



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: HL-147/MA-140

AGENDA ITEM: PH-1

PREPARED BY: John Mayer, AICP
Senior Planner

MEETING DATE: March 27, 2019

TITLE: Historic Landmark HL-147/Mills Act Contract MA-140
143 North Lincoln Place
Monrovia, CA 91016

APPLICANT: Shaun Thurman and Jennifer Devine
143 North Lincoln Place
Monrovia, CA 91016

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

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 31)

BACKGROUND: On February 4, 2019, Shaun Thurman and Jennifer Devine, property owners of 143 North Lincoln Place submitted an application pursuant to the City's Historic Preservation Ordinance to designate their property a local landmark along with a Mills Act contract.

ANALYSIS: The subject property is improved with a Tudor Revival style residence that was built in 1925. It is located at 143 North Lincoln Place (mid-block) between Foothill Boulevard to the south and Hillcrest Boulevard to the north. According to the Monrovia Historic Context Statement, numerous housing tracts had been established by 1925 and homes were filling in the subdivided lots in an irregular manner. The subject property was one of the first homes constructed on North Lincoln Place; however, a majority of the homes in this single-family residential neighborhood were built after World War II (between 1941 and 1967).

According to the applicant's research, a building permit issued in 1924 shows that the subject house was built by the owner, Harry Martin. He is listed in a 1920's Monrovia City Directory as being a "home builder" and "contractor/carpenter". Martin is not listed as a notable builder in the



Figure 1. Street view of the Tudor Revival style house located at 143 North Lincoln Place. The building was constructed in 1925.

City's Context Statement and the applicant could not find any architect associated with the house. The residence was occupied by various owners throughout the years; however, there are no records indicating that any of them are identified with local, regional, state, or national history. A list of the home's owners may be found on pages three and four of the applicant's nomination request (Exhibit, A).

The subject property is designed in a Tudor Revival style which reached its peak of popularity in the 1920s and 1930s. According to the City's Context Statement, the Tudor Revival style was popular in the Los Angeles area where the idea of a "fairy tale" house appealed to new arrivals. The structure at 143 North Lincoln Avenue exemplifies the tenets of the Tudor Revival style including the steeply pitched rooflines, overlapping front-facing gables, and an entry porch with arched openings. Character defining features of the home include: original doors and windows, wrought iron work, gothic arched vents at the gable peaks, decorative rafter tails, and a sand coat stucco finish. An original two-car garage is detached from the house and located toward the rear side of the property. There have been some minor alterations, including a metal garage door, modern lanterns at the front porch, and aluminum window screens. However, the home is a good representation of the Tudor revival style, which is less common than other 20th Century styles in Monrovia and retains sufficient integrity to convey its design. Additional details about building's description, construction history, and historic significance may be found in the attached Department of Parks and Recreation (DPR 523A) survey form.

Criteria and Guidelines

According to Monrovia Municipal Code (MMC) Section 17.40.060(A), the Historic Preservation Commission (HPC) may recommend City Council designation of a property as a Historic Landmark. The property must meet one or more of the designation criteria contained in MMC Section 17.40.060(B), subsections one through seven.

Based on staff's analysis of the information contained in the applicant's nomination materials, the designation can be supported by the following criteria contained in MMC Section 17.40.060(B)(4):

- ***It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship***

The period of historic significance is 1925, which is when the Tudor Revival style residence at 143 North Lincoln Place was constructed. The structure represents an era when the "fairy tale" house was one of many styles that attracted newcomers to the Los Angeles area. The distinctive characteristics of the structure's 1925-era Tudor Revival style design have been retained and include: its asymmetrical façade and irregular massing, the steeply-pitched multi-gabled roof lines, and its front entrance set under a secondary gable with round arches. Other character defining features that are still intact include: original doors and windows, wrought iron work, gothic arched vents at the gable peaks, decorative rafter tails, and a sand coat stucco finish.

The residence at 143 North Lincoln Place retains most of the seven aspects of historic integrity, and continues to convey its historic significance. It remains on its original site and retains integrity of location. The building has a majority of the original exterior character-defining features of its Tudor Revival style design. Although there have been some minor alterations including: a metal garage door, modern lanterns at the front porch, and aluminum window screens, the building retains sufficient integrity to convey

its Tudor Revival design. The structure also retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of the 1920's Tudor Revival design and construction.

Mills Act Contract

The applicant is also requesting a Mills Act contract with the Landmark Designation application. Monrovia Municipal Code (MMC) Section 17.40.140(B) offers the Mills Act contract as a participation incentive that is intended to encourage property owners to seek landmark designation. A Mills Act contract allows a tax reduction for a property owner who must do certain restoration and maintenance tasks over a specific period of time. The initial term for the contract agreement is ten years. An additional year is added to that ten year term on an annual basis.

The applicant will be subject to the standard conditions of all Mills Act contracts including: a seismic retrofit of the building, an electrical safety inspection, and installation of a plaque to demarcate the property as a Monrovia designated historic landmark. The property owners are proposing work that would be added as conditions of the contract, which include:

- Replacing 18 metal-framed window screens and two metal screen doors with wood-framed screens (estimate: \$4,100),
- Replacing a non-original garage door with "period appropriate" carriage house style side-by-side doors (estimate: \$3,500),
- Repairing exterior wall areas where dry rot exists (estimate: \$200),
- Repairing broken concrete sections of the front porch landing and stabilizing the iron railings (estimate: \$500),
- Refinishing the original ironwork (estimate: \$200),
- Replacing the 1960's-era porch lanterns (\$750), and
- Restoring functionality of all the original windows (\$1,350).

The proposed conditions may be found in Exhibit "B" of this report. Upon approval of the landmark designation, all exterior alterations will require a Certificate of Appropriateness from the HPC.

DPR Form

Staff prepared the property's DPR 523A survey form with a status code of 5S1, an individual property that is listed or designated locally. The DPR form is attached for the HPC's review and comment as Exhibit "C".

RECOMMENDATION: Staff recommends that the Historic Preservation Commission forward a Nomination Statement to the City Council recommending that the house at 143 North Lincoln Place be designated as a historic landmark and a Mills Act Contract with the property owner subject to the attached conditions.

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 143 North Lincoln Place as Historic Landmark Number 147, and approve entering into a Mills Act Contract with the conditions of approval, and so recommend to the City Council.

EXHIBIT “A”

143 Lincoln Place (HL-147/MA-140)

Application Letter (Includes Photos), Submitted by Owners, Shaun Thurman and Jennifer Devine

CITY OF MONROVIA HISTORIC PRESERVATION

APPLICATION FOR LANDMARK STATUS & MILLS ACT CONTRACT APPLICATION

Property Description: 143 N Lincoln Pl is a single family home built in 1925 in the English Tudor Revival style, and retains the vast majority of its architectural integrity. It is located in a residential neighborhood consisting of homes of similar age, ranging in style from pre-war Tudor Revival, Spanish Revival and Craftsman to post-war Colonial Revival. This home is one of the larger homes in the neighborhood, and considering its largely original appearance, contributes significantly to the historic fabric of the neighborhood.

Exterior details: The home is a quintessential Tudor Revival of the 1920's. The following original details are characteristic of the style:

- The exterior finish consists of rough textured stucco over wooden framing. According to the “Field Guide To American Houses”, this constitutes a “relatively small portion of Tudor Revival homes”, though this appears more common in the Southern California region. The exterior paint scheme consists of a period appropriate palette of muted olive with bronze green and cream trim. Research and investigation has revealed an original, unpainted portion of heavily textured stucco siding remaining in the hallway of the cellar stairwell, consistent with the texture and finish of the siding. I consulted an original edition of the Sweet's Architectural Catalogue from 1926, which lists several contemporary suppliers of virtually identical stucco finishes, including those from Morene Products Co, The California Stucco Products Co, Wiggins and Sons Ruff-Kote and Marb-L-Cote Co. Each was designed to apply a variety of finishes to stucco surfaces. One in particular, identified as “Sand Sprayed” finish is a very close match to the existing surface texture, and is listed as being designed for application over “Interior and exterior surfaces of all types including wood, plaster, metal, old painted surfaces, gypsum, wallboard, masonry etc.” In addition, I located a color reference chart which contains the color “Light Drab”, which is a very close match to the current principal exterior color. As such, I believe both the color and exterior texture of the principal siding and other surfaces to be period correct. The texture itself may in fact be the original, based on its match with the original cellar stairwell texture. (see photos).
- The home is principally side gabled with two smaller overlapping front gables, one of which encompasses the front porch. The roof lines are steeply pitched in the prototypical Tudor style. Each gable end features the original exposed decoratively cut rafter tails. The principal front and rear gables as well as the south gable end each feature framed attic vents with wooden louvers and distinctive “Gothic” style pointed arch frames. The north gable end is anchored by a large, prominent chimney. The southeast corner of the home features overlapping gables where an original elevated and walled side porch is located just off the front study. The gabled front porch features two arched entryways with a Gothic style arched niche inset into the south wall. The porch interior features similarly arched ceiling coves. The porch steps are flanked by sloped stucco walls topped by elaborate wrought iron railings and posts which are capped by

electric lanterns. There is evidence to suggest that the uncovered portion of the front porch and garden area may at one time have had a wall surrounding it, much like the walled portion of the side porch, and consistent with other homes in the Tudor style.

- The home retains its original 42 inch wide Tudor style paneled front door with early English style strap and handle, lock plate and central door knocker, each featuring a faux hand hammered texture with decorative clavos. The original door bell plate is of the same style. The screen door also appears to be the original, with 1920's style brass hardware and hinges. The door is flanked by original floor to ceiling 4 pane casement style sidelights which open inward. The study retains its 10 pane mullioned glass door leading to the side porch. The breakfast room retains its 10 pane mullioned French doors leading to the rear patio. Ghost marks on the exterior walls above those doors indicate that there was likely once a covered porch present. Ghost marks on the west wall of what was once the pantry/mudroom indicate that there was once a single rear kitchen door present.
- All windows in the home are original and are consistent with the Tudor Revival style. The living room and dining room retain their original floor to ceiling 8 pane wooden casement windows and hardware. The front study retains its original half length wooden casement windows, in a set of 3 side by side pairs running the length of the east wall. Outside of those windows are wrought iron railings supported by scrolled brackets, which we believe are also original to the home. The kitchen has the original casement windows as well. Each of the 3 bedrooms and the original bath retain their original double hung wooden windows with weighted sashes. Ghost marks on the exterior north wall of the kitchen indicate that one of the sets of casement windows may have been moved at some point, most likely when the kitchen was remodeled in 2000 and the pantry was converted into a large bathroom.

Interior details:

We realize that this application covers primarily exterior features, but there are some noteworthy original interior features as well:

- The home retains its original Batchelder tiled fireplace and hearth, which until recently had been covered in a coat of gloss white paint. It has been meticulously restored to its original appearance, and the original mantle shelf has likewise been restored to original. (See before and after photos)
- All flooring with the exception of the kitchen and second bathroom is original, with the principal rooms retaining 1 ½" oak strip and the original bathroom retaining its original blue, grey and white 1" hex tile laid in a decorative "flower" pattern. It also retains its original tub, shower and built in cabinets.
- The ceilings in the living room, dining room, study and breakfast room feature the original Tudor style coving echoing that of the front porch, and retain the original decorative rough trowled plaster finish and functional picture rails. The opening between the living and dining rooms features a flattened arch characteristic of the Tudor style. A similarly arched niche (5'8" x 1'4") is inset into the north wall of the study above a built-in bookcase. A unique feature still present is the original radio antenna outlet set into the wall of the niche.

- An original built in linen closet with original glass hardware occupies the north wall of the central hallway.
- All interior doors appear to be original, and most retain their original faceted glass knobs and brass hardware. We have replaced missing hardware with salvaged originals of the identical style. The doors to the study and central hall are 10 pane mullioned doors with their original glass, while the remainder are single recessed panel doors.

RELATED FEATURES:

The property retains its original detached garage located on the back (west side) of the home. It features the same construction and textured stucco cladding as the home itself. The single, south facing window appears to be original, but the central, automatically controlled door appears to be less than 20 years old. The front landscaping is currently a simple grass yard dominated by a large mature sweet gum tree, lantana, and various rose bushes. The rear yard is constructed in a typical “English garden” style of dry laid brick patio with bordered gravel paths intersecting near various mature fruit trees, and framed by mature tall hedges and walls.

SIGNIFICANCE:

Our research reveals that the home was built in 1925 by the original owner, Harry Martin. The original permit was applied for in November of 1924, and construction was completed within the following year. He occupied the home with his wife May for several years thereafter. Mr. Martin is listed in the late 1920's Monrovia City Directories at this address with the listed occupation of “Home builder” and “Contractor/Carpenter”. No architect is listed on any of the original permits, and it may be that Martin either designed the home himself or utilized one of the many available home plans popular at the time. Mr. Martin is also listed as the builder of the nearby home at 175 N Lincoln Pl, which was constructed in 1926 and appears to follow a very similar floor plan, though it incorporates some decorative features more characteristic of a Craftsman influence.

I inspected both Monrovia City Directories and LA County archived deed records to trace the following ownership. Occupations of the owners, when listed, are noted:

1924: Lot purchased by Harry and May Martin from Frank Evans.

1925-1930: Harry & May Martin.

1930-1935: Dr. James P. Bowers, a local dentist with an office in the Neville Building at 106 W. Lime.

1935-1938: Nettie Evans & Grace Wheeler

1938-1941: Herbert & Margaret Marsh. Marsh is listed in city directories as an Insurance Agent.

1941-1944: Missing directories, however on October 2nd I was in the midst of researching this information when a rather spectacular coincidence occurred. I was in the front room typing up this summary when I noticed 3 elderly persons approach the front of the house and begin taking pictures. They introduced themselves as Judy, Tom and Lynn Crossett, and told me that they had grown up in the home from 1941 to 1949, and had stopped by just to see it again while visiting from out of state. They identified their parents as Mark and Elinor Crossett. They shared childhood memories of growing up here during the Second World War, and provided invaluable information as to the home's original

appearance and layout. They remarked on how little the house had changed since then.

1944-1949: Mark & Elinor Crossett, and the Crossett children identified above (!) Mr. Crossett served overseas in WW2, and is listed as being employed as a “Salesman” in the post-war years.

1949-1951: Charles & Nova Evans.

1951-1961: David C. & Bette Morrison. Morrison was the owner of the Morrison Glove Co. located at 452 W. Chestnut Ave, Monrovia.

1961-1966: Bette Morrison, widow of David. Listed occupation as “Secretary”.

1967-1968: Bette Morrison, now remarried to Patrick Carpenter. Carpenter is listed as a “Mechanic” at Macaig & Sons Chrysler Plymouth, 632 W. Huntington Dr, Monrovia.

1968-1989: Vernon & Ellen Mahlman. Mahlman is listed as a “Claims Supervisor” for the Olympia Insurance Co. (not listed as a Monrovia business)

1989-1996: Connie Taylor & Helen Hasabales

1996-1999: Alvin & Anita Yee

1999-2004: Brett & Michelle Newland

2004-2018: David Vandenberg. Listed as an Oncologist at USC.

2018: Present owners

CONSTRUCTION HISTORY:

In addition to the oral history provided by the Crossetts and a visual inspection of the home, a check of the building permits on file indicate that very little has been changed since its initial construction. The following permits/applicants were located in the Monrovia Public Library and in the Community Development Office:

11/18/24: Initial permit application/ Martin

1/8/25: Sewer permit/ Martin

11/15/65: Upgraded plumbing/ Morrison.

11/28/84: Upgraded to 100 amp electric/ Mahlman

7/24-91: Chimney repair and seismic retrofitting due to earthquake damage/ Taylor

8/21/97: New roof and upgrade to 200 amp electric/ Yee

12/13/99: Water line repair/ Newland

11/2000: Extensive kitchen and bath remodel/ Newland

6/2003: New HVAC/ Newland.

8/21/14: Installation of solar panels/ VanDerberg (note: the panels are not visible from the street)

References consulted:

McAlester, Virginia & Lee; Field Guide To American Houses; Knopf Publishing, 1991. P 354-371.

Galloway, Stephen & Cromley, Elizabeth; The Elements Of Style: Encyclopedia Of Interior Architectural Details From 1485 To The Present; Simon & Schuster, 1991. P 416-447

Sweets Architectural Catalogue, 1926. (see attachment)

American Standard and Crane plumbing catalogues, 1925-1929.

Old House Journal: Restore Media LLC; Numerous articles detailing Tudor Revival characteristics.

Monrovia Public Library: City Directories, 1925-1971

Monrovia Public Library: Microfilm copies of building permits for 143 N Lincoln Pl, 1924-1999.

Monrovia Office of Community Development: Computer records of building permits for 143 N Lincoln Pl, 2000-2014.

LA County Records, Norwalk: post 1957 deed records

La County Archives, Los Angeles: Archived deed records prior to 1957.

Crossett, Thomas, Lynn and Judy: Personal histories, 1941-1949

MILLS ACT 10 YEAR REHABILITATION PLAN/EXTERIOR:

Considering the number of owners over the nearly 100 years of its existence, the home remains remarkably intact. We intend to preserve the core original features of the home, including original siding, doors, windows, hardware, ironwork and the newly restored Batchelder tiled fireplace, as well as to restore period correct details to include the following:

- Seismic retrofitting. The foundation rests upon 2 foot cripple walls on the south and portions of the east and west side, and ground level foundation on the north side. Current cost estimates for this specific type of retrofitting are approximately \$6,000.
- Replacing the modern aluminum window screens with period correct wooden framed screening, painted to match the existing trim. Cost estimates for constructing the screens out of hardwood frames, joined and routed to accept metal mesh screen, finish painting and installation is approximately \$200 per window. There are 18 windows to convert to wooden screens. Additionally, the two modern aluminum screen doors at the rear of the home will be replaced with salvaged originals for approximately \$500. Total cost estimate is approximately \$4,100. (see photos)
- Replacing the modern metal garage door with period appropriate carriage house style side by side doors. Also, we plan to replace the modern flood light on the east garage wall with a period original goose neck style wall lamp with enameled metal shade. Current estimates for material and labor is approximately \$3,500.
- Repairing two small areas of dry rot to the wooden soffits at the northeast corner of the home and the southeast portion of the front porch. The proposed repair will consist of carefully removing any areas of unsound wood and consolidating the underlayment with two part architectural grade epoxy resin made by Abatron, the product of choice of the National Park Service. The gaps will then be rebuilt using two part Abatron Wood Epox, a load bearing architectural grade epoxy, then finish coated with matching texture and paint in the current color. The estimate for this work is approximately \$200, including material and labor. (see photos)
- Repair of the two broken concrete sections of the exposed portion of the front (east) porch. This will consist of re-bonding the two small broken concrete sections using Abatron Abocrete, and epoxy based concrete bonding product which is load bearing. This repair will also entail stabilization of the two iron railings embedded in the concrete which have worked loose over time. Additionally, this work will also entail repair to a crack in the concrete floor of the exposed south side raised porch using the same material and methods. The current cost estimate for this work including material and labor is approximately \$500. (see photos)
- Refinishing the original iron work on the front (east side) of the home, including the front lantern supports, stair brackets and “Juliet” balcony railing on the east wall below

the study windows. This work will entail scraping and sanding the current brown paint finish and re-painting back to the original satin black finish utilizing rust-oleum products specifically formulated for metal and iron work. Labor and material estimates are approximately \$200.

- Replacement of the two modern aluminum porch lanterns (post 1960's, based on makers marks) with period correct originals made from cast iron. Current replacement cost for such items are approximately \$750.
- Restoring all windows to their original function. All of the wooden windows in the home appear to be original, but many have received multiple coats of paint over the years resulting in their lack of operation. We propose to carefully scrape and sand each window to restore functionality, as well as to remove, strip and restore the individual hardware of each window, to include casement hinges and latches, pulls and latches as the case may be. This work is currently ongoing, with estimated costs of approximately \$75 per window, including material and labor for a total of approximately \$1,350. Original hardware that may need replacement due to breakage will be replaced with salvaged original pieces.

Ongoing Maintenance:

- The existing paint, siding and roofing are in excellent condition. Ongoing maintenance of these items will consist of periodic inspection and repair as necessary, taking care to duplicate the current period correct color texture and finish.
- The current plumbing and electrical services of the home have been upgraded as per the permits listed in this document and are in excellent shape. No immediate additional work is necessary or planned other than the proposed additions noted below. Maintenance of the existing systems will consist of periodic inspection.
- The current exterior HVAC unit is approximately 16 years old, and we plan to replace it with a more energy efficient unit, at an estimated cost of approximately \$5,000, including material and labor.
- The homes landscaping is in excellent shape and will be maintained as necessary. Recent work consisted of having a professional arborist evaluate the large (approximately 60 year old) Sweet Gum and Avocado trees on the property and performing recommended maintenance and fertilization. We ultimately plan to remove portions of the grass turf in the front yard in order to incorporate more native and/or drought tolerant plantings. Cost estimate for this work, including current tree maintenance, is approximately \$3,000.

ADDITIONAL WORK PROPOSED:

Work is on-going to replace all modern lighting throughout the home with period originals which the owners have cleaned, re-wired and made operable to modern UL standards. Thus far, the living room sconces, bathroom fixtures, central hall ceiling lights and dining room chandelier have been replaced. In addition, all modern toggle style light switches and plastic switch plates throughout the home are in the process of being replaced with modern UL listed reproduction push button style switches with brass switch plates. (see photos).

The original bathroom is in the process of having its modern sink and toilet replaced with period originals made by American Standard circa 1925-1927, sourced from Pasadena Architectural Salvage. The water flow items themselves (faucets, toilet components and mechanism) are modern, water efficient components. Additionally, the shower head, handles and bathtub filler handles are being replaced with period originals, rebuilt with modern components. The original built in bathroom cabinet has had its drawer pulls replaced with period originals selected to match the originals still existing on the nearby hall linen closet. The door hinges were removed, stripped and restored to their original nickel plated finish. The original 1 inch hex tile floor with intricate flower pattern has been carefully cleaned and repaired as necessary to restore it to its original appearance. Work thus far has cost an estimated \$2,500, including original plumbing and lighting, other materials and labor.

We propose to construct a low (3 ft) stucco clad masonry wall to encompass the uncovered portion of the front porch and garden area to create an English style courtyard, consistent with those currently found on existing Tudor style Monrovia Landmark homes located at 356 N Myrtle Ave (HL #46), 131 El Nido Ave (HL #87), 340 N Myrtle Ave (HL #101) and 328 Highland Pl (HL #111). This will be consistent in wall height, texture, paint and finish work with the existing covered front porch and uncovered elevated side porch. Estimates for grading, wall construction, texturing, painting, landscaping and installation of aged brick pavers within the walled portion are approximately \$5,000.

We propose to construct a small, approximately 40 square foot addition to the rear (west side) of the home to accommodate a ¾ bathroom addition adjacent to the west bedroom. This will be invisible from the street, and will allow us to remove the out of character circa 1999-2000 bathroom and kitchen addition which currently occupies portions of the original pantry, kitchen and breakfast room. This will allow us to restore the original appearance, layout and function of the kitchen, pantry and breakfast room. The addition would consist of a simple “bump-out” which would remain within required setback limits and would be constructed consistent in appearance with the original front and side porches in terms of roofing, siding, painting and finish texture. We plan to incorporate salvaged original windows, salvaged original plumbing fixtures and salvaged or new tile consistent in appearance with that of the original existing bathroom. Resources consulted thus far have include American Standard and Crane plumbing catalogues, circa 1925-1929. Current cost estimates for constructing a plumbed and wired “bump-out” addition are approximately \$300 per square foot. Utilizing salvaged original fixtures and lighting are an additional \$4,000, for an overall cost estimate of approximately \$16,000.

As stated above, the above addition will allow us to restore the kitchen, pantry and breakfast room to their original appearance, layout and function. We propose to remove all modern cabinets, flooring, lighting and appliances and replace them with period appropriate items. Custom cabinets have been researched and will be constructed in a period appropriate style with period appropriate tile counters and back-splash. Lighting will be period original “schoolhouse” hanging fixtures. Appliances will

consist of period originals rebuilt to modern function, and flooring will consist of cork and linseed based linoleum in a color and pattern consistent with period original designs. The estimated cost of this work is approximately \$20,000, including material and labor.

We propose to construct a screened in porch adjacent to the rear (west) breakfast room. Ghost marks on the west exterior wall as well as anecdotal evidence from previous owners indicate that a porch of some sort was located here, though we have no photographs or Sanborn maps to determine the exact appearance. The proposed porch will be constructed in a manner consistent in materials and appearance with the existing front and side porches, and will be invisible from the street. We intent to utilize wire reinforced glass roofing and metal screened siding consistent with period original “Tudor conservatory style” porches. This work will also include removing the current modern floodlights on the west wall and replacing them with a single goose-neck period original light with enameled metal shade. Estimated cost in material and labor is approximately \$5,000.

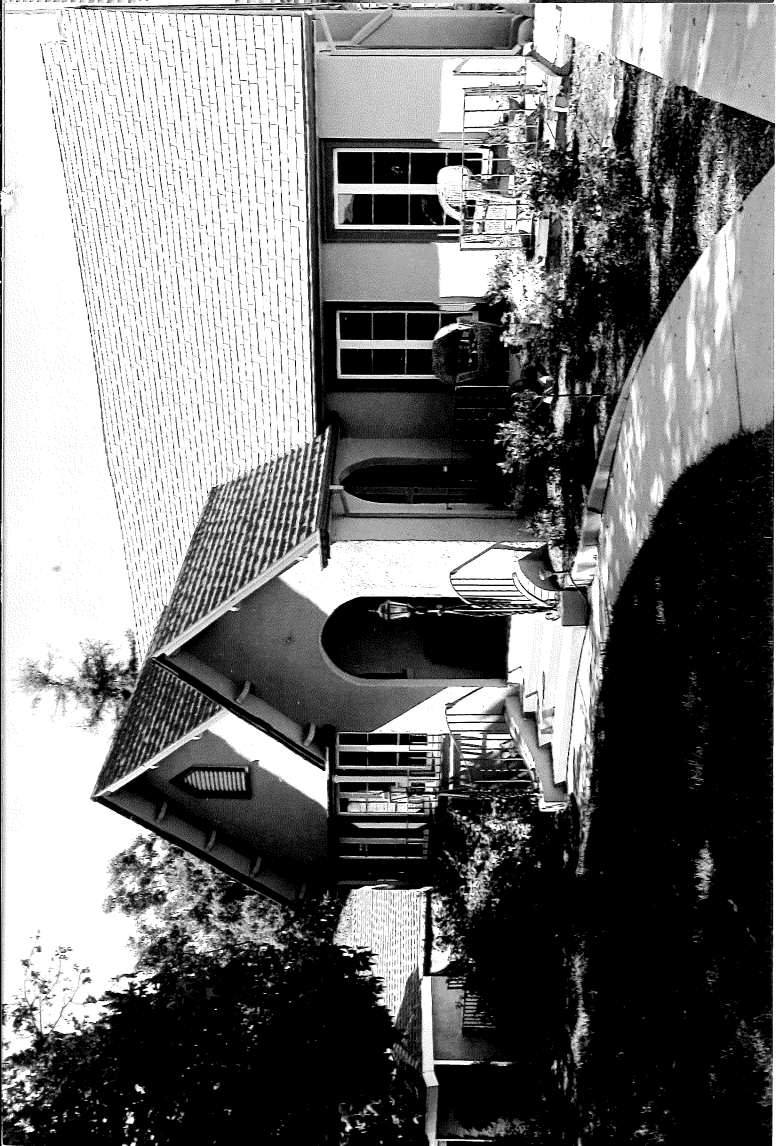


EXHIBIT “B”

143 Lincoln Place (HL-147/MA-140)

Mills Act Contract No. 140, Standards and Conditions

STANDARDS AND CONDITIONS
143 North Lincoln Place
Mills Act Contract MA-140

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 (Attachment A) 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.
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 public 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 Wood Framed Screens.* Within two (2) years of the date of City Council approval, all metal window screens and two metal screen doors shall be replaced with wood-framed screens. A Certificate of Appropriateness shall be obtained prior to their installation.
8. *Garage Doors,* Within two (2) years of the date of City Council approval, the existing metal garage door shall be replaced with "period appropriate" carriage house style side-by-side doors. A Certificate of Appropriateness shall be obtained prior to the issuance of building permits.
9. *Porch Lanterns,* Within two (2) years of the date of City Council approval, the 1960's-era porch lanterns shall be replaced with "period appropriate" light fixtures. A Certificate of Appropriateness shall be obtained prior to the issuance of building permits.

10. *Repairs*, Within two (2) years of the date of City Council approval, all exterior wall areas where dry rot exists and all broken concrete sections of the front porch landing shall be repaired. The iron railings attached to the front porch landing shall be stabilized.
11. *Restoration*, Within two (2) years of the date of City Council approval, all original ironwork shall be refurbished and the functionality of all original windows shall be restored.
12. 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 the last required update report. After the first ten (10) years, a progress report shall be required every five (5) years.

EXHIBIT “C”

143 Lincoln Place (HL-147/MA-140)

DPR 523A Form

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or #: HL-147 / MA-140 (143 North Lincoln Place)

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 143 North Lincoln Place City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8504-027-018

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

This single-story Tudor Revival style residence was built in 1925. The roof is primarily side-gabled with a pair of overlapping front-facing gables; the smaller one encompasses an entry porch with round arches. The rooflines are steeply pitched in the prototypical Tudor style. Each gable features exposed, decoratively cut rafter tails. The principal front and rear gables, and the south gable, each feature framed attic vents with wooden louvers and distinctive "Gothic" style pointed arch frames. The north gable end is anchored by a large, prominent chimney. Within the porch, the front entrance consists of a screen door and a wood-paneled door that maintains its original features including an English-style strap and handle, lock plate, and door knocker. There is an original set of three, six-light casement windows with a wrought iron railing guard to the south of the entrance porch. Additional windows include two, floor-to-ceiling, eight-light casement windows to the north of the entrance porch. Each window opening is surrounded by a four inch wide trim constructed of plain boards with a mitered two inch wide ogee edge trim. The exterior finish consists of rough textured (sand sprayed finish) stucco. The porch steps are flanked by sloped stucco walls topped by wrought iron railings with two posts, each one capped with an electric lantern. An original two-car garage is detached from the house and features a modern metal garage door.

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)

Facing West, April 2018

P6 Date Constructed: 1925

Source: Building Permit

P7 Owner and Address:

Shaun Thurman & Jennifer Devine

143 N. Lincoln Place
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: 03/27/2019

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 2 *Resource Name or #: HL-147 / MA-140 (143 North Lincoln Place)

- B1 Historic Name:** _____
- B2 Common Name:** _____
- B3 Original Use** Single Family Residence
- B4 Present Use** Single Family Residence
- B5 Architectural Style** Tudor Revival

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

1924 – Permit issued to owner/contractor H. Martin to construct a single family house.
 1991 – Permit issued to Connie Taylor to repair chimney due to earthquake damage.
 2000 – Permit issued to Bret Newland to modify the first floor plan and remodel the kitchen and a bathroom.
 2014 – Permit issued to David Vandenberg to install solar panels on the roof.

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

B8 Related Features: Batchelder tiled fireplace and hearth.

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

B10 Significance: **Theme:** Residential Development, 1903-1940 **Area:** City of Monrovia

Period of Significance: 1895-1940 **Property Type** HP2 - Single Family Property

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

This structure at 143 Lincoln Place appears eligible for local listing as an individual resource. According to the City of Monrovia Historic Context Statement, the Tudor Revival style reached its peak of popularity in the 1920s and 1930s as one of many revival styles that adapted to the needs of rapidly growing communities. The Tudor Revival style was particularly popular in the Los Angeles area where the idea of a “fairy tale” house appealed to new arrivals. The structure is eligible for historic significance because it was built during the period of significance (1925) and exemplifies the tenets of the Tudor Revival style. Those key elements include: steeply pitched rooflines, overlapping front-facing gables, and an entry porch with arched openings. The structure has retained most of its character-defining features including the original doors and windows, wrought iron work, the gothic arched vents at the gable peaks, decorative rafter tails, and the sand coat stucco finish. The property possesses the essential aspects of integrity including location, design, setting, materials, workmanship, feeling, and association. The structure remains on its original site and retains integrity of location. The building has a majority of the original exterior character-defining features of its Tudor Revival style design. Although there have been some minor alterations, including a metal garage door, modern lanterns at the front porch, and aluminum window screens, the building retains sufficient integrity to convey its Tudor Revival design. The building also retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of the 1920’s Tudor Revival design and construction. The building reflects the feeling of a “fairy tale” house in a single family residential neighborhood of the early 20th-century.

B11 Additional Resource Attributes: None

B12 References:
 City Building permits, Los Angeles County Tax Assessor

B13 Remarks

B14 Evaluator/Date City of Monrovia
 March 28, 2019

