



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2017-02

AGENDA ITEM: AR-3

PREPARED BY: Jose Barriga
Assistant Planner

MEETING DATE: March 1, 2017

TITLE: Certificate of Appropriateness CA2017-02; HL-38/MA-36
243 North Encinitas Avenue

APPLICANT: Ronald L. Dorazio
6710 Brentmead Avenue
Arcadia, Ca 91007

REQUEST: Review of the exterior façade remodel and 42 square foot addition to an existing 475 square foot, single-story guest house located in the rear yard of the subject property. The subject property is located in the RL (Residential Low Density) zone.

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 31)

BACKGROUND: The property located at 243 North Encinitas Avenue was approved by the City Council in March 2002 as a historic landmark with a Mills Act Contract. The applicant is requesting approval of a Certificate of Appropriateness for an exterior façade remodel and a 42 square foot addition to an existing single-story detached accessory structure (guest house) located at the rear of the property. The existing two-story single-family home was built in 1908.

ANALYSIS: The existing 475 square foot single-story detached guest house was built in 1947 according to the construction history indicated on the approved DPR Form. The guest house is located behind the main house, on the northwest corner of the subject property. The owner is proposing an interior remodel that would convert the existing guest house into a recreation room. The current floor plan consists of a den, one bedroom, a kitchen, and a bathroom. There is also a covered porch with an attached storage shed located at the rear of the structure. The guest house is clad in wood siding which is similar to the siding on the existing two-story single family home.

The proposed interior remodel will eliminate the bedroom and kitchen, and the new recreation room will provide an open floor plan with a new wet bar area and full bathroom. The screened front porch would be enclosed and two double-hung windows would be removed on the front (west) elevation. Given that the guest house



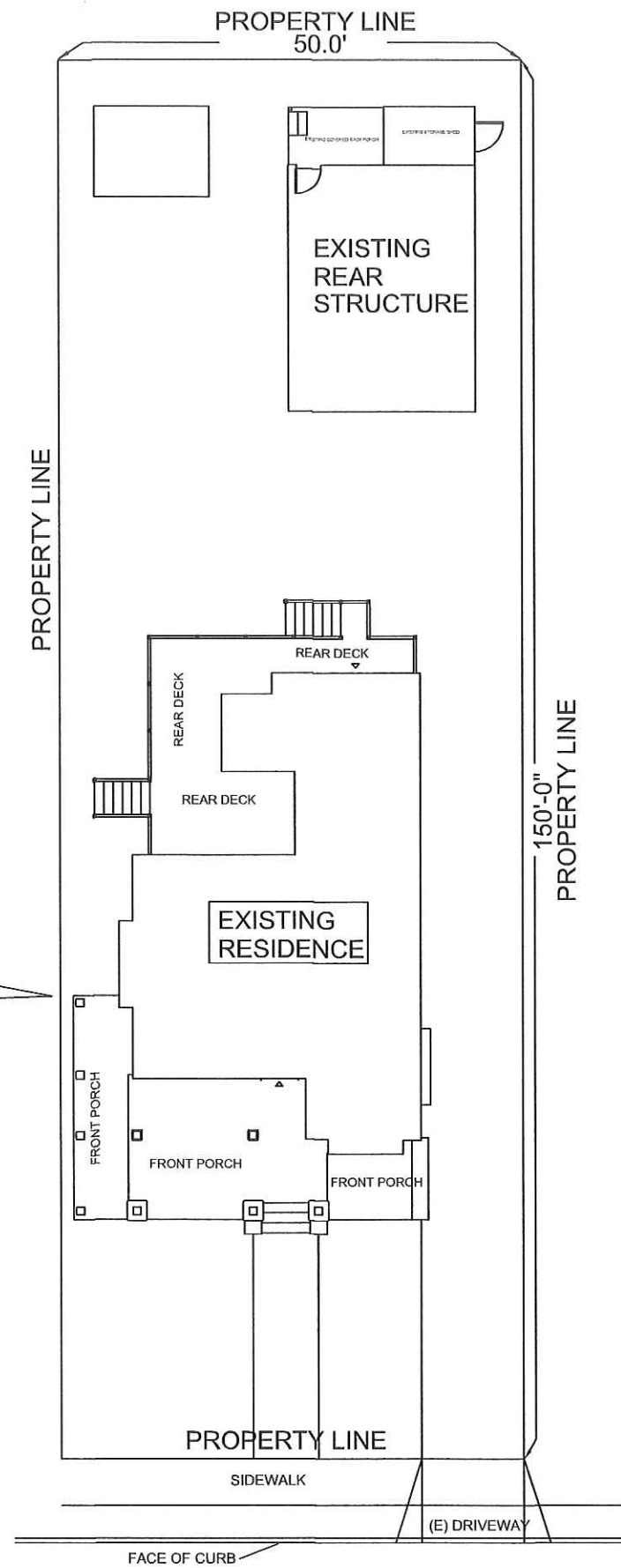
was not original to the property, as it was constructed in 1947, the applicant is proposing to use a modern wood folding glass door which will serve as the main entrance to the recreation room. Based on the window detail provided by the applicant, the exterior finish and appearance of the glass door is consistent with the 1947 accessory structure even though the functionality is modern. The existing roof will not be altered since the roof already covers the existing foot print of the proposed addition.

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 CA2017-02 for Historic Landmark HL-38/MA-36 at 243 North Encinitas Avenue.



REMODEL SUMMARY
 PROPOSED REMODEL TO FRONT RESIDENCE REWORKING (E) 2ND FLOOR AREA TO CREATE A MASTER SUITE INCLUDING BATHROOM, WALK-IN CLOSET AND BEDROOM.
 NO EXTERIOR MODIFICATONS TO FRONT RESIDENCE
 PROPOSED REMODEL TO REAR STRUCTURE REMOVE (E) KITCHEN AND CREATE A WET BAR AREA, REMOVE BEDROOM AREA AND AND FRONT SCREENED IN PORCH AND CREATE ONE LARGER ENTERTAINMENT SPACE.

SITE NOTES:
 #1 NO OAK TREES TO BE REMOVED FROM PROPERTY
 #2 NO 3:1 SLOPES WITH-IN 40 FEET OF LOT
 #3 NO EASEMENTS ON LOT
 #4 NO POOL ON LOT

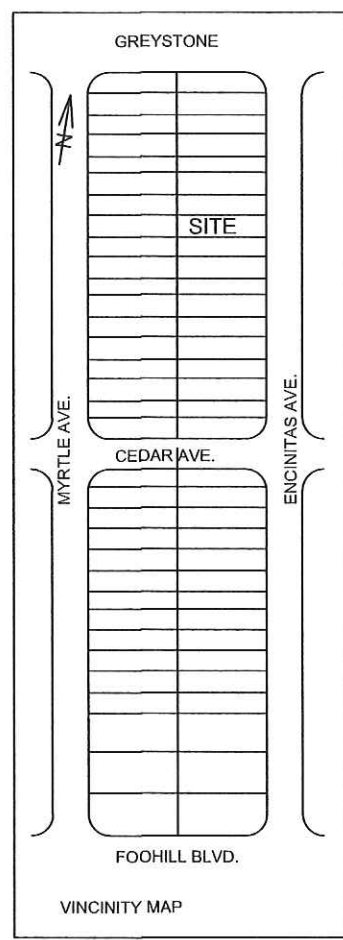
SITE DATA
 SIZE OF EXISTING RESIDENCE 2432.00
 SIZE OF REAR STRUCTURE 475.00 SQ. FT.
 TOTAL LOT COVERAGE 2907.00 SQ. FT.
 NET LOT AREA: 7500.00 SQ. FT.
 LOT COVERAGE 38.8%

OF BEDROOMS FRONT RESIDENCE FOUR (4)
 # OF BATHROOMS THREE (3)
 # OF BEDROOMS REAR STRUCTURE ZERO (0)
 # OF BATHROOMS ONE (1)

ZONING CLASSIFICATION R-1

- LEGEND:**
- PROPERTY LINE
 - ▭ EXISTING BUILDING LINE
 - ▨ (E) EXISTING HARDSCAPE AREAS
 - ▭ (E) LAWN AND PLANTER AREAS
 - ==== EXISTING BLOCK WALLS

MR & MRS ALAN REMEDIOS
 243 N. ENCINITAS AVE.
 MONROVIA, CALIFORNIA 91016
 ASSESSOR'S PARCEL # 8519-025-016



REMEDIOS RESIDENCE
 REMODEL
 TEMPLE CITY----- CALIFORNIA

RLD AND ASSOCIATES
 ARCHITECT
 CALIFORNIA LICENSE # C 26610
 6710 BRENTMEAD AVENUE
 ARCADIA, CALIFORNIA 91007
 (626) 447 9319

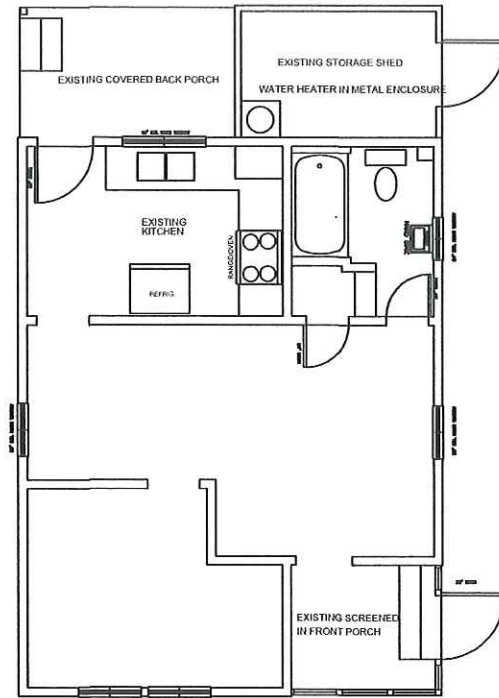
REVISIONS: -

BUILDING DEPT. CORRECTIONS 11/13

DATE: 10-20-12
 SCALE: 1/8" = 1'-0"
 DRAWN: R. DORAZIO

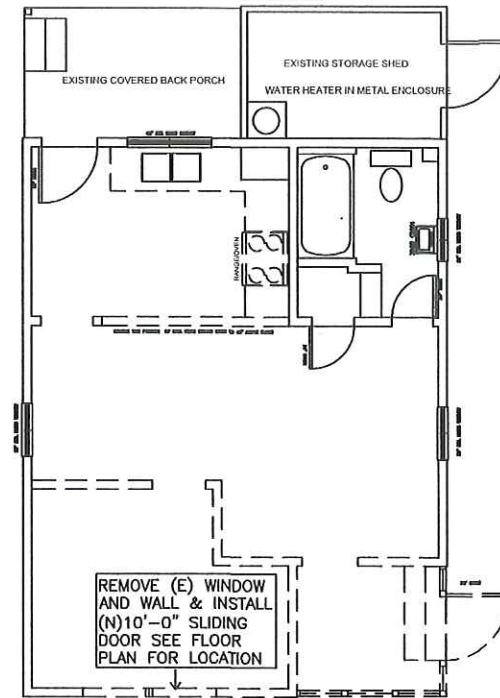
SHEET TITLE:
 - SITE PLAN
 -
 -

JOB NO.175-16 SHEET 2 OF 10
 SHEET NO.
A-1



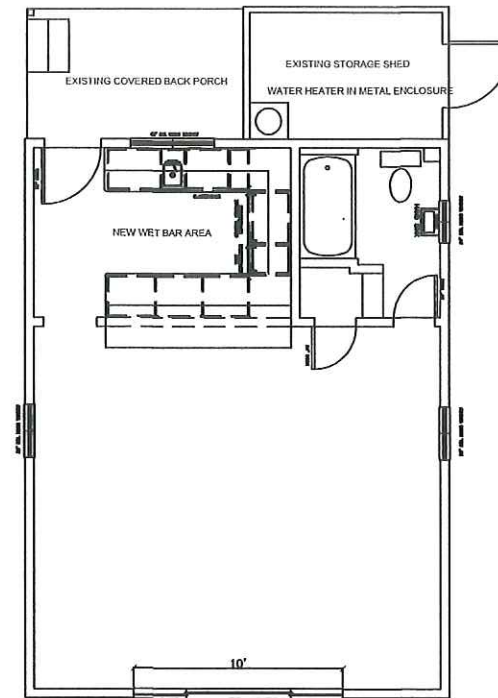
EXISTING PLAN

1/4" = 1'-0"



DEMO PLAN

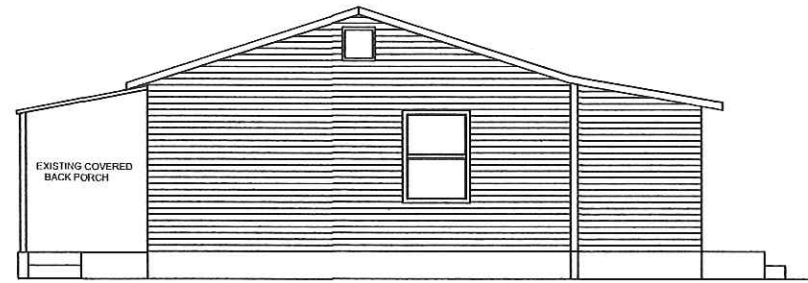
1/4" = 1'-0"



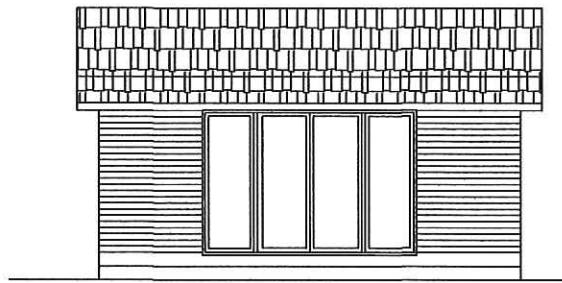
MODIFIED PLAN

1/4" = 1'-0"

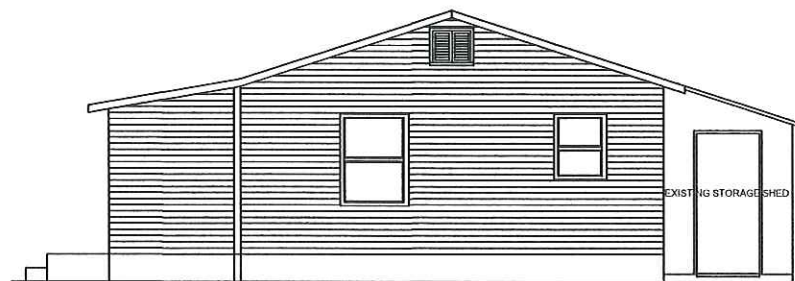
LEGEND	
LINE TYPE	DESCRIPTION
	NEW WALLS
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS



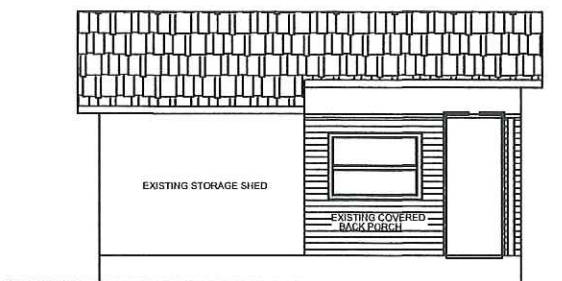
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

THE SIDING ON THE REMODELED AREA OF THE STRUCTURE WILL BE THE SAME MATERIAL AND COLOR AS THE EXISTING

REMEDIOS RESIDENCE
REMODEL
234 N. ENCINITAS AVE.
MONROVIA-- CALIFORNIA

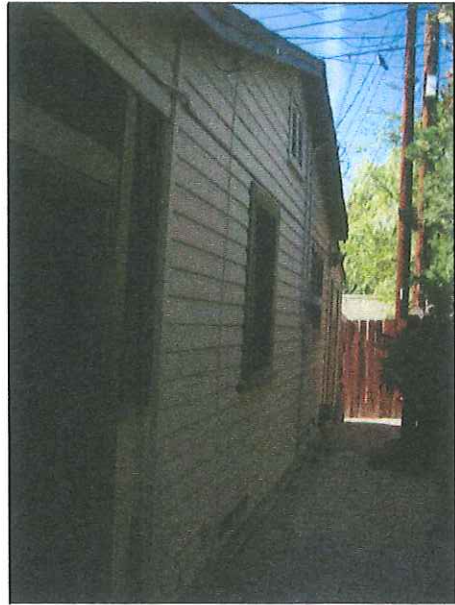
RLD AND ASSOCIATES
ARCHITECT
CALIFORNIA LICENSE # C 26610
6710 BRENTMEAD AVENUE
ARCADIA, CA 91007
(626) 447-9319

REVISIONS:

DATE: 10/22/16
SCALE: 1/4" = 1'-0"
DRAWN: R. DORAZIO

SHEET TITLE:
-REAR
-STRUCTURE
-PLANS
JOB NO.175-16 | SHEET 5 OF 15
SHEET NO.

A-5



NORTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

REMEDIOS RESIDENCE

REMODEL
234 N. ENCINITAS AVE.
MONROVIA-- CALIFORNIA

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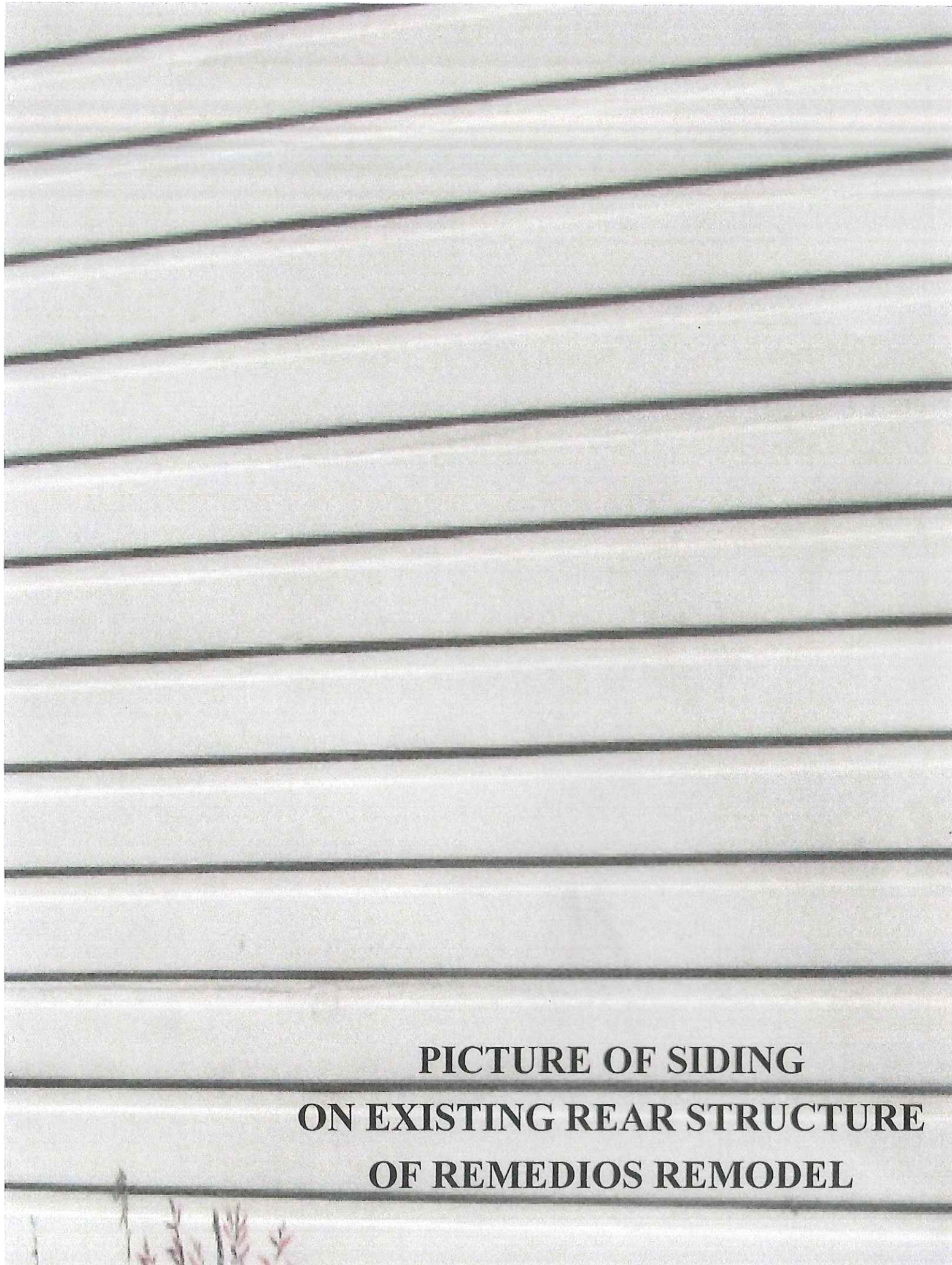
REVISIONS: -

DATE: 12/12/16
SCALE: NONE
DRAWN: R. DORAZIO

SHEET TITLE:
-REAR
-STRUCTURE
-PHOTOS

JOB NO.175-16 SHEET 5 OF 15
SHEET NO.

P-1

A close-up photograph of white horizontal siding on a building's rear structure. The siding consists of multiple rows of horizontal panels, each with a slightly raised, ribbed texture. The panels are separated by dark, recessed grooves. The overall appearance is clean and uniform. In the bottom left corner, there are some small, reddish-brown plants or weeds growing from the ground.

**PICTURE OF SIDING
ON EXISTING REAR STRUCTURE
OF REMEDIOS REMODEL**