: 7,847 S.F. / 32,335 S.F. = 24.3% 12,649 S.F. / 32,335 S.F. = 39.1% LANDSCAPE:
- DENSITY: 14 UNITS / .74 ACRES (32,335 SQ. FT.) = 18.9 DU/AC
- RESIDENT-
  - REQUIRED (COVERED): TWO (2) SPACES PER UNIT PROVIDED (COVERED): TWO (2) SPACES PER UNIT (2-CAR GARAGE) REQUIRED: 1/2 SPACE PER UNIT (14 X 1/2) = 7 SPACES PROVIDED: SEVEN (7) SPACES (2 SPACES RESERVED FOR BUILDING 1)

3919 Westerly Place Suite 102 **Newport Beach, CA 92660** P. 949.486.0120 F. 949.486.0121

**NOT FOR** CONSTRUCTION

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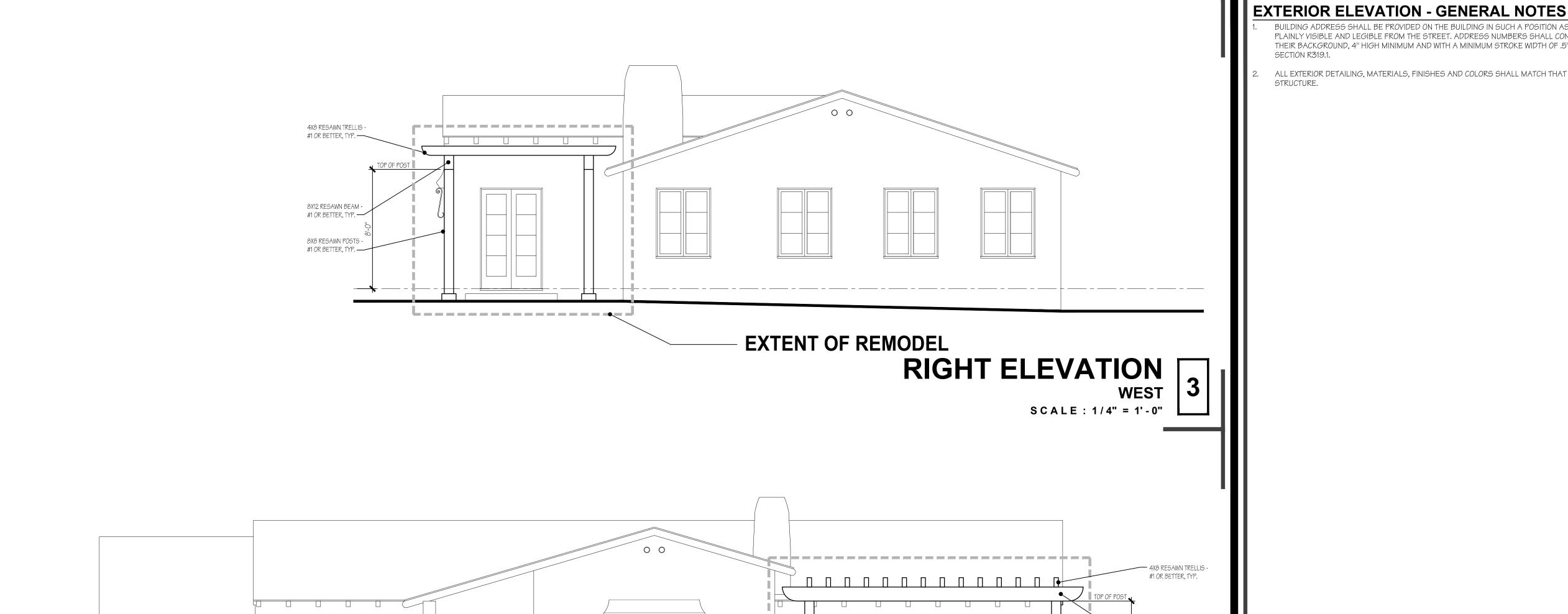
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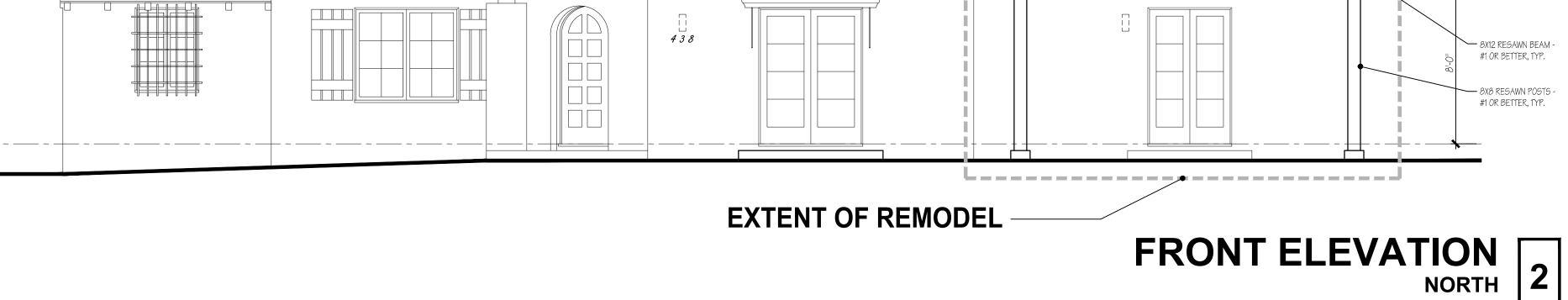
07.12.16

ARCHITECTURAL SITE PLAN

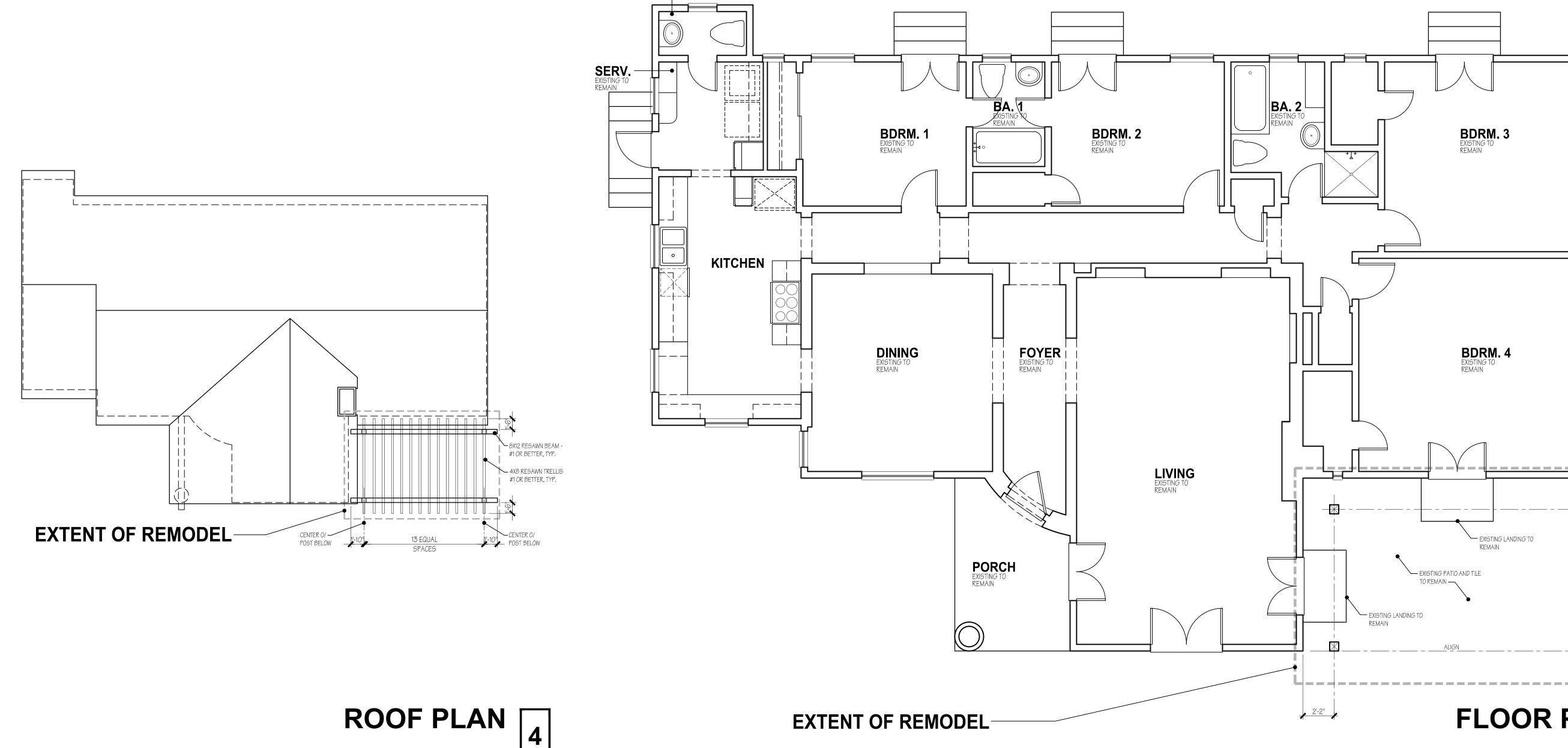
ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"





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



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

## FLOOR PLAN - GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH LOCAL AND STATE CODES, LAWS AND REGULATIONS.
- GENERAL CONTRACTOR RESPONSIBLE FOR ALL MATERIALS, CONSTRUCTION METHODS AND CRAFTSMANSHIP.

PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF .5" - PER CRC,

ALL EXTERIOR DETAILING, MATERIALS, FINISHES AND COLORS SHALL MATCH THAT OF THE EXISTING

- ALL NEW WORK IS TO BE PLUMB, LEVEL AND SQUARE.
- ALL DIAGONAL WALLS SHALL BE AT 45 DEGREES, UNLESS NOTED OTHERWISE. UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE TO ROUGH FRAMING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ALL DISCREPANCIES OR CONFLICTS BETWEEN VARIOUS CONSTRUCTION DOCUMENTS, INCLUDING DRAWINGS AND SPECIFICATIONS, TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BEFORE BID OPENING FOR RESOLUTION. DO NOT ASSUME CORRECTNESS OF ONE DOCUMENT OR THE OTHER.
- EXISTING CONDITIONS DEPICTED WERE TAKEN FROM OWNER FURNISHED DOCUMENTS. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE OWNER AND ARCHITECT OF ANY AND ALL DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WORK OF OTHER TRADES, AND OWNER'S SELF-PERFORMED WORK WHEREVER AND WHENEVER THEY OVERLAP.
- CONTRACTORS ARE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF FIRE RATED ASSEMBLIES WHEREVER AND WHENEVER THEIR WORK PENETRATES OR BREAKS THE INTEGRITY. FURNISH AND INSTALL FIRE STOPPING AT ALL OPENINGS AROUND PIPES, CONDUIT, STRUCTURAL MEMBERS, ETC. IN FIRE RATED ASSEMBLIES.
- CONTRACTORS ARE TO VERIFY AND ADHERE TO HOURS OF CONSTRUCTION SET FORTH BY LOCAL
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSPECTION SERVICES AS REQUIRED.
- ALL FIXTURES THAT CAN BE REUSED AND ARE NOT REQUIRED FOR PROJECT, SHALL BE TURNED
- ALL EXISTING CONDITIONS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION OPERATIONS. PROTECT ALL ADJACENT AREAS FROM DUST AND DEBRIS. MAINTAIN A CLEAN, SAFE WORK ENVIRONMENT AT ALL TIMES.

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**NOT FOR** CONSTRUCTION

07.12.16

FLOOR PLAN EXTERIOR ELEVATIONS AND ROOF PLAN

FLOOR PLAN - WALL LEGEND

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

8X8 RESAWN POSTS -#1 OR BETTER, TYP.

16-240\_02\_A-1

## **EXTERIOR COLOR AND MATERIAL PALETTE**

PROJECT: 438 WEST DUARTE RD.

MONROVIA, CA

DATE: 07.11.16



"SHERWIN WILLIAMS" - 7006 EXTRA WHITE



"SHERWIN WILLIAMS" - 6006 BLACK BEAN