



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2015-08

AGENDA ITEM: AR-1

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: September 23, 2015

TITLE: Certificate of Appropriateness CA2015-08; HL-55/MA-51;
256 North Myrtle Avenue

APPLICANT: John and Alyssa Lang
256 North Myrtle Avenue
Monrovia, CA 91016

REQUEST: Review construction of a 214 square foot addition to the rear of an existing one-car garage, install a wrought iron driveway gate, remove a porch overhang and replace existing non-period windows and doors with period appropriate windows and doors

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The property located at 256 North Myrtle Avenue was approved as a historic landmark with a Mills Act Contract by the City Council in October 2003. The owners are requesting approval of a Certificate of Appropriateness to construct a 214 square foot addition to the rear of their detached one-car garage, install a wrought iron driveway gate, remove rear porch overhangs and replace non-period windows and doors with period appropriate windows and doors.



ANALYSIS: The existing one-car, detached garage is currently configured with several interior walls that do not allow a car to park inside. As part of this proposal, the interior walls will be removed to accommodate the parking of one car. The 214 square foot addition to the rear of the garage will house the washer and dryer, a new full bath and an exterior storage area (accessed from outside the garage).

The garage addition will follow the same wall plane and will have the same stucco exterior and flat roof with parapet. The existing detail along the roofline will continue on the addition. Historically accurate doors and windows will be used and will match the color and materials found in the main house. This includes white stucco, blue doors and trim, and wood doors



and windows. Additionally, the brick detail above the doors and windows and on the window sill will be installed to match the detail on the house. The storage area section of the addition will have solid wood doors to allow for privacy and security.

Current zoning code requires a detached garage to be setback a minimum of 3' from the side and rear property lines in this zone. Since the garage is located with a 2' side yard setback on the south side, the owners will be requesting a minor exception from the Development Review Committee to allow the addition to keep in line with the existing 2' setback. Approval of the minor exception is contingent on the Historic Preservation Commission's approval of the addition.

The applicants are also looking to remove two large porch overhangs that are on the rear of the house. These two overhangs protrude approximately 6' out from the house. The owners would like to replace the overhangs with steel and fabric awnings that are typical for this style of home.

The final item that is included in this Certificate of Appropriateness is the installation of a driveway gate. In October 2001, the owners received approval of a Certificate of Appropriateness to install the wrought iron fencing that is located in the front yard area. The owners would now like to add a matching 6' high wrought iron gate across the driveway. The gate would be located behind the front setback of the house.



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 CA2015-08 for Historic Landmark HL-55/MA-51 at 256 North Myrtle Avenue