



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2015-03

AGENDA ITEM: AR-3

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: April 29, 2015

TITLE: Certificate of Appropriateness CA2015-03; HL-94;
150 North Magnolia Avenue

APPLICANT: James and Michelle Hinkley
150 North Magnolia Avenue
Monrovia, CA 91016

REQUEST: Review construction of a 200 square foot garage addition to the front of an existing two-car garage that is located in the southeast corner of the property

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The property located at 150 North Magnolia Avenue was approved as a historic landmark with a Mills Act Contract by the City Council in November 2005. The owners are requesting approval of a Certificate of Appropriateness to construct a 200 square foot addition to the front of their detached, two-car garage that is located in the rear southeast corner of the property.

ANALYSIS: The applicant is proposing a 200 square foot addition to the front of the existing two-car garage. Permits for the new garage were obtained in May 2004 so the garage is not old. The addition will have the same horizontal wood siding that currently exists on the garage. There are no windows proposed on the side elevations. The existing front of the garage will look exactly as it does now with the same gable design, attic window and venting.



The existing materials for the front window and venting will be reused. The gable will have the same decorative knee braces. Wood trims and roofing material will also match what is on the current garage and the exterior will be painted the same.

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 CA2015-03 for Historic Landmark HL-94/MA89 at 150 North Magnolia Avenue