



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** DPR2019-0017

**AGENDA ITEM:** AR-5

**PREPARED BY:** John Mayer  
Senior Planner

**MEETING DATE:** June 26, 2019

**TITLE:** Determination of Historic Significance  
615 Cloverleaf Drive

**APPLICANT:** Mark Houston Associates, Inc.  
517 South Myrtle  
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 total demolition.

**BACKGROUND:** The applicant is preparing plans for a development that would involve the demolition of a house at 615 Cloverleaf Drive. Since the house was built over 50 years ago (1947), the proposed demolition requires that the Historic Preservation Commission (HPC) first make a determination about the building's potential significance as an historic resource. On May 21, 2019, Mark Houston, on behalf of the owner submitted a written request to be exempt from the demolition review requirements due to the homes' 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 including owner occupations, and a list of structural alterations. 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 6L. A California Resources Historic Status (CRHS) code of 6L means that the property is not eligible for listing or designation under state or local evaluation criteria, but may warrant special consideration in local planning.



**Figure 1.** Photo of 615 Cloverleaf Drive as seen from the street. The structure was originally constructed in 1947 and altered in 1972.

**ANALYSIS:** Pursuant to MMC Section 17.10.030, the demolition or removal of a main residential building that was constructed over 50 years ago requires HPC review. 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 615 Cloverleaf 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 (1941-1967) and evaluated the architectural style using the registration requirements of the Minimal Traditional sub-theme period of significance (1930-1950).

### ***Property History***

The subject site is located in the Cloverleaf Canyon area of the City. In 1946, Tomitaka and Tsui Shinoda purchased 1.5 acres of land along the Cloverleaf Drive access road. This occurred immediately following their family's internment with people of Japanese descent who were evicted from the San Francisco Bay area during World War II. Upon relocating to Monrovia, the Shinoda family built a house at 610 Cloverleaf Drive and operated the 75-acre San Lorenzo Nursery at 620 Cloverleaf Drive. According to McKenna's research, Mr. and Mrs. Shinoda built a 988 square foot bungalow across from their home at 615 Cloverleaf Drive (subject site) in 1947. This served as a second residence for their daughter and son-in-law (John and June Oshima).

The Oshimas sold the property at 615 Cloverleaf Drive to Kent and Lucretia Devine in 1968. The Devines expanded the residence and added a detached garage. In 1970, they sold the property to Richard and Eva Sye who enlarged the residence by another 570 square feet and installed an in-ground pool. In 1972, the Syes enlarged the garage and built a carport. David and Joan Snow purchased the property in 1976. There were no additional changes to the house after that year.

The Shinoda family has been in the California floral industry for over 100 years and was well known locally for their nursery in the hills. The cottage that the Shinodas built for the Oshimas at 615 Cloverleaf Drive has been substantially altered since the time it was built. The property does not have sufficient integrity to convey an association with the Shinodas, nor does it reflect any connection to the floral industry. There are also no records to indicate that any subsequent owners or occupants at this address had any influence on local, regional, state, or national history. Page three of McKenna's documentation provides a list of the prior owners; page six includes the resources she consulted.

### ***Current Conditions***

The house is an example of a vernacular bungalow that was altered in 1968 and 1972. Its one-story configuration, low pitched gable roof with shallow eaves, and stucco wall cladding classifies it as Minimal Traditional in design. In addition to the main dwelling, a detached garage and carport were constructed on the property in 1972. The home is oriented toward the southeast and the covered parking areas face the southwest. The front yard is sloped and terraced with arroyo stone retaining walls. A paved circular driveway leads to the garage and carport, wraps around a series of oak trees in the front yard, and exits back to the road. The one-story house is L-shaped in plan. The main rectangular massing of the original house

is recessed back from its early 1970's addition. The house has a cross-gabled roof with the long ridge running parallel to the main massing and the short ridge running perpendicular creating a front-facing gable. The eaves are shallow and finished with a plain fascia. The original windows were replaced with modern vinyl windows. The exterior walls are primarily stucco; however, vertical tongue in groove boards clad the front facing gable end, decorative half timbers are set in the textured stucco, and brick wainscoting trims the lower half of the walls.

### ***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 615 Cloverleaf Drive has lost many of the seven essential physical aspects of its original integrity. The property does have some integrity of location and setting in that the house has remained on its original site since construction in 1947, and is still in a heavily wooded hillside setting. However, the various exterior alterations have compromised the aspects of design, materials, workmanship, feeling, and association. The most notable alterations include the additions in 1968 and 1972, the modern windows, stucco, and brick wainscoting.

### ***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 615 Cloverleaf 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 vernacular bungalow from 1947 that has been altered. It does not exhibit character defining features, materials, or a high level of workmanship. The building's stucco siding, decorative wood elements, modern windows, and brick wainscoting are characteristic of vernacular buildings that were common in Southern California at the time of construction, and are not exclusive characteristics of the Minimal Traditional style. Monrovia has a large number of exemplary minimal traditional houses, and the style is well-represented throughout the City.

Single-family infill properties from the Residential Development era of 1941 to 1967 could be considered significant if they express the updated functionality and quality of life expectations of housing in the post-World War II era. The original home was expanded during this era and reflects the changing expectations for housing after World War II. However, the home is a remodeled bungalow that was completely altered by 1972. The house does not represent a distinctive architectural style or property type. The City has numerous examples of properties that better reflect the post-World War II era including homes that still convey popular architectural themes such as the mid-century modern theme and the ranch house.

***RECOMMENDATION:*** The applicant's exemption request demonstrates that the property located at 615 Cloverleaf 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 district.

Staff recommends that the Historic Preservation Commission approve the attached DPR form and assign a CHRS Code of 6L 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 6L.**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 615 Cloverleaf Drive

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 615 Cloverleaf Drive City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8501-012-002

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

This irregular-shaped, half acre lot is located in a heavily wooded hillside setting within the Cloverleaf Canyon area of Monrovia. The property is developed with a house that was originally built in 1947. The house was expanded in 1968 and again in 1972. The home's frontage is oriented toward the southeast and a detached garage and carport built in the front yard (circa 1972) faces towards the southwest. The front yard is sloped and terraced with arroyo stone retaining walls. A paved circular driveway leads to the garage and carport, wraps around a series of oak trees in the front yard, and exits back to Cloverleaf Drive.

The one-story house has an L-shaped plan where the main rectangular massing of the original house is recessed back from its early 1970's addition. The house has a cross-gabled roof with the long ridge running parallel to the main massing and the short ridge running perpendicular creating a front-facing gable. The eaves are shallow and finished with a plain fascia. An inset partial front porch occupies the southern corner of the front elevation and is supported by a single square corner post that is made of wood. The front entry is located within the porch area facing the street. To the north of the porch and near the center of the front elevation, there is a square bay clad in tongue and groove wood siding. A shed style roof protrudes above it and nearly spans the width of the front façade. The square bay is supported by two post and beam braces; the shed roof is supported by two pieces of decorative bargeboard on each side of the bay. The bay also features a large single light window flanked on each side by windows with interior grids. Fenestration of the front wall to the south of the porch includes four vinyl windows with interior grids. The exterior walls are primarily stucco; however, vertical tongue in groove boards clad the front facing gable end, decorative half timbers are set in the textured stucco, and brick wainscoting trims the lower half of the walls.

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 Northwest, June 2019

P6 Date Constructed: 1947

Source: L.A. County Assessor

P7 Owner and Address:

Tyler Baze

615 Cloverleaf Drive  
Monrovia, CA 91016-2147

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 #: 615 Cloverleaf Drive

**B1 Historic Name:** N/A  
**B2 Common Name:** N/A  
**B3 Original Use** Single Family Residence  
**B4 Present Use** Single Family Residence  
Altered Vernacular  
**B5 Architectural Style** Bungalow/Minimal Traditional

**B6 Construction History** (Construction date, alterations, and date of alterations)  
 1947 - Original construction of residence.  
 1968 - Permit issued to owner Kent Divine to build a 480 square foot garage.  
 1968 - Permit issued to owner Kent Divine to build a living and dining room extension.  
 1970 - Permit issued to owner Richard Sye to build swimming pool, fences, and walls.  
 1972 - Permit issued to owner Richard Sye to build a 570 square foot addition.  
 1972 - Permit issued to owner Richard Sye to build a 294 square foot carport addition to garage.

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

**B8 Related Features:** None

**B9a Architect:** Unknown **b. Builder:** Unknown (Original House, Garage, & Addition)  
Glenn Cook (1968 House Addition)

**B10 Significance:** **Theme:** Residential Development, 1941-1967 **Area:** City of Monrovia  
**Period of Significance:** 1930-1950 **Property Type** HP2 - Single Family Property

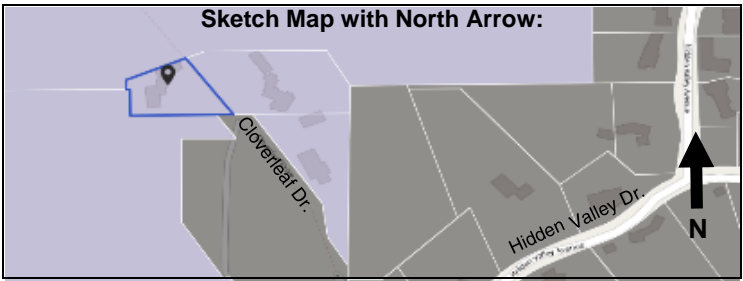
Discuss importance in terms of historical or architectural context as well as integrity.  
 The house was an example of a vernacular bungalow until it was altered in 1968 and 1972. The home's one-story configuration, low pitched gable roof with shallow eaves, and stucco wall cladding classifies it as Minimal Traditional in style. According to the research of historian Jeanette McKenna, the subject site was part of a 1.5 acre property owned by Tsui Shinoda who built the 988 square foot bungalow as a second residence for her daughter and son-in-law. The property retains the integrity of location since the house has remained on its original site since construction in 1947. The property has not retained design integrity due to the following alterations: construction of an addition to the front, application of stucco siding, decorative wood elements, modern windows, and brick wainscoting. The property retains some level of integrity for the setting since the surrounding terrain and mature trees are still intact; however, the original bungalow has retained very few key exterior elements. The only exterior elements that are visible include the one-story rectangular massing and gabled roof line. The home's original workmanship is lost due to the modern windows, stucco, and brick wainscoting. The building's loss of those aspects have compromised the property's feeling and association. The home's additional floor area does reflect the changing expectations for housing after World War II. However, the home is a remodeled bungalow that was completely altered by 1972 and does not represent a distinctive architectural style or property type. The City has numerous examples of properties that better reflect the post-World War II era including homes that still convey popular architectural themes such as the mid-century modern theme and the ranch house.

**B11 Additional Resource Attributes:** None

**B12 References:**  
 City Directories, City Building permits, Sanborn Fire Maps, Los Angeles County Tax Assessor, U.S. Census (Ancestry.com.)

**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: **615 Cloverleaf 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](mailto:mark.houstonassociates@gmail.com)

- 1. Year Built: **1947-1952** Source (check applicable boxes):  
**3 Bed/2 Bath/1845 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
  - 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 (Cross-Gable)
    - Flat
  - Hipped
    - Other \_\_\_\_\_
  - 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"/> <b>Wood</b> | <input type="checkbox"/> Stone                                   |
| <input type="checkbox"/> Composite              | <input checked="" type="checkbox"/> <b>Other Red Brick Skirt</b> |

**X 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). **Covered porch (ca. 1970) of red brick, matching brick skirt; extensive landscaping (including mature oaks); rear patio with remains of cover (framing).**

8. Other Important Property Description. **Property is irregular and oriented to reflect right-of-way for Cloverleaf Drive; property to east of roadway was once connected to this property (pre-1959).**

**Township 1 North; Range 11 West; SW ¼ of SW ¼ of Section 14 and NW ¼ of NW ¼ of Section 23; NAD 83 UTM 406941E/3780924N; NAD 27 UTM 407021E/3780727N; 243m AMSL**

**"Lot com N 29° 08'25" W 105.31 ft and S 89° 12'25" W 261.93 ft and S 65° 48'25" W 42.76 ft from NE cor of NW ¼ of NW ¼ of Sec 23 T 1 N R 11 W th S 65° ... SEE MAPBOOK FOR MISSING PORTION ... of NW ¼ of Sec 23 T 1 N R 11 W"**



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

Builder: Tomitaka and Tsui Shinoda Architect: Unknown (permit illegible)

Date	Description	Property Owner	Architect/Builder
1947	Dwelling (26 x 38)	T. and T. Shinoda	Unknown
1952	Plumbing	T. and T. Shinoda	Pederson
1959	Lot Split (west/east)	T. and T. Shinoda	Per City
1968	Enlarge Residence	Kent B. Divine	Glenn Cook
1968	Construct Garage (480 sq. ft.)	Kent B. Divine	NA
1969	Electrical	Kent B. Devine	NA
1970	Pool/Fence/Wall/Electrical	R. and E. Sye	Anthony Pools
1970	Enlarge Residence (570 sq. ft.)	R. and E. Sye	NA
1972	Add to Existing Garage/Carport	R. and E. Sye	NA
1973	Electrical	R. and E. Sye	C.L. Miller
1973	Heating	R. and E. Sye	B/ Carlson

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

Dates	Name	Occupation	Source
1875-06	Malcomb D. Beall (purchased from U.S.)	Farmer	BLM-GLO Records
1906-45	Eugene F. Ganahl	Orange Grower	Assessor
1946-56	Tsui Shinoda (p/o Ganahl property)	p/o Nursery	Assessor
1947-65	John K. and June Oshima*	Gas Sta. Owner	Directories
1966-70	Kent B. Devine	Engineer	Directories
1969-76	Richard W. and Eva D. Sye		Assessor
1976	David J. and Joan J. Snow		Assessor





\* = The ownership of the subject property is a bit complicated. BLM-GLO records show Malcomb D. Beall purchased 159+ acres (including the current property at 615 Cloverleaf Drive) in Cloverleaf Canyon from the U.S. Government in 1875. This land included the SW ¼ of the SW ¼ of Section 14; the N ½ of the NW ¼ of Section 23; and Lot /Tract 2 of Cloverleaf Canyon (CA055\_.216). Although he owned the property for decades, and improvements were listed by the Assessor, there is no evidence Beall ever lived on the property. Addresses always showed him as residing in Los Angeles. It is more likely he established a small residence on the property for an employee or periodic residency; or his residence was not in the vicinity of the current study area. In 1880, he had a family with 8 children and cross-references have him living in Los Angeles. Malcomb D. Beall died in 1906.

By 1906-07, the 159+ acres were sold to/owned by Eugene F. Ganahl. Ganahl was a native of Austria who was born in 1878 and immigrated to the U.S. with his family when he was 10 (ca. 1889). In 1906-07, he had purchased the acreage in Cloverleaf Canyon and was identified in the 1910 census as an orange grower. In 1914 he was also identified as the owner of a lumber company, suggesting he may have been cutting timber within the 159+/- acres. While living in Cloverleaf Canyon, he maintained a residence with his wife (Helen) and two children – possibly the same residence established by Beall. By 1930 he was widowed and no longer living in the canyon, despite maintaining ownership until 1945. Improvements listed by the Assessor for 1939 were assessed at only \$110. The property remained primarily undivided in 1945, with the first major subdivision being identified on the Assessor's 1946 map (the land sold in 1945-46).

In 1946, Ganahl sold approximately 1.5 acres of land to Tsui Shinoda. The 1930 census identified Tomitaka (38; Japanese) and Tsui (32; Hawaiian) as husband and wife, living in Alameda County, CA., with their children (June 12; Masuka 9; and James 1) and two lodgers. In 1940, the family also includes Helen (b. 1931), still in Alameda County. By 1942, the Shinoda family was interned in Cody, Wyoming, remaining in the internment camp until after WWII (1945). Having lost all connections and property in Alameda County, the family relocated to Southern California and the land in Cloverleaf Canyon – operating a small nursery (San Lorenzo Nursery) and maintaining the secluded residential complex.

Immediately after purchasing the property, the Shinoda family constructed a residence with an assessed value of 3530.00, completed in 1947-48. This improvement was on the east side of the property, east of the access road into Cloverleaf Canyon – a private road. The address was listed as 610 Cloverleaf Drive. Tomitaka and Tsui Shinoda always lived east of the access road. The nursery was listed as 620 Cloverleaf Drive.

With their extended family, the Shinodas built a second residence on the west side of the access road (1947-52). This second residence was occupied by John K. and June Oshima (Tomitaka and Tsui's daughter and son-in-law). Their residence was identified as 615 Cloverleaf Drive and described as a 26' x 38', rectangular structure facing Cloverleaf Drive.



In 1959, Tsui Shinoda, now widowed, petitioned to split her property into two lots – the west side of Cloverleaf Drive becoming Parcel 2 (Oshima) and the east side of Cloverleaf Drive becoming Parcel 3 (Shinoda). The right-of way for Cloverleaf Drive was deeded to the City, to be developed/improved at a later date.

John K. and June Oshima remained on their property (615 Cloverleaf Drive) until 1968, selling to Kent B. AND Lucretia M. Devine in 1969. The Devines expanded the residence and added a garage. In 1970, the Devines sold to Richard W. and Eva D. Sye. The Syes immediately initiated improvements, including enlarging the residence by another 570 sq. feet and having an in-ground swimming pool installed (ca. 1970). In 1972, the Syes enlarged the existing garage/carport. In 1976, the Syes sold the property to David P. and Joan J. Snow. At that time, the property was legally described as:

“Lot com N 29° 08’25” W 105.31 ft and 42.76 ft from NE or of NW ¼ of NW ¼ of Sec 23 T1N R11W th S 65° 48’25” W 140.35 ft th S 0° 47’35” E to a pt S 89° 12’25” W 480 ft from sd NE cor th N 89° 12’25” E to a pt S 89° 12’25” W 470 ft from sd NE cor th S 71.5 ft th N 89° 12’25” E 220.14 ft th N 34° 50’37” W 177.68 ft to beg Part of SW ¼ of SW ¼ of Sec 14 and Part of NW ¼ of ... 23”

The current property description on the Assessor record reads:

“Lot com N 29° 08’25” W 105.31 ft and S 89° 12’25” W 261.93 ft and S 65° 48’25” W 42.76 ft from NE cor of NW ¼ of NW ¼ of Sec 23 T1N R11W th S 65° ...  
SEE MAP BOOK FOR MISSING PORTION of NW ¼ of Sec 23 T 1 N R 11 W”

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
1947	Original Construction of residence (988 sq. ft.)
1968	New Garage (480 sq. ft.)
1968	Enlarged Living and Dining Rooms (178 sw. ft.)
1970	Installed Swimming Pool, Retaining Wall, Fencing, Dog Run
1970	Enlarge Residence (additional 570 sq. ft.)
1972	Add to Existing Farage (Carport)
n.d.	Extensive landscaping, including rock walls, terracing, and maintenance of oaks



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 1, 2019

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