



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: HL-145/MA-138

AGENDA ITEM: PH-1

PREPARED BY: Teresa Santilena
Associate Planner

MEETING DATE: August 29, 2018

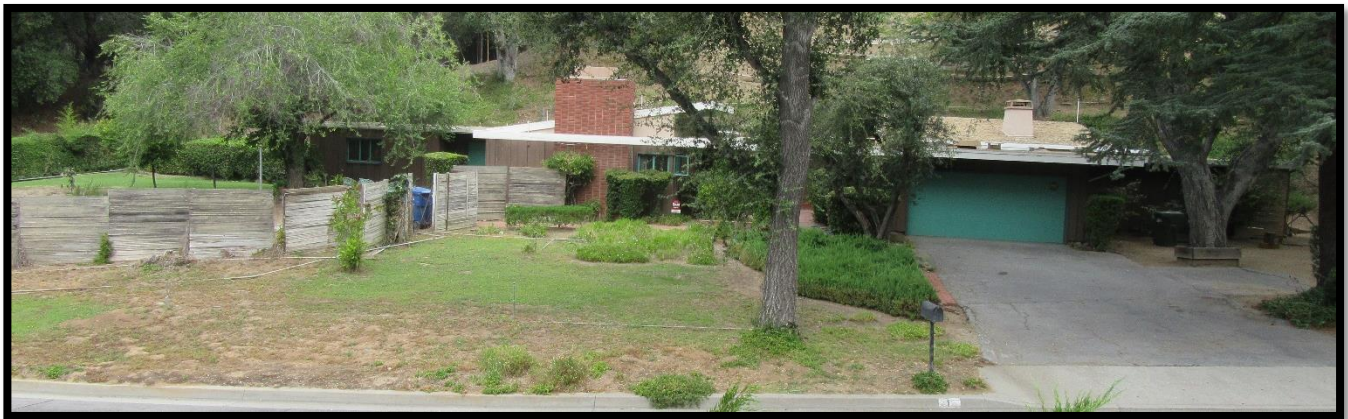
TITLE: Historic Landmark HL-145/Mills Act Contract MA-138
1 Hidden Valley Road
Monrovia, CA 91016

APPLICANT: Kari Helman and Dena O'Neil
1 Hidden Valley Road
Monrovia, CA 91016

REQUEST: Historic landmark designation and approval of a Mills Act Contract

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 31)

BACKGROUND: Pursuant to the Historic Preservation Ordinance, the property owners of 1 Hidden Valley Road have filed an application for consideration of historic landmark designation and approval of a Mills Act Contract.



ANALYSIS: The subject property is located just north of the juncture of Cloverleaf Drive and Hidden Valley Road. The irregularly shaped parcel is just over one acre in size and has a steep slope at the rear of the property. The parcel is improved with a 3,267 square foot Midcentury Modern single family home with attached two-car garage that was built in two phases.

Since 1951, when the original building permits were issued, 1 Hidden Valley Road has been owned by the Helman family. The residence was designed and built by Ward R. Helman, a local architect. In 1966, Helman designed a large addition to the home to complete his architectural vision for the property, which included one bedroom, a master bathroom, a powder room, a large family room with an expansive wall of windows, a study and a workshop. The

house contains all of its original design features and retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

The single-story home features flat and slant rooflines with wide eave overhangs, exposed rafter beams, and roof openings over garden beds. The horizontal massing of the structure, as well as the wood framed and post-and-beam construction are typical of Midcentury Modern architecture. The recessed front entry is obscured from view; the front door is approached through an entry court with brick walkways and planters. The home is clad in a combination of stucco and vertical redwood siding. A broad, low brick chimney with regular brick pattern is a predominate feature on the front façade. A second brick interior fireplace that is also constructed of red brick with a regular pattern is located in the family room.

One aspect of Midcentury Modern architecture that is present in the Helman House is the relationship between the indoors and the outdoors; Midcentury homes are designed to invite the outdoors in, and to create outdoor living areas. This home embraces that characteristic in several ways. The home contains two atriums; the photo on the right portrays the one that is located within the 1951 portion of the home and provides natural light to the kitchen and hallway. The other atrium was constructed during the 1966 addition, providing additional light to the hallway and family room. The family room also has floor-to-ceiling windows and exposed roof beams that continue from inside to outside, creating a living space that straddles both the interior and exterior. The master bedroom includes an outdoor sitting area, and the unique fencing along the property's perimeter creates an additional outdoor space that is both private and interactive with the street.



In addition to the architectural features of the home, Ward R. Helman applied innovative techniques to make the house safe and comfortable for its residents. For example, a radiant heating system runs under the slab floor using warm water to heat the house. Skylights have been fitted with interior light fixtures and are utilized in interior hallways to harness sunlight in the daytime and provide electric lighting after dark. The vertical redwood siding that is found on both the interior and exterior of the home is used to hide storage closets and shelves. The photo on the left portrays how Helman used this technique to camouflage his outdoor workshop.



For example, a radiant heating system runs under the slab floor using warm water to heat the house. Skylights have been fitted with interior light fixtures and are utilized in interior hallways to harness sunlight in the daytime and provide electric lighting after dark. The vertical redwood siding that is found on both the interior and exterior of the home is used to hide storage closets and shelves. The photo on the left portrays how Helman used this technique to camouflage his outdoor workshop.

Other than the original permits from 1951 and 1966, building permit history indicates that few alterations have been made: the home has been re-roofed, and the fencing has been repaired. The residence is largely intact as it was originally constructed, with all of the original windows, doors, and siding remaining in place.

Criteria and Guidelines

The Commission must determine the applicable designation criteria for landmark status for the house at 1 Hidden Valley Road. As specified by the Historic Preservation Ordinance, a property must include one or more of the applicable designation criteria. The following criterion is presented for the Commission's consideration.

Criteria Number 4 – *It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.*

The property at 1 Hidden Valley Road is significant under this criterion as it exemplifies characteristics of Midcentury Modern architecture with its slant and flat roofs, wide overhanging eaves, and exposed rafters. The open floor plan, walls of glass, two atriums, and continuation of roof beams from the interior of the home to the exterior are also indicative of the Midcentury Modern style, which is concerned with the interplay between interior and exterior spaces. The recessed front entry and use of natural materials (wood and brick) on the exterior elevations are also features common to Midcentury Modern architecture.

The building is in good condition and retains integrity in its design, materials and workmanship. Staff's determination is that 1 Hidden Valley Road meets Criterion Number 4.

Mills Act Contract

The applicant is also requesting approval of a Mills Act Contract which will provide tax savings for the homeowner. The City will lose a portion of the property tax collected on the property to assure its preservation and enhancement.

Conditions

The home has been well maintained and the building is well restored from public view. The set standards and conditions will be applied (Exhibit A), including placing a historic plaque on the property and seismically retrofitting the building within ten years. Staff is also recommending that the exterior siding, rafters, and eaves be repaired or restored in kind.

Furthermore, the owner has submitted a 10 year plan for the property that includes repair of the roof and ceiling of the workshop on the northeast portion of the home, repair of brick walkways and planters, repair and maintenance of perimeter fencing, and planting/terracing of the hill at the rear of the property.

DPR Form

Staff is processing this application as a City of Monrovia Historic Landmark, and a status code of 5S3 has been assigned (appears to be individually eligible for local listing or designation through survey evaluation). If the Historic Preservation Commission determines that the building is eligible for listing for local designation and the City Council concurs, then the code will be changed to 5S1 (individual property that is listed or designated locally). The DPR form is attached for the review, comment and approval of the Commission.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission forward a Nomination Statement to the City Council recommending that the house at 1 Hidden Valley

Road be designated as a historic landmark. Approval of a Mills Act Contract with the property owner subject to the attached conditions is also recommended.

If the Historic Preservation Commission concurs with this recommendation and determines that the property meets at least one of the seven criteria for historic landmark designation, and the information provided on the DPR is accurate, then following the public hearing, the following motion is appropriate:

Designate the property at 1 Hidden Valley Road as Historic Landmark Number 145, The Helman House, and approve entering into a Mills Act Contract with the conditions of approval, and so recommend to the City Council.

Other Listings
Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: HL-145/MA-138 – The Helman House

P1 Other Identifier: 1 Hidden Valley Road

***P2 Location:** Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 1 Hidden Valley Road **City:** Monrovia **Zip:** 91016

e. Other Locational Data: APN # 8520-001-001

P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
One story, Mid-Century Modern style single family dwelling with an open floor plan. The house is 3,267 square feet in area and has three bedrooms and three bathrooms. The single-story home features flat and slant rooflines with wide eave overhangs, exposed rafter beams, and roof openings over garden beds. The recessed front entry is obscured from view; the front door is approached through an entry court that contains brick walkways and planters that sits to the south of the attached, front facing two-car garage. The home is clad in a combination of stucco and vertical redwood siding, and contains the original aluminum slider, casement and louvered windows. A broad, low brick chimney with regular brick pattern is a predominate feature of the front façade. A second brick interior fireplace in the family room is also constructed of red brick with a regular pattern and features a unique metallic hood.

The home contains two atriums; one provides natural light to the kitchen and hallway, the other provides light to the family room. The family room has floor-to-ceiling windows and exposed roof beams that continue from inside to outside, which is visible from the rear elevation of the home. The master bedroom includes an outdoor siting area, and the unique fencing along the property line creates an additional outdoor space that is both private and interactive with the street.

P3b Resource Attributes: (List attributes and codes) HP1. Unknown

***P4 Resources Present:** Building Structure Object Site District Element of District Other
P5a Photograph

P5b Description of Photo: (view, date)

Front elevation facing east, 7/2018



P6 Date Constructed: 1951

Source: Building Permit

P7 Owner and Address:

Kari Helman and Dena O'Neil

1 Hidden Valley Road, Monrovia, CA

P8 Recorded by:

Teresa Santilena, City of Monrovia

P9 Date Recorded: 8/2018

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):

B1 Historic Name: Helman House

B2 Common Name: n/a

B3 Original Use Single Family Dwelling

B4 Present Use Single Family Dwelling

B5 Architectural Style Contemporary (Mid-Century Modern)

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

1951 – 1,620 sf house constructed
 1966 – 2,100 sf addition

B7 Moved: No **Date Moved** _____ **Original Location** _____

B8 Related Features:

B9a Architect: Ward R. Helman **b. Builder:** Ward Helman/Charley Hensley (1966 addition)

B10 Significance: **Theme:** Architecture **Area:** Monrovia

Period of Significance: 1951 - 1966 **Property Type** HP2 - Single Family Property

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

Midcentury Modern single-family dwelling was originally constructed in 1951, with a large addition in 1966 completed by the original architect. The house has maintained a high level of integrity. Since the 1966 addition, there have been no modifications to the footprint and the house contains all of the original windows, doors, and siding. As a result, the property exhibits a high level of integrity of design, workmanship, and materials. The residence is in its original location and its setting has been retained. Integrity of association is high because of its continued use as a single family residence under the ownership of the original owner, architect and builder.

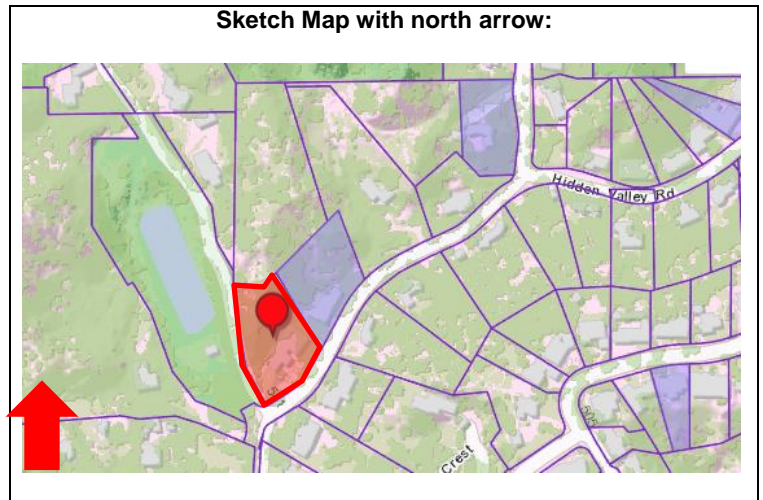
B11 Additional Resource Attributes:

B12 References:
 City Building permits, interview with owner

B13 Remarks

B14 Evaluator /Date Teresa Santilena, City of Monrovia
 8/2018

Sketch Map with north arrow:





Front (South) Elevation



Recessed Front Entry



Rear (North) Elevation



Interior brick fireplace with unique metal hood.





Side (East) Elevation



Side (West) Elevation



Atrium #1



Atrium #2

STANDARDS AND CONDITIONS
1 Hidden Valley Road
Mills Act Contract MA-138

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 building upon approval of a Certificate of Appropriateness (Attachment A).
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 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 (2) 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 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, and if it is determined by the City of Monrovia Building Official that retrofitting is needed, 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. *Exterior Siding, Rafters, and Eaves.* Within two (2) years of the date of City Council approval, all exterior siding, rafters, and eaves that are in disrepair shall be repaired or replaced in kind.
8. 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.