



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** HL-100/MA-132

**AGENDA ITEM:** PH-1

**PREPARED BY:** Nancy Lee  
Associate Planner

**MEETING DATE:** September 27, 2017

**SUBJECT:** Mills Act MA-132 for Historic Landmark HL-100  
200 East Lime Avenue

**APPLICANT:** Jeff Godbold  
120 South Avenue 64  
Los Angeles, CA 90042

**REQUEST:** Approval of a Mills Act Contract for Historic Landmark 100

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 1)

**BACKGROUND:** On October 23, 2006 the City Council approved a request for the Designation of Historic Landmark 100, which was known as City Hall Annex at the time. The house was purchased by the Monrovia Redevelopment Agency in 1999, for the use of the property as office space for the City's redevelopment and housing staff. However, as a result of the dissolution of redevelopment agencies in 2012, it was sold to the current property owner on February 16, 2017.



The landmark at 200 East Lime, also identified as the Tillapaugh House, was built in 1906 and is a classic example of the American Foursquare style. This architectural style was a departure from the ornamentation focused Victorian styles, making it a very economical and popular design from the turn of the century to the early 1930's. The DPR for the landmark application (HL-100) is attached as Exhibit "A" for reference.



The current property owner of 200 East Lime Avenue has filed an application requesting approval of a Mills Act Contract. A Mills Act Contract is identified as an incentive available to Historic Landmark property owners for the purpose of fostering preservation of Monrovia's Heritage.

**ANALYSIS:** Upon acquiring the subject property, the property owner made significant improvements to the historic landmark. The exterior of the house has been completely refurbished and rehabilitated. The building has been reroofed with diamond patterned asphalt shingles. The exterior siding, trim, and columns have been re-painted with a contrasting earth tone color palette that accents the architectural details. Several windows that had broken glass were repaired with new “wavy” glass. Rain gutters were installed to ensure that rainwater is properly rerouted away from the home to prevent damage to the foundation and siding. Lastly, additional lush landscaping was provided along the Ivy Avenue frontage. A comprehensive overview of the work that has been completed and yet to be completed is provided in Exhibit “B”. The valuation of the work that has been completed to date is approximately \$100,000.

### **Mills Act Contract**

Due to the extensive amount of repairs that have taken place on the property, the property owner is requesting approval of a Mills Act Contract. The Mills Act Contract will provide property tax savings for the property owner. The City will lose a portion of the property tax collected on the property to assure its continued preservation.

### **Conditions**

The house has been well restored from public view, so the set standards and conditions will be applied to the house (attached Exhibit “C”). This includes maintaining the building’s exterior finish, roofing materials, windows and doors, and landscaping. City records indicate that an electrical upgrade was completed; therefore this typical condition of approval has been eliminated. The original landmark documents suggest that the house was seismically retrofitted; however, there are no permits on file that confirm this. The standard seismic retrofit condition may be satisfied once the property owner is able to provide proper documentation to the Building Division of the seismic retrofit.

**RECOMMENDATION:** Staff recommends that the Historic Preservation Commission forward a recommendation that the City Council enter into a Mills Act Contract (MA-132) with the property owner subject to the attached conditions for Historic Landmark 100 (HL-100).

If the Historic Preservation Commission concurs with this recommendation, the following motion is appropriate:

**Recommend the City Council enter into a Mills Act Contract with the conditions of approval.**



# EXHIBIT "A"

HL – 100/MA 132

200 East Lime Avenue

**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 2 \*Resource Name or #: HL-100-

P1 Other Identifier: Gilbert Tillapaugh House

\*P2 Location:             Not for Publication             Unrestricted

a. County:            Los Angeles

c. Address:            200 East Lime Avenue                      City: Monrovia                      Zip: 91016

e. Other Locational Data:            APN # 8516-018-902

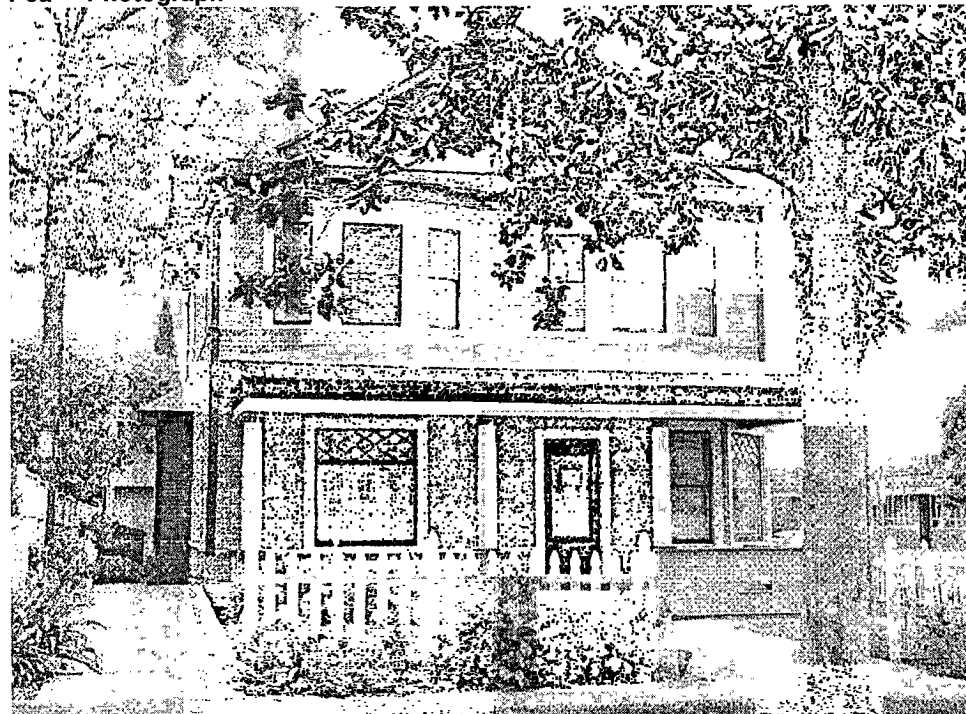
P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story American Foursquare residence is strongly influenced by the Colonial Revival style. A pyramidal roof with boxed eaves and a front-gabled dormer caps the dwelling. Narrow clapboard siding with corner boards sheathes the exterior walls. A pair of shallow canted bay windows punctuate the second floor on the primary (north) elevation. Each bay features one-over-one double-hung sash windows with a belt course serving as an extended sill. A projecting, full-width front entrance porch is capped by a hipped roof with boxed eaves and a plain entablature. Tapered Tuscan posts atop clapboard-sided railings support the porch roof. Concrete steps lead to the glazed front entrance. A large fixed window with diamond-patterned upper lights is east of the entrance. A canted bay with fixed and double-hung sash windows is located on the northwest corner of the house within the porch area. The single-family residence is of wood frame construction and rests on a raised foundation.

P3b Resource Attributes: (List attributes and codes) HP2. Single family property

\*P4 Resources Present:     Building     Structure     Object     Site     District     Element of District     Other

P5a Photograph



P5b Description of Photo: (view, date)

front

P6 Date Constructed: 1906

Source: City Permits

P7 Owner and Address:

City of Monrovia  
415 South Ivy Avenue, Monrovia, CA  
91016

P8 Recorded by:  
Jan Ostashay, Peter Moruzzi,  
PCR Services Corporation,  
233 Wilshire Blvd., Suite 130  
Santa Monica, CA 90401

P9 Date Recorded: 3/24/2004  
City-wide Survey

P10 Survey Type: Survey

P11 Report Citation:

Attachments:     NONE     Location Map     Sketch Map     Continuation Sheet     Building, Structure, and Object Record  
 Archaeological Record     District Record     Linear Feature Record     Milling Station Record     Rock Art Record  
 Artifact Record     Photograph Record     Other (List):

Page 2 of 2 \*Resource Name or #: HL-100-

**B1 Historic Name:** Gilbert Tillapaugh House

**B2 Common Name:** NONE

**B3 Original Use** Residential- Single Family

**B4 Present Use** Residential – Single Family

**B5 Architectural Style** American Foursquare

**B6 Construction History** (Construction date, alterations, and date of alterations)  
 1906 – constructed  
 2000 – rehabilitation, foundation retrofit, ADA compliance

**B7 Moved: Yes**      **Date Moved** 1978      **Original Location** 129 South Primrose Avenue, Monrovia

**B8 Related Features:**

**B9a Architect:** Unknown      **b. Builder:** Gilbert Tillapaugh

**B10 Significance: Theme:** Residential Development      **Area:** Monrovia

**Period of Significance:** 1906      **Property Type** HP2 - Single Family Property

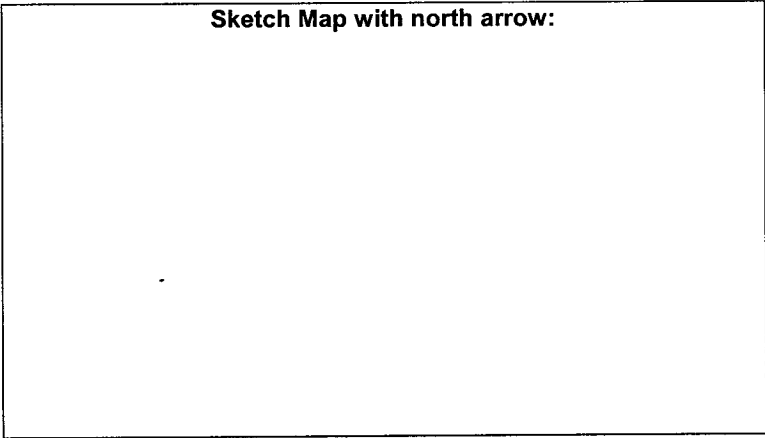
Discuss importance in terms of historical or architectural context as well as integrity  
 The original location for this house was at the northwest corner of Linwood and Primrose Avenues. According to the building permit, it was built in 1906, by Gilbert Tillapaugh. Around 1913, it passed to Mrs. W. S. Smith who, with her family, lived here until 1951 when it was acquired by the Monrovia Chapter of the American Red Cross for its headquarters. With the redevelopment of the Linwood area in 1979, the house was moved from 129 South Primrose Avenue to its present location at 200 East Lime Avenue. Though this building appears ineligible for the National Register, it does appear eligible for the California Register and City of Monrovia Landmark designation due to its unaltered architectural styling and association with the early residential development of Monrovia. Despite its relocation (to prevent demolition), the property retains sufficient architectural integrity to merit State and local designation.

**B11 Additional Resource Attributes:**

**B12 References:**  
 Sanborn Maps; LA County Tax Assessor Records; Building Permits; Tract Maps; Monrovia Public Library; Los Angeles Public Library; City Directories; "Monrovia's Heritage"

**B13 Remarks**

**B14 Evaluator/** Jan Ostashay, Peter Moruzzi  
**Date** 3/24/2004





# EXHIBIT "B"

HL – 100/MA 132

200 East Lime Avenue

10 Year Rehab Plan for:  
 200 E Lime Ave, Monrovia - "The Tillipaugh House" Circa 1906

Completed?	Date	Task
YES	JULY '17	1. Replace exterior degraded wood work & repaint entire structure. Maintain paint over time to avoid additional wood degradation
YES	JUNE '17	2. Remove layers of existing asphalt shingles and replace with historically accurate GAF diamond pattern Siena asphalt roofing, per photo



YES	JUNE '17	3. Restore all windows including all original weight and pulleys, replace broken glass with historically accurate 'wavy' glass
YES	MAY '17	4. Update all mechanical systems including HVAC, plumbing, and electrical to maintain safety and functionality of an antique home- remove all knob and tube wiring, insure proper heating, air conditioning, and ventilation, and ensure that all plumbing lines are in working order with no leaks.
YES	MAY '17	5. Remove 1990s kitchen and replace with more authentic kitchen including custom built cabinets, paneled appliances where available, and historically accurate fixtures.
YES	JUNE '17	6. Remove all interior carpeting and restore original wood flooring
YES	JULY '17	7. Add half-round gutters to entire house to ensure proper rainwater deflection
NO	AUG '17	8. Remove large amounts of asphalt at rear yard and replace with more authentic planting including sod, hedges, roses, lavender, etc.
NO	AUG '17	9. Install minimal exterior landscaping lighting to highlight the historic quality of the house in its neighborhood setting.
NO	AUG '17	10. Install & maintain historically accurate wallpaper in the entry hall, stair, upper landing, and all bathrooms
YES	JULY '17	11. Repaint interior trim to the first used color; uncover with heat gun and have paint company match.
YES	JULY '17	12. Source and install period correct, antique lighting from the turn of the century as possible throughout the house.
NO	AUG '17	13. Source and install historically accurate fireplace surround in living room, from the turn of the century.



# EXHIBIT "C"

HL – 100/MA 132

200 East Lime Avenue



**STANDARDS AND CONDITIONS**  
**200 East Lime Avenue**  
**Mills Act Contract HL-100/MA-132**

During the term of this agreement, the Historic property shall be subject to the following conditions:

1. All structures on the property shall be kept in excellent condition including exterior walls, windows and roofing.
2. A Certificate of Appropriateness shall be required for all exterior alterations and/or additions to any structure on the property. The Secretary of the Interior's Standards for Historic Preservation shall be applied to the property with the exception that standard condition #6 shall allow for additions, exterior alterations or related new construction to match the original building upon approval of a Certificate of Appropriateness.
3. *View Corridor Maintained.* The view corridor enabling the general public to see the building from the public right-of-way shall not be further obscured. The view corridor, including landscaping, hardscape and fencing, shall be maintained.
4. *Landmark Plaque.* The owner(s) shall maintain the existing historic plaque approved by the Historic Preservation Commission. The plaque shall be displayed at all times and shall be visible from the right-of-way.
5. *Seismic Retrofit.* Documentation by either a building permit or building inspector's report must be submitted verifying completion of a seismic retrofit. If the house has not been seismically retrofitted, it shall be retrofitted within ten (10) years of the date of the City Council approval. Seismic retrofit shall be at minimum the bolting of the house to an approved foundation.
6. The property owner(s) shall submit to the Planning Division a progress report every two (2) years for the first ten (10) years on the anniversary date of the Contract, listing a response to the conditions of approval as listed on this document. Report shall also include interior and exterior maintenance projects completed since your last required update report. After the first ten (10) years, a progress report shall be required every five (5) years.