

HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Special Review AGENDA ITEM: AR-2

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

Planning Division Manager

SUBJECT: Special Review

740 Mountain View Avenue

Jeffrey and Karyn Godbold

APPLICANTS: 740 Mountain View Avenue

Monrovia, CA 91016

REQUEST: Review of Proposed Single Family Addition

BACKGROUND: The property owners of 740 Mountain View Avenue have prepared plans for an addition to their house and have requested an advisory review by the Historic Preservation Commission on the proposed addition. Since the property is not a designated historic landmark or on the list of adopted Potential Historic Landmarks, the owners are not under any obligation to present their plans for review. However, based on a cursory review by Staff, it was determined that the house may qualify for designation. Staff offered the option of a review before the Commission. The property owner is looking for feedback from the Commission on the appropriateness of the addition to maintain the character of the house.

The subject single-family property located at 740 Mountain View Avenue is developed with a 1½-story Craftsman bungalow. According to the Los Angeles County Assessor's records, the residence was built in 1923.

DISCUSSION: The Applicant is proposing a single story 1,218± square foot addition at the rear of the existing 2,540± square foot residence. The existing side-gabled Craftsman bungalow is wrapped in wide horizontal wood siding. The roof elements include overhanging eaves, exposed rafter tails and beam-ends, and a centered wide dormer. The existing foundation is decorative and consists of small round stones. A small balcony is sheltered by the front-gabled dormer on the north elevation. The majority of the existing double hung and casement windows were placed in groupings in two, some are paned together in one assembly, and all are cased in wide wood trim which is characteristic of Craftsman bungalow architecture. A full-width front entrance porch is located on the front façade. It appears that at least one window was restored on the east side of the first-floor front façade. Both the porch piers and chimney were built with precision cut granite brick. The roof material currently consists of a composition shingles.

As shown in the architectural drawings attached to this report as "Exhibit A", the proposed addition is intended to be recognizably different from the existing structure through the use of materials. The exterior finish will match in color, but the use of wood board and batten vertical siding is proposed instead of clapboard siding. Based on discussion with the Applicants, new wood double hung and casement windows are proposed throughout the addition which will

incorporate single glazed, true divided lights. Furthermore, the Applicants have indicated that they intend to find a similar round stone veneer for the new foundation. The material proposed on the new chimney finish has not yet been confirmed.

Similar to the advisory review over Potential Historic Landmarks by the Historic Preservation Ordinance, property owners can initiate review by the Historic Preservation Commission of any proposed changes to the exterior of the structures. The Commission can therefore "assist and guide" the property owner with proposed alterations on an advisory basis to find solutions and direct the owner toward designation and/or appropriate changes that will safeguard the character of the structure.

For this Special Review application, the owner has requested feedback from the Historic Preservation Commission on the proposal to maintain the integrity of the structure and if this change could prevent the home from possibly qualifying for City Landmark status in the future. This determination will become part of the public record.

Staff Report Exhibits

A. Architectural Plans (Site Plan, Floor Plan, and Elevations)

INDEX SCHEDULE:

SITE PLAN & ROOF PLAN A-01:

GENERAL NOTES A-02:

A-03: FIRST FLOOR EXISTING & DEMOLITION PLAN SECOND FLOOR EXISTING PLAN (NO CHANGES) A-04:

PROPOSED FIRST FLOOR PLAN-DOOR & A-05:

WINDOW SCHEDULE

PROPOSED NORTH & WEST ELEVATIONS A-06: A-07: PROPOSED SOUTH & EAST ELEVATIONS

A-08:

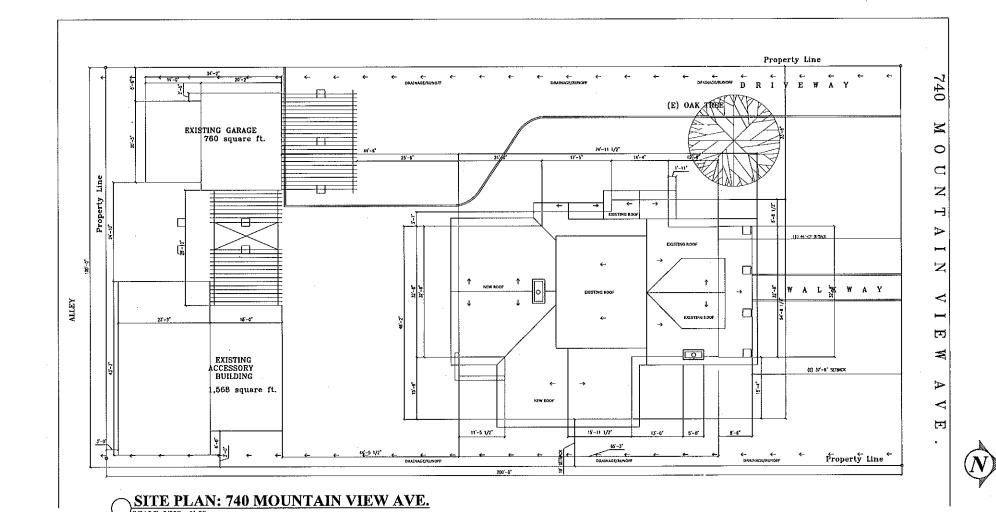
FIRST FLOOR LIGHTING & ELECTRICAL PLAN A-09:

SCOPE OF WORK:

THE PROJECT ENTAILS THE REMODEL OF AN EXISTING TWO STORY HOUSE AND THE ADDITION OF 1181 SQ. FT TO THE EXISTING RESIDENCE.

GENERAL NOTES:

THE PROJECT SHALL COMPLY WITH 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE. 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE. 2013 EDITION OF THE CALIFORNIA PLUMBING CODE. 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE. 2013 EDITION OF THE CALIFORNIA ENERGY CODE (TITLE 24).



VICINITY MAP Marchain: Vitte Ava

Y GODBOLD RESIDENCE UNTAIN VIEW AVE. VVIA, CA 91016 T: REMODEL/ADDITION

INDEX SITE PLAN ROOF PLAN

I2O South Avenue 64
Los Angeles, CA 90042
C. 818.848.2084 F. 818.848.16
{www.saxonydesignbullo.com}
STATE LICENSE NUMBER: 835852

REVISIONS

PROJECT SUMMARY

MR. AND MRS. GODBOLD

LEGAL DESCRIPTION:

BUILDING CODE: 2013 U.B.C.

ZONE: RE40-1-H

OCCUPANCY:

PROJECT CONSULTANTS:

DESIGNER:
SAXONY DESIGN BUILD INC. 120 S. AVENUE 64 LOS ANGELES, CA 90042 (818) 848-2084

ENGINEER:

IVAN CHIU

CALCIVIC ENGINEERING, INC. 2160 PARNELL WAY ALTADENA, CA 91001 (626) 798-2828

ENERGY:
PERFECT DESIGN 2416 W. VALLEY BLVD. ALHAMBRA, CA 91803 (626) 289 - 8808

SITE DATA/ NOTES:

OWNER: MR & MRS GODBOLD

740 MOUNTAIN VIEW AVENUE.

MONROVIA CA 91016

PROJECT: ROOM ADDITION & REMODEL 1ST FLOOR: 1218 SQFT.

EXISTING HOUSE: 1ST FLOOR 1,617 SQ. FT

2ND FLOOR 923 SQ. FT

EXISTING 2 CAR GARAGE: 760 SQ. FT **EXISTING ACCESSORY BUILDING: 1,568 SF**

TOTAL EXISTING: 4,868 SQ. FT 6,086 SQ. FT

NEW TOTAL: LOT SIZE: 20,000 SQ. FT

COVERAGE (W/O GARAGE): 5,163 / 20,000 = 25.8%

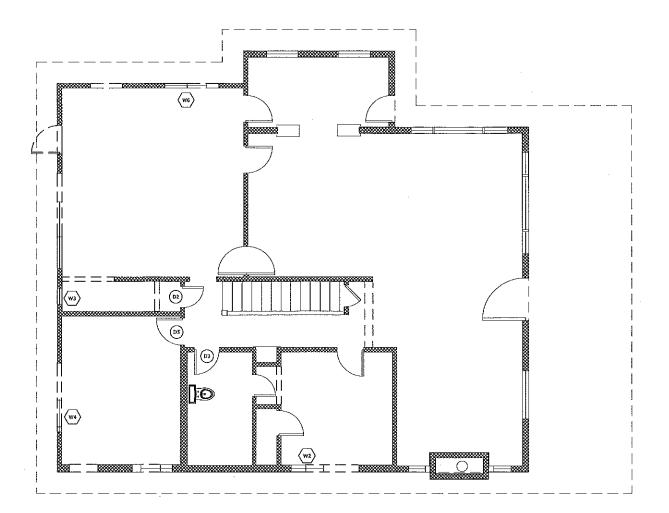
6,086 / 20,000 = 30.4% F.A.R:

ZONE: RE40-1-H #8518035006 TYPE OF CONST.: VB

SCALE: NOTED DRAWN BY:SAXONY JOB: GODBOLD

DATE: 04/15/2016

SHEET



WALL LEGEND

EXISTING WALL

== DEMO WALL

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

REVISIONS A

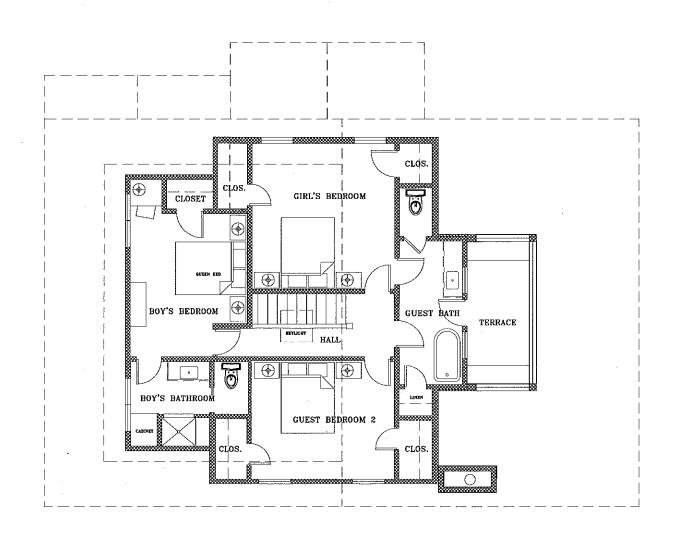
FIRST FLOOR DEMOLITION PLAN



DATE: 04/15/2016 SCALE: 1/4" = 1'- 0"

DRAWN BY:SAXONY JOB: GODBOLD

SHEET



WALL LEGEND

EXISTING WALL

==DEMO WALL

SECOND FLOOR EXISTING PLAN (NO DEMO)

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

REVISIONS

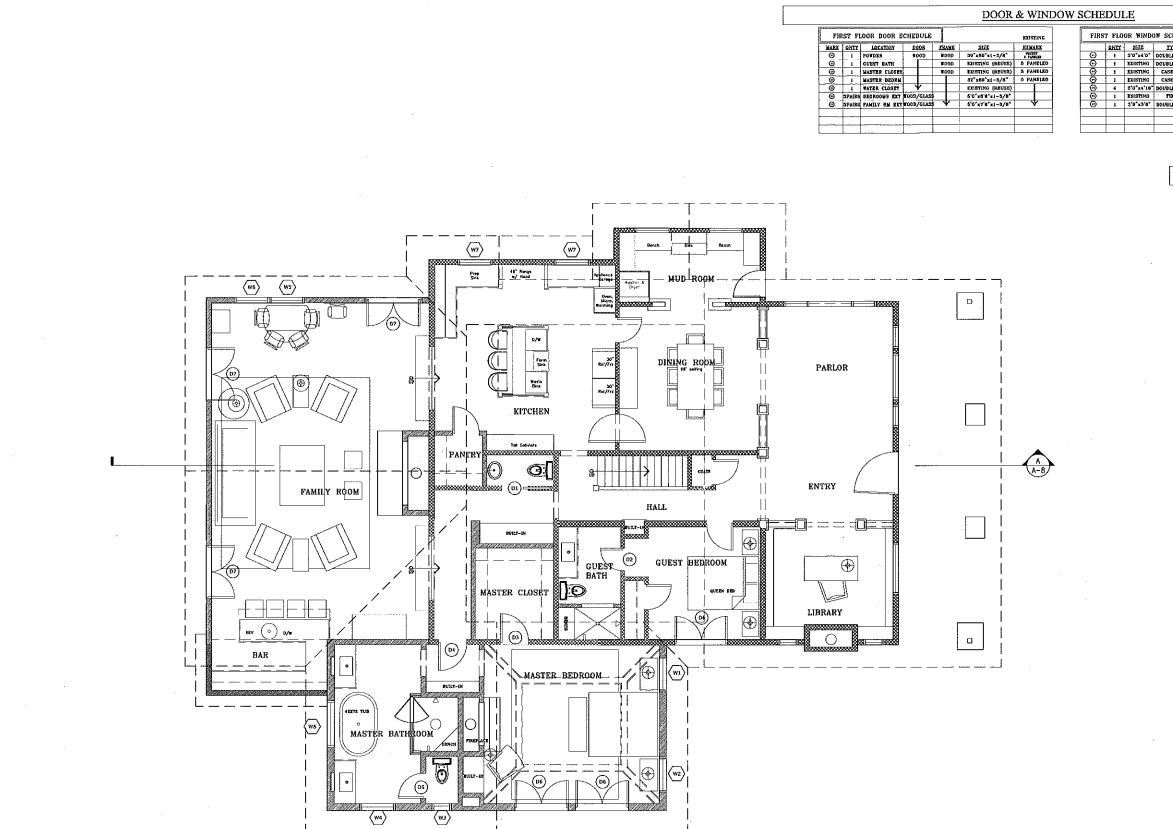
SECOND FLOOR PLAN



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

DRAWN BY:SAXONY

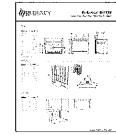
JOB: GODBOLD SHEET



	DEATY :	Bize	TYPE	FRAME	GLAZE	REWARK
(0)		3'0"x4'0"	DOUBLE HUNG	TOOD	BINGLE	MATCH EXIST
0	,	EXISTING	DOUBLE HUNG			USE EXISTING
0	1	EXISTING	CASEMENT			USE EXISTING
Θ	1	EXISTING	CASEMENT		l l	USE EXISTING
Θ	4	3'0"x4'10"	DOUBLE HUNG			TO MATCH
Θ	1	EXISTING	FIXED			DAR EXISTING
0	Į.	3'0"x3'0"	DOUBLE SIUNG	V	*	TO MATCH

FIREPLACE SPEC SHEET





WALL LEGEND EXISTING WALL PROPOSED WALL

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

REVISIONS

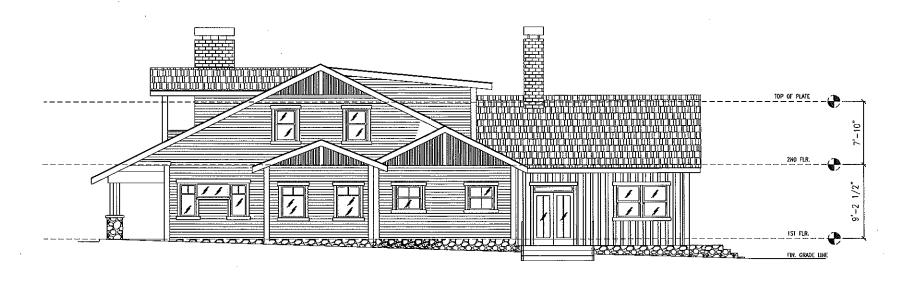
GODBOLD RESIDENCE 740 MOUNTAIN VIEW AVE. MONROVIA, CA 91016 PROJECT: REMODEL & ADDITION

FIRST FLOOR PROPOSED PLAN

SAXON



DATE: 04/15/2016 SCALE: 1/4" = 1'- 0" DRAWN BY:SAXONY JOB: GODBOLD SHEET



PROPOSED WEST ELEVATION SCALE: 3/16"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"

REVISIONS

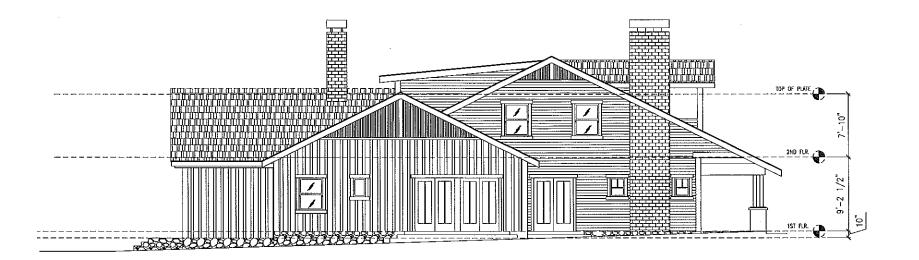
PROPOSED
NORTH &
WEST
ELEVATIONS



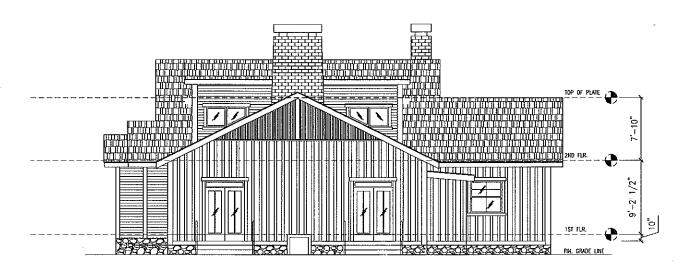
DATE: 04/15/2016 SCALE: 3/16" = 1'- 0" DRAWN BY:SAXONY

JOB: GODBOLD

SHEET



PROPOSED EAST ELEVATION SCALE: 3/16"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"

REVISIONS A

PROPOSED
SOUTH &
EAST
ELEVATIONS



DATE: 04/15/2016 SCALE: 3/16" = 1'- 0" DRAWN BY:SAXONY

JOB: GODBOLD

SHEET A-07