



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2017-15

AGENDA ITEM: AR-3

PREPARED BY: Nancy Lee
Associate Planner

MEETING DATE: September 27, 2017

TITLE: Determination of Historic Significance
401 Lotone Street

APPLICANT: Kent Cornwall
Cornwall Associates
234 N. El Molino Avenue
Pasadena, CA 91101

REQUEST: Determine the historic significance of a residential building built within the historic period (50 years or older) that is proposing to alter more than twenty five percent of front wall area facing a public street

BACKGROUND: The City's demolition review standards are set forth in Chapter 17.10 of the Monrovia Municipal Code and apply to main residential buildings in any zone that are fifty (50) years old or older proposing total demolition or significant alteration or removal of exterior building wall area and/or roof area. The demolition application requires the submittal of either documentation from a historic survey that indicates a California Historical Resource Status (CHRS) code for the subject building and other site data, a historic assessment and determination of CHRS code for the property by a qualified historic preservation consultant, or a written request for an exemption due to perceived obvious lack of historic significance.

The evaluation and determination made by the Historic Preservation Commission is in the form of approval of a DPR Form which includes the assignment of a CHRS code. The determination made by the Commission using the CHRS codes is the first step in the process and will be part of the overall evaluation of the "project" pursuant to the California Environmental Quality Act (CEQA).



The applicant is proposing an addition at the front of the house which would alter more than 25% of the exterior wall facing a public street, which meets the threshold for review under the

demolition ordinance. On August 28, 2017, the applicant submitted a written request for exemption from the demolition review permit regulations for the main residence at the subject property due to the perceived lack of historic significance.

ANALYSIS: According to the current Tax Assessor information, the existing 1,152 square foot single-story residence was built in 1927. The applicant has prepared a written request for exemption due to perceived obvious lack of historic significance. The exemption request is attached as Exhibit "A".

The residence is a simple two-story gabled building with a one-story gabled wing to one side. It contains simple French styled windows, wood trim, and is clad with wood shiplap siding. The roof is covered with asphalt shingles. It is best described as vernacular style due to the simple design and common and simple construction materials. According to the applicant's research, there are no special events or persons who lived at the residence or who made a significant contribution to local history.

The building has been altered through the addition of a small service porch at the rear (north) elevation, the installation of French doors along the front elevation, and the construction of a detached two-car garage which obscures the view of the house from Lotone Street. It is estimated that around 2003-2004, a large covered porch was added to the front of the dwelling, which may have been constructed without permits. There are no records of the architect or builder of the home. In evaluating the surrounding neighborhood, the applicant maintains that the home is not associated with a potential historic district because of the wide range architectural styles that date from 1910 to 2005, with the homes constructed between 1910 and 1940 being significantly altered.

RECOMMENDATION: The applicant's exemption request demonstrates that the property at 401 Lotone Street does not have architectural or known historic value that meets the criteria for local landmark status and is not a contributor to a potential historic district. Staff recommends that the Historic Preservation Commission approve the DPR and assign a CHRS Code of 6Z to the property. If the Historic Preservation Commission concurs with this recommendation, then the motion is appropriate:

Approve the DPR Form with a Status Code of 6Z.



EXHIBIT "A"

DPR2017-15

401 Lotone Street

04 August 2017



To: City of Monrovia

**Subject: REQUEST FOR EXEMPTION
for HISTORIC SIGNIFICANCE ASSESSMENT**

401 LOTONE ST.

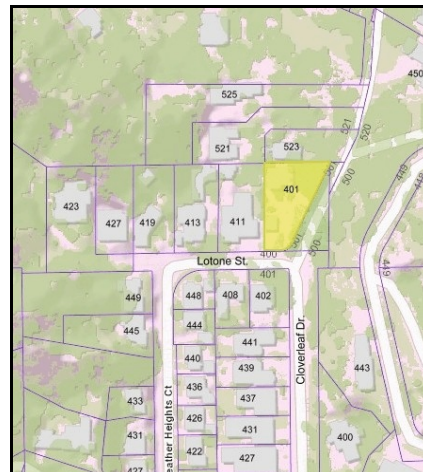
This letter of request for exemption is provided In accordance with Monrovia Municipal Code regarding main residential buildings that are fifty (50) years old or older proposing significant alteration or removal of exterior building wall area. The demolition application requires the submittal of a written request for an exemption due to obvious lack of historic significance in lieu of listing in an established historic survey and CHRS code or a historic assessment by a qualified historic preservation consultant.

L.A. County Assessor records indicate the main residential building at 401 Lotone St. was built 1927-28. Proposed plans for an addition to the residence will cover approximately 42% of the existing front elevation of the building. These two conditions require a determination by the Historic Preservation Commission of the subject property as to whether it meets the definition of a “historic resource”.

Historic significance was researched in regard to:

1. Connection with persons or events significant in local, regional, state or national history.
2. Representative of the work of a notable builder, designer or architect.
3. Contributes to the significance of a historic area or grouping
4. Architectural style, type, period, design, materials or craftsmanship
5. Unique in location, characteristics or establishes a familiar visual feature.
6. Helps preserve and protect an historic place in the city
7. It has or may be likely to yield information important in prehistory or history.

Investigation of available resources determined that the property is not suitable for placement on federal, state or City of Monrovia historic registers due to lack of obvious determinate criteria. This letter documents the resources and criteria applicable to the subject property and the basis for proposed exemption from historic significance.



Property Description and Data

- Architectural Description: Although constructed in the Eclectic Revival boom between the world wars (1920-1940), the subject property is without specific style or architecture. It's design is handsome but does not fall into any defined architectural style or period. There are no unique materials. The house is a simple straightforward two story gabled building with a one story gabled wing to one side and simple french windows, wood trim and ship lap siding. Due to the era in which it was constructed it may be described as Minimal Traditional - simply designed and simply built with basic materials common to the era.



401 Lotone St.

- City Building Permits
No records are on file regarding the original construction as to when the home was built, the architect/designer or builder. County records indicate the home was constructed 1927/1928.

BUILDING PERMIT RECORDS/ACTIVITY			
Date	Permit Description	Owner	Architect/Builder
1939	Sewer main to street added	Not Listed	W.H. Denslow Plbg
1969	Electrical outlets, range dishw. added	Prowse	Shannon Electr.
1969	Chain link fence added	Chas. Prowse	Tailor Made Fence
1970	Water heater replacement	Chas. Prouse (sic)	Ben Walker P&H
1971	Heating system added	Michael Crook	GEM Plumbing
1980	French Doors added	David & Shelly Cole	Owner-builder
1986	Addition of new 2 car garage + Landsc	Bradley Smith	Owner-builder.
2005	Front porch roof added (no permit)	Cuxil	Owner-builder

- Building
Over the structure's lifetime, some additions and alterations have occurred which have altered the main physical features and elements of the original structure.

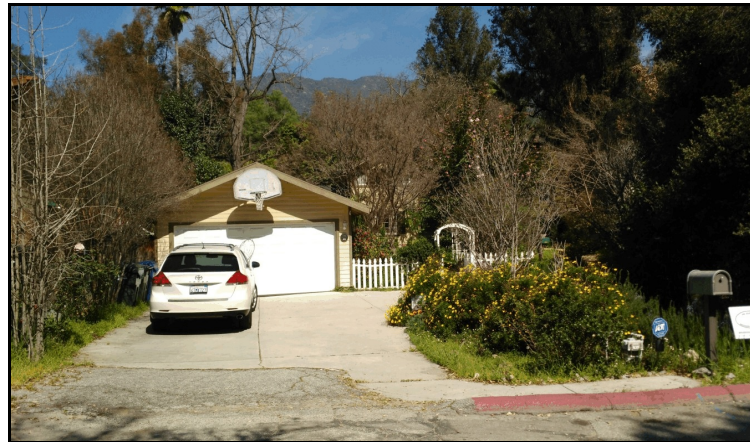
A small service porch (laundry), was added to the rear (north) elevation. This has a minor impact on overall visual integrity of the original. It is not known when this was added.

In 1980 french doors were added to access the front yard from what is now a downstairs bedroom, but was originally a dining room. It is probable that a set of original windows on the front elevation were lost and replaced with the french doors.



French Doors Installed - 1980

In 1986 the most drastic visual alteration to the subject property was the addition of a two car garage at the front of the property. Due to the narrowing shape of the lot and the placement of the garage at the narrow end of the trapezoidal shaped property the house is substantially blocked from public view on Lotone St..



Garage Added - 1986

Around 2003-2004 a prominent large covered porch was added to the front of the single story portion of the house. There are no records of plan check or permitting for the porch roof. The porch roof and tiled patio essentially obscure 2/3rds of the lineal frontage of the house (though the integrity of the original siding and windows is retained). The interior of the single story wing of the house has been extensively remodeled in the past 20 - 30 years including the kitchen and the conversion of an adjacent room, previously used as a dining room, to a bedroom.



Patio Roof Added - 2005

The building's original forms and features to the east and west side elevations retain much of the original integrity. The main mass of the structure, and most prominent to public view, is the two story portion of the house. This two story portion is preserved from previous or proposed alterations or additions both inside and out.



- Architect
There are no known records of the original architect/designer or builder.
- Ownership
There are no known records of the owner or occupants of the residence pre-early 1930s. Directories of property owners state "NL" (no listing) for the address until 1934. Around 1933 Horace W. and Dorothy Mooney moved from 258 El Nido in Monrovia to 401 Lotone. The Mooney's are the longest term residence in the history of the property. After Horace died in the mid 1940's Dorothy and her son are listed as owner/resident at the subject property. Dorothy moved to Santa Cruz in 1966 (where she died in 1979). The subject property then changed hands 9 times in the next 50+ years with most residing in the home for just a few years.

OWNERSHIP DATA			
Date	Name	Occupation	Source
1928 - 1929	No Records		
1930 - 1931	"NL" - No Listing for 401 Lotone		City Directory 1930
1931 - 1932	"NL" - No Listing for 401 Lotone		City Directory 31-32
1934 - 1948 1948 - 1966	Horace W Mooney (Dorothy) Dorothy Mooney, widow (W H Jr)	Car Salesman Bookpr, Real Estate	City Directories 1935 thru 1966
1967 - 1970	Charles Prowse (Diane)	Salesman, Landscpr	City Directories 1967 thru 1970
1971 - 1979	Michael Crook (Judith)		Ancestry.com
1980 - 1984	David Cole (Shelly)		Building Permit
1985 -1993	Bradley Smith (Ann)		Building Permit & Ancestry.com
1994 - 1996	Robert Avila (Lucy)		Property Records & Ancestry.com
2001 - 2002	James Garretson (Susan)		Property Records & Ancestry.com
2003 - 2005	Rolondo Cuxil (Georgia)		Property Records & Current Owner

2005 - 2006	Gitte Bond		Property Records & Current Owner
2007- Current	Phillip Schultz (Karen Riggs)		Current Owner

* Italicized dates are based on circumstantial evidence and should be considered approximate

Neighborhood Assessment

The subject property is not associated with a recognized historic area (or district). In point of fact, in January 2017 the Historic Preservation Commission considered the historic significance 419 Lotone St., two properties to the west of the subject property. No findings were reported of district eligibility or determination of surrounding neighborhood architectural integrity in regard to a potential historic district in era of construction or architectural style in relation to the neighboring property. The 28 properties within about a 300' radius of the subject property have a wide range of original construction and architectural style dating from 1910 to 2005.

- 1910's - 3 properties
- 1920's - 1 (the subject property)
- 1930's - 6 properties (east side of Heather Hgts)
- 1940's - 2 properties
- 1950's - 5 properties
- 1960's - 2 properties
- 1970's - 4 properties (south of the subject property on Cloverleaf)
- 1990's - 1 properties
- 2000's - 4 properties

Almost all of the oldest homes in the neighborhood (1910's - 1940's) have been substantially "modernized". Original siding material, fenestration and forms have been lost and/or added on to.

Resource Findings

- Street Address Index: No reference to subject property in draft historic Resources Survey of 2004.
- Picture Index: No reference to subject property.
- Homes and Home Tours File Index: No reference to subject property..
- EarlyMonroviaStructures.org: No reference to subject property.
- Early Monrovia Newspapers: No reference to subject property or past owners.
- Monrovia's Heritage, Vol. 1 & 2: No reference to subject property.
- Monrovia's Heritage: An Architectural Perspective: No reference to subject property.
- History of Monrovia (Wiley): No reference to subject property or occupants.
- History of Monrovia and Duarte (Davis): No reference to subject property or occupants.
- Monrovia Blue Book: No reference to subject property or occupants

Evaluation

1. Historical Persons or Events.
There is no record of anyone or any event associated with the property who is of historical note or interest. Owners and occupants of record have no documented historical significance or involvement with any notable historical

circumstances. A specific historical event, trend, or evolution of events is not recorded to have occurred on the subject property that would rate it as contributing significantly to the development of the community, region, state or nation. **Not applicable.**

2. Notable Builder or Architect.

The original architect, if any, and builder are unknown. The building does not exemplify notable design or the work of a master builder whose work was of significant influence or character. **Not applicable.**

3. Historic Grouping

The subject property is not associated with an historic area or district. It is not foreseeable that the area of which the subject property is a part will be designated historic due to the diverse variety and quality of the homes and the span of original construction dates. **Not applicable.**

4. Architecture

The simple gable building design and materials are not representative of a particular or distinguishing architectural type specimen. It's plain characteristics provide no notable or special value for a study of a period, style, or method of construction. Additions to the property, particularly to the front of the main house substantially compromise it's value in public observation of what it originally was. The proposed addition will remove the historically obtrusive patio roof and french doors. In place of the patio is proposed an addition matching in materials and architecture to the existing as far as current codes and requirements allow. **Not applicable.**

5. Unique Feature:

The location and characteristics along with the visual statement to the neighborhood are not particularly special or unique. There are no physical characteristics defining this property or make it stand out. **Not applicable.**

6. Historic Place:

The property and it's improvements are not interrelated in the establishment, preservation or protection of a historic place or region in the city. **Not applicable.**

7. Source of Future Prehistory or History.

There is no evidence that the improvements in 1927/1928 were not the first in history. No evidence is known to exist of any archaeological findings or paleontological specimens. Even if there were any archaeological or paleontological elements on the site from past ages, the proposed improvements and additions would not cause any obliteration of valuable prehistoric artifacts beyond the substantial disturbance to the site of the current improvements done in the last 40 - 50 years. The building, being constructed using common materials, methods and features is not judged to have the potential to yield important data in regard to it's period of construction or occupancy. **Not applicable.**

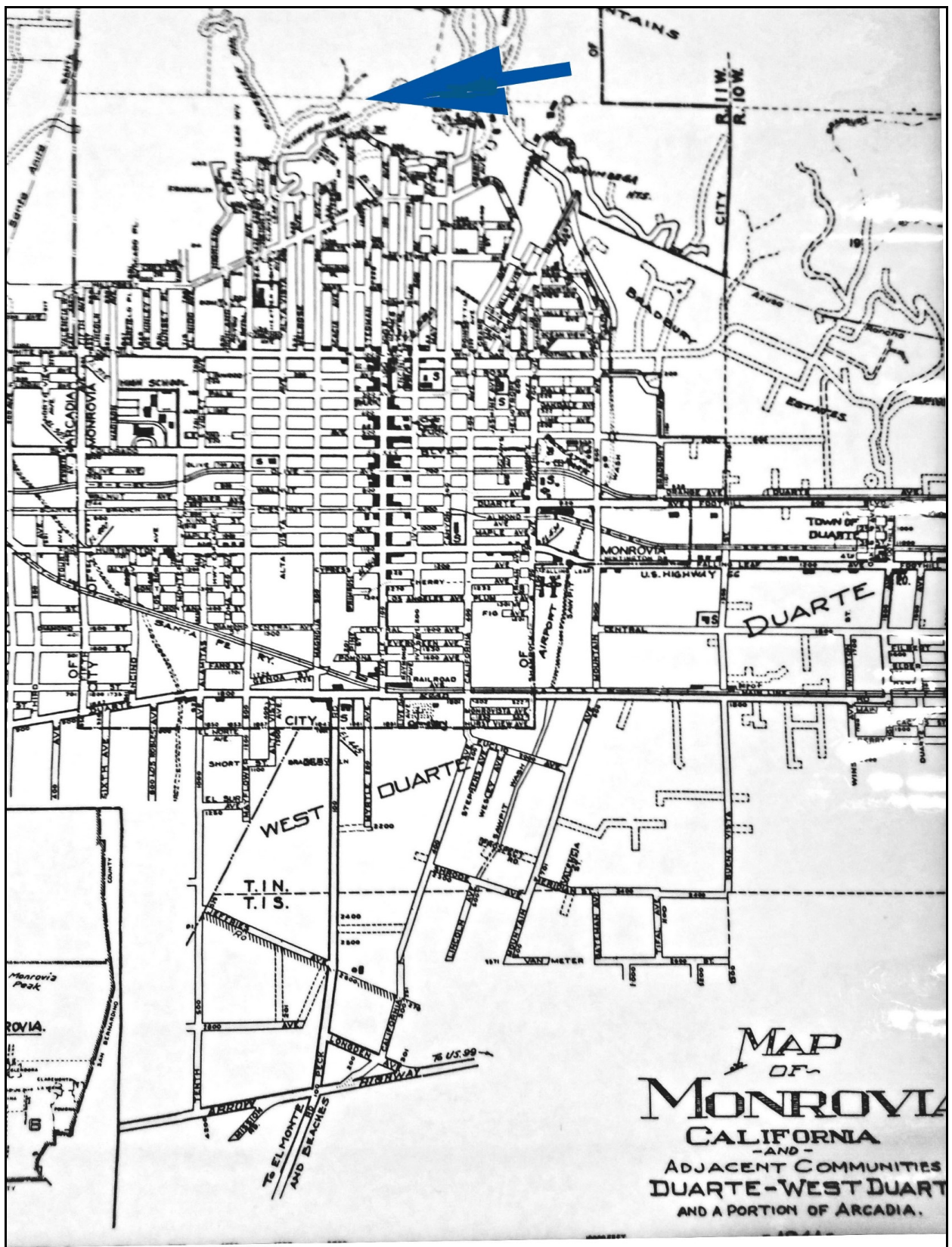
Conclusion

The subject structure is not presently listed on any local, state or federal register. The subject property is not listed or regarded as a contributor to any local, state or federal historic district. The subject structure does not possess any known historical associations or historic architectural significance or uniqueness. No evidence was found that would suggest the subject property or it's occupants or owners would qualify now or in the future life of the building for any historic significance.

Due to the perceived obvious lack of historic significance please accept this formal request to be exempt from providing a written historic assessment as required in the Application for Discretionary Demolition.

Kent N. Cornwall AIA
Cornwall Associates
234 N. El Molino Ave.
Pasadena, CA 91101

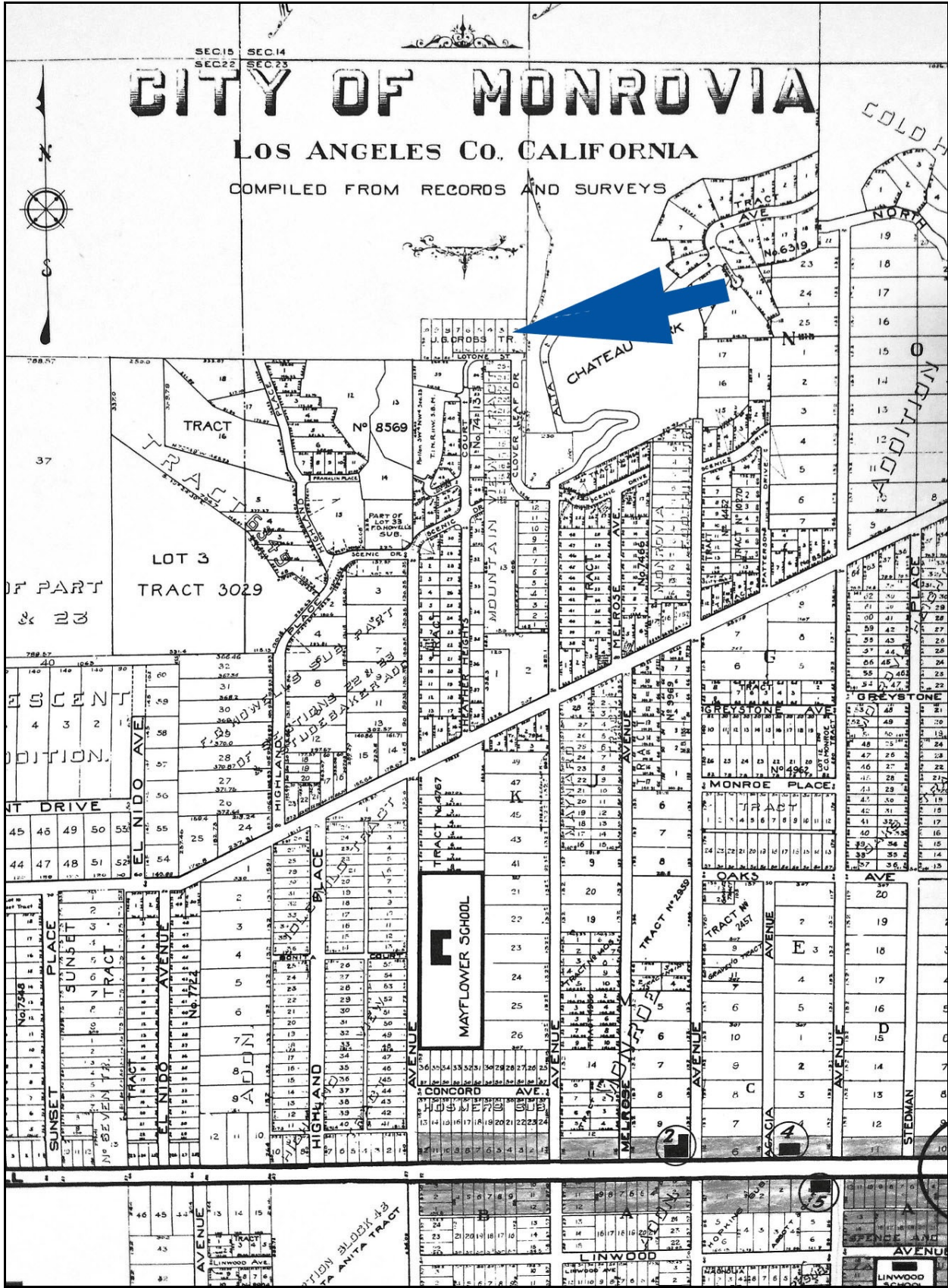
Attachments:
Early Monrovia Maps



CITY OF MONROVIA

LOS ANGELES CO. CALIFORNIA

COMPILED FROM RECORDS AND SURVEYS



Page 1 of 4 *Resource Name or #: 401 Lotone Street

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 401 Lotone Street

City: Monrovia

Zip: 91016

e. Other Locational Data: APN # 8503-001-025

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

This two-story, 1,152 square foot, vernacular residence was built in 1927. The house has a two-story, normal pitch gable front and single story, normal pitched side gable wing. Roof elements include overhanging eaves with simple bargeboards. The house is sided with shiplap siding with corner boards. The fenestration is a combination of divided light casement and double hung wood sashes. Some of the windows have decorative shutters. A non-original projecting partial porch is on the west side and is supported by simple square posts. The porch is enclosed with a picket fence balustrade. Within the porch area are French doors, casement windows and the entry door. The house is in generally in good condition and has been altered several times since it was constructed.

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)
Facade (view from south) August 2017

P6 Date Constructed: 1927
Los Angeles County

Source: Assessor

P7 Owner and Address:

Phillip and Karen Schultz
401 Lotone Street
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: September 2017

P10 Survey Type: Individual

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 4 *Resource Name or #: 401 Lotone Street

B1 **Historic Name:** N/A

B2 **Common Name:** N/A

B3 **Original Use:** Single-family residential

B4 **Present Use:** Single-family residential

B5 **Architectural Style:** Vernacular

B6 **Construction History** (Construction date, alterations, and date of alterations)

1927 – House (per LA County Assessor)
Unknown Date – Service porch at rear of home.
1980 – French doors
1986 – New two-car garage
2005 – Front porch roof (no permit found)

B7 **Moved:** No **Date Moved:** N/A **Original Location:** N/A

B8 **Related Features:**

Detached accessory structure (garage) at front of property constructed in 1986 also has no known historic or architectural significance

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

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

Period of Significance: 1927 **Property Type:** Single-Family Residence

Discuss importance in terms of historical or architectural context as well as integrity.
 The dwelling was constructed in a vernacular style with simple and common materials available at the time of construction. Although it was constructed during the period of Eclectic Revival between World War I and II, the design is simple and does not fall into any defined architectural style. The home is not associated with a potential historic district because of the wide range of architectural styles that date from 1910 to 2005, with the homes constructed between 1910 and 1940 being significantly altered. Therefore, due to its lack of integrity or specific architectural style, the property does not appear eligible at any level for individual designation.

B11 **Additional Resource Attributes:**

B12 **References:**
 Los Angeles County Assessor's Records
 City of Monrovia Building Permits

B13 **Remarks**

B14 **Evaluator/Date:** City of Monrovia
September 2017

Sketch Map with north arrow:



CONTINUATION SHEET

P5a Photograph



P5b Description of Photo: Side view, looking west, 8/2017.

P5a Photograph



P5b Description of Photo: Garage, partial north elevation, 8/2017.

CONTINUATION SHEET

P5a Photograph



P5b Description of Photo: Covered porch close up, looking north, 8/2017.

P5a Photograph



P5b Description of Photo: Rear elevation, looking east, 7/2017.