



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2015-01

AGENDA ITEM: PH-1

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: January 28, 2015

TITLE: Certificate of Appropriateness CA2015-01; HL-117/MA-111;
257 Melrose Avenue

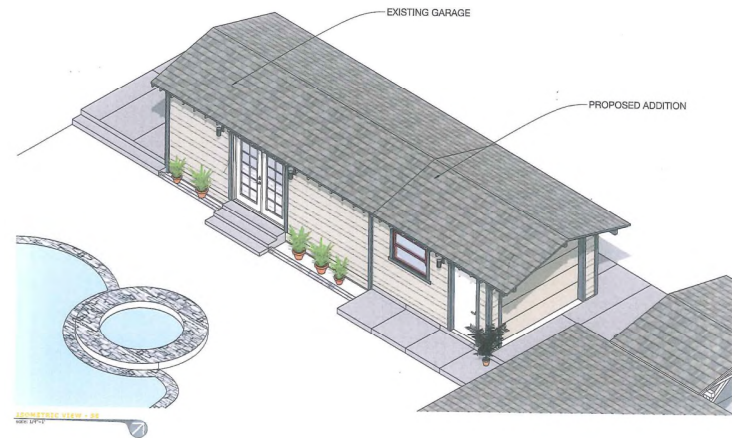
APPLICANT: Kevin and Shannon Coulter
257 Melrose Avenue
Monrovia, CA 91016

REQUEST: Review construction of a 173 square foot garage addition to the front of an existing one-car garage that is located in the rear northwest corner of the property

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The property located at 257 Melrose Avenue was approved as a historic landmark with a Mills Act Contract by the City Council in November 2007. The owners are requesting approval of a Certificate of Appropriateness to construct a 173 square foot addition to the front of their detached, 296 square foot one-car garage that is located in the rear northwest corner of the property.

ANALYSIS: The proposed 173 square foot addition to the existing one-car garage will have the same wood shingle siding that currently exists on the garage. The proposed wood window on the south elevation will match the windows on the house and the new garage door will be architecturally compatible. Additionally the roof overhang will match the house as long as it meets zoning and building code regulations. Wood trims and roofing material will also match what is on the current garage. The addition will be painted the same as the current garage.



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 CA2015-01 for Historic Landmark HL-117/MA111 at 257 Melrose Avenue

257 Melrose Ave, Monrovia, Ca

Garage Addition Details

Lot size: 7544 sq. feet

House size: 1596 sq. feet

Current structures on property:

Pass through carport: 142 sq. feet

Current garage: 296 sq. feet

Total 438 sq. feet or 5.8% of property

With proposed garage expansion:

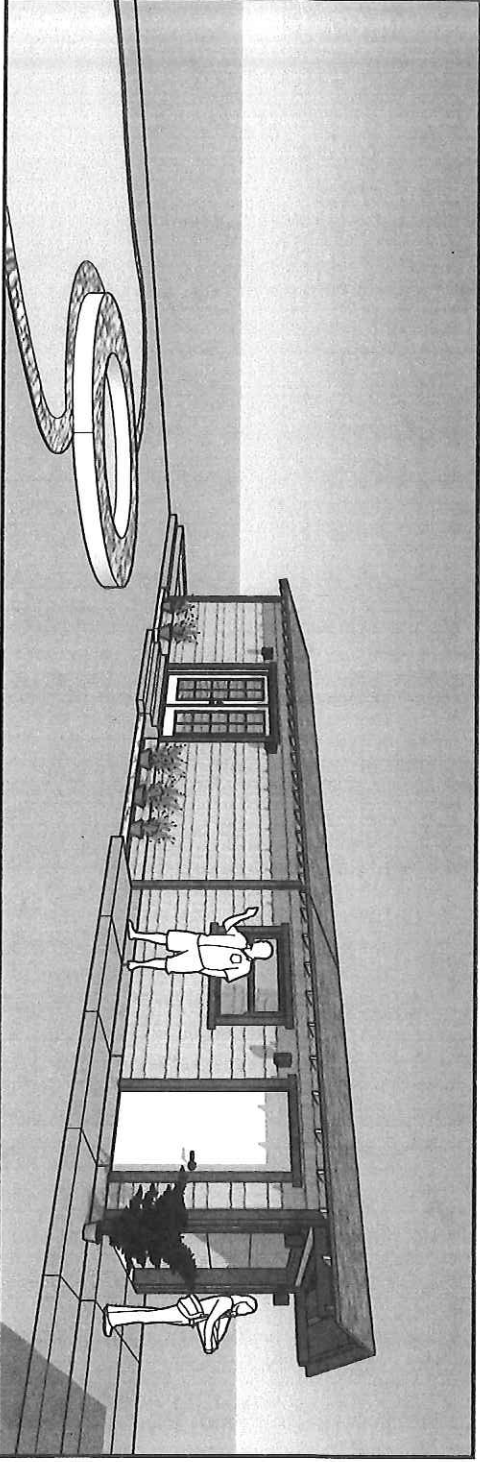
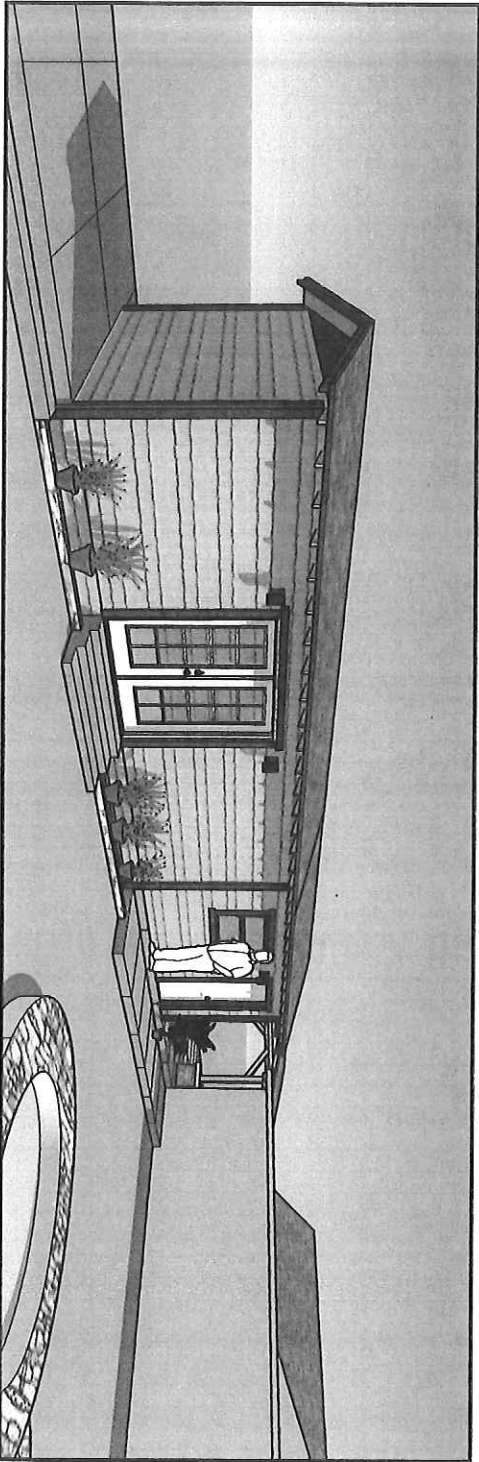
Pass through carport: 142 sq. feet

Expanded garage: 469 sq. feet total

Total 611 sq. feet or 8% of property

Window in garage expansion (if window is approved) would be a period correct single or double hung window sourced from architectural salvage store to match the windows on the house. (see provided picture). New door will also be a period correct door.

Cedar shingles for siding of house have been sourced and will be the same as what is currently on the garage. Trim and roofing material will also match current garage. Addition will be painted in color scheme matching current garage/house colors.



DRAWING INDEX

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PROJECT NOTES:

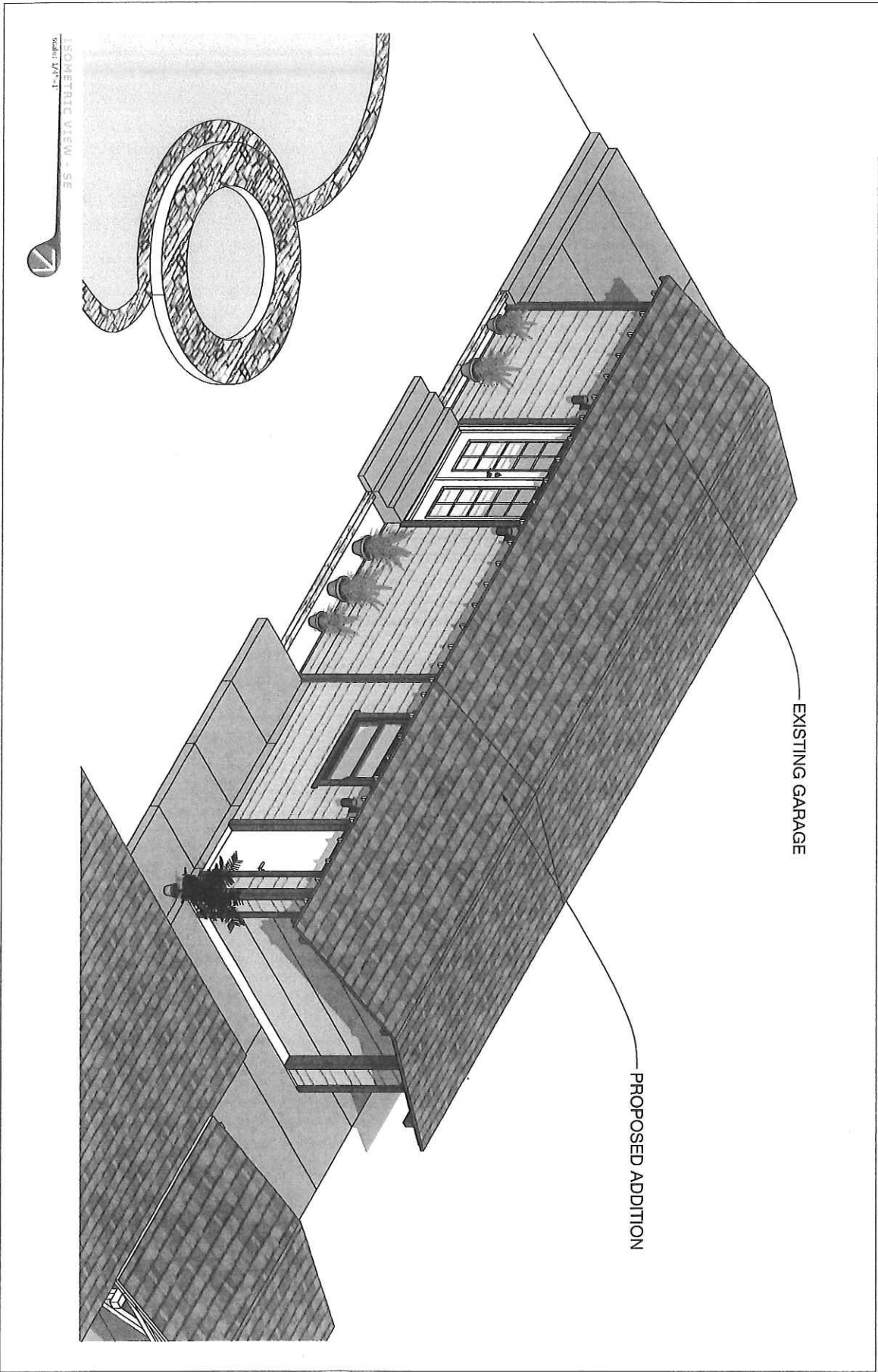
THE EXISTING HOME IS A REGISTERED HISTORIC HOME. THE ADDITION IS TO BE A 14'-0" EXTENSION OF THE EXISTING GARAGE. THE OVERALL HEIGHT WILL MATCH THE EXISTING GARAGE AT 10'-3". CLIENT WOULD LIKE TO ADD A DOOR AND WINDOW AS WELL AS AN OVERHANG OF 30" IN THE ADDITION. THERE IS A PASS-THROUGH CARPORT ON THE SITE.

ADP

KEVIN C. GARAGE ADDITION :: Morrovia, CA :: January 12, 2015 ::

Drawn by: JONAS WITTELEB - Designer :: The American Design Factory :: 3011 Tice Creek Way, Sacramento, CA 95833 :: 916.957.6209

January 12, 2015 :: © 2015 THE AMERICAN DESIGN FACTORY



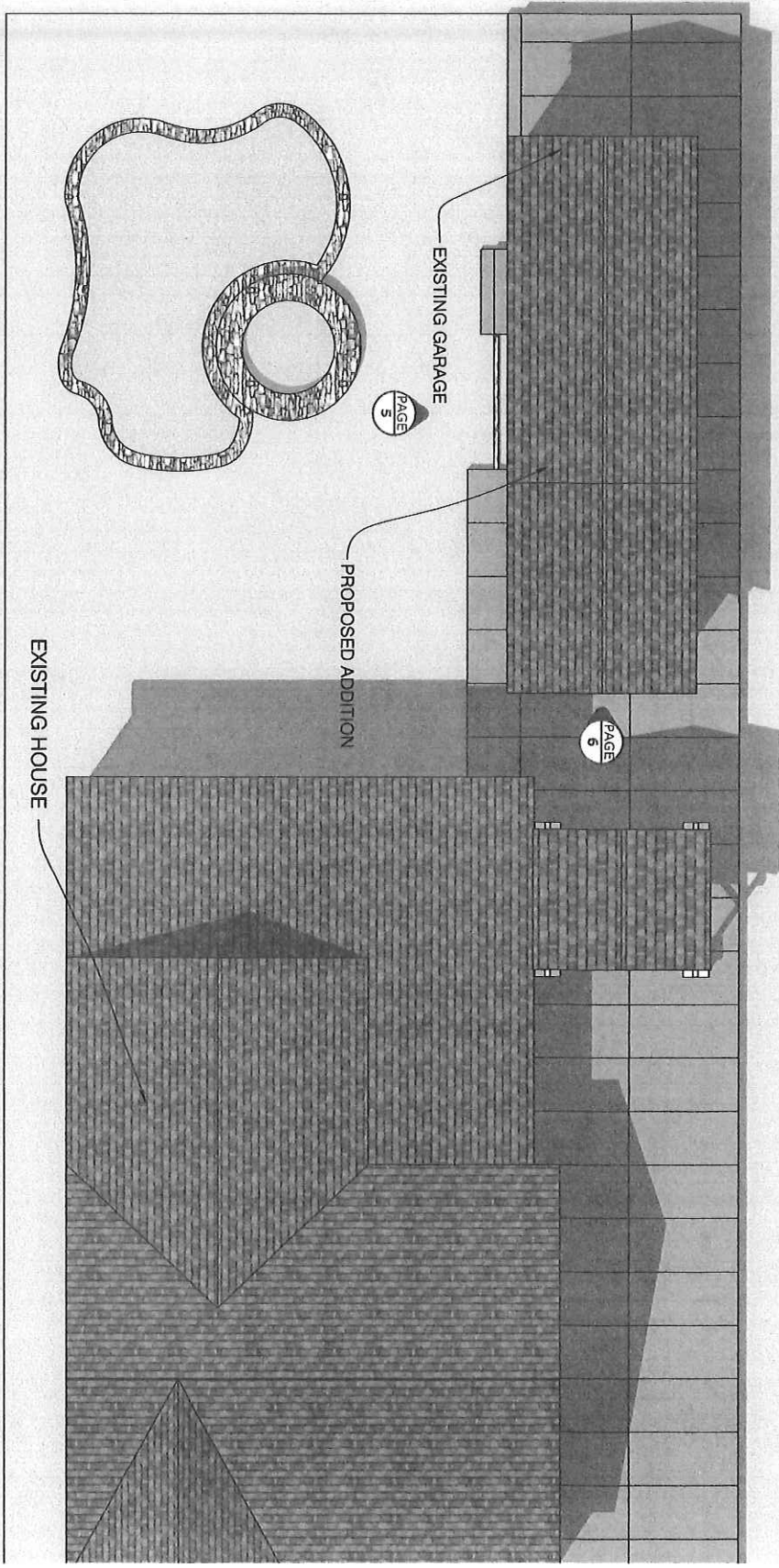
ISOMETRIC VIEW - SE
Scale: 1/8"=1'

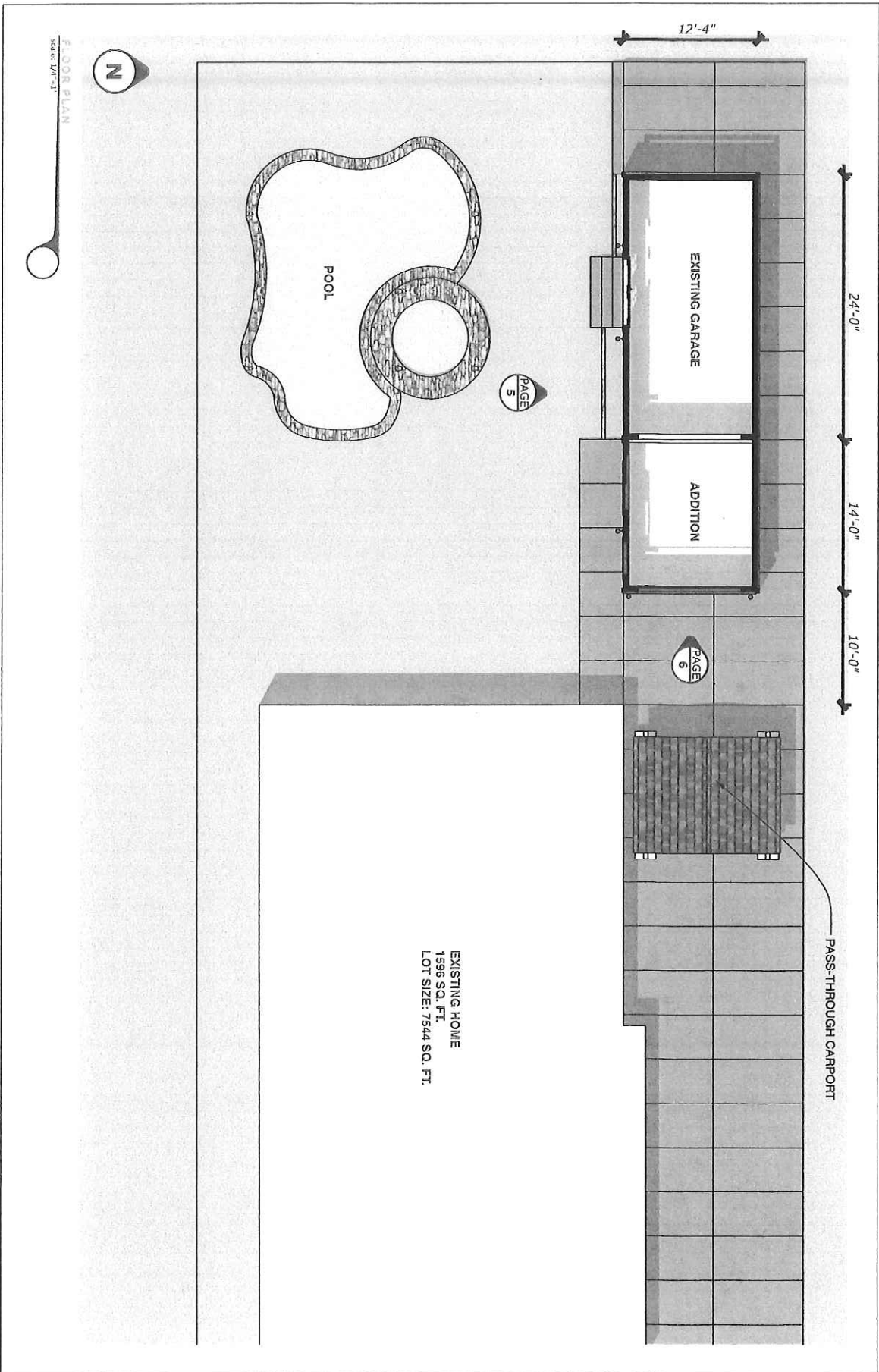
EXISTING GARAGE

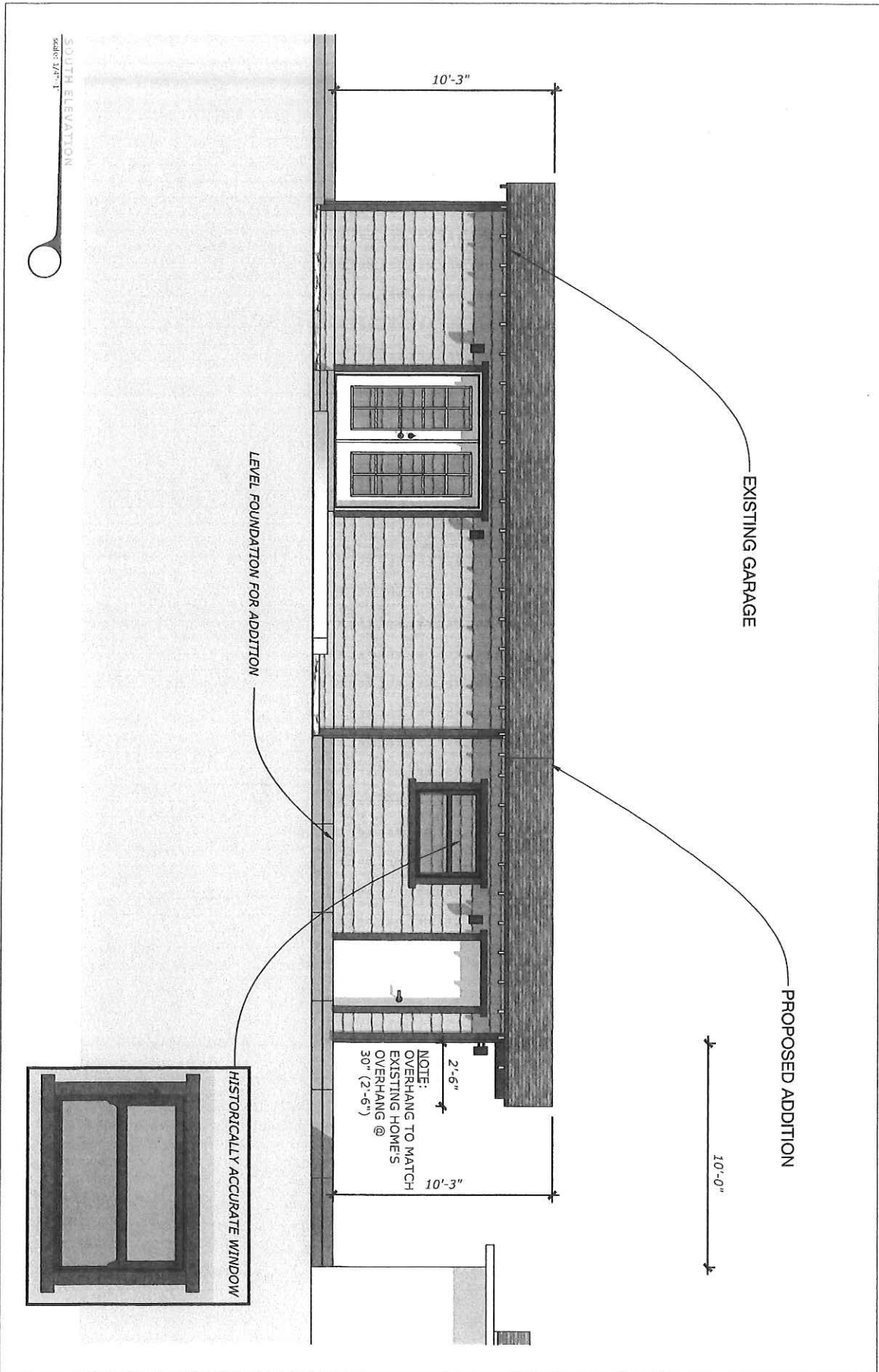
PROPOSED ADDITION



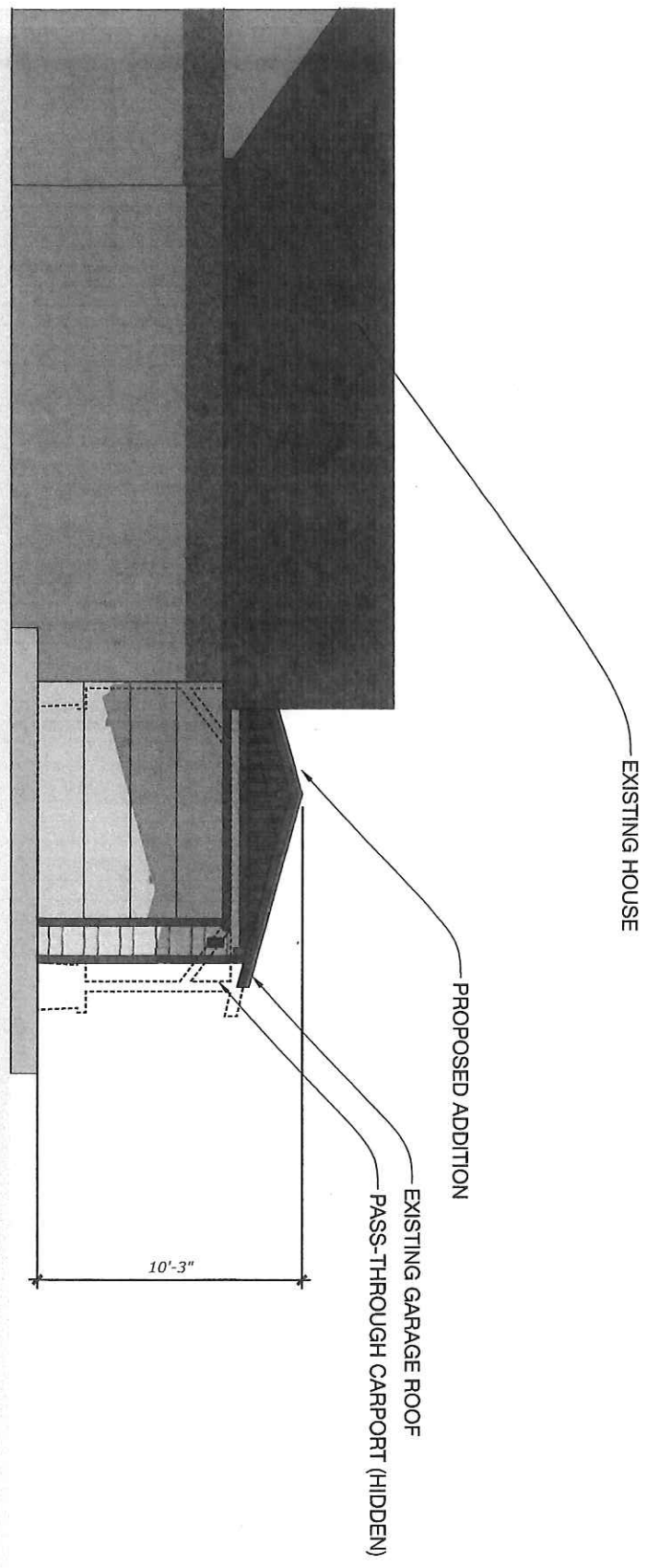
SITE PLAN
Scale: 1/8" = 1'-0"



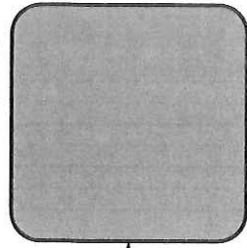




WEST ELEVATION
SCALE: 1/4" = 1'



COLOR BOARD REFERENCE



SIDING AND GARAGE DOOR

001



TRIM

002



GABLE ACCENT

003