



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2019-0016

AGENDA ITEM: AR-2

PREPARED BY: John Mayer
Senior Planner

MEETING DATE: June 26, 2019

TITLE: Determination of Historic Significance
221 Norumbega Drive

APPLICANT: Mark Houston Associates, Inc.
517 South Myrtle Avenue
Monrovia, CA 91016

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

BACKGROUND: The applicant is preparing plans for a development that would involve the alteration of a Craftsman style house at 221 Norumbega Drive. Since the house was built over 50 years ago (1922), the proposed alteration requires that the Historic Preservation Commission (HPC) first make a determination about the building's potential significance as an historic resource. On May 9, 2019, Mark Houston, on behalf of the owner submitted a written request to be exempt from the demolition review requirements due to the home's perceived obvious lack of historic significance. Pursuant to Monrovia Municipal Code (MMC) Section 17.10.050(B)(3), the HPC may either reject the request or require additional documentation.

Staff determined that the applicant's documentation is sufficient to assess the property's lack of historic significance. For the exemption request, the applicant submitted materials prepared by Jeanette McKenna who conducted some research on the property including: building characteristics, permit history, ownership history, and a list of structural alterations. Owners' occupations were not available for this address. McKenna also included photographs of the home's current conditions. Based on the information collected, 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 state or local evaluation criteria.



Figure 1. Photo of 221 Norumbega Drive as seen from the street. The structure was originally constructed in 1922 and altered in 1944.

ANALYSIS: Pursuant to MMC Section 17.10.030, HPC review is required for the removal or alteration of 25% or more of any exterior wall facing a public street for a house built over 50 years ago. The purpose of this review is to encourage the preservation of potentially historic residential buildings and protect against the loss of potential historic landmarks. 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.

A field survey and evaluation of 221 Norumbega Drive 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 (1903-1940) and evaluated the architectural style using the registration requirements of the Craftsman architectural sub-theme period of significance (1905-1930).

Property History

A City-issued building permit shows that the house was built in 1922 for John A. Crandell, the original owner. The architect is unknown; however the contractor listed on the permit is E. Welden. He also built a one-car detached garage in 1924; however that structure has been removed. E. Welden is not listed as a notable builder in the City's Historic Context Statement. Charles Weitzel (second owner) obtained a building permit in 1944 to build an addition to the front. Staff believes that this construction involved the enclosure of a porch; a Sanborn Fire Insurance map (dated April 1927) shows a small appendage in front of the home's footprint. The 1944 extension added a hipped shaped roof line to the front facade, created a small inset front porch at the corner, and re-oriented the entry to face sideways. A permit was issued to Mr. Weitzel in 1948 to build a rear yard patio and play room. Additional construction includes: a two-car detached garage (1998), a new bedroom (2008), and all new vinyl windows (2009).

According to the research and documentation submitted, none of the home's owners made any important contributions to local, regional, or state history. Page five of the documentation includes the resources consulted; page three provides a list of the prior owners.

Current Conditions

The subject building is a single-story house that has some basic elements of the Craftsman architectural style. The house features a Dutch gabled roof with the primary ridge running perpendicular to the home's frontage creating a small street-facing gable end followed by a hipped-shape roof below. Roof elements include asphalt shingles, a simple wood fascia at the gable ends, and exposed rafter tails around the perimeter of the roof. An inset partial front porch occupies the northern corner of the front elevation and is supported by a wooden post and beams. Within the porch, there is a large double hung window facing the street and the entrance, which is perpendicular to the street. The front entrance is a 15-light French paned door that opens into the 1944 addition. The front addition features three large (three-over-one) windows that face the street. Each window and door features Craftsman style wood surrounds. The entire house is clad in clapboard siding.

Historic Integrity

Staff assessed the property under the seven aspects of historic integrity including: location, design, setting, materials, workmanship, feeling, and association. The house at 221 Norumbega Drive has

retained some Craftsman style elements including its exterior wood siding and window surrounds. However, the building does not retain integrity of design, materials, workmanship, feeling, or association. The primary facade of the residence was dramatically altered in 1944, which is outside the period of significance for the Craftsman style (1905-1930). The alteration enclosed an original front porch and disrupted the building's original symmetry and style. Furthermore, original windows were replaced with vinyl windows.

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 subject site would not meet any of those standards. The house at 221 Norumbega Drive 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 is a simple Craftsman style house that has been altered. It does not exhibit character defining features, materials, or a high level of workmanship. Examples of Craftsman architecture are found throughout Monrovia that better exemplify the tenets of this style.

The surrounding residential neighborhood was mostly developed between 1901 and 1940. Nine of the 22 homes within the neighborhood block represent residential development of the 1920's and are designed in the Craftsman style. However, the subject site would not qualify as a contributor to this grouping due to its significant alterations.

RECOMMENDATION: The applicant's exemption request demonstrates that the property located at 221 Norumbega Drive 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.

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or #: 221 Norumbega Drive

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 221 Norumbega Drive City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8518-007-015

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

The subject property is located on the west side of Norumbega Drive in a single family residential neighborhood. This single-story (824 sq. ft.) house was originally built in 1922 and has some basic elements of the Craftsman architectural style. The house features a Dutch gabled roof with the primary ridge running perpendicular to the home's frontage creating a small street-facing gable end followed by a hipped shape roof below. The hip shaped roof spans the width of the house and covers a small entrance porch and porch enclosure/addition that was constructed in 1944. Roof elements include asphalt shingles, a simple wood fascia at the gable ends, and exposed rafter tails around the perimeter of the roof. An inset partial front porch occupies the northern corner of the front elevation and is supported by a wooden post and beams. Within the porch, there is a large double hung window facing the street and the entrance, which is perpendicular to the street. The front entrance is a 15-light French paned door that opens into the 1944 addition. The front addition features three large (three-over-one) windows that face the street. Thirteen vinyl-framed windows were installed in 2009. Each window and door features Craftsman style wood surrounds. The entire house is clad in clapboard siding.

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, June 2019

P6 Date Constructed: 1922

Source: Building Permit

P7 Owner and Address:

Kevin and Melissa Strobel

221 Norumbega Drive
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: 06/2019

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 #: 221 Norumbega Drive

- B1 Historic Name:** N/A
- B2 Common Name:** N/A
- B3 Original Use:** Single Family Residence
- B4 Present Use:** Single Family Residence
- B5 Architectural Style:** Craftsman Bungalow (Altered)

B6 Construction History (Construction date, alterations, and date of alterations)
 1922 – Permit issued to John A. Crandell to build a new house.
 1922 – Permit issued to John A. Crandell to build a new garage.
 1944 – Permit issued to Charles Weitzel to enclose a front porch.
 1947 – Permit issued to Charles Weitzel to build a rear patio cover.
 1948 – Permit issued to Charles Weitzel to build a play room (8' x 12').
 1998 – Permit issued to Kevin Finley to build a detached garage (20' x 22').
 2000 – Permit issued to Kevin Finley to build a swimming pool
 2008 – Permit issued to Jonathan Torres to add bedroom and closets
 2009 – Permit issued to Melissa Strobel to replace all windows.

B7 Moved: No **Date Moved:** N/A **Original Location:** N/A
B8 Related Features: None

B9a Architect: Unknown **b. Builder:** E. Welton (House & Original Detached Garage)

B10 Significance: **Theme:** Residential Development, 1903-1940 **Area:** City of Monrovia
Period of Significance: 1905-1930 **Property Type:** HP2 - Single Family Property

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

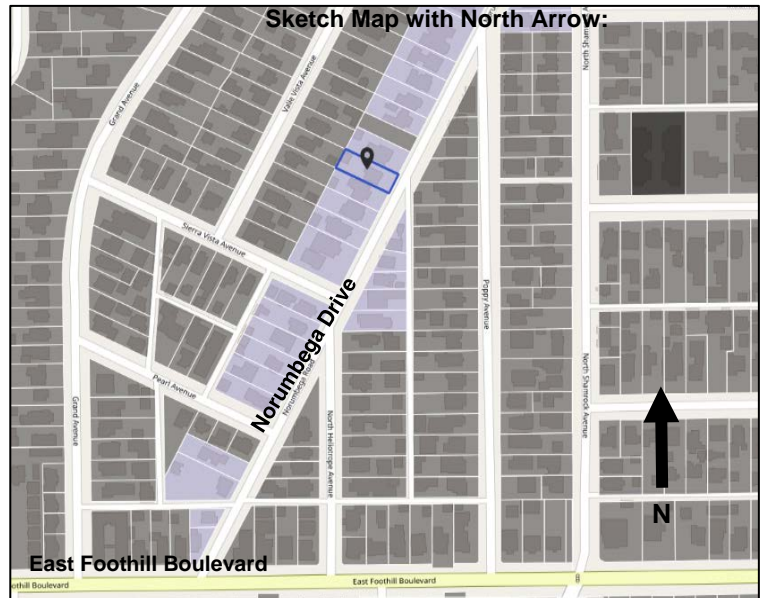
According to the City of Monrovia Historic Context Statement, the Craftsman Bungalow was one of the popular architectural styles of single family homes between 1903 and 1940. To be eligible for historic significance, the house must retain most of its Craftsman style features, retain the essential aspects of integrity, and represent the best of its kind compared to similar properties. The house at 221 Norumbega Drive has retained some Craftsman style elements including its exterior wood siding and window surrounds. However, the building does not retain integrity of design, materials, workmanship, feeling, and association. The primary facade of the residence has been dramatically altered with the enclosing of an original porch and the disruption of the building's original symmetry and style. Examples of Craftsman architecture are found throughout Monrovia that better exemplify the tenets of this style. This property is not eligible for designation at the local, state, or national level. No persons associated with the subject property made demonstrably significant contributions to the city, state, or nation.

B11 Additional Resource Attributes: None

B12 References:
 City Directories, City Building permits, Sanborn Fire Maps, Los Angeles County Tax Assessor

B13 Remarks

B14 Evaluator/ Date: City of Monrovia
 June, 2019





Pursuant to Monrovia Municipal Code (MMC) Section 17.10.050(B)(3), please accept this written request to be exempt from providing a written historic assessment and prepared by a City-approved historic preservation expert for main residential buildings 50 years and older proposed for demolition. Based on the information provided in this written request, there is an obvious lack of historic significance.

I, **Jeanette A. McKenna, representing Mark Houston and/or Property Owner** have investigated the available resources as outlined in the City of Monrovia House Research Guide. The information has been gathered as follows:

Property Address: **221 Norumbega Drive**
Applicant Name: **Mark Houston** Title: **Mark Houston Associates, Inc.**
Address: **517 S. Myrtle Avenue, Monrovia, California 91016**
Phone: **(626) 357-7858** Email: mark.houstonassociates@gmail.com

- 1. Year Built: **1922-1926** Source (check applicable boxes):
1 Bed/1 Bath/824 sq. ft.
 - Los Angeles County Assessor
 - City Building Permit
 - City Permit Book
 - Sanborn Map
 - Other _____

2. Location. **Map Attached**

3. Architectural/Design Description.
Check the appropriate box. Attach pictures of all four sides of the home:

- Victorian
 - Stick Style
 - Queen Anne
 - Shingle Style
 - Folk Victorian
- American Foursquare
- Art Deco
- Transitional Craftsman
- Streamline Moderne
- Craftsman (Bungalow/Altered)
- Minimal Traditional (Altered)
- Spanish Colonial Revival
- Mid-Century Modern
- Mediterranean Revival
- The Ranch House
- Tudor Revival
- Other

4. Roof. Check the boxes that best describes the style and material of the roof.

- Style:
- Gable
 - Flat
 - Hipped
 - Other (Shed)
 - Cross Hipped



Material:

- Composition Shingles**
- Asphalt Shingles
- Other _____

5. Exterior Wall Material. Check the boxes that best describes the exterior wall material.

X Siding:

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Vinyl | <input type="checkbox"/> Fiber Cement |
| <input checked="" type="checkbox"/> Wood (Clapboard) | <input type="checkbox"/> Stone |
| <input type="checkbox"/> Composite | <input type="checkbox"/> Other |

Stucco Finish

- Smooth
- Rough
- Sand

6. Windows. Check the boxes that best describe the window type, arrangement, openings, and materials.

- Original. Since the home was constructed, the windows have not been replaced.
- Altered. All window materials and/or openings have been replaced or modified.**

Window Material. Check the boxes that best describe the window material.

- Wood (sills)** **Vinyl (all replaced)** Aluminum Other _____

7. Unique Features. List any unique features (i.e. chimney, uniquely shaped windows, shutters, decorative elements). **Enclosed porch (ca. 1944) by moving original wall and windows forward and reorienting original entry from east facing to north facing; landscaping (including decorative plants; rear of property not available for visual inspection.**

8. Other Important Property Description. **Property is oriented off north/south axis – essentially northwest to southeast. Property is referred to as the NE quarter of original Lot 14; now measured 50 ft. by 136 ft.**

Township 1 North; Range 11 West; SW ¼ of Section 24; NAD 83 UTM 408532E/3779693N; NAD 27 UTM 408612E/3779496N; 204m AMSL

“Plano Alto Sub NE 50 ft of SE 136 ft of Lot 14 Block B.” Plano Alto Subdivision mapped in 1905 by the E.F. Spence Estate. Norumbega Drive originally named “East Avenue.”



9a. Building Permit History. Attach additional sheets if necessary.

Builder: F.T. Richards Architect: (likely E. Welden; permit illegible)

Date	Description	Property Owner	Architect/Builder
1922	Dwelling	John A. Crandell	Unknown
1924	Garage	F.T. Richards	E. Welden
1944	Enclosed Front Porch	Charles Weitzel	Unknown
1947	Patio (rear; 12' x 6')	Charles Weitzel	Charles Weitzel
1948	Add Playroom (8' x 12')	Charles Weitzel	Charles Weitzel
1978	Water Heater	Nedra Weitzel	Nedra Weitzel
1998	Detached Garage (20' x 22')	Kevin Finley	Tuft Shed
2000	Swimming Pool	Kevin Finley	Swan Pools
2008	Inspect Enclosed Patio (8' x 18')	Kevin Finley	City
2008	Add Bedroom and Closets	Jonathan Torres	Freeman Hon
2008	Remodel 2 Bathrooms	Jonathan Torres	Freeman Hon
2009	Replace All Windows	Melissa Stroebel	Unknown
2012	Electrical Panel Upgrade	Kevin Stroebel	Unknown

9b. Ownership History. Attach additional sheets if necessary.

Dates	Name	Occupation	Source
1913-21	Charles E. and Retta W. Plummer	(Lot 14)	Assessor
1923	John A. Crandell	(NE Lot 14)	Assessor
1924-28	F.T. Richards	(NE Lot 14)	Permits
1929-30	Edna May Richards	(NE Lot 14)	Assessor/Directories
1931-38	Lewis D. Remington	(NE Lot 14)	Assessor/Directories
1939-42	Edward A. Smith	(NE Lot 14)	Assessor/Directories
1942	Peter M. and Theresa May	(NE Lot 14)	Assessor/Directories
1943-44	Leroy and Mary Aungst	(NE Lot 14)	Assessor
1944-47	Charles and Nedra Weitzel	(NE Lot 14)	Directories
1960	Nedra Weitzel and Peggy J. Helgeson	(Parcel 15)	Assessor/Directories
1978	Nedra Weitzel	(Parcel 15)	Directories



1998-08	Kevin Finley	(Parcel 15)	Permits
2008	Jonathan Torres	(Parcel 15)	Permits
2009-12	Kevin and Melissa Stroebel	(Parcel 15)	Permits

In 1883 , the project area (221 Norumbega Drive, Monrovia) was part of the Santa Anita Tract (owned by E.J. Baldwin). Specifically, the property was within Lot 72 of the Tract. Later, in 1886, this area was incorporated into “Map of Addition No. 1 to Monrovia Tract Showing Subdivisions of Lots 72 and 73 of Santa Anita Tract.” In this instance, the project area was within Lot “C” (5.5 acres of land measuring 330’ by 650’). With the Plano Alto Subdivision of 1905, the area of Lot “C” was subdivided, resulting in the definition of Lot 14 (100’ by 272’). Parcel maps show Lot 14 was first subdivided into northern and southern halves and later into quarters. The property now identified as Parcel 8518-007-015 (221 Norumbega Drive) is equated with the NE ¼ of Lot 14.

10. Alterations. Have there been any changes to the exterior of the home that have changed the home since original construction (such as addition, stucco over siding, etc. Building permits may contain this information).

Date	Description of Alteration
1922-24	Construction of Residence and Garage (some data reference 1925-26)
1944	Enclose Front Porch into Living Space and Reorient Original Entry
1947	Addition of Rear Patio (6’ x 12’)
1948	Addition of Play Room (8’ x 12’)
1998	Replace Original Garage with New 20’ x 24’ Garage
2000	Install Swimming Pool
2008	Inspect and Approve Enclosed Front Porch
2008	Add a Bedroom; Remodel Two Baths
2009	Replace 13 Windows with Modern Vinyl Windows
2012	Replace and Upgrade Electrical Panel



With changes to the original dwelling, the plan of the structure has changed from the original one bedroom/one bath to two bedrooms/two baths; a playroom; enclosing of the front porch for an additional 96 square feet of living space; and the shifting of the original entry from facing Norumbega Drive to facing north/northeast. The original structure was likely rectangular and is now irregular. The gable roof covers much of the original dwelling, but the enclosed porch exhibits a shed roof design. The residence now covers approximately 950 square feet.

11. Sources. List sources of information used to complete this form. Attach additional sheets if necessary.

**City Directories (1932-1970)
U.S. Census Data (Ancestry.com)
L.A. County Assessor files
City of Monrovia Permits
L.A. County Historic Map files
Historic Aerial Photographs (Historicaerial.com)
McKenna et al. in-house research files**

I hereby certify under penalty of perjury that the information provided herein is to the best of my knowledge and belief, a true and complete statement. I understand that this written request is not considered approval and additional information may be requested by the City of Monrovia.

Signature: *Jeanette A. McKenna* Date: *May 16 2019*

Print Name: **Jeanette A. McKenna** Title: **Owner/Principal, McKenna et al., Whittier, CA**