



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2020-0001

AGENDA ITEM: AR-1

PREPARED BY: Vincent Gillespie
Planning Technician

MEETING DATE: January 30, 2020

TITLE: Determination of Historic Significance
307 Stedman Place

APPLICANT: Filippi and Claudia Banando, Property Owners
307 Stedman Place
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 a single-story addition.

BACKGROUND: The applicant has submitted a plan that would involve a single-story addition to a one-story, Tudor Revival style home at 307 Stedman Place. Since the house was built over 50 years ago (1923), the proposed alteration requires that the Historic Preservation Commission (HPC) first make a determination regarding the building's potential significance as a historic resource. 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 historic analysis. 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.



Figure 1. Photo of 307 Stedman Place as seen from Stedman Place. The structure was constructed in 1923.

On January 8, 2020, Filippi and Claudia Banando submitted a written request to be exempt from the demolition review requirements due to the home's perceived obvious lack of historic significance. According to 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 building permits for the property, and documentation of the previous owners of the property. Staff spoke to the applicant who described some of the alterations that took place under their ownership of the property. Staff

determined that the documentation includes sufficient evidence of the property’s lack of historic significance. Staff prepared a Department of Parks and Recreation (DPR 523A) survey form for the subject property with a recommended status code of 6Z based on the California Resources Historic Status (CRHS). A CRHS code of 6Z means that the property is not eligible for listing or designation under federal, state, or local evaluation criteria.

ANALYSIS:

A field survey and evaluation of 307 Stedman Place was conducted by City staff, which included a review of the applicant’s documentation and an inspection of the property. This information was used to document the structure’s 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 Period Revival Theme (1895 – 1940), specifically the Tudor Revival sub-theme and evaluated the architectural style using the registration requirements of the Tudor Revival period of significance (1895 – 1940).

Property History

The subject property is located on the southwest corner of Stedman Place and West Greystone Avenue. The 8,460 square foot lot is developed with a single-story Tudor Revival style residence, a detached two-car garage, and two detached storage sheds. The City’s building permit history indicates that the home’s original building permit was issued to W.G. Talbert (architect/contractor) in 1923. The following table outlines the building permit history relating to construction on the property.

Date	Owner	Contractor	Description
06/13/1923	P.J. Ronan	W.G. Talbert	House and Detached Garage
01/16/1991	Filippi and Claudia Banando	Owner	Repair Earthquake Damage to Chimney
11/19/1991	Filippi and Claudia Banando	Owner	Demolish and Rebuild Chimney
01/31/2002	Filippi and Claudia Banando	Brad Benderson	Reroof with Comp Shingles
06/28/2018	Filippi and Claudia Banando	Matt Darrow	26 Solar Panels

The property changed ownership nine times since the original construction date. The current owners compiled a list of the previous owners (found in Attachment A) and conducted research into each of the names. Their findings suggest that none of the previous property owners appear to be significant in local, regional, state or national history. Staff further reviewed the City’s directories and the Monrovia Legacy Project files to confirm these findings. Staff also researched the architect/contractor (W.G. Talbert), and found that his work does not appear to have significant influence in local, regional, state or national history.

Current Conditions

The architecture is comprised of a large gable on the front façade (facing Stedman Place) and a cross gable to the north (facing Greystone Avenue). The house features a moderately sloped roof with shortened eaves. In 2002, composition roof shingles replaced the original cedar shingles. Solar panels were added to the roof in 2018. The main entrance has an entry porch with a small shed style roof that is supported by three arches decorated with a brick veneer along the edges (shown in Figure 1.). A brick patio spans the width of the house with a vinyl railing. The front entry archway has a small niche on either side and contains a light fixture within each niche.



Figure 2. Photo of 307 Stedman Place as seen from Greystone Avenue.

The house has a symmetrical front façade. Two sets of wood framed, divided light picture windows flank each side of the main entry. The window opening to the north of the main entry has a thin piece of sheet metal that spans the top of the window. There is a narrow rectangular louvered attic vent just above the main entry. The walls are clad in a sand finish stucco that is showing signs of cracking and patch work in certain areas. On the north side (facing Greystone Ave) there is a prominent chimney constructed of brick, which was built in 1991, replacing a stucco chimney that had earthquake damage (Shown in Figure 2.). All of the brick features were added circa 1991 at the same time the brick chimney was built.

Historic Integrity

According to the City of Monrovia Historic Context Statement, the Tudor Revival architectural style was popular particularly in the 1920s and 1930s. The style had many subtypes including the English Revival bungalow, French Revival, and Storybook. To be eligible for historic significance, the house must retain all of its character-defining features, retain the essential aspects of integrity, and represent the best of its kind compared to similar properties.

The house at 307 Stedman Place does not have the character defining features that are necessary to exemplify a good representation of the Tudor Revival style. Although the house has irregular massing it does not have an asymmetrical façade or steeply pitched rooflines. The veneer work around the front arch reflects the personal tastes of the home's ownership at the time it was constructed; however, it is not a unique feature of the Tudor Revival style. Although the house has some brick decorative details, these features were added long after the home's period of significance (1895-1940) and does not reflect the Period Revival era.

Regarding the design aspect of integrity, the various exterior alterations have compromised the overall design; the most prominent alterations on the exterior include the brickwork and the front patio. The workmanship aspect of integrity at 307 Stedman Place is damaged due to the patchwork of the stucco and the possible loss of historic materials. The only exterior elements that are in fair condition are the windows. The most notable alteration is the total replacement of the chimney. The original chimney was covered in stucco and was replaced with a new brick chimney due to earthquake damage. The house does not embody the elements of outstanding design detail. More prominent examples of the Tudor Revival architectural style exist

throughout Monrovia. Therefore, it would not meet the registration requirements in the City's Historic Context Statement.

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. Specifically, the residence 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 and the design does not embody the Tudor Revival style to a strong degree. The property does not contribute to a historic district and does not establish a unique location or familiar feature in the neighborhood.

RECOMMENDATION: The applicant's exemption request demonstrates that the property located at 307 Stedman Place does not have architectural or known historic value and does not meet 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 #: 307 Stedman Place

P1 Other Identifier: _____

***P2 Location:** Not for Publication Unrestricted

a. **County:** Los Angeles

c. **Address:** 307 Stedman Place **City:** Monrovia **Zip:** 91016

e. **Other Locational Data:** APN # 8519-014-001

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

The subject property is located at the southwest corner of Stedman Place and Greystone Avenue in a single-family residential neighborhood. This 1,462 square foot single-story residence was built in 1923 and is a modest interpretation of the Tudor Revival architectural style. In addition, a garage and two detached sheds are located on the rear side of the property. The architecture is comprised of a large gable on the front façade (facing Stedman Place) and a cross gable to the north (facing Greystone Avenue). The house features a moderately sloped roof with shortened eaves. Composition roof shingles were added in 2002 which replaced the original cedar shingles. Solar panels were later added to the roof in 2018. The main entrance has an entry porch with a small shed style roof that is supported by three arches decorated with a brick veneer along the edges. There is a raised brick patio that spans the width of the house with a vinyl railing. The front entry archway has a small niche on each side and contains a light fixture within each niche.

The house has a symmetrical front façade with two sets of wood framed, divided light picture windows flanking each side of the main entry. The window opening to the north of the main entry has a thin piece of sheet metal that spans the top of the window. There is a narrow rectangular louvered attic vent just above the main entry. The walls are clad in a sand finish stucco that is showing signs of cracking and patch work in certain areas. On the north side (facing Greystone Ave) there is a prominent chimney constructed of brick which was built in 1991, replacing a stucco chimney that had earthquake damage. All of the brick features were added circa 1991 at the same time the brick chimney was built.

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, 12/2019

P6 Date Constructed: 1923

Source: Building Permit

P7 Owner and Address:
Filippi and Claudia Banando
307 Stedman Place

Monrovia, CA 91016

P8 Recorded by:
City of Monrovia

P9 Date Recorded: 1/2020

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 #: 307 Stedman Place

- 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** Tudor Revival

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

1923 – Permit issued to W.G. Talbert to build a house with six rooms and garage with stucco material and cedar shingles.
 1991 – Permit issued to Filippi Banado to repair earthquake damage to the chimney.
 1991 – Permit issued to Filippi Banado to demolish and rebuild the chimney.
 2002 – Permit issued to Brad Benderson to install 25-year composition shingles.
 2018 – Permit issued to Matt Darrow to install 26 solar panels.

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

B8 Related Features:

B9a Architect: W. G. Talbert **b. Builder:** W. G. Talbert

B10 Significance: **Theme:** Period Revival (1895 - 1940) **Area:** City of Monrovia

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

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

According to the City of Monrovia Historic Context Statement, the Tudor Revival architectural style was popular particularly in the 1920s and 1930s. The style had many subtypes including the English Revival bungalow, French Revival, and Storybook. To be eligible for historic significance, the house must retain all of its character-defining features, retain the essential aspects of integrity, and represent the best of its kind compared to similar properties.

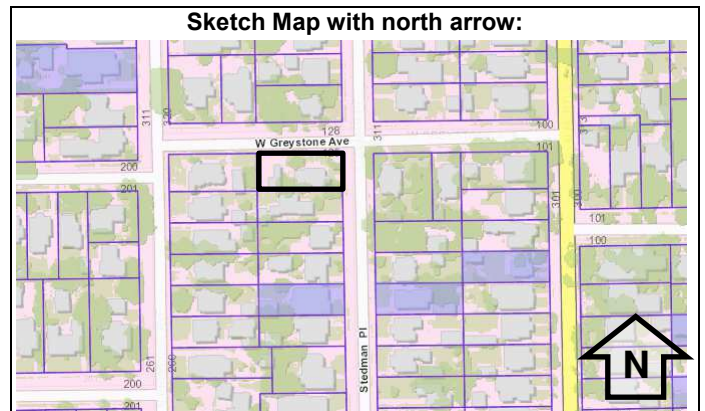
The house at 307 Stedman Place does not have the character defining features that are necessary to exemplify a good representation of the Tudor Revival style. Although the house has irregular massing it does not have an asymmetrical façade or steeply pitched rooflines. The veneer work around the front arch reflects the personal tastes of the home’s ownership at the time it was constructed; however, it is not a unique feature of the Tudor Revival style. Although the house has some brick decorative details, these features were added long after the home’s period of significance (1895-1940) and does not reflect the Period Revival era. With respect to the aspect of design, the various exterior alterations have compromised the overall design; the most prominent alterations on the exterior include the brickwork and the front patio. The workmanship at 307 Stedman Place is damaged due to the patchwork of the stucco and the possible loss of historic materials. The only exterior elements that are in fair condition are the windows. The most notable alteration is the total replacement of the existing chimney. The original chimney was covered in stucco and was replaced with a new brick chimney due to earthquake damage. More prominent examples of the Tudor Revival architectural style exist throughout Monrovia. Therefore, it would not meet the Landmark Designation criteria in the Monrovia Municipal Code.

B11 Additional Resource Attributes:

B12 References:
 City Building permits.
 Los Angeles County Tax Assessor
 San Born Map.

B13 Remarks

B14 Evaluator/ Date City of Monrovia
 1/2020





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, Filippi and Claudia Banando (applicant/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: 307 Stedman Place
Applicant Name: Filippi/Claudia Banando Title: Mr. and Mrs.
Address: 307 Stedman Place Monrovia, CA 91016
Phone: 626-390-3999 Email: ~~cban~~
cbanando@gmail.com

1. Year Built: 1923

Source (check applicable boxes):

- Los Angeles County Assessor
- City Building Permit # 2603
- City Permit Book
- Sanborn Map
- Other _____

2. Location. Attach vicinity map. S.W. Corner of Stedman Place/Breystone Ave.

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
- Transitional Craftsman
- Craftsman
- Spanish Colonial Revival
- Mediterranean Revival
- Tudor Revival
- Art Deco
- Streamline Moderne
- Minimal Traditional
- Mid-Century Modern
- The Ranch House



Other _____

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

Style:

- Gable
- Hipped
- Cross Hipped
- Flat
- Other _____

Material:

- Composition Shingles
- Asphalt Shingles
- Other _____

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

Siding

- Vinyl
- Wood
- Composite
- Fiber Cement
- Stone
- 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. Windows materials and/or openings have been replaced or modified.

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

- Wood
- Vinyl
- Aluminum
- Other _____



7. Unique Features. List any unique features (i.e. chimney, uniquely shaped windows, shutters, decorative elements).

Brick Chimney

8. Other Important Property Description.

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

Builder: W.E. Talbert Architect: W.E. Talbert

Date	Description	Property Owner	Architect/Builder
	<u>See attached report</u>		

9. Ownership History. Attach additional sheets if necessary.

Dates	Name	Occupation	Source
	<u>See attached report</u>		

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
<u>6-26-18</u>	<u>Solar panels were added</u>



11. Sources. List sources of information used to complete this form. Attach additional sheets if necessary. *Monrovia Library microfiche and Telephone books*
Monrovia Legacy Project

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: *Claudia Banando* Date: *1-8-2020*

Print Name: *Claudia Banando* Title: *Owner*

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Historical Review of 307 Stedman Place Monrovia, CA

On June 13, 1923 an application for the Erection of Frame Building Class D was taken out for Lot 48 of the Monrovia Heights Tract, known as 307 Stedman Place Monrovia, CA.

The owner's name was P.J. Ronan and the Architect's name was W.E. Talbert, who was also the Contractor. The size of the lot is 65'/141' and the size of the proposed building was 32x48. It is a one-story Tudor Revival.

Building Permit History

The building permit was #2603 and was taken out on June 13, 1923 to build the house. There does not appear to be any structural changes to the outside of the house, except for covering the existing concrete porch and side porch with paver bricks.

Permit #	Owner	Date	Reason
2603	Ronan	6-13-23	Build Home
2041	Ronan	7-10-23	Plumbing
9601	Seasholtz	10-10-67	Electric
17584	Seasholtz	10-26-72	Electric (Kitchen update)
17584	Seasholtz	10-26-72	Plumbing (Sink/dispenser) <i>Dishwasher</i>
MV-82	Banando	9-14-82	Minor Variance For Fence

Permit #	Owner	Date	Reason
MV-82	Banando	9-21-82	Redwood Fence
No # on Permit	Banando	1-16-91	Replace Chimney
R92-010768	Banando	5-13-92	Heating/AC
B2000130	Banando	1-31-2000	New Roof
ELE2018-015	Banando	3-22-18	Upgrade Electrical
2018-334	Banando	6-26-18	Solar Panels
2018-334	Banando	9-11-18	Power Walls

Historical Review of the People

After researching the Monrovia Telephone books from 1923 to 1950 (with the exception of the 1934 and 1949 Telephone book that the Library did not have and looking up all the names in the Monrovia Legacy Project, including the Architect, I found that no person who lived at or built 307 Stedman Place Monrovia, Ca had information listed in the Monrovia Legacy Project.

Following is a list of who lived in the house and when.

Year	Name of Resident
1924 - 1927	P.J. Ronan
1928 - 1929	R.R. Lockwood
1930	Samuel Kaplan

Year	Name of Resident
1931 -1932	A. M. Holmes
1933	Norman Selby
1935	Mary Slater
1936 - 1947	Reverend H.N. Davis
1948	Reverend L.E. Fisher
1948 - 1982	J.C. Seasholtz
1982 - Present	F.J. & C.A. Banando