



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2015-02

AGENDA ITEM: PH-2

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: January 28, 2015

TITLE: Certificate of Appropriateness CA2015-02; HL-109/MA-103;
338 Highland Place

APPLICANT: Edward and Jennifer Burgh

REQUEST: Review construction of a new 278 square foot wood trellis patio cover and L-Shaped BBQ island in the rear yard between the pool and the house

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The property located at 338 Highland Place was approved as a historic landmark with a Mills Act Contract by the City Council in December 2009. The owners are requesting approval of a Certificate of Appropriateness to construct a 278 square foot wood trellis and L-shaped BBQ island in the rear yard between the pool and the house.

ANALYSIS: The proposed wood trellis patio cover will be located behind the house and will not be visible from the street. It is a detached structure that will measure 15' by 18.5' (278 square feet). It will be constructed with four wood posts and an open wood beam cover and will measure 8' in height. An L-shaped BBQ island will be located beneath the patio cover. Although the BBQ island will not require a building permit, it will require a plumbing and electrical permit.

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 that the Historic Preservation Commission. If the Historic Preservation Commission concurs then, the appropriate action would be a motion to:

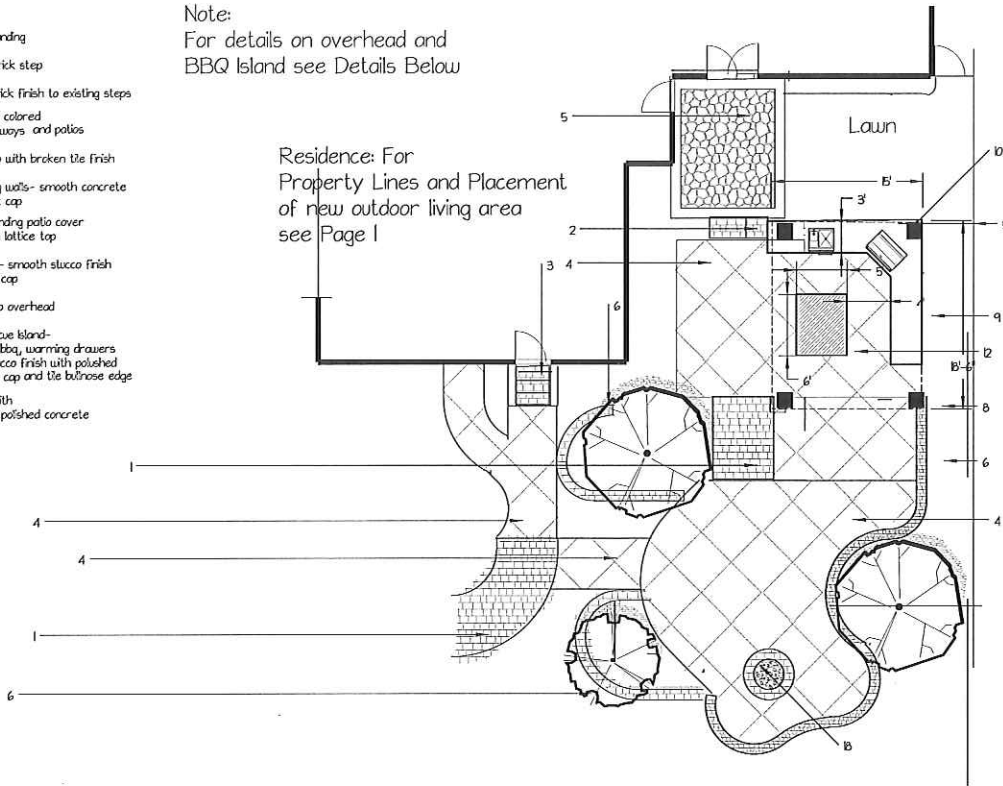
Approve Certificate of Appropriateness CA2015-02 for Historic Landmark HL-109/MA103 at 338 Highland Place

Legend

- 1 New brick Landing
- 2 New used brick step
- 3 Add used brick finish to existing steps
- 4 New washed colored concrete walkways and patios
- 5 Existing patio with broken tile finish
- 6 +10" retaining walls- smooth concrete face used brick cap
- 8 + 8' freestanding patio cover 4 posts & open lattice top
- 10 + 12" fire pit- smooth stucco finish with used brick cap
- 9 Built in TV to overhead
- 10 + 36" Barbecue Island- with sink, bar, bbq, warming drawers and smooth stucco finish with polished washed colored cap and tile barrose edge
- 12 + 36" Island with cap colored polished concrete

Note:
For details on overhead and BBQ Island see Details Below

Residence: For Property Lines and Placement of new outdoor living area see Page 1

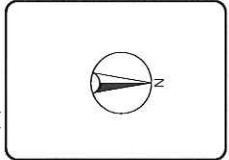


NOTES

Cynthia Kiklavi Design
626-826-8242

Note:
For Property Lines and Placement of new outdoor overhead and BBQ area see page 1

NO.	DATE	DESCRIPTION



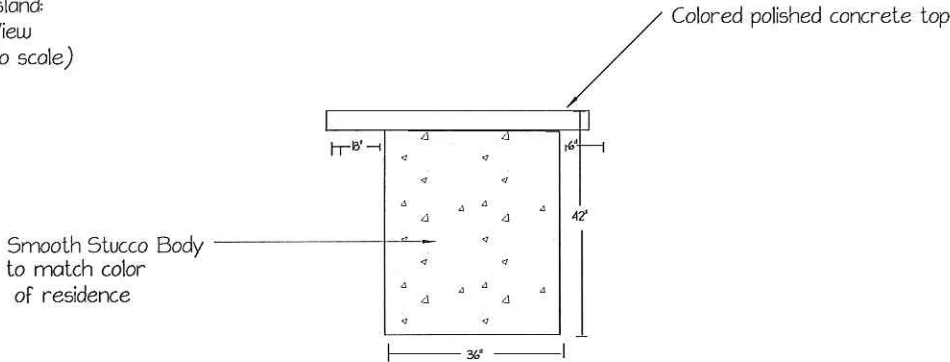
Detail Plan
Page 2

Burgh Residence
338 Highland Pl.
Marrovia

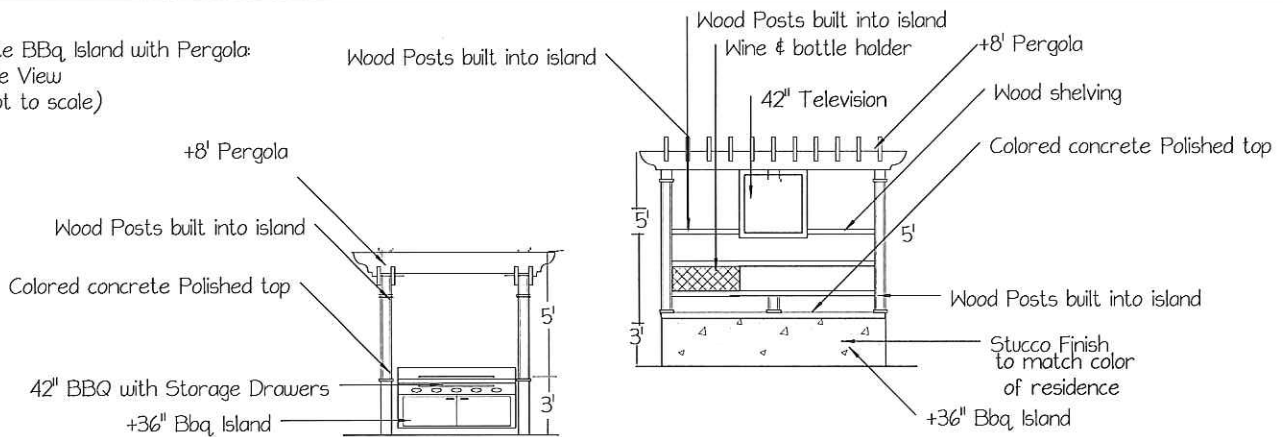
SCALE	1/4"=1'-0"	PROJECT NO.	
DRAWN BY	CK	DATE	
DESIGNED BY			
DATE	12/28/14		
DATE PRINTED			

Printed by Spreadsheets

Note Island:
Side View
(Not to scale)



Note BBQ Island with Pergola:
Side View
(Not to scale)



PERGOLA DETAIL
with BBQ and TV
(See dimensions at drawing)