



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2017-03

AGENDA ITEM: AR-2

PREPARED BY: Jose Barriga
Assistant Planner

MEETING DATE: March 1, 2017

TITLE: Certificate of Appropriateness CA2017-03; HL-39/MA-37
205 North Encinitas Avenue

APPLICANT: Helen and Peter Falco
205 North Encinitas Avenue
Monrovia, CA 91016

REQUEST: Review the replacement of single glazing to dual glazing within existing wood windows on the second floor rear (west) and side (south) building elevations. The subject property is located in the RL (Residential Low Density) zone.

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 31)

BACKGROUND: The property located at 205 North Encinitas Avenue was approved by the City Council in March 2002 as a historic landmark with a Mills Act Contract. The owners are requesting approval of a Certificate of Appropriateness to replace existing single glazing with dual glazing in seven wood windows. The subject windows are located in a sunroom and a bathroom on the second floor, and are visible on the building's exterior rear (west) and side (south) elevations. In April 2015, the Commission reviewed and approved a Certificate of Appropriateness (CA2015-04) for a 300 square foot addition for a kitchen and dining area expansion at the rear of the property. The single-family Craftsman bungalow was built in 1911.

ANALYSIS: The Applicant is proposing to convert single glazing to dual glazing in seven existing fixed wood windows. Five of the seven windows are located within an existing sunroom; four along the rear (west) elevation, and one along the side (south) elevation. The remaining two windows are located in a bathroom and a hallway along the rear (west) elevation.



The photograph to the right shows the five sunroom windows where dual glazing is proposed. As shown in the photo, one of these window is currently boarded up with plywood.

The proposed glazing will be installed in new wood sashes to match the existing design and appearance of the original window sashes. The final product will be painted and stained to match the existing sashes on the home. The windows that were installed in the recent kitchen and dining area expansion were also fabricated and installed with a dual glazed sash. The property owners are proposing the replacement to control the summer heat and winter cold on the second floor of the home. The property owner anticipates that the modification to the windows will prevent them from needing to install another HVAC system in the attic.

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 CA2017-03 for Historic Landmark HL-39/MA-37 at 205 North Encinitas Avenue.