



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2017-06

AGENDA ITEM: AR-1

PREPARED BY: Alfredo Mendez
Planning Technician

MEETING DATE: July 26, 2017

SUBJECT: Certificate of Appropriateness – CA2017-06; HL-65/MA-62
145 West Hillcrest Boulevard

APPLICANT: Ching Heng Lin and Elsa Busch
145 West Hillcrest Boulevard
Monrovia, CA 91016

REQUEST: Remove one Coast Live Oak (*Quercus agrifolia*) tree on the west side of the lot due to its proximity to the landmark residence and potential for damage. The property is located in the RL (Residential Low) zone.

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: The property at 145 West Hillcrest Boulevard is located on the northeast corner of North Primrose Avenue and West Hillcrest Boulevard. It is developed with a Colonial Revival residence that was built in 1925.

The property was approved as a Historic Landmark with a Mills Act Contract by the City Council on December 16, 2003 subject to nine Standards and Conditions. Given that the two large oak trees were found to be contributing features to the property, Condition No. 8 specifically required the review and approval of a Certificate of Appropriateness to remove either tree if they became diseased, structurally unstable, or presented a threat to the house. The tree located on the west side of the property is growing against the chimney with roots growing underneath the foundation causing a potential hazard to the home. For this reason, the owner is requesting approval of a Certificate of Appropriateness to remove the Coast Live Oak tree.

ANALYSIS: The property owner is requesting approval of a Certificate of Appropriateness to remove the Coast Live Oak tree located next to the front west side of the home. A site plan indicating the location of the oak tree proposed for removal is attached as Exhibit "A." The homeowner has provided a report from a certified arborist that details the condition of the tree and its potential for damage. The report, dated November 6, 2015, was prepared by certified Arborist Robert T. Bennett and is attached as Exhibit "B". The arborist's report describes the tree's diameter at breast height at the time as 27.7" and indicates that it has the potential to grow three times this size. The report also indicates that there is a large dead area of bark and bleeding spots on the trunk, which is affecting the overall stability of the tree.





Currently there are no visible signs of damage to the home from the tree. However, given the proximity of the tree to the foundation and fireplace, the tree will cause damage as it continues to grow. The report indicates that the trunk of the tree is five inches away from the foundation and in contact with the corner of the fireplace, growing around the bricks. Based on the findings of the report, the arborist determined that the tree should be removed to prevent damage to this historic landmark.

The Historic Preservation Ordinance requires that the Commission issue a Certificate of Appropriateness if it is determined that the proposed alteration is consistent with the following:

- Although the tree was listed as a contributing feature to the property, the removal of the tree will not affect any features of the house. Conversely, if the tree is left in place it will continue to grow and cause damage to the landmarked structure.

RECOMMENDATION: Staff believes that the proposal meets the findings for a Certificate of Appropriateness and recommends approval based on the information contained in the certified arborist's report. If the Commission concurs with this recommendation then the appropriate action is a motion to:

Approve Certificate of Appropriateness CA2017-06 for Historic Landmark HL-65/MA-62 at 145 Hillcrest Boulevard.