



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2014-01

AGENDA ITEM: AR-1

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: July 23, 2014

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

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

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

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The property located at 619 West Hillcrest Boulevard was approved as a City Landmark with 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.

Built in 1926, the house is a very good example of Spanish Colonial Revival architecture. The property owners are requesting to construct a new accessory structure in the place of the existing casita. The proposed 269 square foot structure will be located in the northwest corner of the property. The review and consideration of this request is contingent on the amendment of the Standards and Conditions of the Mills Act Contract to remove the current stipulation that requires the preservation of the casita in the rear yard as discussed in PH-3 on this agenda.

DISCUSSION: The 269 square foot proposed structure will be in the same location as the existing 60 square foot casita. The exterior stucco will be a smooth finish to match the stucco on the main house. Doors and windows will be new and will match the existing style on the casita. The structure is basically a larger version of what currently exists.

Currently, the proposed structure does not meet zoning setback requirements, therefore there may be some modifications to the exact placement. At this point, the Commission is merely approving the architecture and exterior materials of the structure. If approved by the Commission, the structure will need to meet current building and zoning codes.

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. Since this request will remove or substantially replace the existing casita, the application for the Certificate of Appropriateness can only be made if the Historic Preservation Commission determines that the casita is not a significant contributing factor to the significance of the property and recommends that the Mills Act Contract be amended.

If that is the case, then the Commission can consider the request and conditionally 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.

Lastly, a decision to approve the Certificate of Appropriateness will only be valid after the recording of the approved amendment of the Mills Act Contract.

MOTION: If the Commission determines that the accessory structure meets the requirements of a Certificate of Appropriateness, then following the public hearing, the appropriate motion would be:

Approve Certificate of Appropriateness CA2014-01 pending City Council's approval of the amendment to the Standards and Conditions list removing the casita as a contributing structure to the property