



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** DPR2018-02

**AGENDA ITEM:** AR-2

**PREPARED BY:** Nancy Lee  
Associate Planner

**MEETING DATE:** January 24, 2018

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**TITLE:** Determination of Historic Significance  
925 Diamond Street

**APPLICANT:** Jasmine Fang  
Big Bear Design  
539 N. Siesta Ave  
La Puente, CA 91746

**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 January 9, 2018, 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 and building permit records, the existing 888 square foot single-story residence was built in 1922. 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 one-story building with a low pitched, front facing gable roof covered with asphalt shingles. Roof elements include vertical trusses in the gable opening and a simple wood bargeboard. The fenestration appears to be substantially altered on all elevations and primarily consists of slider windows. The entire dwelling is clad in a rough stucco finish. It was once a modest Craftsman styled home.

Over the structure's lifetime, significant alterations have occurred and many of the physical features and elements of the original structure have been removed and/or altered. These alterations have impacted the building's visual quality. Specifically, the building has been altered through the construction of a front porch at the front (north) elevation in 1966. All windows have been replaced and now consist of vinyl and aluminum sliders. A stucco finish was applied onto the exterior of the home in 1989. These alterations have impacted the building's visual quality, and as a result it no longer retains integrity of design, materials, workmanship, feeling, and association.

A building permit dated in 1922 identifies Omer Huffman as the builder of the home. Although Omer Huffman was an active builder in Monrovia during the first quarter of the 20<sup>th</sup> Century, he is not known as a notable builder. There is no indication that the dwelling is associated with any significant events or persons important to Monrovia history. Therefore, it does not appear to meet the criteria qualifying as a local historic landmark.

In evaluating the surrounding neighborhood, surrounding residential properties are either single-family or multiple-family residences. Most of the homes were constructed in the 1940's and resemble the Minimal Traditional architectural style and/or designs of simple and low cost construction. Since the subject residential structure has been substantially altered, it does not retain sufficient integrity to contribute to a potential district.

**RECOMMENDATION:** The applicant's exemption request demonstrates that the property at 925 Diamond 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.**

Other Listings  
Review Code

Reviewer

Date 1/18/2018

Page 1 of 4 \*Resource Name or #: 925 Diamond Street

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 925 Diamond Street City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8507-017-046

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

This one-story, 888 square foot, residence with Craftsman styled imagery was built in 1922. The house has a low pitch front facing gable. Roof elements include vertical trusses at the gable opening and with simple bargeboards. The house is clad in stucco. The fenestration is provided with a combination of vinyl and aluminum sliding windows. A non-original projecting partial porch is on the south side and is supported by decorative metal posts. Within the porch area is a metal security entry door, a picture window and a sliding window. 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) December 2017

P6 Date Constructed: 1922  
Los Angeles County

Source: Assessor

P7 Owner and Address:

He Xianghong  
925 Diamond Street  
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: January 2018

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 #: 925 Diamond 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** Craftsman

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

**1922 – House (per LA County Assessor)**  
**1948 – Detached Garage**  
**1966 – Front Porch**  
**2009 – Vinyl windows**

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

**B8 Related Features:**

Detached accessory structure (garage) at rear of property constructed in 1948 also has no known historic or architectural significance

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

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

**Period of Significance:** 1922                      **Property Type** Single-Family Residence

Discuss importance in terms of historical or architectural context as well as integrity.

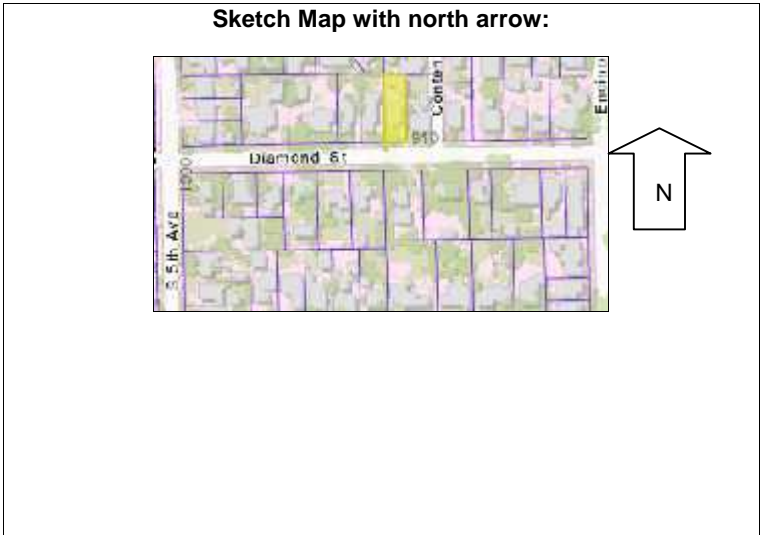
The dwelling is best described as a modest Craftsman styled dwelling. Although it was constructed during the period of Eclectic Revival between World War I and II, there have been significant alterations made to the property. The building has been substantially altered through the addition of front porch, rough textured stucco, and aluminum and vinyl sliding windows. Therefore, the building does not retain integrity of design, materials, workmanship, feeling, and association. Due to the inappropriate alterations made to the property, it lacks sufficient integrity necessary for designation at any level. The surrounding residential properties are either single-family or multiple-family residences. Most of the homes were constructed in the 1940's and resemble the Minimal Traditional architectural style and designs of simple and low cost construction. Since the subject residential structure has been substantially altered, it does not retain sufficient integrity to contribute to a potential district.

**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  
 January 2018



# CONTINUATION SHEET

<b>P5a</b> Photograph	<b>P5b Description of Photo:</b> Front porch, side view, looking west, 12/2017.
	

<b>P5a</b> Photograph	<b>P5b Description of Photo:</b> Partial west elevation, 12/2017.
	

**CONTINUATION SHEET**

**P5a** Photograph



**P5b** Description of Photo: View of side (east) elevation 12/2017.

**P5a** Photograph



**P5b** Description of Photo: Rear elevation, looking south, 12/2017.

7 January 2018

**BIG BEAR DESIGN**

**TO: city of Monrovia**

**Subject: Request for exemption for historic significance assessment**

**(925 diamond st, Monrovia,CA)**

This letter of request for exemption is provided in accordance with Monrovia municipal code regarding main residential buildings that are 50 years old or older proposing significant alteration or removal of exterior building wall area. Once a property is designated a historic landmark, all changes to the exterior of the exterior of structures on the property are subject to the approval of a certificate of appropriateness by the historic preservation commission.

L.A. County Assessor records indicate the main residential building at 925 diamond st, was built 1922-1930. Proposed plans for additional to the front house will be cover 75% of the existing front 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. Identified 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 an historic area, being a geographically definable area possessing a concentration of not less than 50% of historic or architecturally related grouping of properties which contribute to each other and are unified aesthetically by physical layout or development.
4. Embodies one or more distinctive characteristic of style, type, period, design, materials, or craftsmanship. Note: in order for a property to be considered solely on this criterion, the structure must be fully restored from public view and must be an excellent example of an architectural style.

5. A unique location or physical characteristic or represents an established and familiar visual feature of neighborhood, community, or the city of Monrovia.
6. Incorporates elements that help preserve and protect an historic place or area of historic interest in the city.
7. Has yielded, 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:**



-Architectural Description:

The house was built between 1922 to 1930, the subject property is without specific style or architecture. The house is simple build one story single house, vernacular front facies subtle altered entry, build on concrete slab, stucco wall, single roof material, vinyl window.



-City Building Permits:

No records was in file when the house was built, the architect, designer .County records indicate the house was built 1922/1930, was built by O.Huffman.

<b>BUILDING PERMIT RECORD</b>			
DATE	PERMIT DESCRIPTION	OWNER	ARCHITECT/BUILDER
1922	PLUMBING	MRS.KRAMER	O. HUFFMAN
1948	GARAGE	R.H. DESSERT	OWNER BUILDER
1956	ENCLOSED PATIO PLUMBING, GAS AND SEWER PERMIT	EARL OLSON	SEA L. KLEIN
1963	ENCLOSE PATIO WINDOW AND SCREEN	EZRA R. HETZEL	OWNER BUILDER
1963	ELECTRIC PERMIT	EZRA R. HETZEL	ROBINSON ELECTRIC CO

1966	FRONT PORCH, REAR SLAB COVER(462 S.F)	EZRA R. HETZEL	OWNER BUILDER
1966	PATIO AREA (12'3"X16')	CALVIN H. FOX	OWNER BUILDER
1976	TOOL AHEAD ADDITIONAL	CALVIN. H. FOX	OWNER BUILDER
1976	ADDITION REAR OF GARAGE	CALVIN. H. FOX	OWNER BUILDER
1982	Garden WALL-BLOCK	WILLAM EFESER JR	OWNER BUILDER
1982	15'X47' PLAY ROOM(REAR UNIT)	WILLAM EFESER JR	OWNER BUILDER
1982	ELECTRICA; PERMIT, PLUMBING PERMIT	WILLAM EFESER JR	OWNER BUILDER
1986	MODIFICATION WALLS(PARTITION WALL), ELECTRICAL PERMIT	WILLAM EFESER JR	OWNER BUILDER
1988	NEW HOBBY SHOP SEWER WORK	WILLAM EFESER JR	OWNER BUILDER
1989	STUCCO AND RENEW OF EXPRIED PERMIT#20337	WILLAM EFESER JR	OWNER BUILDER
1989	MECHANICAL PERMIT	WILLAM EFESER JR	OWNER BUILDER
1990	ADD AND INSTALL 3 WINDOWS	WILLAM EFESER JR	OWNER BUILDER
2004	NEW WATER HEATER AND WASHER, 2 OUTLET, 1 LIGHT FIXTURES	WILLAM EFESER	WILLAM EFESER
2009	3 NEW WINDOWS	CHEN	
2015	CONVERT(E)COVERED PORCH INTO LAUNDRY ROOM, REMODEL BATHROOM IN EXISTING RECREATION ROOM.	EDWARD IP	DTK CONSTRUCTION INC

**-Building:**

Over the structure's life time, some additions had changed the main features and elements of the original structures.

In 1966, front porch was added on the house front, It had effect the original house style, but it is more convenience to prevent the sunlight.



In 1966 additional patio area(12'3"X16'), given the owner more public space to open the party or other public life.(but right now no more , the patio area change to play room in 1982)

In 1976 , additional rear of the garage, given more garage space for the owner or tenant when they were using.

In 1982, additional play room -rear unit (15'X 47'), including the electrical and plumbing permit.



In 2015, CONVERT(E)COVERED PORCH INTO LAUNDRY ROOM, REMODEL BATHROOM IN EXISTING RECREATION ROOM. then the dry and wash machine can put outside.



-Architect

There are no known records of the original architect. The builder is O. Huffman.

**-Ownership**

There are no know records of the owner pre-early 1928. eight public library or county office record. There were total 9 times in the next50+ years changing the ownership. In the Monrovia public Library, there had some property owners recorded between 1928 to 1939. In 1928, Kauffman Abel B Lather and Kauffman John B Emma Lather was the house owner. In 1937, Gramer Lizzie A was the owner. In 1939, Hogan Hallie B was the owner.

Ownership data		
date	name	source
1922	MRS KRAMER	Building Permit
1928-1937	Kauffman Abel B Lather and Kauffman John B Emma Lather	Public library
1937-1939	Gramer Lizzie A	Public library
1939- no sure	Hogan Hallie B	Public library
1948	R.H DESSERT	Building permit
1956-1963	EARL OLSON	Building permit
1963-1966	EZRA R. HETZEL	Building permit
1966-1982	CALVIN. H. FOX	Building permit
1982-2015	WILLAM E.FESER JR, WILLIAM E.FESER	Building permit
2015-2017	EDWARD IP	Building permit
2017-	XIANGHONG HE	County office record

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

**Neighborhood Assessment**

Total 34 properties within about a 300' radius of the subject property have a wide range of original construction and architectural style from 1922 to 2003.

1922's-1930's - 3 properties  
1931's-1940's - 6 properties  
1941's-1950's - 14 properties  
1951's-1960's - 8 properties  
1961's-1970's - 0 properties  
1971's-1980's - 1 properties  
1981's-1990's - 0 properties  
1991's-2000's - 1 properties  
2001's-2003 - 1 properties

All the oldest homes in the neighborhood had been built original siding material, have been lost and 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.
- Early Monrovia structure 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 is unknown. The builder was O. Huffman. The building was not indicated whose work was of significant influence.(not applicable)

### 3. Historic Grouping

The subject property is not associated with an historic area or district. It is not 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 sample building design and materials are not representative of a particular or distinguishing architectural type . It's plain characteristics provide no notable or special value for a study of a period , style, or method of construction. The additional part about the property,specially the front porch additional, just match the existing house material according the current codes and requirement allow.(not applicable)

### 5. Unique feature:

The location and characteristics along with the visual statements to the neighborhood are not particularly spacial 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 improvement 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 has no evidence that the improvements in 1922-1930 were not the first in history. No evidence is known to finding or paleontological specimens. The proposed improvements and additional would not cause any obliteration of valuable prehistoric artifacts beyond the substantial disturbance to the site of the current improvements done in the last 50 years. The additional being constructed using common materials, method and features, it is not judged to have the potential to yield important data in regard to its period to its 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 as a contributor to any local, state or federal historic district. The subject structure does not including any known historical associations or historic architectural significance or uniqueness. No evidence was found that would suggest the subject property or its occupants or owners would qualify now or in the future life of the building for any historic significance.

According to the lack of historic significance, please check and accept this formal request to be exempt from provided a written historic assessment as required in the application for discretionary **house interior remodel and add additional on the existing house front area.**

Big Bear Design

Jasmine Fang

626-389-7310

539 N Siesta ave,

La Puente, CA 91746



ATTACHED IS THE EARLY MONROVIA CITY MAP AND FOUR SIDES OF THE HOUSE





