



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** CA2015-06

**AGENDA ITEM:** AR-2

**PREPARED BY:** Ili Lobaco  
Associate Planner

**MEETING DATE:** July 29, 2015

**TITLE:** Certificate of Appropriateness CA2015-06; HL-95  
728 East Greystone Avenue

**APPLICANT:** BJ and Mindy Scott  
728 East Greystone Avenue  
Monrovia, CA 91016

**REQUEST:** Review construction of a 499 square foot, single-story addition to the rear of the house and approve relocation of the garage to the rear of the property

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 3)

**BACKGROUND:** The property located at 728 East Greystone Avenue was approved as a historic landmark with a Mills Act Contract by the City Council in April 2006. The owners are requesting approval of a Certificate of Appropriateness to add a master bedroom and bathroom to the rear of their home.

**ANALYSIS:** The applicant is proposing a 499 square foot, single-story addition to the rear of the existing 1,008 square foot house. The addition will enlarge the kitchen, add a dining room, and enlarge the rear bedroom with the addition of a walk-in closet and full bathroom. The rear ½ bathroom will be relocated into the addition area and a laundry room will be added. The basement area that is currently accessed via an outside door will now be accessed via the interior of the home. The rear of the property slopes down so a landing area will be added to the rear of the house that will include a small covered patio area and concrete steps that will match the concrete steps on the front of the house.



All new building elements, including exposed rafter tails, windows, doors, siding and trim will match the existing in material type, details, dimensions, texture and finish. The entire house will be re-roofed in high-definition asphalt shingles, and the addition will be painted to match the existing color.

The current garage is located with an 18'3" setback to the rear property line. In order to accommodate the addition on the back of the house, the proposal includes relocating the existing garage to the rear southeast corner. The garage will have the minimum required rear and side yard setbacks of 3' to the property line. The garage was not designated as a contributing structure to the property.

The proposal was reviewed by the Development Review Committee at their July 22, 2015 meeting. They approved a minor exception to allow the addition to be built in line with the existing 3'6" side yard setback that is on the west side (minimum 5' required by code), and to allow a deficient backup access from the garage (24'1" in lieu of the minimum 25' required). Their approval was contingent upon approval of the Certificate of Appropriateness by the Historic Preservation Commission.



**Rear of house**

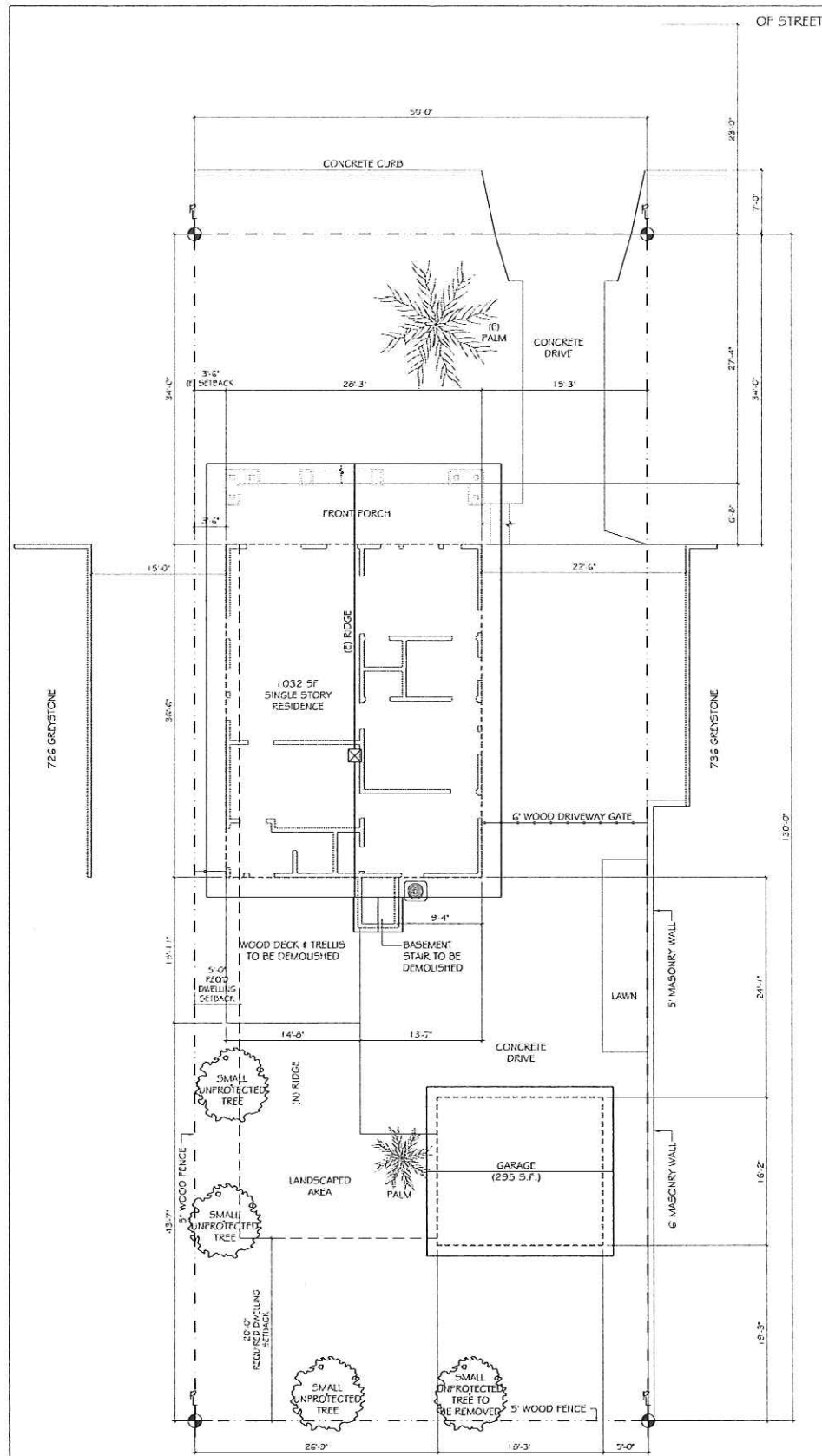
The Historic Preservation Ordinance requires that exterior changes or additions to all historic properties be approved by the Historic Preservation Commission through a Certificate of Appropriateness. The Commission can issue a Certificate of Appropriateness if it is determined that the construction 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;

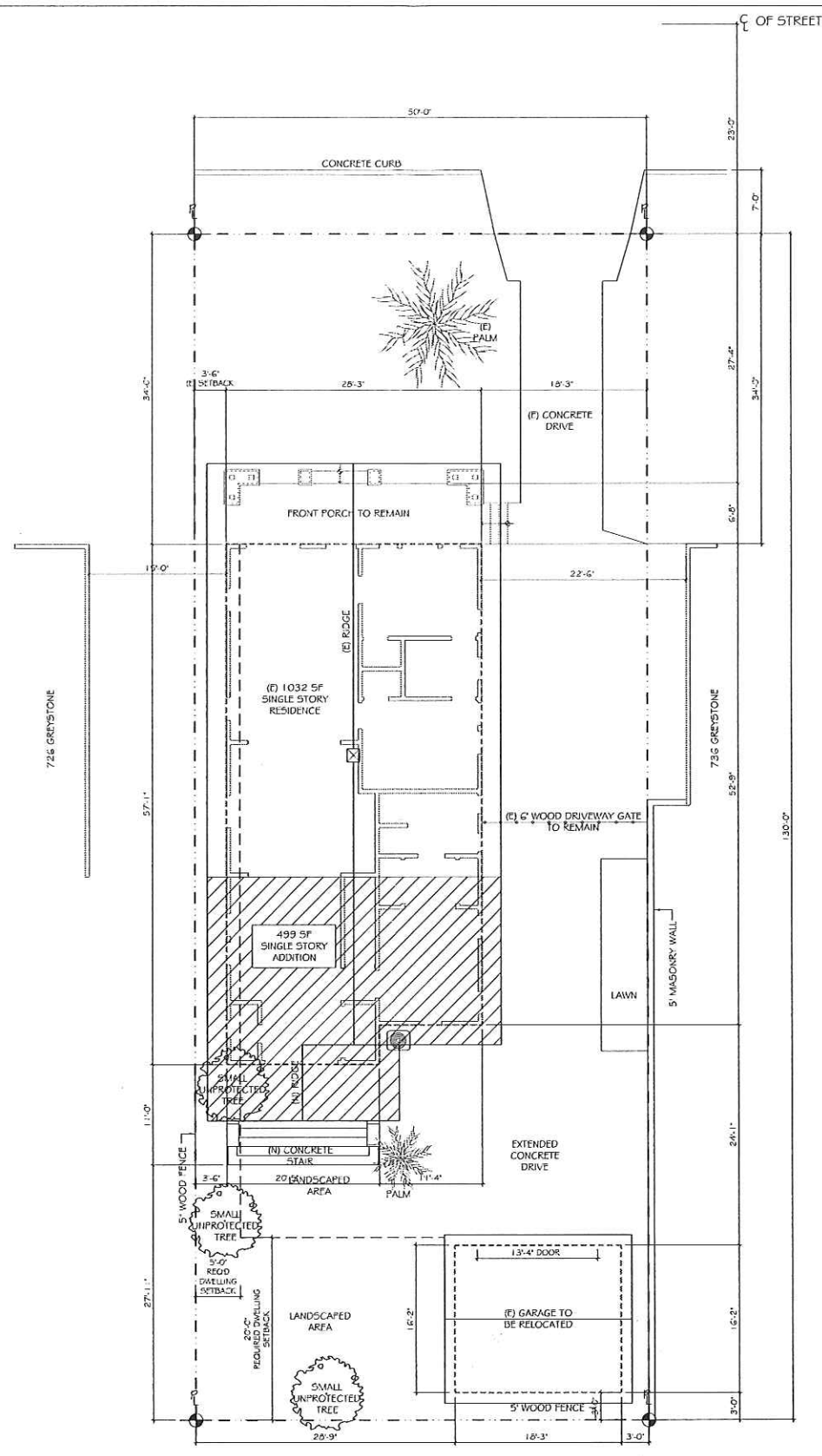
- The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period.

**RECOMMENDATION:** Staff believes that the proposal meets the findings for a Certificate of Appropriateness and recommends approval. If the Historic Preservation Commission concurs then, the appropriate action would be a motion to:

**Approve Certificate of Appropriateness CA2015-06 for Historic Landmark HL-95 at 728 East Greystone Avenue**



EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN:  
SCALE: 1/8" = 1'-0"

**LEGEND:**

- BUILDING WALLS
- ROOF LINES
- ~~BOUNDARIES REQUIRED~~
- PROPERTY LINES
- FENCES
- (N) RAIN GUTTERS-TIE INTO EXISTING GUTTERS AND DOWNSPOUTS. MATCH EXISTING MATERIAL, PROFILE AND COLOR.
- (E) SITE DRAINAGE
- [Hatched Box] NEW CONSTRUCTION

**SUBJECT PROPERTY IS A 1923 ERA SINGLE STORY CRAFTSMAN BUNGALOW.**

**PROPOSED PROJECT:**

- The proposed addition will maintain the existing roof slope and the new walls will be in-line with the existing and maintain the same side yard setback (subject to approval of minor variation by the DRC).
- The new building elements are to match the existing in material type, dimension, details, hardware, texture and finish.
- The new windows are to be custom made fir to matching existing details including lug horns and sticking, dual-glazed Lo-E glass with no muntins.
- The new bi-fold patio doors are to be custom made, single lite, fir frames with square sticking, dual glazed Lo-E glass with no muntins.
- The entire house will be re-roofed with Certainteen Presidential Shake TL, High-Definition asphalt shingles, color to be Autumn Blend.
- The addition is to be painted to match the existing color scheme.

**SITE ANALYSIS:**

ASSESSOR NUMBER:	8518-034-014
PROPERTY TYPE:	SINGLE FAMILY RESIDENCE
NUMBER OF STORIES:	1
OCCUPANCY GROUP:	R3
ZONE:	Residential-Low
LOT AREA:	6500 SF
MAXIMUM DWELLING SIZE:	3000 SF
EXISTING DWELLING:	*1032 SF
PROPOSED ADDITION:	*499 SF
TOTAL EXISTING & NEW:	1531 SF
EXISTING GARAGE:	*295 SF

\*MEASURED TO EXTERIOR FACE OF WALLS

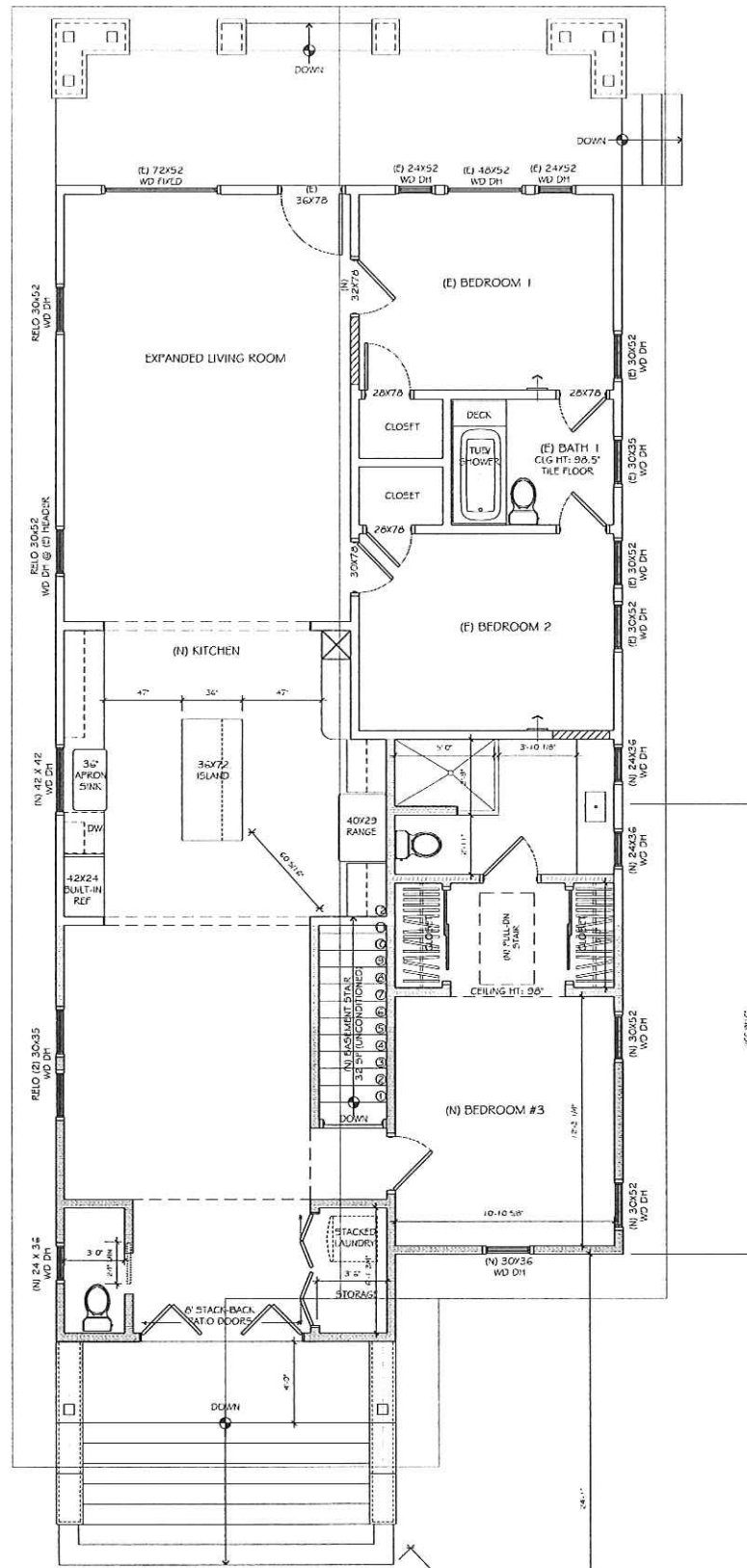
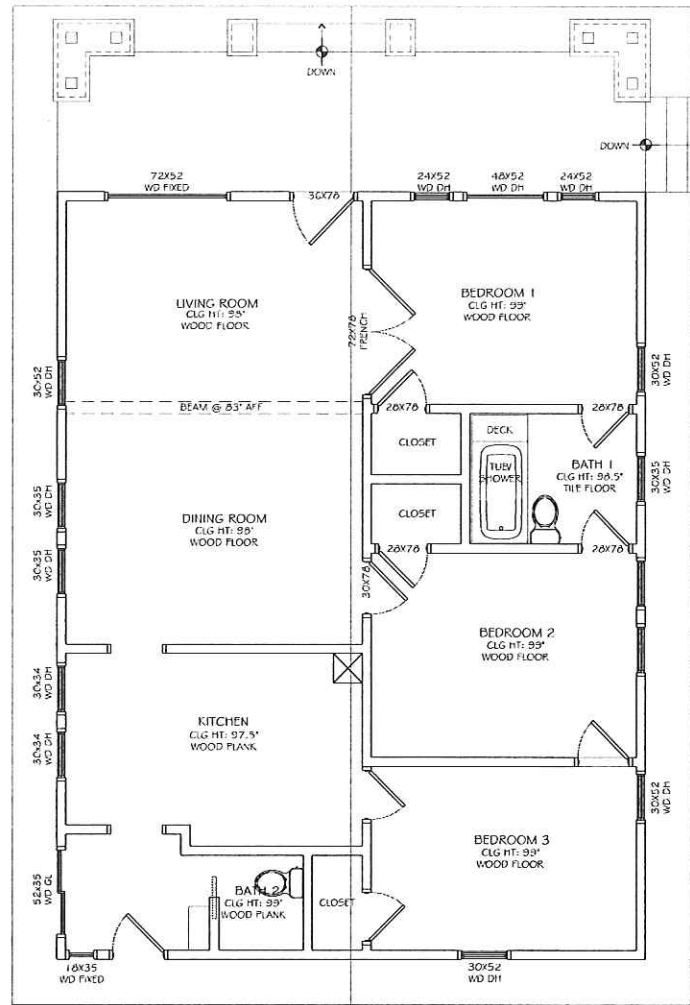
**NOTICE:**  
THE DESIGN PROFESSIONAL HEREBY CERTIFIES THAT THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF MONROVIA, CALIFORNIA. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONROVIA, CALIFORNIA. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONROVIA, CALIFORNIA.

**WILSON + ASSOCIATES**  
wendy  
708 W. Sierra Madre Blvd. Sierra Madre, CA 626-484-2161  
wendy@wendywilson.net

REVISION	DATE	DESCRIPTION
1		SUBMITTED FOR HISTORIC PRES. & MINOR DEVIATION (DRC)

**SHEET TITLE:** EXISTING & NEW SITE PLANS  
**SCALE:** AS NOTED  
**CLIENT:** SCOTT RESIDENCE  
**ADDRESS:** 728 E. GREYSTONE AVENUE MONROVIA, CA 91016  
**DATE:** 07/01/15  
**DESIGNER:** W. WILSON

**REVISION:**  
**SHEET NUMBER:**  
**A-2.1**



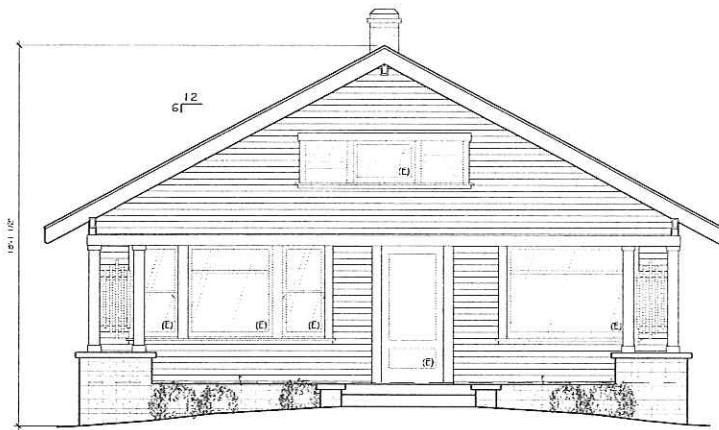
WALL LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS
	DEMOLISH
	FILL & PATCH

Wendy Wilson + Associates  
708 W. Sierra Madre Blvd, Sierra Madre, CA 91061  
wendy@wendywilson.net

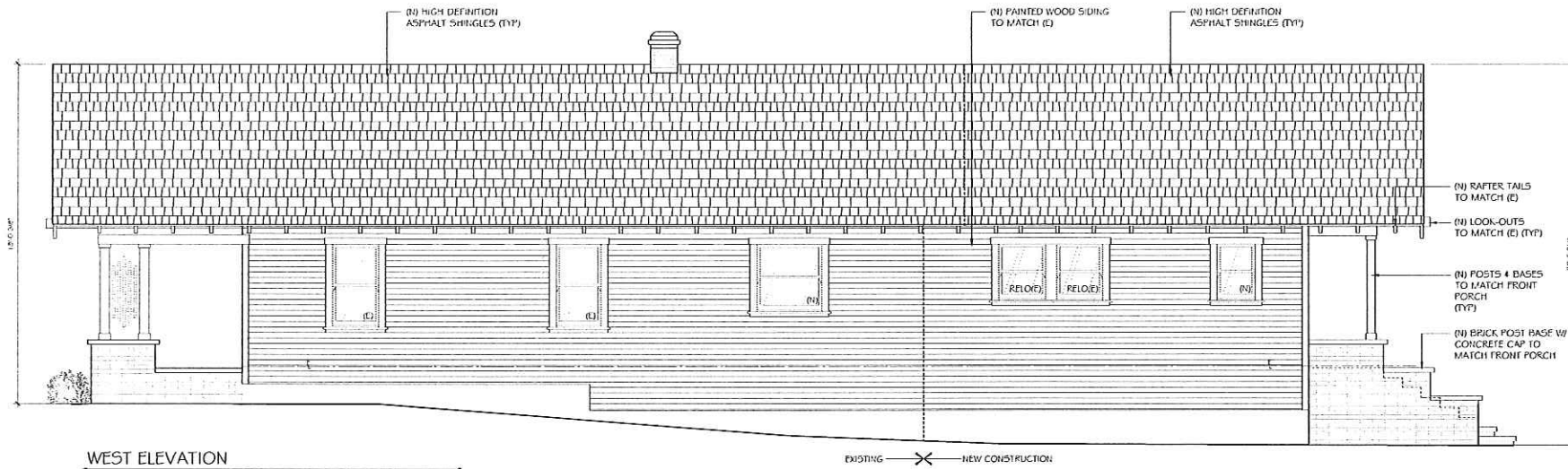
NOTICE:  
THE DESIGNER HEREBY EXPRESSLY REPRESENTS THAT SHE HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED WORK. SHE MAY NOT BE RESPONSIBLE FOR ANY UNDISCOVERED OBSTRUCTIONS OR FOR ANY CHANGES IN THE PROPERTY'S CONDITION OR FOR ANY DAMAGE TO THE PROPERTY OR FOR ANY PERSONS OR PROPERTY THAT MAY BE AFFECTED BY THE PROPOSED WORK. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN AND DOES NOT INCLUDE THE COST OF ANY PROFESSIONAL AND CONSULTANT FEES FOR THE DESIGN.

REVISION	DATE	NOTICE
1	07/02/15	
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10		

SHEET TITLE:	EXISTING & PROPOSED FLOOR PLANS
CLIENT:	SCOTT RESIDENCE
ADDRESS:	728 E. GREYSTONE AVENUE MONROVIA, CA 91016
DRAWN BY:	W. WILSON
DATE:	07/01/15
SCALE:	1/4" = 1'-0"
REVISION:	
SHEET NUMBER:	A-3.1



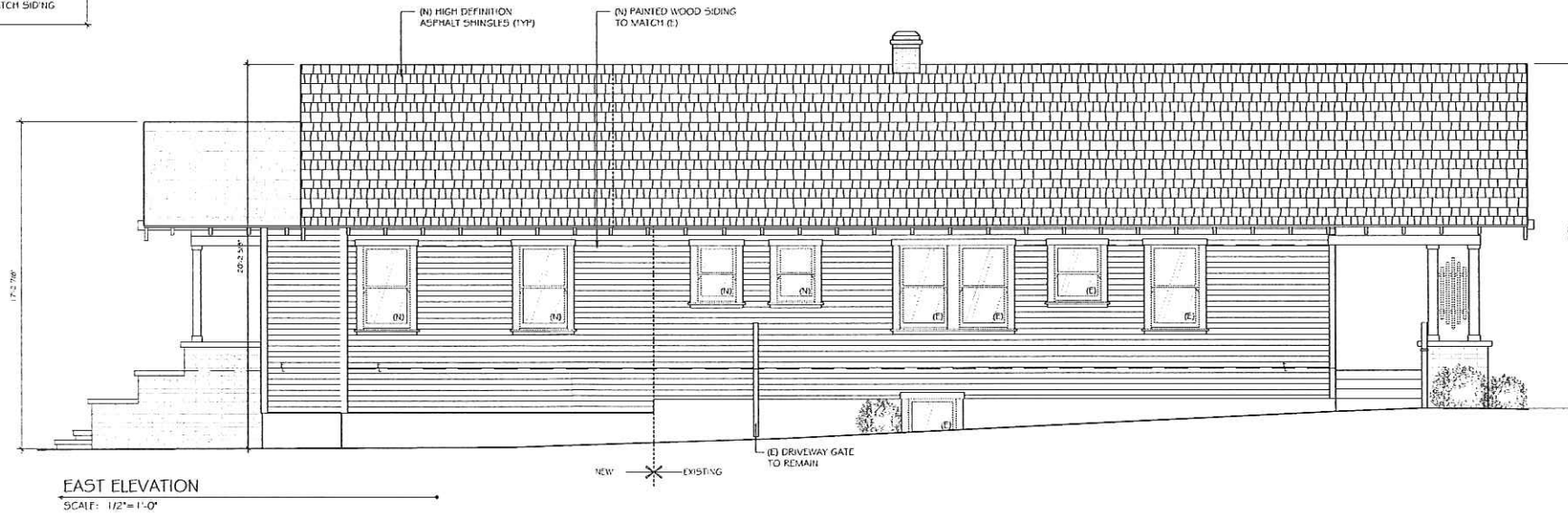
**NORTH ELEVATION (FACADE-NO CHANGES)**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/2" = 1'-0"



**SOUTH ELEVATION (AREA OF ADDITION)**  
SCALE: 1/2" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/2" = 1'-0"

**NOTICE:**  
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REVISION	DATE
Δ SUBMITTED FOR HISTORIC PRES. & MINOR DEVIATION (DRG)	07/02/15

<b>SHEET TITLE:</b> EXTERIOR ELEVATIONS	
<b>CLIENT:</b> SCOTT RESIDENCE	<b>DATE:</b> 07/01/15
<b>ADDRESS:</b> 728 E. GREYSTONE AVENUE MONROVIA, CA 91016	<b>SCALE:</b> 1/4" = 1'-0"
<b>DRAWN BY:</b> W. WILSON	
<b>REVISION:</b>	
<b>SHEET NUMBER:</b> A-4.1	