



## **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** CA2017-07

**AGENDA ITEM:** AR-2

**PREPARED BY:** Nancy Lee  
Associate Planner

**MEETING DATE:** July 12, 2017

**TITLE:** Certificate of Appropriateness CA2017-07; HL-126/MA-120  
303 N. Magnolia Avenue

**APPLICANT:** Mark Houston, Mark Houston and Associates, Inc.  
517 S. Myrtle Avenue  
Monrovia, CA 91016

**REQUEST:** Review the construction of a ±775 square foot single-story addition at the rear of the existing 1,666 square foot single-family residence. The subject property is located in the RL (Residential Low) zone.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 3)

**BACKGROUND:** The subject property, located at 303 N. Magnolia Avenue, is situated on the west side of North Magnolia Avenue at the terminus of Greystone Avenue. It was approved as a historic landmark with a Mills Act Contract by the City Council on December 1, 2009. The owner is requesting approval of a Certificate of Appropriateness to construct a ±775 square foot single-story addition at the rear of the existing 1,666 square foot single-family residence.



The subject residence was constructed in 1949 by E.L. Lightfoot, the property owner, who designed and drew the plans for this house. There is no evidence that Mr. Lightfoot had any architectural or construction experience, as he was listed as a manager in the 1942 directory. The house is best described as a single-story with a low-pitched, side-gabled roof that projects a strong horizontal emphasis and represents a classic mid-century Ranch house. The original garage was attached to the house by a breezeway. However, in 1956, the original garage was converted to a rumpus room with a half bath and a 20' by 24' two-car garage was constructed at the rear of the property.

**ANALYSIS:** The existing single-family floor plan contains two bedrooms, one full bathroom, one half bathroom, a living room, a den, a kitchen, and a dining room. There is a rumpus room attached by a breezeway with one half bathroom. The back porch is sheltered by an existing wood patio cover. The property owner is proposing to demolish the existing patio cover and construct a ±775 square foot addition at the rear of the house. The addition will include a larger living room and kitchen with a nook. A master bedroom, bathroom, and

study will be included in the addition. Lastly, a new trellis patio is proposed along the west exterior wall of the new addition. The attached trellis patio will be supported by two wooden posts. 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 addition along the north property line will be setback five feet from the side property line, which will differentiate the new construction from the original since the existing setback is 4'-6" from the property line.



The exterior façade of the new addition will follow the same building form and architectural design as the existing front facade. All exterior facade features will match those found on the existing structure. These elements include a high pitched cross-gable roof clad in asphalt shingles, with horizontal cedar wood siding and a rectangular shaped vent within the gable. The two new gables face the rear of the property. A row of three small wood sash windows are provided for the master bedroom along the north elevation of

the addition. The west elevation of the addition would include a double set of French doors that wrap around the southwest corner of the master bedroom. The kitchen exterior along the west elevation is provided with folding doors that lead into the trellis and backyard. A double set of wood sash, single-hung windows with a single French door are provided along the southwest corner of the addition (for the nook). Wood trim is provided at the corners of the addition for windows and doors that wrap around corners. The new addition will be painted to match the existing structure.

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 *in that the proposed addition is not visible from public right of way;*
- It is consistent with the architectural period of the house *in that the proposed addition is designed in the classic mid-century Ranch architectural style which 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 *in that the proposed addition is designed as a one story addition, with siding, windows, and roof materials that are consistent with the classic mid-century Ranch architectural style.*

**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 CA2017-07 for Historic Landmark HL-126/MA-120 at 303 N. Magnolia Avenue.**