



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2015-05

AGENDA ITEM: AR-1

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: July 29, 2015

TITLE: Certificate of Appropriateness CA2015-05; HL-52
312 Wildrose Avenue

APPLICANT: Robert and Mytrinh Martin
312 Wildrose Avenue
Monrovia, CA 91016

REQUEST: Review construction of a 422 square foot, single-story addition to the rear (south side) of the house and 50 square foot addition to the east side of the house

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The property located at 312 Wildrose Avenue was approved as an Historic Landmark by the City Council in October 2003 and a Mills Act Contract in May 2009. In 2008, this property became one of seventeen properties designated as part of Historic District Number 1, the Wild Rose Tract Historic District. The owners are requesting approval of a Certificate of Appropriateness for an addition to the rear and east side of the house.

ANALYSIS: The applicant is proposing a 422 square foot addition to the rear of the house and a 50 square foot addition to the east side of the house. The addition to the rear will be a master bedroom, master bathroom and closet. The 50 square foot addition to the east side of the house will expand the kitchen to provide more floor space and functionality in the kitchen. The house currently has an 11' wide pop-out on the east elevation. The new pop-out will measure 12'5" wide and will be located approximately 2.5' from the existing pop-out. The current shed roof that covers the pop-out will be extended along the east elevation to cover the new pop-out.



The new exterior 1" by 6" wood siding will match the existing wood siding on the house. Roof shingles proposed are asphalt shingle to match the color and texture of the existing roof material. Additionally, wood casement windows are proposed on both additions. The patio doors on the rear of the house that lead from the master bedroom to the back yard will be wood French doors with dual glazed stile and rail with divided lights. Planning Staff is recommending that the French doors have true divided lights and not plant-ons or inserts and that the decorative knee braces, attic venting and projecting rafters match existing.

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 with the recommended conditions of period wood windows, true divided lights, matching the existing attic vent, knee braces and rafters, the proposal will meet the findings for a Certificate of Appropriateness. Staff therefore recommends approval. If the Historic Preservation Commission concurs then, the appropriate action would be a motion to:

Approve Certificate of Appropriateness CA2015-05 for Historic Landmark HL-52 at 312 Wildrose Avenue with the conditions as presented in the Staff Report