



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** Façade Remodel

**AGENDA ITEM:** AR-1

**PREPARED BY:** Teresa Santilena  
Assistant Planner

**MEETING DATE:** May 9, 2016

**TITLE:** Special Review of Façade Modification to a Building in the Historic Commercial Downtown Zone; 622 - 626 South Myrtle Avenue

**APPLICANT:** Kurt Anderson  
1007 Norumbega Drive  
Monrovia, CA 91016

**REQUEST:** Special review of proposed change to a storefront at 622 - 626 South Myrtle Avenue

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 1)

**BACKGROUND:** The applicant is proposing to expand the existing restaurant at 622 South Myrtle Avenue (Jake's Roadhouse) into the space formally occupied by the Army/Navy Store (624 - 626 South Myrtle Avenue). The building is currently split into two tenant spaces, with Jake's Roadhouse occupying the northern 1/3 of the building storefront. The remaining 2/3 of the building is currently vacant. As part of the proposed expansion, the applicant is requesting approval to remodel the entire storefront of the building. Section 17.14.050 of the Monrovia Municipal Code gives the Historic Preservation Commission authority to review and approve façade



changes in the Historic Commercial Downtown (HCD) Zone to ensure that proposed changes are appropriate for Old Town and to encourage the preservation and restoration of historic buildings.

Los Angeles County Tax Assessor records indicate that the building was built in 1905. Like many buildings in the HCD Zone, this structure has gone through several remodels since it was constructed. City building permits

show that the Tifal Brothers remodeled the building in 1914, while it was being used as a warehouse. In 1956, glass storefront windows were installed along the front façade, facing Myrtle Avenue. In 1978, a remodel included adding brick veneer work to the front elevation. Finally, in 1998, the façade was remodeled again to include wood framing around the windows and a wood “chair rail” on the northernmost unit of the building. Based on photos of the property, the original stucco façade had little historic value.

**DISCUSSION:** The plan proposes to create one cohesive storefront by removing the entrance door of the Army/Navy Store and replacing it with storefront windows. The aluminum window frames will also be removed and replaced with wood framing, creating four divided light windows matching the restaurant’s storefront. The exterior wall will be altered to extend the wood “chair rail” with a decorative inset up to a height of 3’ across the entire front façade. Above the windows, the exterior solid wall will be altered to follow the pattern of the divided light windows below using wood trim and a smooth Masonite inset (the hand-drawn elevations included in the Commissioner’s packets portray this detail). The storefront awnings will be power washed and protected in place.



The existing wood entrance door will be altered from a single door to a double door. It will also be set in approximately three feet to allow the doors to swing outward without encroaching into the public right-of-way. The proposed changes to the entrance are required by the Building Code due to the increase in building occupancy.

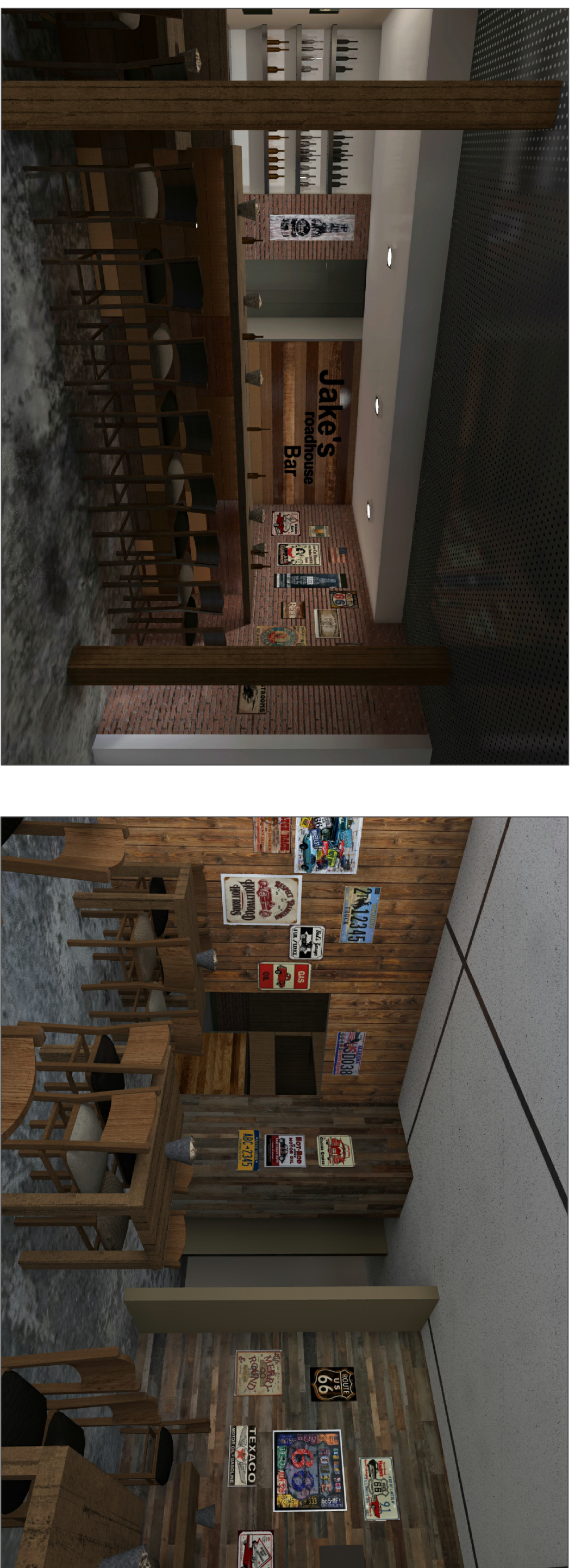
**RECOMMENDATION:** Staff recommends approval of the proposed alteration. If the Historic Preservation Commission concurs with the recommendation, then the following motion is appropriate.

**Approve the façade remodel at 622 – 626 South Myrtle Avenue**





EXISTING EXTERIOR



PROPOSED INTERIOR



PROPOSED EXTERIOR

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Design Phase	Design Phase	Issued For
Date Issued:	Date	Owner Review
3-16-16		
3-22-16		
3-29-16		
4-4-16		

CAD File No:  
Job No:  
Drawn By: Checked By:  
Date:  
Scale: As Noted  
Sheet Description

EXISTING/PROPOSED PICTURES