



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** HL-54/MA-136

**AGENDA ITEM:** PH-1

**PREPARED BY:** Nancy Lee  
Associate Planner

**MEETING DATE:** February 28, 2018

**SUBJECT:** Mills Act MA-136 for Historic Landmark HL-54  
310 Wildrose Avenue

**APPLICANT:** Easton Allyn and Allison Drinkert  
310 Wildrose Avenue  
Monrovia, CA 91780

**REQUEST:** Approval of a Mills Act Contract for Historic Landmark 54

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

**BACKGROUND:** On October 21, 2003 the City Council approved a request for the Designation of Historic Landmark 54, which was owned by Patrick and Sharon Lundy at the time. The house was purchased by the current owners on December 20, 2017.

The historic landmark at 310 Wildrose Avenue is located within the Wildrose Tract Historic District, which was established on March 18, 2008. The house was constructed in 1911 in the California/Craftsman Bungalow architectural style. The Tifal Brothers, who are notable home designers and builders, designed and built the home. The house is a contributor in the district.



On September 24, 2003, the Historic Preservation Commission held a public hearing for the landmark application of the home. During the public hearing, it was noted that the home is clad in non-original asbestos shingles. The Commission believed that the original siding was shiplap or barn siding. It was also noted during the public hearing that there were non-original aluminum windows installed along the west elevation. The Historic Preservation Commission voted to recommend the City Council designate the subject property as HL-54 with documentation that the siding and aluminum windows were non-original. The DPR for the district states that the removal and restoration of the siding would be addressed if a Mills Act Contract is requested. The minutes

of the September 24, 2003 Historic Preservation Commission meeting and the DPR for the district are attached as Exhibit "A" for reference.

The current property owners of 310 Wildrose Avenue have 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:** The historic landmark is a one-story Craftsman Bungalow located on the south side of Wildrose Avenue. The home measures approximately 1,645 square feet in size and contains two bedrooms, a convertible den, and 1.75 bathrooms. The current owners plan to make improvements and repairs to maintain the historic landmark. The owner has submitted a 10 year plan for the property that includes roof, rain gutter, window, door, chimney, and garage repairs. The owners are also planning to repaint the house. A comprehensive overview of the work to be completed is provided in Exhibit "B".

### **Mills Act Contract**

Based on the amount of repairs that are needed to maintain the historic landmark, the property owners are requesting approval of a Mills Act Contract. The Mills Act Contract will provide property tax savings for the property owners. The City will lose a portion of the property tax collected on the property to assure its continued preservation.

### **Conditions**

In addition to the standard set of conditions (Exhibit "C"), Staff has added additional conditions for the restoration of the home, specifically addressing the non-original siding, aluminum windows and corrugated metal porch cover. Staff is recommending that the aluminum windows located on the west and north elevation be replaced with windows consistent with the existing design and style of the home and that the corrugated metal above the porch along the west elevation of the home be replaced with an appropriate material. Staff is also recommending that the asbestos shingles be replaced with an appropriate material in accordance with the Historic Preservation Commissions direction in 2003.

While the applicant is aware that the removal and restoration of the siding is required as part of the Mills Act Contract, the applicant feels that the non-original asbestos shingle siding is effective for insulation and is beneficial for fire and termite protection. For these reasons the property owner would like the Historic Preservation Commission to consider allowing the asbestos shingles to remain. If the asbestos shingles were allowed to remain, the damaged asbestos shingles would be repaired or replaced. If the Historic Preservation Commission determines that the asbestos siding is not an appropriate material, the property owners would like guidance from the Historic Preservation Commission on appropriate siding replacement material. Lastly, the property owner has documentation that suggests 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-136) with the property owner subject to the attached conditions for Historic Landmark 54 (HL-54).

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 – 54/MA 136

310 Wildrose Avenue

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5B

# PRIMARY RECORD

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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Resource Name or #: (Assigned by recorder) 310 Wildrose Avenue

P1. Other Identifier: HL-54

P2. Location:  Not for Publication  Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 310 \_\_\_\_\_ Wildrose Avenue City Monrovia Zip 91016

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 8516 009 002

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

*This one-story bungalow has front facing gable with partial cross gables approximately halfway back. The roof has a normal pitch and exposed rafters. The partial width porch is covered by a separate offset gable slatted at the end. The porch gable atop of pairs of protruding joists evenly spaced above a carrying beam which in turn is supported by dwarf squared piers on a cut granite base. Tripartite windows are on either side of a wide centered front door: three similar casements on the west and a large window flanked by two casements to the east. All feature "X" patterned muntins. The house is sided with non-original asbestos siding.*

P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b Description of Photo:  
(View, date, accession #)  
facing south, 2/13/2008

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1911, Tax Assessor

P7. Owner Address:

Patrick & Sharon Lundy  
310 Wildrose Avenue  
Monrovia, CA 91016

P8. Recorded by:

(Name, affiliation, and address)  
City of Monrovia  
Planning Division  
415 South Ivy Avenue  
Monrovia, CA 91016

P9. Date Recorded: 11/1/2007

P10. Survey Type: (Describe)

District Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

none

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code: 5B

Resource Name or # (Assigned by recorder) 310 Wildrose Avenue

B1. Historic Name:

B2. Common Name *Blamer House*

B3. Original Use: *Residential*

B4. Present Use: *Residential*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

*House built circa 1911 based on Tax Assessor records. Sewer permit listed Thomas Blamer as owner and Patton & Miller as contractor. Permit for garage listed Edna Blamer as owner and J.A. Ericson as contractor. Addition to rear was permitted in 1986. The house is sided with non-original asbestos siding.*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features:

Garage and several mature trees including a large camphor tree in the front yard that was determined to be contributing at the time of local designation.

B9a. Architect: *unknown*

B9b. Builder: *unknown*

B10. Significance: Theme: *Residential Development*

Area *Monrovia/Wildrose District*

Period of Significance: *1910-1925*

Property Type *Residential*

Applicable Criteria

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

*The property does not exhibit sufficient historical or architectural significance necessary for National Register or California Register designation as an individual resource. The property has been designated a local historic landmark (HL-54). It is notable as an example of the early residential development of Monrovia. Although the addition of the asbestos siding has compromised the integrity of the building, the property appears to be a contributing element to a distinct and definable area possessing a high concentration of architecturally related grouping of properties that are unified historically by physical development and by architectural design that embodies distinctive characteristics of the style, type, period, design, materials, detail and craftsmanship of the Craftsman aesthetic. The removal and restoration of the siding will be addressed if a Mills Act Contract is requested.*

*Thomas and Edna Blamer owned and occupied this dwelling for several years upon its completion.*

B11. Additional Resource Attributes: (List attributes and codes) *HP 2. Single family property*

B12. References:

*Sanborn Maps; LA County Tax Assessor Records; City Building Permits; Monrovia Public Library*

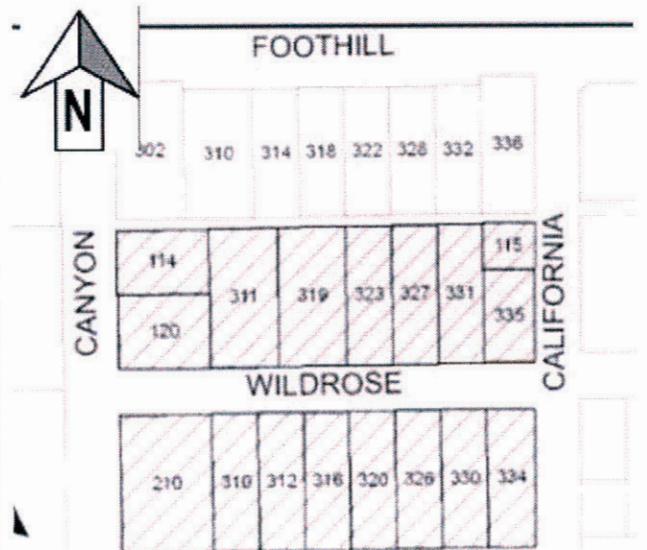
B13. Remarks:

B14. Evaluator: *City of Monrovia  
415 South Ivy Avenue  
Monrovia, CA 91016*

*Planning Division*

Date of Evaluation: *11/1/2007*

(This space reserved for official comments.)



6. **HISTORIC LANDMARK DESIGNATION - HL-54 - 310 Wildrose Avenue - Patrick & Sharon Lundy**

Craig Jimenez gave the report out of order due to Commissioner Shea's requirement to be excused from the vote and discussion due to the proximity to his home.

Public Hearing

Patrick Lundy  
310 Wildrose Avenue  
Monrovia, CA 91016

Applicant. Has lived in the home since 1965. Would like to see Historic District in the neighborhood.

Public hearing closed.

Commissioner S. Baker noted concerns about **asbestos shingles** which were added in probably late 1940's or early 1950's. **Not original to the home.** Believes that originally there **was shiplap or barn siding.** Doesn't want to see a precedent set to allow a landmark designation with non-original siding. Commissioner McIntosh suggested that there be a notation made about the siding in the file so that, if at a later date, the home were to be granted a Mills Act Contract, this item could be addressed. Mr. Jimenez noted that this information could be added to the DPR form.

Commissioner Fisk noted the aluminum windows on the west side of the home should be noted similarly. The Commissioner agreed.

Commissioner McIntosh moved to designate the house located at 310 Wildrose Avenue Historic Landmark Number 54 and so recommend to the City Council with the documentation that the siding and aluminum windows are not original to the home. Chair Hendrix seconded the motion.

The motion carried with the following vote:

AYES: S. Baker, Fisk, Hendrix, McIntosh  
NOES: None  
ABSTAIN: Shea  
ABSENT: D. Baker, Winn

7. **HISTORIC LANDMARK DESIGNATION - HL-53/MA-50 - 363 North Myrtle Avenue - John & Judith Foltz**

Steve Sizemore gave the report. Commissioner Fisk abstained from the vote and discussion due to the proximity to his home.



# EXHIBIT "B"

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HL – 54/MA 136

310 Wildrose Avenue



# 10 Year Rehabilitation Plan for 310 Wildrose

*Assessor ID 8516-009-002*

310 Wildrose Avenue is a Landmark home (HL #54) and contributor on the Wildrose Tract Historic District in Monrovia. This historic neighborhood was featured in Issue 42 of “American Bungalow” magazine and was described as the “quintessential bungalow neighborhood.” 310 Wildrose was built by the esteemed Tifal brothers in 1911, and is a Craftsman California bungalow.

310 Wildrose is a single story house with partial basement, entering from inside the house. The house has approximately 1750 square feet, with 2 bedrooms and a convertible den (including original pocket door), 1 and  $\frac{3}{4}$  bathrooms, living room with original river rock fireplace, formal dining room with original built ins (including dual china cabinet with leaded glass doors, built-in secretary desk, and a book case with glass doors), kitchen, and enclosed back porch used as a laundry room. Home has a large “L” shaped porch with original rock wall. In the 1980s, the back bedroom (facing the backyard) was added on to by the previous owner with modern windows. The home has a one car garage detached from the house and facing an alley. In the front yard, there is a large old camphor tree. In the backyard, there is a crepe myrtle tree and avocado tree.

We are looking forward to maintaining its beautiful original Craftsman workmanship through well-planned repairs. Our plan for the exterior includes the following:

## Exterior

- Repair exterior siding, which would entail one of two options based on what is determined appropriate by the Historic Preservation Commission board:
  - o Asbestos shingles were added to home in the 1940’s to replace the original siding, and are efficiently insulating the home as well as protecting it from termite and fire damage. However, a few of these shingles have minor cracks and are in need of repair. The first option would be to repair the damaged exterior shingles on the house. We ask that the board considers the fire and termite protection that the current shingles give to the overall preservation of the structure.
  - o Alternatively -- if deemed necessary by the Historic Preservation Commission board – we will remove the asbestos shingles completely and replace the siding with a material similar to what the home would have originally had at the time of the residence’s original construction.
- Repaint home to prevent wood damage as well as to maintain aesthetic integrity.

- Repair cracks in the front porch.
- Repair handles, locks, and chips to original craftsman door.
- Replace corrugated metal above porch (on the roof) with more appropriate material.
- Porch eaves (soffit/fascia) have flaking paint -- repaint to prevent further deterioration and wood rot.
- Refinish the craftsman wooden window trim to preserve historical accuracy and maintain quality of original workmanship.
- Replace cracked/missing windows (exterior side window; basement level side facing exterior window.)
- Replace aluminum window frames in the add-on bedroom with historically appropriate window frames.
- Replace missing vents in attic to prevent damage or pests.
- Repair damaged roof shingles
- Repair damaged roof valley flashing to prevent moisture damage.
- Repair damaged gutters on the east side of house.
- Repair chimney
  - o Install missing rain cap and screen to prevent water and animal entry into chimney.
  - o Cracks present on chimney. Repair cracks to prevent water penetration and further separation.
  - o Repair hole in attic next to chimney.
- Repair garage
  - o Repair roof damage
  - o Repair structural damage to the east and front corners of structure.

### Plumbing

- Repair 3 leaking faucets (bathrooms and kitchen)
- Repair original plumbing and replace pipes in the front of the home (these pipes have never been repaired or replaced since the home was built).

### Electrical

- Rewire the front of the home (living room, den and dining room) – this area of the house has never had the electrical wiring updated and still utilizes original push button lights.

### Landscape

- Remove weeds and maintain trees and shrubs that are growing against the house.
- - Trim trees that are growing into the eaves and roof of the house and may potentially cause damage.
- Maintain beautiful landscape consistent with the Landmark homes on the Wildrose tract.

### Seismic Retrofit Upgrades

- This property was retrofitted in 1986 by the previous owners, and the house has been effectively bolted to the concrete foundation. However, we have not been able to locate a retrofitting permit in the city's records (it was originally done for a Triple A insurance policy). We wish to look further into this and take any additional steps needed to ensure the retrofitting satisfies conditions of the Mills Act should we be approve, including updating the retrofitting if needed.

### Cost Estimates

It is difficult to know the exact cost of these projects until we start them, but here are estimates provided by local contractors and a plumber based on the information we are able to provide them with:

Asbestos abatement: \$6,000

Historic wood siding: \$20,000

Plumbing: \$3000

Electrical: \$3,000 - 5,000

Windows: \$1000-\$2,000

Repairing cracks in porch and patio: \$2000

## 310 Wildrose Exterior Photos



# 310 Wildrose Exterior Photos

Front of 310 Wildrose



East Exterior Side of 310 Wildrose



**East Exterior Side of 310 Wildrose (continued)**



Back of 310 Wildrose





**West Exterior Side of 310 Wildrose**



**West Exterior Side of 310 Wildrose (continued)**





# EXHIBIT "C"

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HL – 54/MA 136

310 Wildrose Avenue

**STANDARDS AND CONDITIONS**  
**310 Wildrose Avenue**  
**Mills Act Contract HL-54/MA-136**

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 #9 shall allow for additions, exterior alterations or related new construction to match the original house upon approval of a Certificate of Appropriateness (Attachment A).
3. *View Corridor Maintained.* The view corridor enabling the general public to see the house 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 place a Historic Preservation Commission approved historic plaque on the site within two (2) years of the City Council designation of the historic landmark. The plaque shall be displayed at all times and shall be visible from the right-of-way.
5. *Electrical Safety Inspection.* Within two years of the date of City Council approval, an electrical safety inspection report shall be submitted on the electrical contractor's letterhead indicating that the existing service panel meets minimum code and poses no hazardous conditions, GFCI outlets are provided as specified by code, and proper grounding of the panel exists. This condition shall be waived if the building records confirm the upgrading of the service panel or written electrical inspection completed within the last five (5) years is provided.
6. *Seismic Retrofit.* Documentation by a building permit 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.
7. *City Inspections.* After five years of the anniversary date, and every five years thereafter, the City shall inspect the interior and exterior of the premises to determine the owner's continued compliance with the contract. It shall be the owner's responsibility to contact the City to arrange this required inspection.
8. Exterior Improvements (Certificate of Appropriateness may be required):
  - a. The aluminum windows on the west and north elevations shall be replaced with new period appropriate wood windows consistent with the existing wood windows within five (5) years.
  - b. The corrugated metal above the porch along the west elevation replaced with an appropriate material within two (2) years.
  - c. The non-original asbestos shingles shall be removed and restored with period appropriate siding within eight (8) years.
9. 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.

## THE SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION

*The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places.*

*The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.*

### **The Secretary of the Interior's Standards for Rehabilitation**

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.