



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2017-04

AGENDA ITEM: AR-2

PREPARED BY: Sheri Bermejo
Planning Division Manager

MEETING DATE: May 24, 2017

TITLE: Certificate of Appropriateness CA2017-04; HL-26/MA-26
323 Wildrose Avenue

APPLICANT: Steven and Elizabeth Cifelli
323 Wildrose Avenue
Monrovia, CA 91016

REQUEST: Review the construction of a 381 square foot single-story addition at the rear of the existing 1,395 square foot single-family residence. The subject property is located in the PD-2 (Planned Development – Area 2) zone.

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The subject property, located at 323 Wildrose Avenue, is situated on the north side of the street between South Canyon Boulevard and South California Avenue. It was approved as a historic landmark with a Mills Act Contract by the City Council on November 9, 1999. The owner is requesting approval of a Certificate of Appropriateness to construct a 381 square foot single-story addition at the rear of the existing 1,395 square foot single-family residence.

The subject residence was constructed in 1922 by Joseph Thompson, a prominent Monrovia builder. He built homes in many different architectural styles that were popular during the first half of the century, and much of his work is found throughout the San Gabriel Valley. This California Bungalow draws its design from primarily Craftsman influences. However, it contains Colonial Revival influences which are shown in its higher pitched roof, arched window attic vent, and wood front porch columns.



ANALYSIS: The existing single-family floor plan contains three bedrooms, one bathroom, a living room, a den, a kitchen, and a dining room. The back porch is sheltered by an existing wood trellis patio cover that was constructed in 1970. The property owner is proposing to demolish the existing patio cover and construct a 381 square foot addition at the rear of the house. The addition will include a larger family room, and a full bath and closet for an existing bedroom. Lastly, a new trellis patio is proposed along the north exterior wall of the new addition. The addition will be located entirely at the rear of the dwelling and will not be visible from the public right-of-way.



The proposed exterior facade will follow the same building form and architectural design as the existing front facade. All exterior facade features, with the exception of the exterior wall cladding, will match those found on the existing structure. These elements include a high pitched cross-gable roof clad in asphalt shingles, with horizontal wood siding and an arched window attic vent within the gable. Wood casement and double-hung windows that are proportionate in shape and size to the existing windows are proposed on the east, west and north elevations. Lastly, a single-paned wood French door is proposed

on the north facade which will lead to the back yard. To differentiate the new construction from the original, the applicant is proposing to use a wood Craftsman shingle panel siding (Craftsman Shingle Panels / Shakertown Cedar Shingles) instead of horizontal siding. The shingle siding will be laid in an even course fashion.

A new 8'-6" by 20'-7 $\frac{1}{4}$ " open beam wood trellis patio structure is proposed along the north edge of the new addition. The trellis structure will be attached to the house and supported by decorative wood columns that will match the original columns on the front porch. The open lattice patio cover will also incorporate decorative-cut rafter tails.

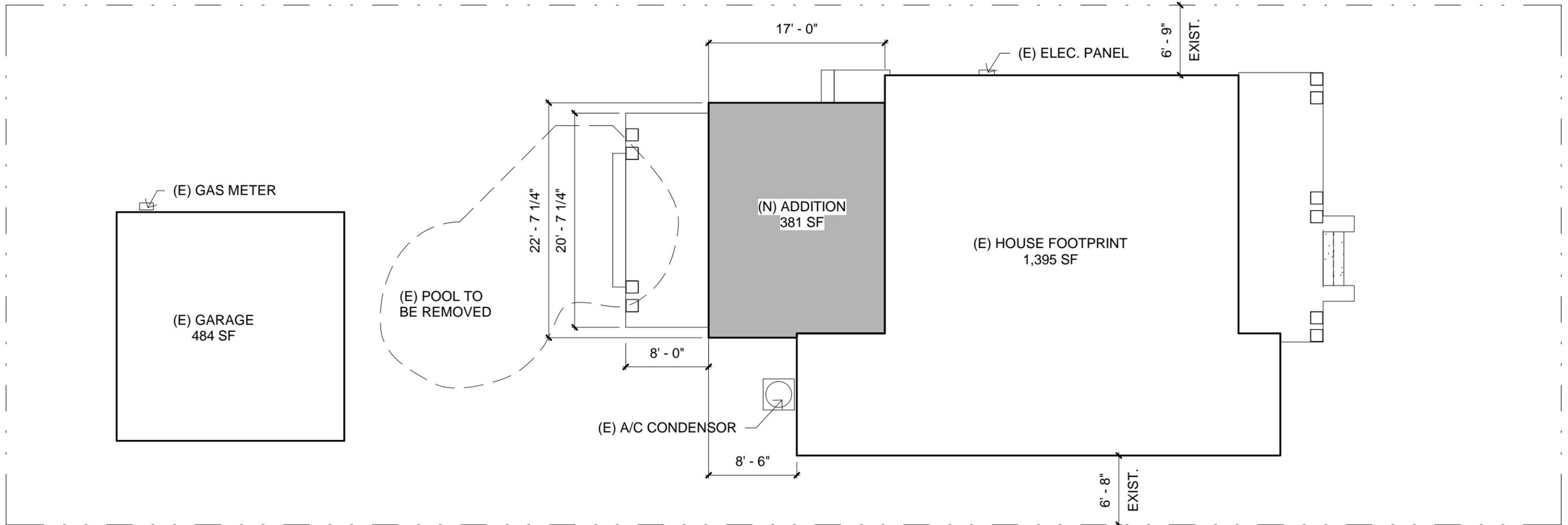
The new addition and trellis patio structure will be painted to match the existing structure. The main exterior walls will be light sage green ("Sea Glass" by Dunn Edwards SP-250), the trim color will be a darker contrasting sage green ("Eucalyptus" by Dunn Edwards DE-3154), and window, door, and attic vent trim will be painted a light burgundy ("Breaux" by Dunn Edwards).

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 CA2017-04 for Historic Landmark HL-23/MA-23 at 323 Wildrose Avenue.



TABULATIONS:

ZONE	= PD-2, RM3500
LOT SIZE	= 7,500 SF
(E) HOUSE	= 1,395 SF
(E) GARAGE	= 484 SF
(E) PORCH	= 208 SF
(N) ADDITION	= 381 SF
(N) HABITABLE	= 1,776 SF
(N) F.A.R.	= 24%
(N) BACK PORCH	= 165 SF

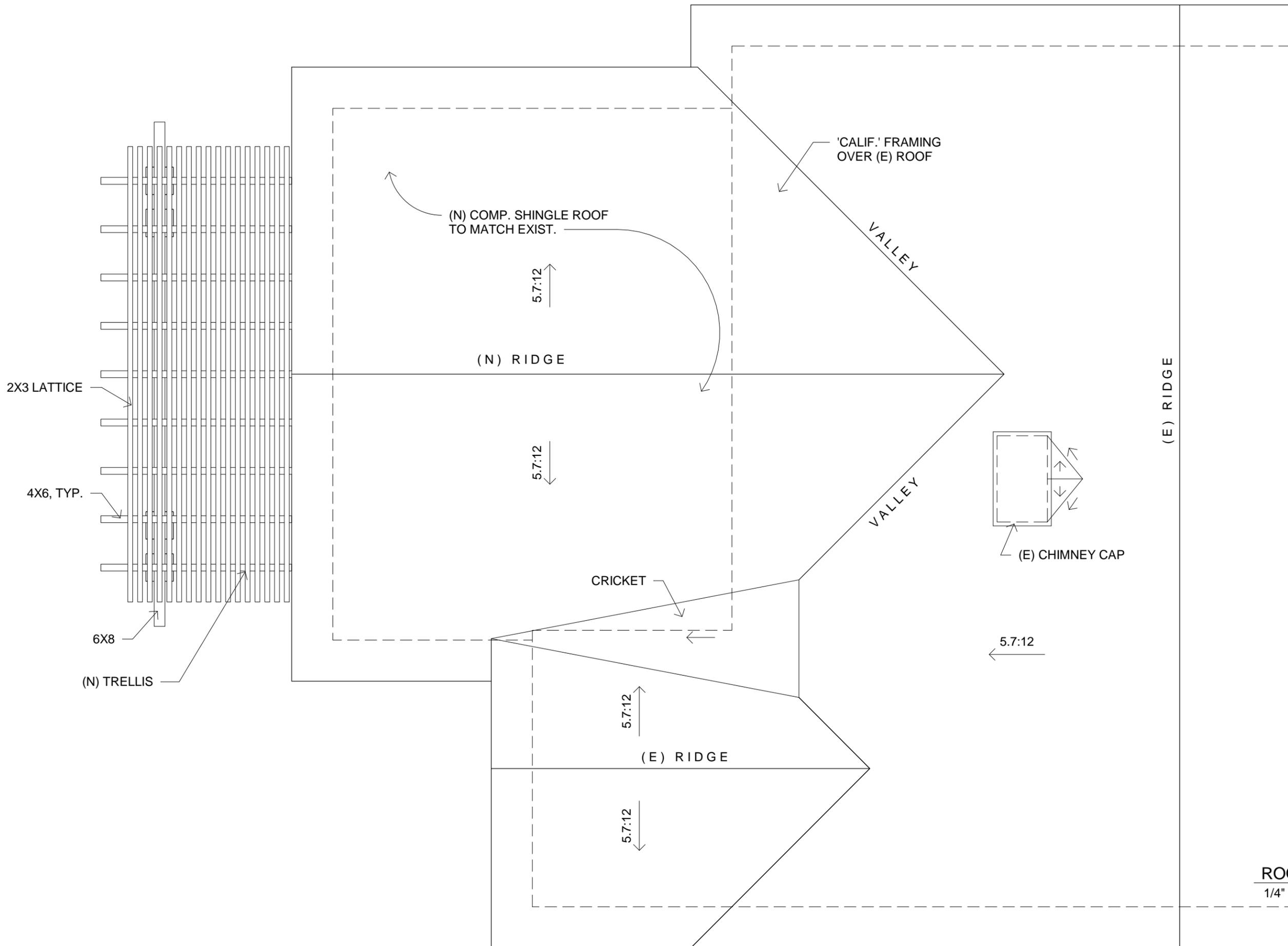


OWNER/ PROJECT ADDRESS:
CIFELLI RESIDENCE
 323 WILDROSE AVE
 MONROVIA, CA 91016

MARK HOUSTON ASSOCIATES INC
 DESIGN · BUILD
 135 W. FOOTHILL BLVD., SUITE 5, MONROVIA CA 91016
 TELEPHONE 626.357.7858 STATE LICENSE NO. 875303

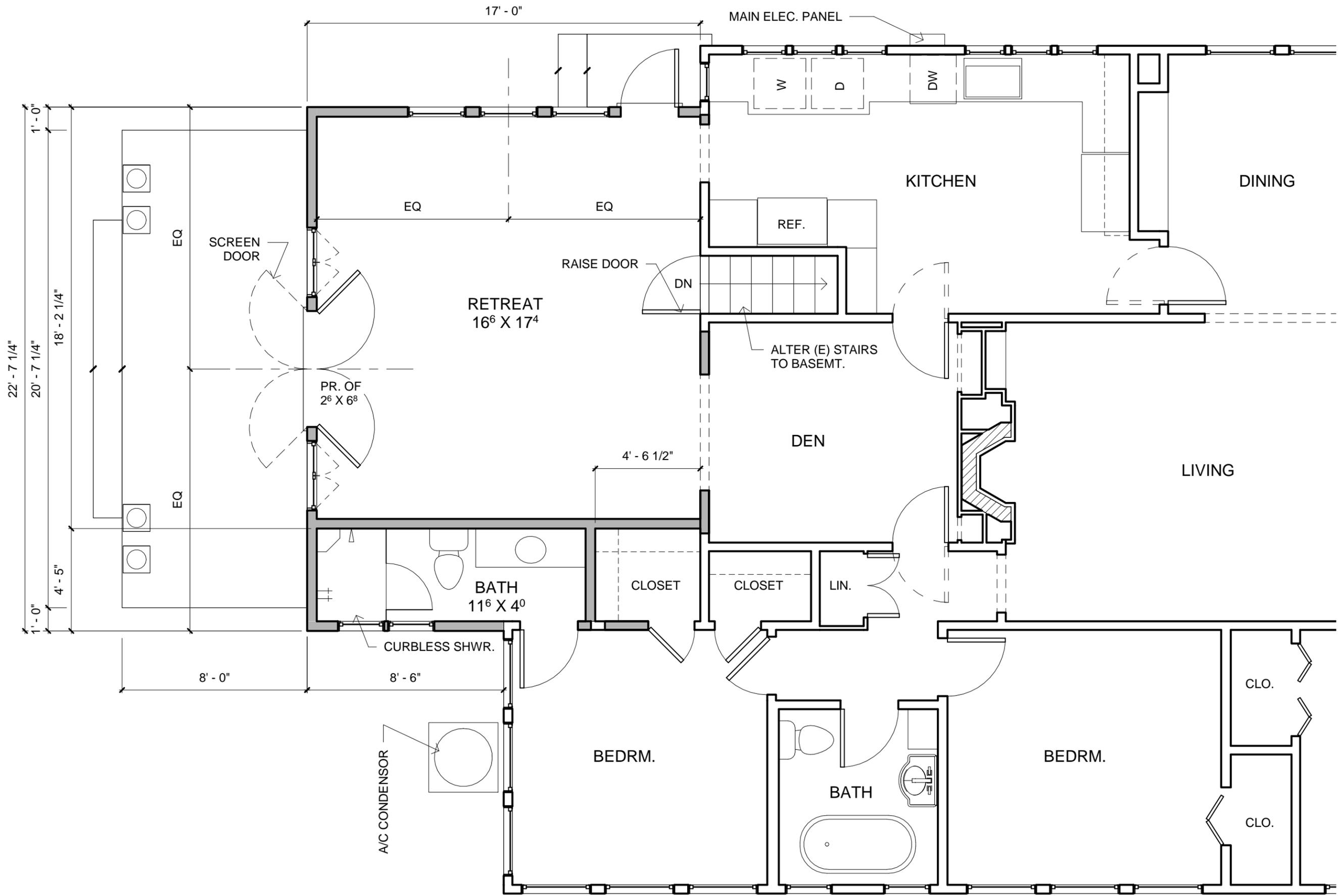
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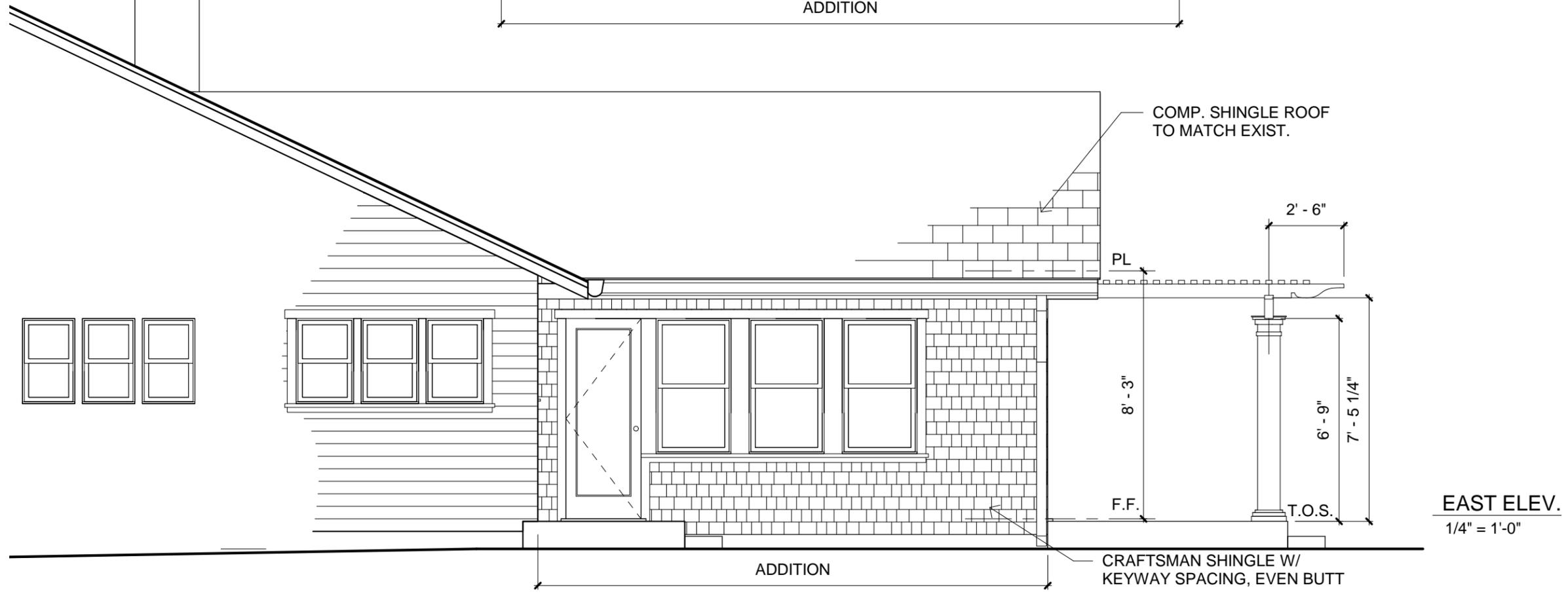
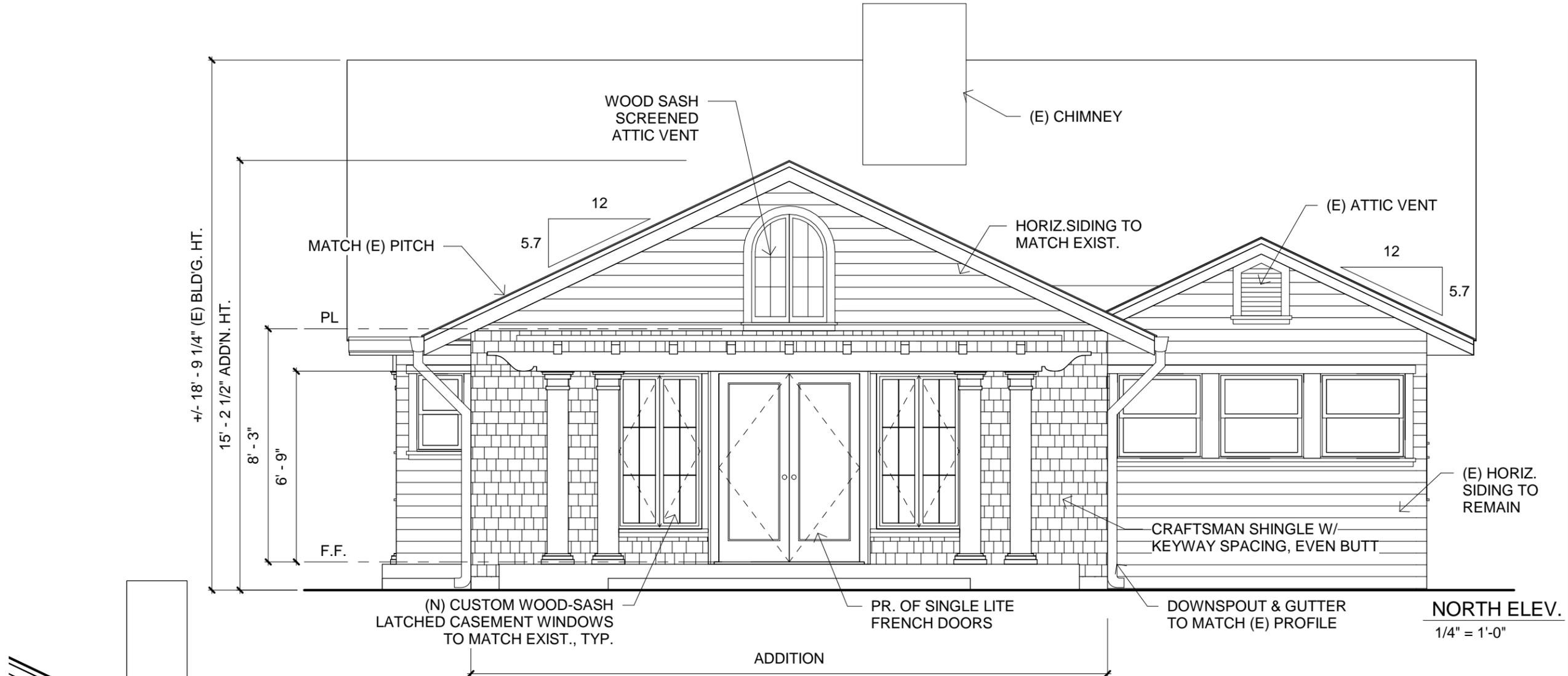
ROOF PLAN
1/4" = 1'-0"

REVISION	BY
MARK HOUSTON ASSOCIATES INC DESIGN · BUILD 135 W. FOOTHILL BLVD., SUITE 5, MONROVIA CA 91016 TELEPHONE 626.357.7858 STATE LICENSE NO. 875303	
CIFELLI RESIDENCE 323 WILDROSE AVE MONROVIA, CA 91016	
DATE	05/10/2017
SCALE	1/4" = 1'-0"
DRAWN	
JOB	
SHEET	A-1.1



FLOOR PLAN
1/4" = 1'-0"

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DATE	05/10/2017
SCALE	1/4" = 1'-0"
DRAWN	
JOB	
SHEET	A-2



REVISION	BY
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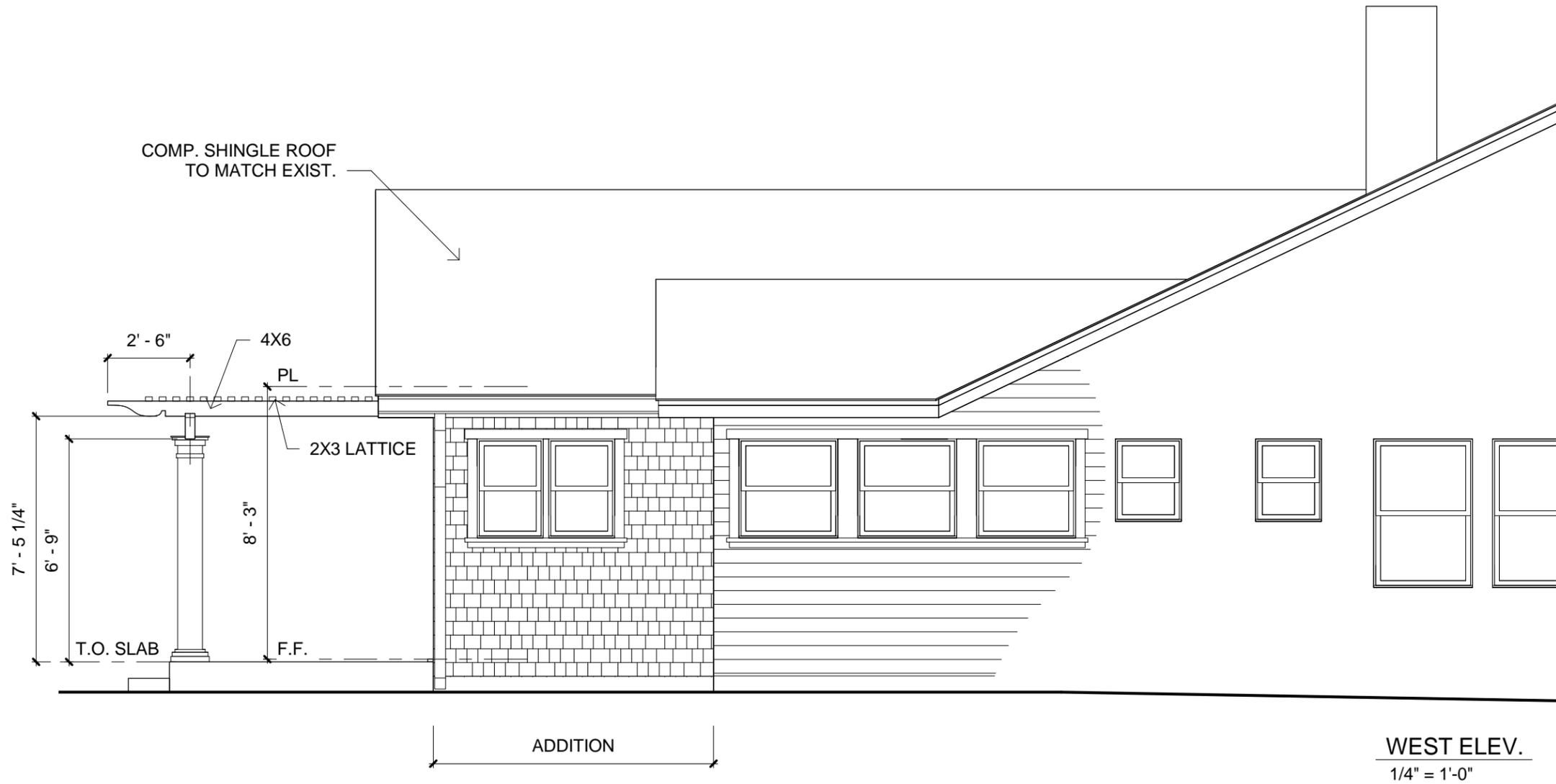
SCALE 1/4" = 1'-0"

DRAWN

JOB

SHEET

A-3



REVISION	BY
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CIFELLI RESIDENCE
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 MONROVIA, CA 91016

WEST ELEV.
 1/4" = 1'-0"

DATE
 05/10/2017

SCALE
 1/4" = 1'-0"

DRAWN

JOB

SHEET

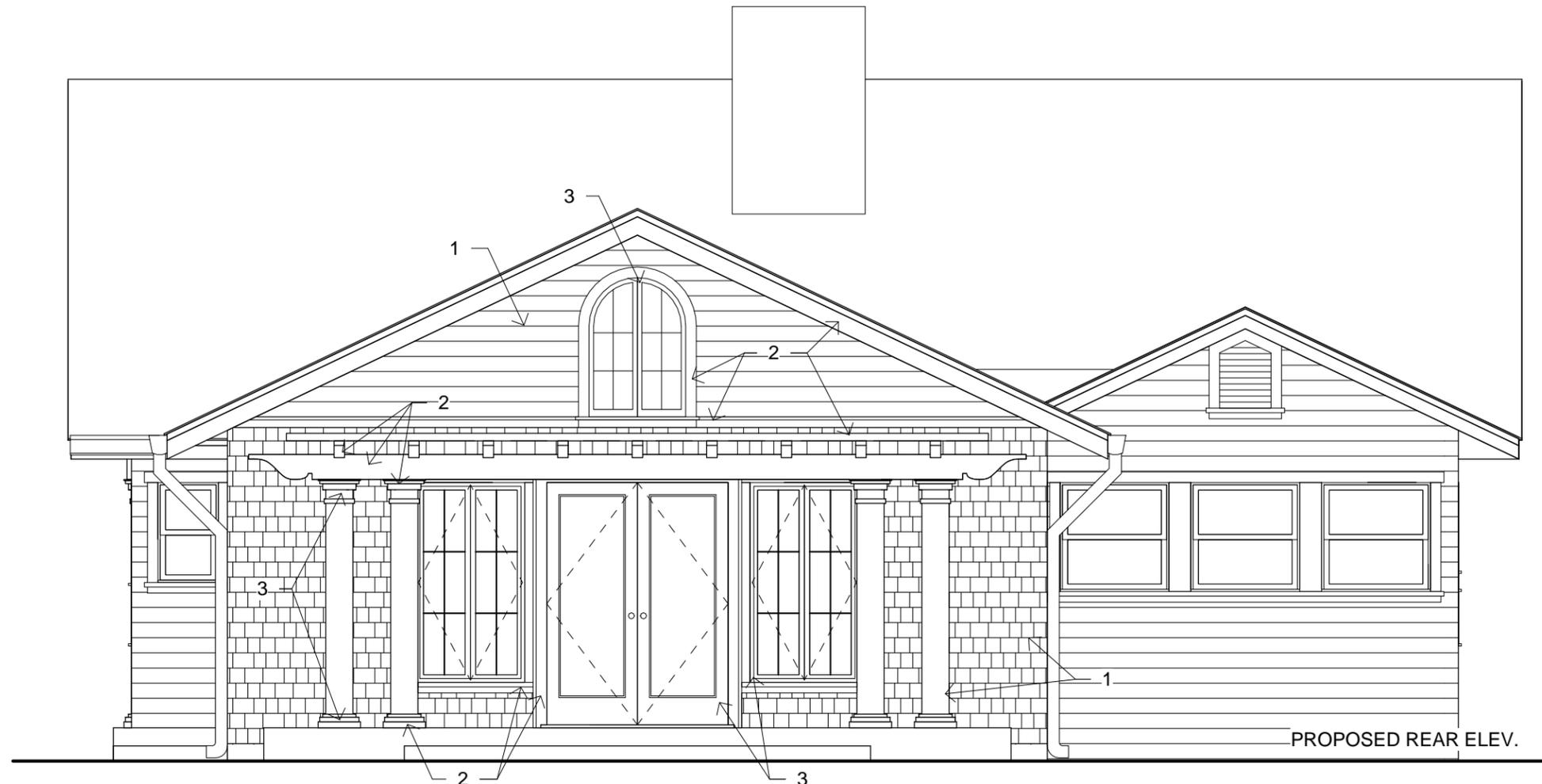
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(E) FRONT ELEV.

PAINT COLORS:

- 1- BODY COLOR
DUNN-EDWARDS
SP-250 "SEA GLASS"
- 2- TRIM COLOR
DUNN-EDWARDS
DE-3154 "EUCALYPTUS"
- 3- WINDOW, DOOR, ATTIC VENT SASH
DUNN-EDWARDS
BREAUX (CUSTOM COLOR)



PROPOSED REAR ELEV.

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SHEET	P-1