



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2019-0018

AGENDA ITEM: AR-1

PREPARED BY: Teresa Santilena
Associate Planner

MEETING DATE: June 26, 2019

TITLE: Determination of Historic Significance
450 Patrician Way

APPLICANT: Laura Serdar, Architect
942 Wiladonda Drive
La Canada, CA 91011

REQUEST: Determine the historic significance of a residential building built within the historic period (50 years or older) that is proposed for significant alteration.

BACKGROUND: The applicant has presented staff with a preliminary development plan that would involve almost total demolition of a one-story, Vernacular style house at 450 Patrician Way. Since the house was built over 50 years ago (1950), the proposed alteration requires that the Historic Preservation Commission (HPC) first make a determination regarding the building's potential significance as an historic resource. On May 6, 2019, the current property owner, Joe Kouchakian, submitted a written request prepared by the Monrovia Historical Museum Foundation (Attachment A) to be exempt from the demolition review requirements due to the home's perceived obvious lack of historic significance. According to Monrovia Municipal Code (MMC) Section 17.10.050(8) (3), the HPC may either reject the request or require additional documentation.

The applicant's submittal includes: a history of the building permits, an ownership history, and current photos of the subject home. Staff prepared the property's Department of Parks and Recreation (DPR 523A) survey form which assigned a status code of 6Z. A California Resources Historic Status (CRHS) code of 6Z means that the property is not eligible for listing or designation under federal, state, or local evaluation criteria.



ANALYSIS: Pursuant to Monrovia Municipal Code (MMC) Section 17.10.030, a home remodel that proposes to alter more than 50% of a residential building's roof area, 50% or

more of a building's total exterior wall area, or 25% or more of any exterior wall facing a public street that was constructed over 50 years ago requires a Discretionary Demolition Permit. MMC Section 17.10.060 states that no demolition permit shall be approved or issued until the HPC has made a determination of historic significance. The home improvement project proposed by the applicant would exceed the maximum alteration threshold for roof area and exterior wall area modification.

A field survey and evaluation of 450 Patrician Way was conducted by City staff including a review of the applicant's documentation and an inspection of the site and existing structure. This information was used to document its current conditions and evaluate the property for historic significance.

Staff used the City of Monrovia's Historic Context Statement to establish a historic background and understand the property's place in the City's history. Staff referenced the Residential Development Theme (1941-1967), Housing Developments sub-theme. Given that the home was constructed in 1950, staff evaluated it against the registration requirements for both the Ranch House and Minimal Traditional architecture but the existing home does not meet the requirements for either of those architectural styles. Since it was constructed with simple local and readily available materials, and it does not embody a particular architectural style, it is described as a Vernacular home.

Property History

The subject property is located at the terminus of the cul-de-sac on southern end of Patrician Way. The lot is currently developed with a single-family Vernacular style house and an attached garage.

The City's building permit history indicates that the original building permit was issued to George and Alberta Nugent in 1949. The Nugents first built a garage with a bathroom and lived there while the rest of the house was planned and constructed. The following table outlines the significant building permit history relating to new construction.

Building Permit History – 450 Patrician Way

Date	Owner	Contactor	Description
04/05/49	George F. Nugent	George F. Nugent	Garage with ½ bath
10/6/49	George F. Nugent	George F. Nugent	Residential dwelling (68' x 42')
12/30/69	Hal Kiefer	owner	Porch remodel into den
11/18/80	Hal Kiefer	R.E. Smouse	Repair fire damage

A review of the permit history reveals that the main dwelling has undergone significant alterations that are visible from the public right-of-way since its original construction. However, the permit history is also vague in that it does not specifically identify the location of the porch that was enclosed, or the extent of the fire damage. The Monrovia Historical Museum Foundation summary speculates that a new two-car garage was constructed and attached to

the front of the house sometime in the 1980s, though there is no permit on file. They surmise that the original garage is directly behind (to the west) of the existing garage. It is possible, however, that the garage appears newer because it was damaged in the fire and was repaired under the 1980 permit and that the room behind the existing garage is the porch that was enclosed in 1969.

The summary provided by the Monrovia Historical Museum Foundation includes bibliographic information for the previous owners of the parcel. When the tract was initially subdivided, it was owned by Vincent R. McDonald, James H. O'Boyle, and Kathryn Shields O'Boyle. When the house was first constructed, the owners of record were George and Alberta Nugent. The home then passed to their daughter and her husband, Jean Nugent Keifer and Harold E. Keifer. In 2006, the home was purchased by the current owners. None of the previous property owners appear to be significant in local, regional or state history.

Current Conditions

The subject building is a single-story Vernacular style house. It features a complex roof plan, with a series of gables, cross-gables, and shed roofs with moderate eave overhang. The mix of roofline is partially due to how the home has been altered over time. The original shake roofing material was replaced with composition shingles. The primary elevation facing Patrician Way features a two-car garage. The front entry is recessed behind the garage and not visible from the public right-of-way.

The home is primarily clad in stucco with some redwood detailing and vents in the gable ends. There is a field stone chimney on the north (side) elevation and several paved outdoor patios. Many of the original windows have been replaced with newer vinyl windows.

Historic Integrity

Given the fact that the home does not embody a particular architectural style, it is unlikely to be eligible for local landmark listing based on architecture. Staff assessed the property under the seven aspects of historic integrity including: location, design, setting, materials, workmanship, feeling, and association. The house at 450 Patrician Way does have some integrity of location and setting in that the house has remained on its original site since its construction in 1950. However, the various exterior alterations due to the porch enclosure and the fire damage have compromised the aspects of materials, design, feeling, and association.

Evaluation Criteria

In order to be eligible for designation as a local landmark, the property would need to meet at least one of the seven criterion listed in MMC Section 17.40.060. The property would not meet any of those standards. The house at 450 Patrician Way is not identified with persons or events that are significant in local, regional, state, or national history. It does not represent the work of a notable builder, designer, or architect. The house was substantially altered with the enclosure of an outdoor porch, the repair of fire damaged areas, and the replacement of windows and roofing materials.

Patrician Way is a small cul-de-sac street that was subdivided in 1945. It is improved with only five homes (including the subject property) which were developed in the 1950s, primarily in the Ranch or Modern Ranch style. While the other homes on Patrician Way are good examples of Ranch homes, the subject property does not retain the character defining features of that style of home and would, therefore, not be a contributor to a potential historic district.

RECOMMENDATION: The applicant's exemption request demonstrates that the property located at 450 Patrician Way 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 attached DPR form and assign a CHRS Code of 6Z to the property. If the Historic Preservation Commission concurs with this recommendation, then the following motion is appropriate:

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

Page 1 of 2 *Resource Name or #: 450 Patrician Way

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 450 Patrician Way City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8520-022-014

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

This single-story, 1,606 square foot, vernacular residence was built in 1950. The house has a complex roof form with a series of gables, cross gables, and shed roofs with moderate eave overhangs. The original shake roofing material was replaced with composition shingles. The primary elevation facing Patrician Way features an attached two door, two-car garage with vertical wood slats and a decorative medallion in the gable-end. The front entry is located on the south elevation behind the garage and not visible from the public right-of-way.

The home is primarily clad in stucco with some redwood detailing and vents in the gable ends. There is a field stone chimney on the north (side) elevation and several paved outdoor patios. Many of the original windows have been replaced with newer vinyl windows.

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 east) June 2019

P6 Date Constructed: 1950

Source: City Building Permits

P7 Owner and Address:

Joe Kouchakian
450 Patrician Way

Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: June 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 #: 450 Patrician Way

- B1 **Historic Name:** N/A
- B2 **Common Name:** N/A
- B3 **Original Use** Single-family residential
- B4 **Present Use** Single-family residential
- B5 **Architectural Style** Vernacular

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

1949 – Garage with ½ bath
 1949 – Residential dwelling
 1969 – Enclose porch (remodel into den)
 1980 – Repair fire damage

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

B8 Related Features:

None

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

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

Period of Significance: 1941-1967 **Property Type** Single-Family Residence

Discuss importance in terms of historical or architectural context as well as integrity.
 The dwelling was constructed in a vernacular style with simple and common materials available at the time of construction. Although it was constructed in the post-WWII era, the design is simple and does not fall into any defined architectural style. The home is not eligible for inclusion within a potential historic district because it does not embody the architectural style of the surrounding neighborhood. Therefore, due to its lack of integrity or specific architectural style, the property does not appear eligible at any level for individual designation.

B11 Additional Resource Attributes:

- B12 References:**
 Los Angeles County Assessor's Records
 City of Monrovia Building Permits
 Monrovia Citywide Historic Context Statement

B13 Remarks

B14 **Evaluator/Date** City of Monrovia
 June 2019



Property Report on 450 N. Patrician Way

Prepared for Joey Kouchakian

by the Monrovia Historical Museum Foundation, Inc.

May 2019

Tract History

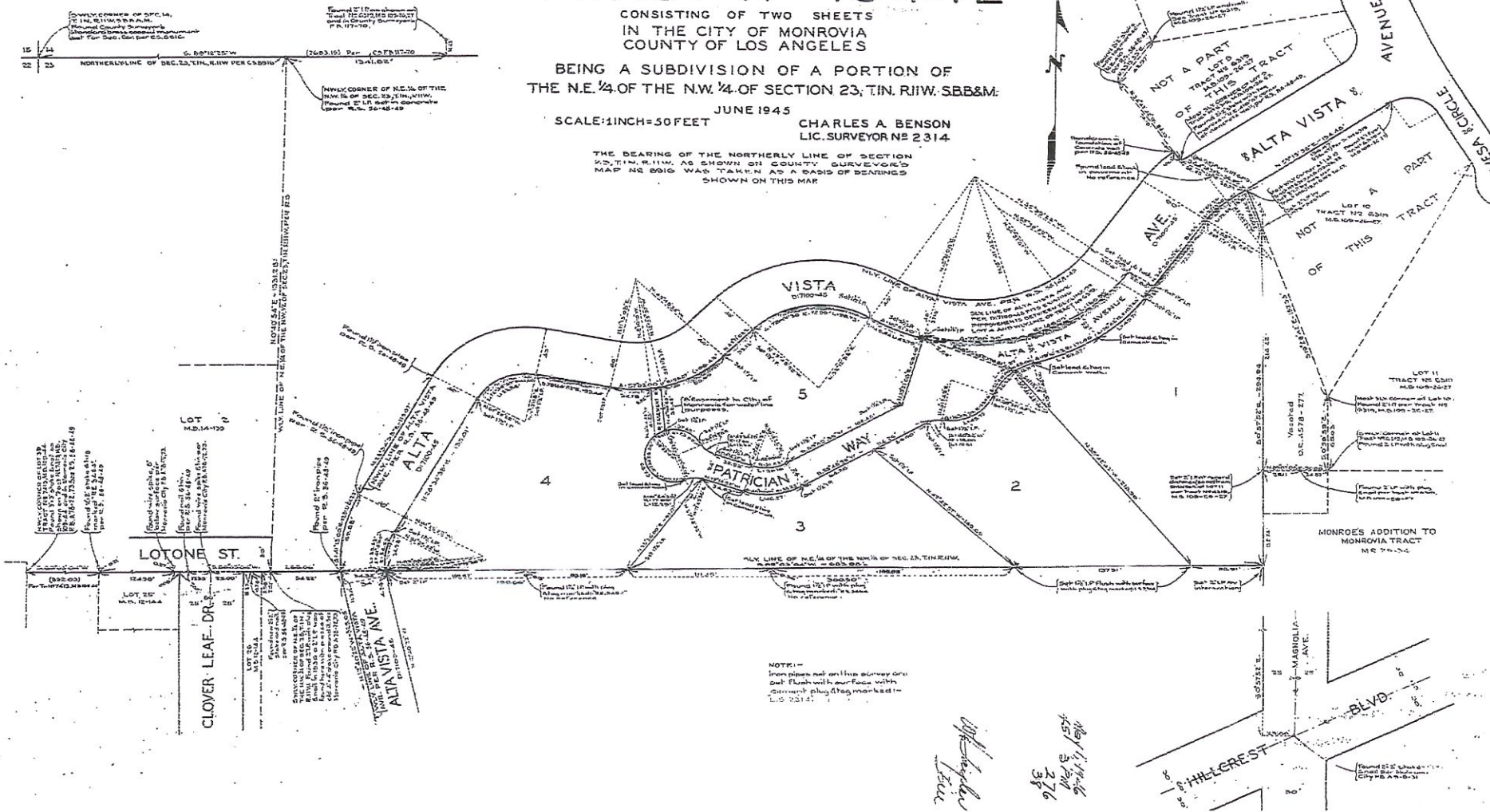
Tract 13442 was subdivided from the northeast one-fourth of the northwest one-fourth of Section 23, T.1N., R. 11W, SBB&M in June of 1945. The owners of the tract were Vincent R. McDonald, James H. O'Boyle, and Kathryn Shields O'Boyle. Charles Benson surveyed the property and drew the tract map that was submitted to the Monrovia City Council for its approval on September 20, 1945. At this time, the City approved Patrician Way and part of North Alta Vista Avenue as roads servicing the new tract as well as a water easement for the houses that would be built in the tract.

TRACT NO 13442

CONSISTING OF TWO SHEETS
IN THE CITY OF MONROVIA
COUNTY OF LOS ANGELES
BEING A SUBDIVISION OF A PORTION OF
THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 23, T.1N. R.11W. SBB&M.

JUNE 1945
SCALE: 1 INCH = 50 FEET
CHARLES A BENSON
LIC. SURVEYOR NO 2314

THE BEARING OF THE NORTHERLY LINE OF SECTION
23, T.1N. R.11W. AS SHOWN ON COUNTY SURVEYOR'S
MAP NO 8018 WAS TAKEN AS A BASIS OF BEARINGS
SHOWN ON THIS MAP



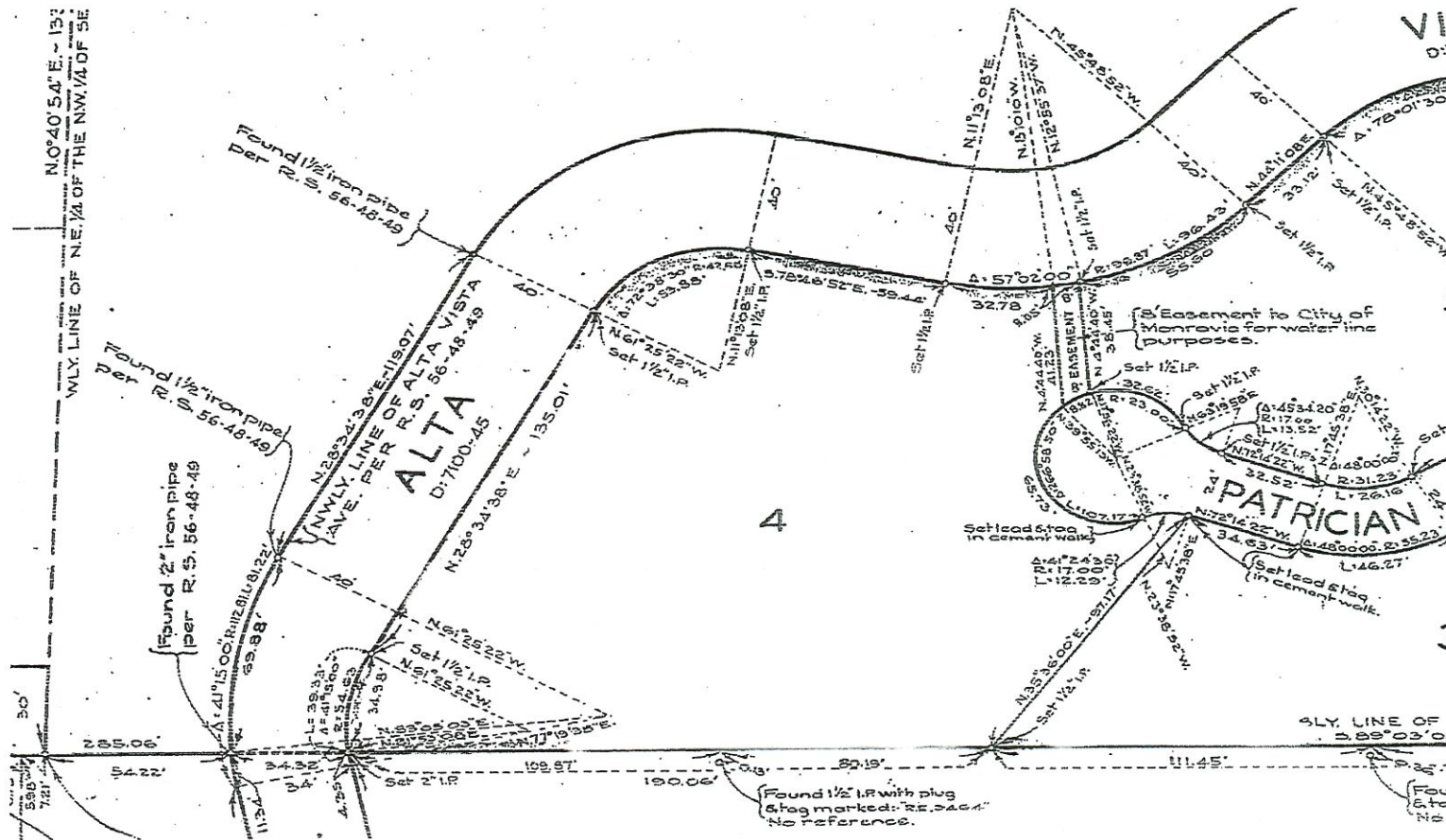
Lot History

The first permit, dated April 5, 1949, gives the dimension of the lot as "approximately" 200' x 200'. The dimensions on the tract map below are different

The first owners of Lot 4, Tract 13442, are George and Alberta Nugent. George Fitzsimmons Nugent and his wife had retired to Monrovia from Pennsylvania. The Nugents don't appear in Monrovia directories until 1949 when they are living at 465 N. Encinitas Avenue while they execute the paperwork and design of the house. According to the permits, they first build a garage with a bath. They live there while the house is being built. After the house is built, they live there at 450 Patrician Way until Charles Nugent's death in 1973. His wife continued living in the house almost until her death in 1980.

The Nugents daughter, Jean, and son-in-law, Harold E. Keifer, had moved to Monrovia shortly after their marriage to be close to her aging parents. Until they moved into her parents' house, they lived at 541 Hacienda Dr. On the death of Alberta Nugent, the house passed to Jean Nugent Keifer and her husband.

The present owners purchased the house in February of 2006.



PERMIT HISTORY

Date	Permit	Description	Value	Owner
4/5/49		Garage with ½ bath Purpose of building: Temporary residence while main house is being built Size of Lot: 200x200 feet Size of Building: 20x20 feet	\$1200	George F. Nugent
4/13/49	823			
4/25/49	757			
5/5/49	777	Electrical		
5/9/49	306			
10/6/49	266	Residential dwelling Stucco exterior 68' x 42' Roof: Cedar shingles 1 chimney: Fieldstone	\$7000	
11/7/49	202			
12/28/49	288			
12/30/69		Porch remodel into den	\$450	Harold & Jean Kiefer
1/30/97		Shower pan, tile wall, hot mop	\$300	
1/30/70	13352	Install shower stall and water heater		
11/18/80		Repair fire damage	\$1800	
12/2/80	13820	Electrical		
" "	13280	Plumbing		
12/3//80	13285	Mechanical		
3/30/12		Re-roof		Joe Kouchakian

House History

The first permit was issued on April 5, 1949, and is for a garage 20' x 20'. Permit #977 puts the value of the garage at \$1200. On a subsequent permit from October 6, 1949, George Nugent describes the garage as having a service porch and a half-bath.

The October 1949 permit is for a residential dwelling made of stucco with cedar shingles to be attached to the garage. The house will have one field stone chimney. There are to be five rooms. There is an undated form for electrical installation that might describe the house more fully. It lists the following: kitchen and nook, front hall and closet, dining room, front and rear patios, living room, rear hall, front and rear bedrooms, one bathroom, and a yard lamp post.

There are no more permits issued on the house until 1969/1970 when the Nugent's daughter and son-in-law have moved in and are listed on the permits as the owners (Jean Kiefer's parents are still living at this time). The first thing they want to do is remodel one of the porches (it isn't stated which one) into a den. A sketch, December 30, 1969, and included in the permits attached to this report, shows what they plan to do. Another permit, dated January 30, 1970, is used to install a shower and water heater.

In 1980, there is a permit issued on November 18, to repair fire damage. The repair is valued at \$1800. At this same time and through 1981 are additional permits that include framing, adding air conditioning, electrical, and gas piping. On the far left of the picture below is newer-looking garage for which there is not permit in the packet I was given.

The last permit, dated March 30, 2012, is issued to the present owner, Joe Kouchakian, for a new roof.

I believe the picture below *might* tell the story of this house. This is the back of the house which faces north. I believe that starting on the left is the garage from the 1980s (?), then the original garage, the house the permits indicate was attached to the house, and then??? Well, may the fourth rectangle is the enclosed porch from the early 1980s!



Looking northeast.



Looking northwest.



Biographies

Vincent R. McDonald was born on December 2, 1891, in St. Jacques, Newfoundland, Canada, to William and Ellen Burke McDonald. The 1900 census gives William's occupation is as a ship painter. There were six other children in the family. Around 25 years later, the story of Vincent's family changed when he became an important businessman in Monrovia. Charles F. Davis, author of *Monrovia Duarte Community Book* reports that Vincent's father was a captain in the navy and a hero (365-366).

The 1910 census records Vincent's professional life as a stenographer. By 1917, the East Boston, Massachusetts, directory records Vincent McDonald as a traveling salesman. Charles F. Davis (*Monrovia Duarte Community Book* 365-366) writes that McDonald served with the U.S. Internal Revenue Service in Arizona from 1920-1924, and it was there that he met James H. O'Boyle who was working with the same agency. They then formed a partnership selling farm equipment. Davis says that in 1923 (365), O'Boyle was district manager for Chevrolet and he joined in partnership with McDonald the next year.

Vincent McDonald's first known address in Monrovia in 1930 is 433 N. Primrose Avenue where he is living with James O'Boyle. He is also listed at being in partnership with McDonald & O'Boyle auto dealership at 201 E. Foothill Boulevard. From 1931-1935 he lived at 139 E. Greystone Avenue. The 1940 census lists him as living at 167 N. Mayflower Avenue and in 1948, at 380 N. Myrtle Ave. He lived there until his death on July 23, 1969.

Vincent R. McDonald never married, but he must have had a close relationship with his partner James H. O'Boyle and James' wife Kathryn as they were business partners in the car

dealership for decades and joined together in subdividing the property which became Tract 13442.

McDonald was also active with the Monrovia Chamber of Commerce, Red Cross, Community Chest, American Legion, Elks Club, Knights of Columbus, and Immaculate Conception Church.

1900 U.S. Census, Boston Ward 1, Suffolk, Massachusetts; ED:1163: fam. 278. Database with images. *Ancestry*. <http://www.ancestry.com>: 2004.

1910 U.S. Census, Boston Ward 1, Suffolk, Massachusetts. ED: 1265, sheet 12A. Database with images. *Ancestry*. <http://www.ancestry.com>: 2006.

1920 U.S. Census, Langhorne, Pima, Arizona. ED: 82, sheet 8A, dwell. 52, fam. 200. Database with images. *Ancestry*. <http://www.ancestry.com>: 2010.

1930 U.S. Census, Monrovia, Los Angeles, California. ED: 1156, sheet 4B, dwell. 1156. Database with images. *Ancestry*. <http://www.ancestry.com>: 2002.

California, Voter Registrations, 1900-1968 (1932). Database with images. *Ancestry*. <http://www.ancestry.com>: 2017.

City of Monrovia. Public Works Dept. *Tract No 13442*. June 1945.

Davis, Charles F., editor. *Monrovia-Duarte Community Book*, Arthur H. Cawston, Monrovia, 1902, pp 365-366.

Monrovia, California, City Directory, 1931. (1931). Los Angeles, CA: Los Angeles Directory Co.

Monrovia, California, City Directory, 1965. (1965). Los Angeles, CA: Los Angeles Directory Co.

James H. O'Boyle

James H O'Boyle was born in Avoca, Pennsylvania on February 24th, 1893, and was as Celtic as his name sounds. The census records report that his father, who was a miner, was born in Scotland and his mother in Ireland. On the other hand, Charles F. Davis says that James' father was a mayor of Avoca and a hotel man (366). Davis was simply writing the histories of people as they told them to him, and there was no social media or Ancestry to check facts with. Continuing using the census records, James was the eldest of six children, and seven years old when his father died. When James was 17, he married Margaret Antler, and they had one child, Earl Francis.

James' 1917 draft registration form gives his occupation as working for the "Gov't Electric".

James and Margaret subsequently divorced, and the 1920 census record has him living with Vincent R. McDonald in Pima, Arizona. James O'Boyle is listed as the "Head" of the rental house and McDonald as the "Partner." McDonald is a purchasing agent for farm equipment and O'Boyle is the bookkeeper.

The first indication of James being in Monrovia is the 1929-1930 Monrovia City Directory that lists 209 E. Foothill Boulevard as the business address of McDonald & O'Boyle (car dealership). The 1930 census record McDonald and O'Boyle living together at 433 N. Primrose Avenue.

In 1932, James married Kathryn Shields, born in California on May 8, 1908. They moved to 236 W. Scenic Drive and raised three children there (Earl, his son from the previous marriage, lived there also for a short time): daughter Patricia, son Vincent, and another daughter, Kathleen.

The partnership of McDonald & O'Boyle was able to weather both the Depression and World War II. Before the War is even over, Vincent and the O'Boyles pool their money to buy and

subdivide the property that became Tract 13442. James O'Boyle was elected to the Monrovia city council in 1938 and served for four years. He ran again in 1948 and was re-elected, serving for three years. (Davis 366).

James continued to lived on W. Scenic until his death on October 3, 1966. Kathryn continued to live there until her death in 1977.

1900 U.S. census, Avoca, Luzerne, Pennsylvania. ED: 0033, sheet 17, dwell. 323. Database with images. *Ancestry*. <http://www.ancestry.com>: 2004.

1910 U.S. census, Duryea Ward 5, Luzerne, Pennsylvania. ED: 0018, sheet 1B, dwell: 15. Database with images. *Ancestry*. <http://www.ancestry.com>: 2006.

1920 U.S. census, Langhorne, Pima, Arizona. ED: 82, sheet 8A, dwell. 52, fam. 200. Database with images. *Ancestry*. <http://www.ancestry.com>: 2010.

1930 U.S. census, Monrovia, Los Angeles, California. ED: 1156, sheet 4B, dwell. 121A, fam. 132A. Database with images. *Ancestry*. <http://www.ancestry.com>: 2002.

City of Monrovia. Public Works Dept. *Tract No 13442*. June 1945.

Davis, Charles F., editor. *Monrovia-Duarte Community Book*, Arthur H. Cawston, Monrovia, 1902, pp 366-367.

Monrovia, California, City Directory, 1944. (1944). Los Angeles, CA: Los Angeles Directory Co.

Monrovia City Directory, 1939. (1939). Los Angeles, CA: Los Angeles Directory.

New York State Marriage Index, 1881-1967. Database. *Ancestry*. <http://www.ancestry.com>: 2017.

U.S. Social Security Index, 1935-2014. Database. *Ancestry*. <http://www.ancestry.com>: 2014.

George Fitzsimmons Nugent

George Fitzsimmons Nugent was born in Yonkers, Westchester, New York, on January 14, 1889. His father, Robert Percy, was a carpenter. Though George may have learned some carpentry skills to help him build his house in Monrovia, his actual profession was as a printer. He married Alberta Woven, and they had a set of twins born in 1921: Jean Harriet and George Robert.

George and his wife stayed in Yonkers until he retired, and then they moved to Monrovia. They appear in a city directory in 1949; the date on their first application for a building permit at 450 Patrician Way is April 5, 1949. The directory and the building permit lists their address as 465 N. Encinitas Avenue. They left N. Encinitas Avenue to live in a garage that they had built on site that would be 450 Patrician Way. The garage had a half bath and a service porch and they continued to live there while George built the house. He is listed on the permits as owner, architect, and contractor. After the house was built, they continued to live there for over twenty years.

In New York on August 31, 1949, George and Alberta's daughter, Jean Harriet, married Harold E. Keifer, a salesman. They moved to Monrovia shortly after their marriage and lived at 541 Hacienda Drive. As her parents grew more infirm, Jean decided that she and her husband would move in with them in 1969. It would have been a tight fit for four people as the house only had only five rooms, which included two bedrooms and one bathroom.

George Nugent died on January 6, 1973, and is buried at Live Oak Memorial Park. Alberta died on June 8, 1980. Their daughter and son-in-law, who had become an engineer for Southwest Products, became the owners of the house. During

the 1980s, a number of permits were issued to Jean and Harold Keifer for upgrades in electrical and plumbing. Harold Keifer died on February 4, 2004, in Monrovia. Jean Harriet sold the house to her daughter and son-in-law where she died on November 18, 2006, Martinez, Contra Costa, California.

1900 U.S. census, Yonkers Ward 4, Westchester, New York. ED: 0133, sheet 10, Dwell. 53, Fam. 114. Database with images. *Ancestry*. <http://www.ancestry.com>: 2004.

1905 New York State census, Yonkers, Westchester. ED: 02.

1925 New York State census, Yonkers, Westchester. ED: 03; Assembly District: Sheet 4. *Ancestry*. <http://www.ancestry.com>: 2012.

City of Monrovia. Planning Dept. "Application for the Erection of a Garage." 5 Apr 1949.

City of Monrovia. Planning Dept. "Application to Alter, Repair, or Demolish a Type 5 Building." 6 Oct. 1949.

New York State, Marriage Index, 1881-1967. Database. *Ancestry*. <http://www.ancestry.com>: 2017.

Social Security Administration, "Social Security Death Index", database, *Ancestry* [ancestry.com](http://www.ancestry.com) (accessed 23 Apr 2019), entry for George Nugent. SS No. 075-10-7871.

Social Security Administration, "Social Security Death Index", database, *Ancestry*. [ancestry.com](http://www.ancestry.com) (accessed 23 Apr 2019), entry for Alberta Nugent. SS No. 560-21-1655.

Social Security Administration, "Social Security Death Index", database, *Ancestry* [ancestry.com](http://www.ancestry.com) (accessed 23 Apr 2019), entry for Jean N. Keifer. SS No. 129-03-0333

U.S., Find A Grave Index, 1600s-Current. Database.