



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Façade Remodel

AGENDA ITEM: AR-2

PREPARED BY: Craig Jimenez
Planning Division Manager

MEETING DATE: October 29, 2014

TITLE: Special Review of Façade Modification to a Building in the Historic Commercial Downtown Zone; 504 South Myrtle Avenue

APPLICANT: Sam Youssefian

REQUEST: Review of proposed change to a storefront on an existing building

ENVIRONMENT DETERMINATION: (Categorical Exemption (Class 1))

BACKGROUND: The applicant is requesting approval to replace an existing storefront on the building at 504 South Myrtle Avenue. The Monrovia Municipal Code delegates the review and approval of façade changes in the Historic Commercial Downtown (HCD) Zone to the Historic Preservation Commission (§17.14.050(C)).

Tax Assessor records indicate that the building was constructed in 1908. Over the years, the building has undergone numerous remodels and is comprised of two separate storefronts: Florsheim Shoes (502 South Myrtle Avenue) and the future Salad Bistro (504 South Myrtle Avenue). This applicant is proposing a minor modification to the '504' storefront.

ANALYSIS: Currently, the storefront has two display window areas that are flush with the building face and the entry is setback 11'-7". City building permit records show that the storefront was installed in 1949. The proposed plan removes the display windows on either side of the entry which will become an open patio enclosed by 42" decorative metal railing along the front and returning to the entry. The existing wood frame, double door entry as well as the sidelights will remain. New two-panel accordion doors will be setback in line with the remaining entry forming a single plane. The proposed doors are wood framed with single lights. The wood frames will be painted a dark brown (Behr – Mountain Ridge). The proposed design will create a patio area within the building, similar to Old Town Pizza in the 300 block of South Myrtle Avenue.

Additionally, the awning will be removed and the existing "texture coat" stucco will be replaced with smooth finished tan stucco framing the storefront (La Habra – Misty). The outdoor seating area floor will be ceramic tile.

The proposed materials and design are consistent with and appropriate for Old Town and will significantly improve and update the appearance of the building.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission approve the façade remodel. If the Historic Preservation Commission concurs then the appropriate action would be a motion to:

Approve the façade remodel at 504 South Myrtle Avenue



(E) ROOF TILES TO REMAIN

(N) SMOOTH STUCCO "LA HABRA" COLOR: X-17 M

(E) DOOR & FIX. W/ TO REMAIN

(N) 2-3'-4" x 7'-6" FOLDING DOOR (TYP. 2 PLCS.)

(N) CERAMIC TILE 4" THK. CONG. SLAB "DAL TILE" CERAMIC COLOR: BEIGE

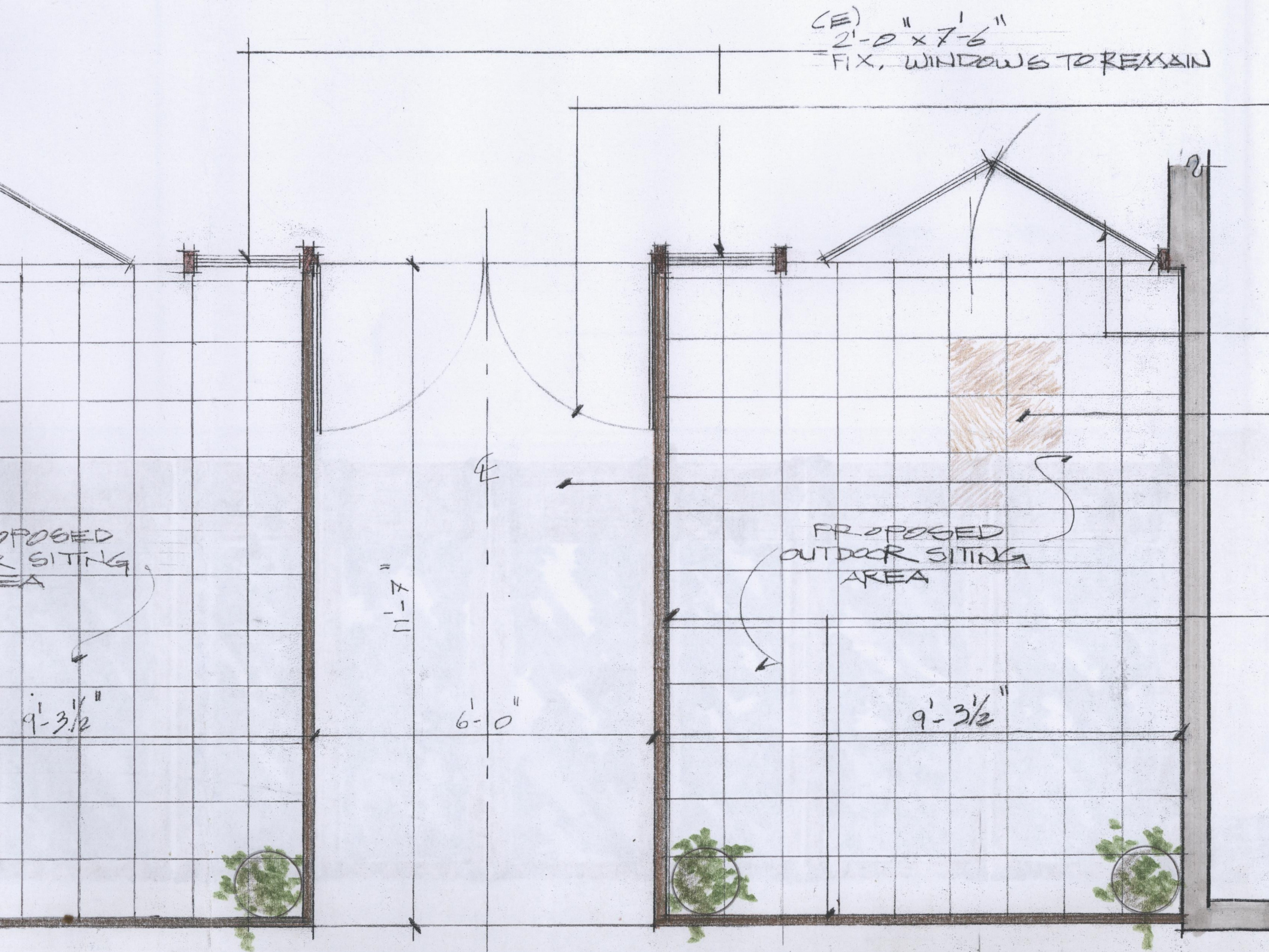
4'-2" x 4'-2"

0.00 F.F.L.

(E) CONG. PAVING TO REMAIN

(N) 4" THK. CONG. SLAB

PROPOSED PARTIAL WEST 1/4" = 1'-0"



(E)
 2'-0" x 7'-6"
 = FIX. WINDOWS TO REMAIN

(E) 1'-3-0" x 7'-6"
 = DOOR TO REMAIN

(N)
 2-3-4" x 7'-6"
 = FOLDING DOORS
 (N) 13" x 13" CERAMIC TILE OVER
 4" THK.
 CONG. SLAB

(E)
 = CONG. PAVING
 TO REMAIN

(N)
 42" HT.
 = GUARDRAIL
 "BEHR" EXTERIOR PAINT
 COLOR: 780B-7D BISON BROWN

PROPOSED
 SITING
 AREA

PROPOSED
 OUTDOOR SITING
 AREA

PROPOSED
 PARTIAL FLOOR PLAN
 1/2" = 1'-0"

(N)
 42" HT.
 = W.I. GUARDRAIL

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