



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2014-01 (cont.)

AGENDA ITEM: AR-1

PREPARED BY: Craig Jimenez
Planning Division Manager

MEETING DATE: October 29, 2014

TITLE: Certificate of Appropriateness CA2014-01; HL-102/MA-96; 619 West Hillcrest Boulevard

APPLICANT: Christopher and Lisa Tsirgotis
619 West Hillcrest Boulevard
Monrovia, CA 91016

REQUEST: Construct an accessory structure in the rear northwest corner of the property

ENVIRONMENT DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The property located at 619 West Hillcrest Boulevard was approved as a historic landmark with a Mills Act Contract by the City Council in November 2006. The owners are requesting approval of a Certificate of Appropriateness to construct a new 269 square foot accessory structure in the northwest corner of the rear yard. The request was originally reviewed at the July 23, 2014 meeting of the Historic Preservation Commission. At the meeting, the Commission requested additional information to be provided on the plans and the application was continued. The applicant has submitted revised plans to address the points discussed at the previous meeting.

Since the proposed accessory structure will replace the existing casita, the Mills Act Contract needed to be amended to remove the condition requiring its retention. Based on the Commission's recommendation, the City Council approved the amendment to the Mills Act Contract on September 16, 2014.

ANALYSIS: The 269 square foot proposed structure will be in the same location as the existing 60 square foot casita in the rear yard in northwest corner of the property. The building will not be visible from the street. It is setback 5' from the rear property line and 3'-2" from the side (west) property line and approximately 68' behind the rear of the house.

The building is a smooth stucco sided Spanish design that is similar in style to the existing casita and incorporates design details from the house. The building has a flat roof with a modulated parapet. The front elevation has a wood framed, single French door with two partial length sidelights, also wood framed with true divided lights. The built-in planters along the front elevation (which partially wraps on the east side) will be finished with stucco and a concrete cap. A partial shed porch is centered over the door and incorporates corbels and a mission tile roof.

Wood framed, divided light windows are on the east (side) and north (rear) elevations.

The Historic Preservation Ordinance requires that exterior changes, additions or new structures on designated properties be approved by the Historic Preservation Commission through a Certificate of Appropriateness. The Commission must determine that the proposal meets the following findings in order to approve the request:

- 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 CA2014-01 for Historic Landmark HL-102 at 619 West Hillcrest Boulevard