



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: HL-151/MA-143

AGENDA ITEM: PH-2

PREPARED BY: John Mayer
Senior Planner

MEETING DATE: August 28, 2019

TITLE: Historic Landmark HL-151/Mills Act Contract MA-143
168 North Encinitas Avenue
Monrovia, CA 91016

APPLICANT: Rick and Kristin Wullschleger
168 North Encinitas Avenue
Monrovia, CA 91016

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

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 31)

BACKGROUND: On June 24, 2019, Rick and Kristin Wullschleger, property owners of 168 North Encinitas Avenue submitted an application pursuant to the City's Historic Preservation Ordinance to designate their property a local landmark along with a Mills Act Contract. The subject site is a contributor to the North Encinitas Historic District which was designated by the City Council on April 4, 2017. This district is significant because it embodies the Craftsman architectural style and it represents a cohesive neighborhood of working class housing from 1888 to 1922. It is also significant for its association with the development of a cohesive neighborhood of working class families from 1888 to 1922.

ANALYSIS: The Craftsman Bungalow at 168 North Encinitas was built in 1912. It has a California Resources Historic Status (CRHS) code of "5D3" which means that it is a contributor to a local historic district and is individually significant due to its adept use of Craftsman Bungalow styling.

F. M. Kemper purchased the lot at 168 North Encinitas Avenue in 1912 from A. L. Meyers and began construction of the house. The first residents were William H. and Carrie A. Smith, who are listed as owners in the 1913-1914 City of Monrovia Assessment Roll. The residence was occupied by various owners throughout the years; however, there are no records



Figure 1. Street view of the Craftsman Bungalow located at 168 North Encinitas Avenue.

indicating that any of them are identified with local, regional, state or national history. The applicant submitted a history of the home's ownership that was prepared by Steve Baker and may be found in Exhibit A. There are no records indicating the name of the home's architect or contractor.

The subject house is designed in the Craftsman style which started to appear in 1905 and continued to be used in the design of bungalows through the 1920s. Properties that are individually eligible for Historic Landmark status in the North Encinitas Historic District should have a high degree of physical integrity with little or no alteration from its original design. It should also maintain a high degree of integrity in each of the aspects of integrity. This Craftsman Bungalow is individually eligible because it was built during the period of significance (1912) and exemplifies the tenets of the Craftsman style. Those key elements include: a one-story massing, gabled rooflines, overhanging eaves, entrance porch with front-facing gable, and wood shingles. The structure has retained most of its original character-defining features including: distinctive projecting beam ends, double square wood posts atop battered river rock piers supporting the porch, large lattice attic screen in the primary façade, a river rock chimney on the south elevation, narrow rectangular wood shingles, original windows, a peaked gable on the north elevation with a canted bay window, and a river rock pier (south side of driveway) that once supported a porte-cochere trellis.

The home at 168 North Encinitas 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 Craftsman style design. It is largely intact and retains sufficient integrity to convey its Craftsman style design. The structure also retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of early 20th century construction.

Criteria and Guidelines

Pursuant 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 the information in the property's DPR form, 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 for the Craftsman Bungalow and residential development of the North Encinitas Historic District is 1900 to 1929. The bungalow at 168 North Encinitas Avenue was constructed in 1912 and well represents the adept use of Craftsman styling and features in its overall design. The key elements of this home's architectural style have been retained including: the one-story massing, gabled rooflines, overhanging eaves, entrance porch with front-facing gable, and wood shingles. The structure has retained most of its original character-defining features including: distinctive projecting beam ends, double square wood posts atop battered river rock piers supporting the porch, a large lattice attic screen in the primary façade, a river rock chimney on the south elevation, narrow rectangular wood shingles, original windows, a peaked gable on the north elevation with a canted bay window, and a river rock pier (south side of driveway) that once supported a porte-cochere trellis. The structure's original materials and workmanship reflect the

craftsmanship of early 20th century construction. The structure also contributes to the cohesive appearance of the neighborhood and represents a residential development era when middle class families were beginning to settle in Monrovia.

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. It should be noted that the owner is already eligible for a Mills Act contract due to the property's status as a contributor to a historic district. The owner is requesting a landmark designation due to the property's uniqueness. 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 some repairs and restoration work that would be added as conditions of the contract, which include:

- Year 2: Remove damaged 36" long shingles on the northeast side of home's bump-out near the back, restore all necessary wood framing, skin with plywood, and replace damaged shingles with new/old stock to match existing color. Lower earth away from bottom row of shingles on north side and restore as necessary. Restore the gate at the northeast location, prime to match existing. Lower earth away from bottom row of shingles on north side and restore as necessary (\$5,100).
- Year 3: Install a wooden fence on south side property-line in a restrained craftsman style that matches a small portion that was already completed (\$2,500).
- Year 4: Repair front and north side projecting beam-ends; add projecting ridge-beam and other necessary wood repairs (\$2,850).
- Year 5: Repaint house and garage in a tasteful 3-tone period-correct pallet, similar to existing but slightly brighter. Refinish natural wood on front door and casing (\$15,000).
- Year 6: Build a Porte-Cochere Trellis on south side, similar to historic photo (\$9,800).
- Year 7: Repaint porch-swing w/ Enamel paint (\$250).
- Year 8: Grade and replace north side yard grass with red Real-Flame Lava Rock or similar and re-purpose north side sprinklers to low volume trickle type irrigation for approximately four recessed drought/shade friendly plantings (\$3,500).
- Year 9: Install period appropriate half-round copper or copper finish rain-gutters to house and north side of garage (\$2,700).
- Year 10: Install landscape lighting, wired to AC power and light sensor to enhance pathways, architecture and plants. Stain concrete porch warm grey with topical stain (\$2,200).

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 has revised the property’s DPR 523A survey form. The California Resources Historic Status (CRHS) code will change from a 5D1 to a status code of 5S3/5D1. The addition of 5S3 means that the property is eligible for listing or designation under state or local evaluation criteria; a 5D1 code indicates that the property is a contributor to a local historic district. If the HPC determines that the building is eligible for local designation and the City Council concurs, then the 5S3 portion of the code will be changed to 5S1 (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 168 North Encinitas Avenue 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 168 North Encinitas Avenue as Historic Landmark Number 151, and approve entering into a Mills Act Contract with the conditions of approval, and so recommend to the City Council.

EXHIBIT “A”

168 North Encinitas Avenue (HL-151/MA-143)

Application Letter (Includes Photos), Submitted by Owners, Rick and Kristin Wullschleger

Monrovia Historic Preservation

Proposed Mills Act Contract 5-1-2019

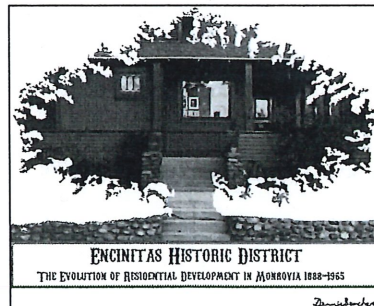
Overview:

For Landmark status consideration is our Craftsmen Bungalow built 1912, located at 168 North Encinitas Ave. This 1320 square foot single family home participated in MOHPG's Historic Home Tour, 2016 & consequently has an historic write-up by Steve Baker, see enclosed. Also, its history is quoted in the book *Life on Encinitas*.

As evident in the enclosed photos, the house remains largely original. Features noted below:

- Front gable with medium pitched roof & 36" overhanging eaves, exposed rafter tails and projecting beam-ends.
- Front, half of south side & all of north side retain the original 36" long narrow rectangular wood shingle siding.
- Doubled square wood posts rest above the battered river rock piers supporting the porch structure.
- The wide concrete front porch & steps lead to the 42" wide front door that is flanked by narrow windows.
- All the windows are surrounded by traditional Craftsman casings. Most are original.
- The peaked gable on the north side retains its original cantilevered bay window.
- The south side of the driveway has a tapered battered river rock pier that matches the porch pillars that once supported a Porte-Cochère Trellis. (see picture submitted by Sharon Hammond Nordstrom, author of *Life on Encinitas*)

Honored to be part of Monrovia's 2nd and latest Historic District



8th year:

Grade & replace north side yard grass with red Real-Flame Lava Rock or similar & Repurpose north side sprinklers to low volume trickle type irrigation for approximately 4 recessed drought/shade friendly plantings; final design to be determined. See photos-13. *Estimated at \$3,500.00 per 8-2019 materiel +labor.

9th year:

Install period correct half-round copper or copper finish rain-gutters to house & north side of garage. *Estimated at \$2,700.00 per 8-2019 materiel +labor.

10th year:

Install landscape lighting, wired to 210watt power & light sensor to enhance pathways, architecture & plants. Stain concrete porch warm grey with topical stain. *Estimated at \$2,200.00 per 8-2019 materiel +labor.

*Total, dollar amount, not accounting for future labor/material costs.

168 N. Encinitas Avenue

Within a year after the founding of Monrovia in 1886, John Samuel Keefer subdivided Lot 69 of Rancho Santa Anita which he had purchased from Elias J. "Lucky" Baldwin. Baldwin made millions from the Comstock Lode in Virginia City, Nevada, and came to Southern California in 1874, seeking other mining interests. The following year he returned and purchased 8,000 acres of prime San Gabriel Valley land. The purchase price: \$200,000.00. Eight years later Baldwin decided to subdivide the portion of his ranch east of what we know today as Santa Anita Avenue, and Lot 69 was among those created.

Sales of lots in the new subdivision were initially brisk, but the collapse of the land boom in 1888 brought activity to a snail's pace. Twenty five years were to elapse before lot 86 of Keefer's Subdivision was to change hands for the construction of a new house. F. M. Kemper, about whom little is known, purchased the lot in 1912 from A. L. Meyers and began the construction of the fine Craftsman house you see today. The City of Monrovia issued a building permit for the house on June 19, 1912. \$2,500.00 was the stated value of the new construction.

The first residents of the completed house were William H. and Carrie A. Smith, who are listed as owners in the 1913-1914 City of Monrovia Assessment Roll. William and Carrie Smith continued to live in the house with their daughter, Grayce, until after the 1920 Federal Census was enumerated. They then left the area, but perhaps retained ownership of the house. The Monrovia City Directory for 1922-1923 lists Wilson C. Currier, an oil man, as the head of household. Currier brought his family to Monrovia from Kansas City, Missouri. In addition to his wife, Pearl A. Currier, there were three children: Ruth L. Currier, Wilson C. Currier, Jr., and Helen P. Currier. A fourth child, Marion H. Currier, was born while the family was living in Monrovia. The Curriers left Monrovia after one year and moved to Oklahoma City.

The next residents of the house were snowbirds from Fargo, North Dakota, James B. Radford, his wife Sarah, and their daughter, Grace. They are listed in the 1923 Monrovia City Directory. The Radford family returned to Fargo the following year, and the house was purchased by Emory B. and Clara S. Cole, who already lived in Monrovia in a Tifal Brothers house on Foothill Boulevard. Signifying the end of the horse and buggy era, a garage was added to the property in January of 1924. Monrovia left a lasting impression on the Radford family, however, and they returned to Monrovia and spent the remainder of their lives here.

Emory and Clara Cole remained in the house until 1936, when they built a new house in the Spanish Colonial Revival style on Stedman Place here in Monrovia. Their former home was vacant in 1937, but was occupied two years later by Lewis E. Bowling, his wife, Phoebe, son Donald, and daughter, Betty. By 1944, the Bowling family had moved to another house in Monrovia, and the resident of record was a widow, Mary A.

Russell, who was also living in the house when the 1948 Monrovia City Directory was compiled.

By 1950, the house had become the property of Ralph W. Hammond and his wife, A. Laurie Hammond. The Hammond residency was fairly lengthy—nearly fifteen years. During that time Ralph Hammond had a varied career as an employee of a local optical company, an agent for the Prudential Insurance Company in Pasadena, and finally as an inspector for the Jet Propulsion Laboratory in Altadena.

By 1965, the Hammonds were living in another house in Monrovia and their former home was vacant. The same was true when the 1966 Monrovia City Directory was compiled. The 1967 directory reflects Daniel B. and Julia A. Simpson as the residents. Daniel was an employee of Safeway Stores. The Simpsons were the residents when the last Monrovia City Directory was compiled in 1971. Other later residents were the Zerbel and Stephens families. The current owners purchased the house in 2012. In addition to some major improvements to the house, they are contemplating nominating it for local landmark status in addition to a designation as part of the Encinitas Historic District.



Exhibit -1, current condition as of 2019
Front south-west facing sides



Exhibit -2, current condition as of 2019
Front west facing side



Exhibit -3, current condition as of 2019
Front north-west facing sides



Exhibit - 4

Back-south facing sides

Note original windows at right &
newer windows & back door circa 2004



Exhibit - 5
South facing front side reference
Note original rock chimey, windows at left &
newer wood windows beyond gate circa 2004



Exhibit - 6

Garage referance

Note these are the only non-wooden windows on property,
circa 2004

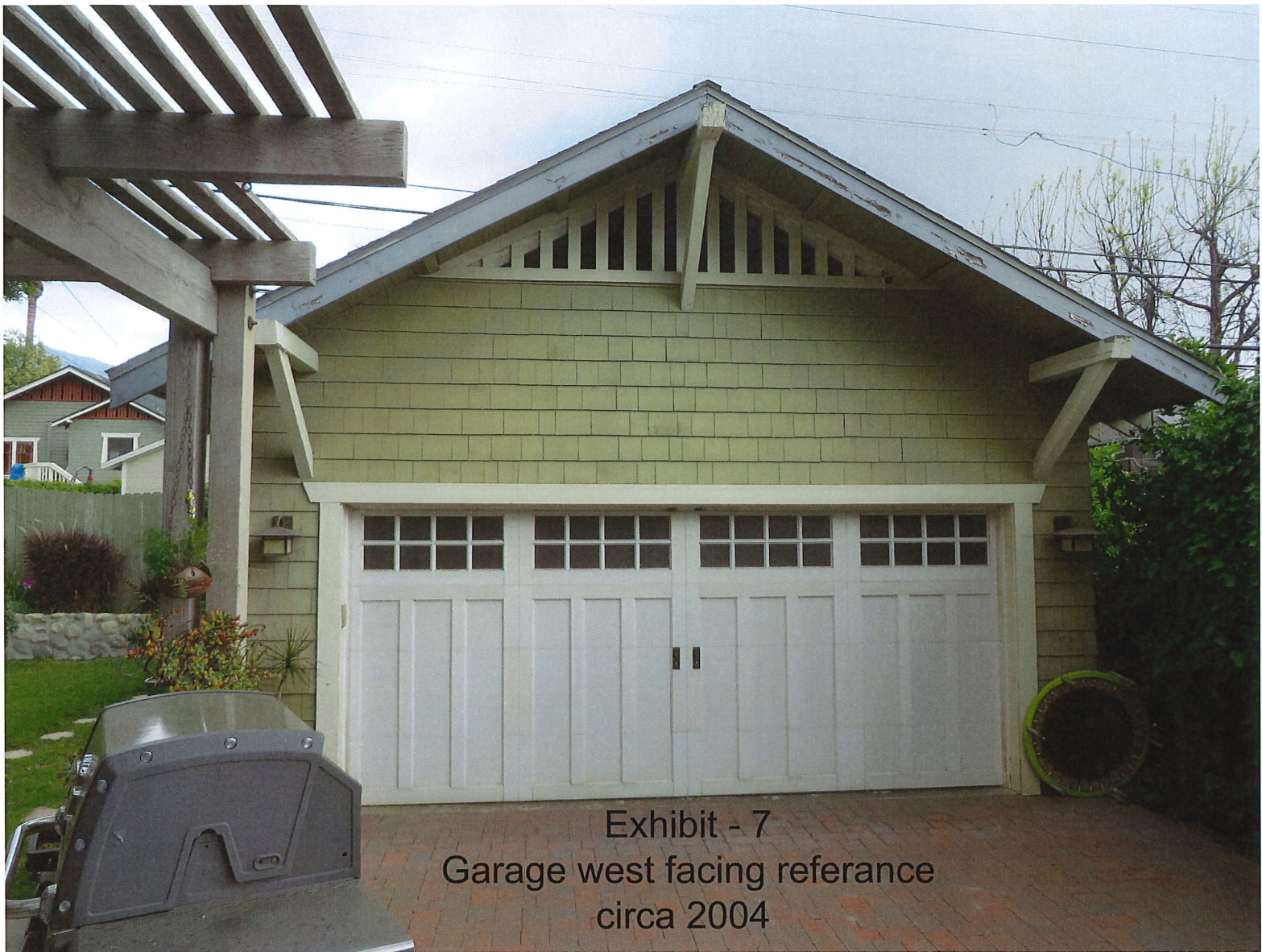


Exhibit - 7
Garage west facing reference
circa 2004



Exhibit - 8.1

2nd year: remove earth contact at structure
North facing side pump-out



Exhibit - 8

2nd year: renew gate, shingle & dry-rot repair
Rear north facing side pump-out



DESIGN EXAPLE

Exhibit - 9
3rd year: renew fence at south side property-line



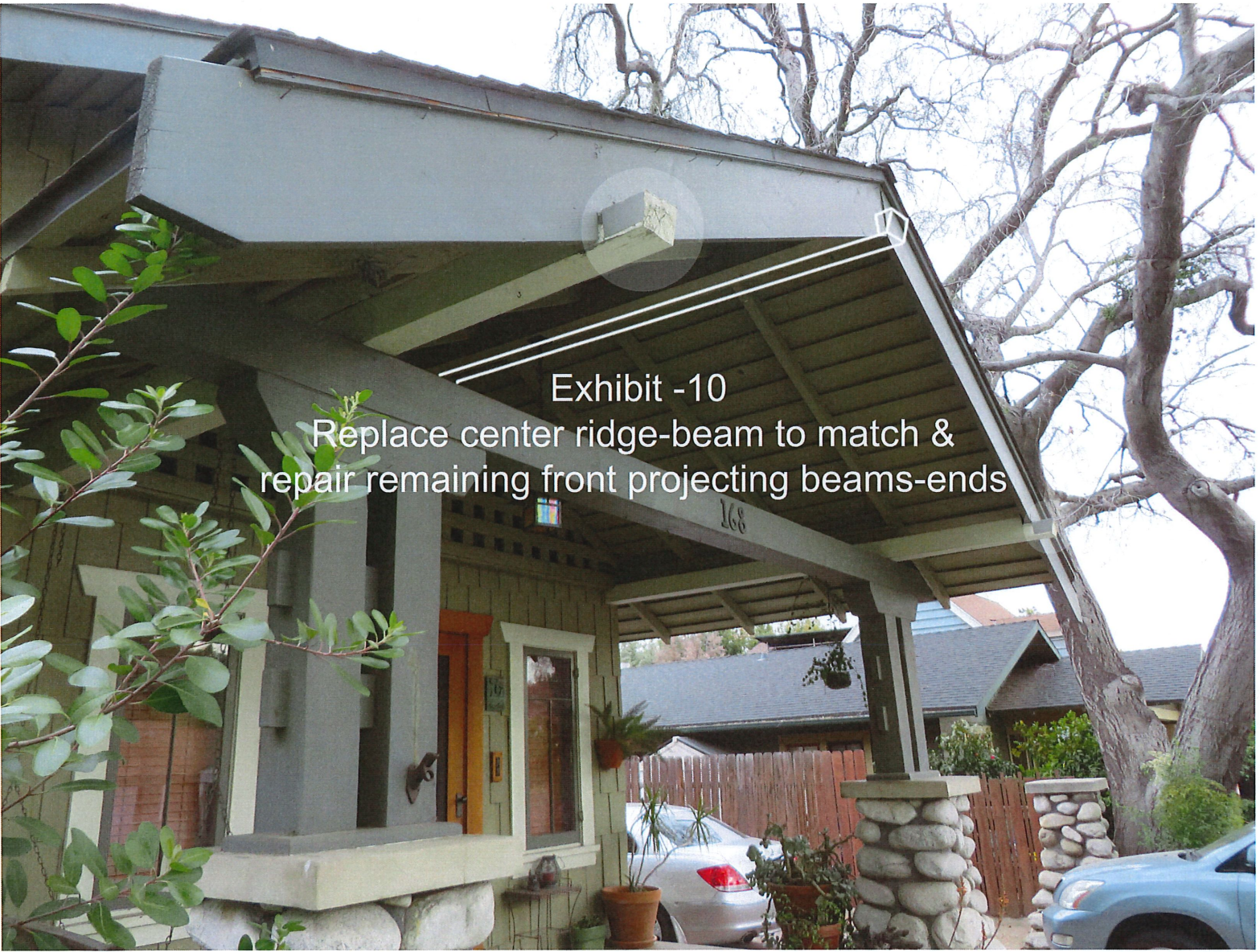


Exhibit -10
Replace center ridge-beam to match &
repair remaining front projecting beams-ends

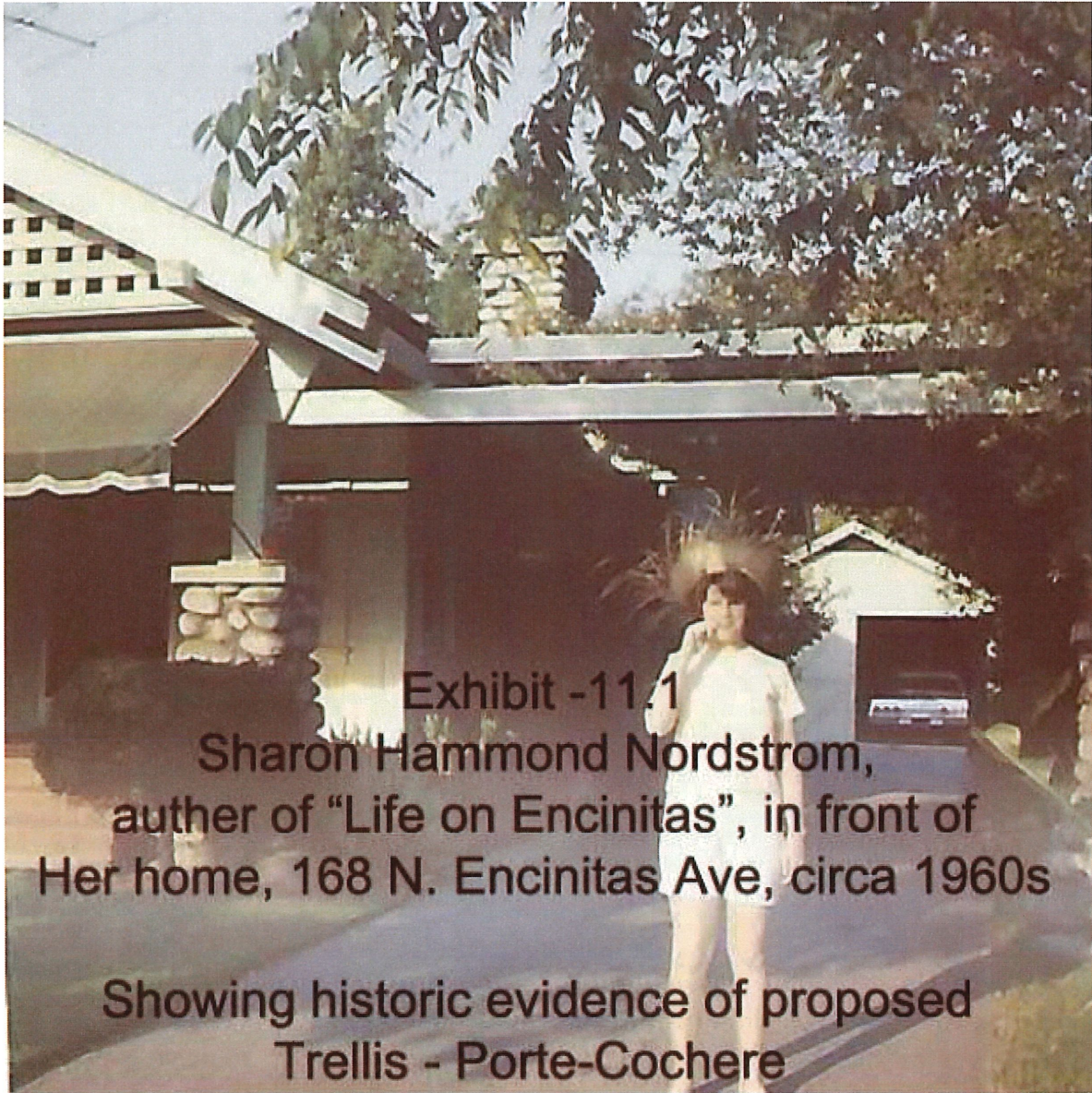


Exhibit -11.1

Sharon Hammond Nordstrom,
auther of "Life on Encinitas", in front of
Her home, 168 N. Encinitas Ave, circa 1960s

Showing historic evidence of proposed
Trellis - Porte-Cochere



Exhibit -11
Reconstruct Porte-Cochère Trellis,
center ridge-beam to match &
repair remaining front projecting beam-ends as shown



Exhibit -12
Paint porch swing



Exhibit -13

Replace side grass w/ rock ground-cover,
repose existing irrigation & add
drought & shade friendly plantings to area shown

EXHIBIT “B”

168 North Encinitas Avenue (HL-151/MA-143)

Mills Act Contract No. 143, Standards and Conditions

STANDARDS AND CONDITIONS
168 North Encinitas Avenue
Mills Act Contract MA-143

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 Shingle Repair:* Within two (2) years of the date of City Council approval, remove damaged 36" long shingles on the northeast side of home's bump-out near the back, restore all necessary wood framing, skin with plywood, and replace damaged shingles with new/old stock to match existing color. Lower earth away from bottom row of shingles on north side and restore as necessary.
8. *North Gate Restoration:* Within two (2) years of the date of City Council approval, restore the gate at the northeast location, prime to match existing.
9. *Projecting Beam Ends:* Within four (4) years of the date of City Council approval, repair front and north side projecting beam-ends; add projecting ridge-beam and other necessary wood repairs.
10. *Exterior Paint:* Within five (5) years of the date of City Council approval, repaint the house and garage. Refinish natural wood on front door and casing.

11. *Porte-Cochere*: Within six (6) years of the date of City Council approval, build a Porte-Cochere Trellis on south side, similar to the one depicted in the historic photo.
12. *Gutters*: Within nine (9) years of the date of City Council approval, install period appropriate half-round copper or copper finish rain-gutters to house and north side of garage.

EXHIBIT “C”

168 North Encinitas Avenue (HL-151/MA-143)

DPR 523A Form

Other Listings
Review Code

Reviewer

Date

Page 1 of 5 *Resource Name or #: HL-151 / MA-143 (168 North Encinitas Avenue)

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 168 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: North Encinitas Historic District
APN # 8519-027-007

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

This one story (1,319 sq. ft.) Craftsman house was erected in 1912 with a front-gabled roof with a medium pitch. Roof elements include overhanging eaves, exposed rafter tails, and projecting beam-ends. The house is sided with 36" long narrow rectangular wood shingles. The partial, projecting front-gabled entrance porch is located on the south end of the primary (west) elevation. Under the porch gable is a large lattice attic screen in the primary façade. Doubled square wood posts atop battered river rock piers support the porch. A river rock chimney is on the south elevation. Within the porch area is a glazed front entrance (non-original) and a pair of flanking, narrow, fixed windows with glazing divided into three panes. Concrete front and side steps lead to porch concrete floor. Similar windows, all with traditional Craftsman surrounds, are located on the north end of the primary facade. A peaked gable on the north elevation shelters a canted bay window. The house rests on a raised concrete foundation. A detached garage to the rear of property was erected similar to house. The driveway to the south of house has a tapered stone pillar at the outside edge that matches porch pillars. A detached garage to the rear of property was erected similar to the house. The driveway to the south of house has a tapered stone pillar at the outside edge that matches porch pillars.

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 East, July 2019 (See
Continuation Sheet, page 3)

P6 Date Constructed: 1912

Source: L.A. County Assessor

P7 Owner and Address:
Ricky and Kristin Wullschlegler

168 N. Encinitas Avenue
Monrovia, CA 91016

P8 Recorded by:
City of Monrovia

P9 Date Recorded: August, 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 5 *Resource Name or #: HL-151 / MA-143 (168 North Encinitas Avenue)

B1 Historic Name: _____

B2 Common Name: _____

B3 Original Use Single Family Residence

B4 Present Use Single Family Residence

B5 Architectural Style Craftsman Bungalow

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

- 1912 – Permit issued to F.M. Kemper to construct the residence
- 1924 – Permit issued to E.B. Cole to construct a garage
- 2004 – Permit issued to Stephen Bray to build a new 520 s.f. garage
- 2006 – Permit issued to Stephen and Jennifer Bray to enlarge kitchen
- 2018 – Permit issued to Rick Wullschleger for voluntary seismic foundation retrofit

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

B8 Related Features:

B9a Architect: Unknown **b. Builder:** F.M. Kemper

B10 Significance: **Theme:** Residential Development **Area:** Monrovia (North Encinitas Historic District)

Period of Significance: 1900-1929 **Property Type** HP2 - Single Family Property

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

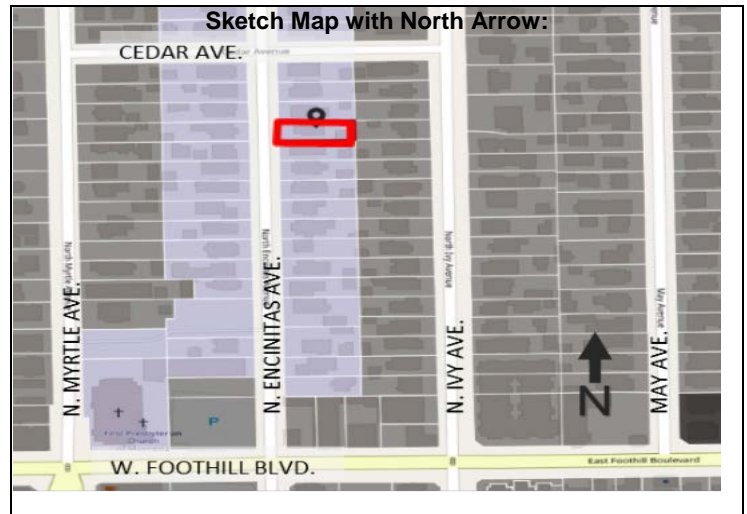
This Craftsman Bungalow is individually eligible because it was built during the period of significance (1912) and exemplifies the tenets of the Craftsman Bungalow style. Key elements include: a one-story massing, gabled rooflines, overhanging eaves, entrance porch with front-facing gable, and wood shingles. The structure has retained most of its original character-defining features including: distinctive projecting beam ends, double square wood posts atop battered river rock piers supporting the porch, large lattice attic screen in the primary façade, a river rock chimney on the south elevation, narrow rectangular wood shingles, original windows, a peaked gable on the north elevation with a canted bay window, and a river rock pier (south side of driveway) that once supported a porte-cochere trellis. The house 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 Craftsman style design. It is largely intact and retains sufficient integrity to convey its Craftsman style design. The structure also retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of early 20th century construction. (See *Continuation Sheet, page 3*)

B11 Additional Resource Attributes: None

B12 References:
 City Building permits, Los Angeles County Tax Assessor, Monrovia Legacy Project, North Encinitas Historic District Context and Survey

B13 Remarks

B14 Evaluator/ Date City of Monrovia
 August 28, 2019



B10

Pursuant to Monrovia Municipal Code (MMC) Section 17.40.060(A), the property meets the designation criteria contained in MMC Section 17.40.060(B)(4) for a local historic landmark as follows:


It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship (Criterion 4).

The period of historic significance for the Craftsman Bungalow and residential development of the North Encinitas Historic District is 1900 to 1929. The bungalow at 168 North Encinitas Avenue was constructed in 1912 and well represents the adept use of Craftsman styling and features in its overall design. The key elements of this home's architectural style have been retained including: the one-story massing, gabled rooflines, overhanging eaves, entrance porch with front-facing gable, and wood shingles. The structure has retained most of its original character-defining features including: distinctive projecting beam ends, double square wood posts atop battered river rock piers supporting the porch, a large lattice attic screen in the primary façade, a river rock chimney on the south elevation, narrow rectangular wood shingles, original windows, a peaked gable on the north elevation with a canted bay window, and a river rock pier (south side of driveway) that once supported a porte-cochere trellis. The structure's original materials and workmanship reflect the craftsmanship of early 20th century construction. The structure also contributes to the cohesive appearance of the neighborhood and represents a residential development era when middle class families were beginning to settle in Monrovia.

P5a Photograph




P5b Description of Photo: Side (Northwest) Building Elevation, July 2019.

P5a Photograph	P5b Description of Photo: Side (Southwest) Building Elevation, July 2019.
 A photograph showing the side (southwest) elevation of a house. The house features a prominent stone chimney on the right side and a covered porch area with stone pillars. The house is painted in a light green color. The porch has concrete steps and a wooden bench. There are potted plants and a small garden area in front of the porch.	

P5a Photograph	P5b Description of Photo: Rear (Southeast) Building Elevation, July 2019.
 A photograph showing the rear (southeast) elevation of a house. The house features a large wooden pergola structure over a patio area. The patio has a wooden table and chairs, a large stainless steel grill, and a red Coca-Cola vending machine. The house is painted in a light green color. There are potted plants and a small garden area in front of the patio.	

Page 5 of 5 *Resource Name or #: HL-151 / MA-143 (168 North Encinitas Avenue)

<p>P5a Photograph</p>	<p>P5b Description of Photo: Projecting beam ends, rectangular wood shingles, canted bay window, and Craftsman window surrounds on north side, July 2019.</p>
	

<p>P5a Photograph</p>	<p>P5b Description of Photo: Tapered stone pillar south of driveway, July 2019.</p>
	