



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Special Review

AGENDA ITEM: AR-1

PREPARED BY: Sheri Bermejo
Planning Division Manager

MEETING DATE: July 27, 2016

SUBJECT: Special Review
438 West Duarte Road

APPLICANT: MJW Investments, LLC (Mathew J. Waken)
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

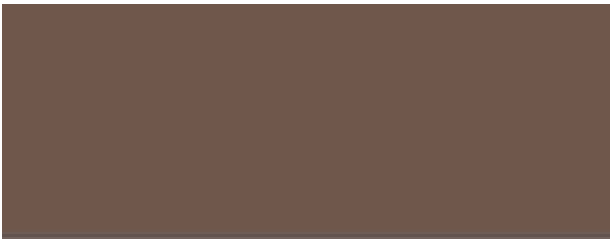




EXTERIOR COLOR AND MATERIAL PALETTE

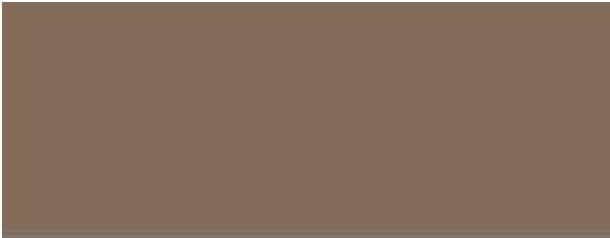
PROJECT: 438 WEST DUARTE RD.
MONROVIA, CA

DATE: 07.11.16



**RAFTER TAILS, GUTTER AND DOWN SPOUTS,
PERGOLA :**

"SHERWIN WILLIAMS" - 2856 FAIRFAX BROWN



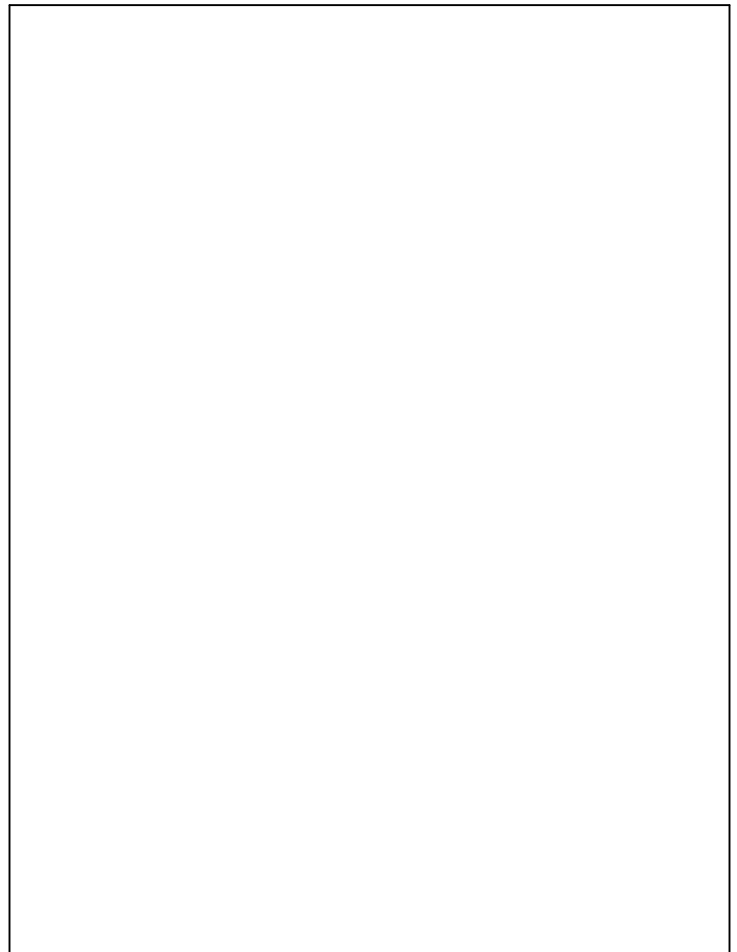
ENTRY DOOR, WINDOWS, SHUTTERS :

"SHERWIN WILLIAMS" - 6068 BREVITY BROWN



ORNAMENTAL IRON ELEMENTS :

"SHERWIN WILLIAMS" - 6006 BLACK BEAN



STUCCO :

"SHERWIN WILLIAMS" - 7006 EXTRA WHITE

