



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2020-0002

AGENDA ITEM: AR-4

PREPARED BY: Vincent Gillespie
Planning Technician

MEETING DATE: February 26, 2020

TITLE: Determination of Historic Significance
541 West El Norte Avenue

APPLICANT: Paul Bazerkanian
520 Clement Drive
Glendale, CA 91202

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

BACKGROUND: Pursuant to Monrovia Municipal Code (MMC) §17.10.030, a home remodel that proposes to alter more than 50% of a residential building's roof area, 50% or more of a building's total exterior wall area, or 25% or more of any exterior wall facing a public street that was constructed over 50 years ago requires a Discretionary Demolition Permit. The project designer for 541 West El Norte Avenue has submitted a preliminary development plan that would involve removal of the one-story single-family house. Since the house was originally built over 50 years ago (1947), the proposed demolition requires that the Historic Preservation Commission (HPC) first make a determination of the building's potential significance as a historic resource. On January 27, 2020, the applicant submitted a written request to be exempt from the demolition review requirements due to the home's perceived obvious lack of historic significance (Attachment A). If the HPC determines the request does not meet the findings for an exemption pursuant to MMC §17.10.050(B)(3), the Commission may reject the request or require additional documentation.

The applicant's submittal includes: a description of the subject building's design characteristics, a history of the building permits, an ownership history, and current photos of the subject home. Staff prepared the property's Department of Parks and Recreation (DPR 523A) survey form which assigned a status code of 6Z (Attachment B). 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. Since the home was built using materials commonly available at the time of construction, it is described as a Vernacular home, without a specific architectural style.

ANALYSIS: Staff conducted a field survey and evaluation of 541 West El Norte Avenue, including a review of the applicant's documentation and an inspection of the site and existing structure. Furthermore, staff used the City of Monrovia's Historic Context Statement to understand the property's place in the City's history and used the Post War Modernism Theme (1946 – 1976), The Ranch House sub-theme, to evaluate the property's historic significance. The architectural style of the property was assessed under the seven aspects of historic

integrity including: location, design, setting, materials, workmanship, feeling, and association.

Finally, staff referenced the seven criteria for local landmark designation listed in MMC Section 17.40.060 to assess whether the property would be eligible for local landmark listing or as a contributor to a potential historic district. This information was used to document its current conditions and evaluate the property for historic significance within the DPR form.

RECOMMENDATION: The applicant's exemption request demonstrates that the property located at 227 East Walnut Avenue 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 grant the exemption request by approving the attached DPR form and assign a CHRS Code of 6Z to the property. If the Commission concurs with this recommendation, then the following motion is appropriate:

Grant the exemption request and approve the DPR Form with a Status Code of 6Z.



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, Paul Bazerkanian (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: 541 N. EL NORTE AVE.
Applicant Name: PAUL BAZERKANIAN Title: DESIGNER/OWNER'S REP.
Address: 520 CLEMENT DR. GLENDALE, CA. 91202
Phone: 818-923-9880 Email: KaniandeSigns@hotmail.com

- 1. Year Built: 1947
Source (check applicable boxes):
 Los Angeles County Assessor
 City Building Permit
 City Permit Book
 Sanborn Map
 Other _____

2. Location. Attach vicinity map.

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

RECEIVED

JAN 27 2020

Dept of Community Development City of Monrovia



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 Brick

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 _____



MONROVIA

CALIFORNIA

Request for Exemption from Discretionary Demolition Review

DEPARTMENT OF COMMUNITY DEVELOPMENT
Building Neighborhood and Business Services Planning

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

SHUTTER FRONT TWO ONLY.

8. Other Important Property Description.

None

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

Builder: _____ Architect: RUSSEL M. BRYANT

Date	Description	Property Owner	Architect/Builder
July 2, 1947	DWELLING w/GARAGE	RUSSEL M. BRYANT	RUSSEL M. BRYANT

9. Ownership History. Attach additional sheets if necessary.

Dates	Name	Occupation	Source
7-2-47	MR. RUSSEL BRYANT	ARCH./BUILDER	CITY RECORDS
11-21-57	A. GALLAL	OWNER	CITY RECORDS
12-3-65	MRS. MAHNKEN	OWNER	CITY RECORDS

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>NONE</u> Garage Enclosure
	Reroof
	Enclose 9' wide opening.



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

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: Paul Bazerkanian Date: 1/23/20

Print Name: PAUL BAZERKANIAN Title: DESIGNER/APPLICANT

M:\DIVISION FOLDER (IN PROGRESS)\Historic\Forms\Demolition Handouts and Forms\Request for Exemption from Discretionary Demolition Review.docx

KANIAN DESIGNS

520 Clement drive
Glendale, California 91202
Tel: 818.923.9880
E-mail: kaniandesigns@hotmail.com

February 12, 2020

City of Monrovia, Planning department

Attn: Mr. Vincent Gillespie
Planning Technician

Re: 541 El Norte Ave - Historic Research

Good morning Mr. Gillespie,

In reference to our application for exemption and per your direction, I did visit the library and made diligent search for the previous owners and residents of the subject property. Unfortunately, and fortunately for us no references were found to the list of neither property owners nor the architect of record.

I have listed the reference material that were reviewed;

Monrovia/Duarte Community Book 1957
Monrovia blue book 1943
Monrovia Centennial Review 1886-1986
Historical Volume & Reference Works 1964
History of Monrovia 1927
Monrovia's Heritage an Architectural Perspective
Monrovia's Change Makers 2017

I hope this will satisfy the planning department's requirement for our application.

Respectfully,
Paul Bazerkanian

Permit No. 1148

**CITY OF MONROVIA
BUILDING DEPARTMENT**

**APPLICATION FOR PLUMBING, GAS AND
SEWER PERMIT**

Date 11-21-57

Job Address 541 E.L. Norte

Owner A. Gallas

Contractor Loomis Plumbing

Address 141 W Colorado

Phone EL-8-7135

State Lic. No. _____ City Lic. No. _____

I am the legal possessor of the above state and city licenses

Loomis Plumbing
Plumber RLR

Nature of Installation

Plumbing _____ Gas _____ Sewer _____ Total Fee _____

Approvals

		Date	Inspector
Plumbing (Grd. Wk.)	<input type="checkbox"/>	_____	_____
	(Rough) <input type="checkbox"/>	_____	_____
	(Finish) <input type="checkbox"/>	_____	_____
Gas (Grd. Wk.)	<input type="checkbox"/>	_____	_____
	(Rough) <input type="checkbox"/>	_____	_____
	(Finish) <input type="checkbox"/>	_____	_____
Sewer	<input checked="" type="checkbox"/>	_____	_____

REMARKS: _____

Meter Service Ordered _____

DESCRIPTION OF WORK

PLUMBING

<input type="checkbox"/> Piping Only	<input type="checkbox"/> Automatic Washer
<input type="checkbox"/> Bath Tub	<input type="checkbox"/> Soda Fountain
<input type="checkbox"/> Shower	<input type="checkbox"/> Floor Drain
<input type="checkbox"/> Lavatory	<input type="checkbox"/> Sand Trap
<input type="checkbox"/> Kitchen Sink	<input type="checkbox"/> Water Softener
<input type="checkbox"/> Floor Sink	<input type="checkbox"/> Dishwasher
<input type="checkbox"/> Slop Sink	<input type="checkbox"/> Drinking Fountain
<input type="checkbox"/> Wash Tray	<input type="checkbox"/> Dental Lavatory
<input type="checkbox"/> Water Closet	<input type="checkbox"/> Garbage Disposal
<input type="checkbox"/> Urinal	<input type="checkbox"/> Vac. Breaker or Back Flow Valve
<input type="checkbox"/> Sewer	
<input type="checkbox"/> Water Distr. Sys.	<input type="checkbox"/> Septic Tank
<input type="checkbox"/> Chemical Toilet	<input type="checkbox"/> Cesspool

GAS PIPING

<input type="checkbox"/> Gas Piping Sys.	<input type="checkbox"/> Water Heater
<input type="checkbox"/> Outlets (over 10)	<input type="checkbox"/> Floor Furnace
<input type="checkbox"/> Space Heater	<input type="checkbox"/> Wall Furnace

JOB
 ADDRESS 541 EL NORTE
 LEGAL DESCRIPTION [See File]

(Legal description may be attached separately if necessary)

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

**APPLICATION FOR
 BUILDING PERMIT
 BUILDING DIVISION
 CITY OF MONROVIA**

Description of Work 9' wood opening from
 Living Room to Bedroom (E side
 of House).

Owner Name MRS. MAHNKEN
 Address 541 EL NORTE
 City MONROVIA Tel. No. 357-3561

Contractor Name HERBERT ALEXANDER
 Address 236 N. BRADOCKS
 City MONROVIA Tel. No. EL 7-2228
 State Lic. 122467 City Lic. 8020

Architect or Engineer Name _____
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

Size of Lot _____ No. of Bldgs. 1
 Use of Property SINGLE FAMILY RESIDENCE
 Now on Lot _____

WORK COVERED BY THIS PERMIT
 Height _____ Ft. Area _____ Sq. Ft.
 No. of Stories _____ Valuation \$ 75.00

I HEREBY CERTIFY That I have examined this completed application
 and the statements therein are true and correct, and that all work
 shall be done in accordance with all applicable City, County and
 State laws.
Herbert Alexander
 Signature of Owner or Authorized Agent.

PLANNING DIVISION
 Zone _____ Fire District _____ Minimum Setbacks
 Required Parking Spaces NO ENLARGEMENTS Front _____ Rear _____
 Special Permits or Conditions _____
 Zoning Approval _____ Date _____

Group Occupancy <u>I</u>	Type of Const. <u>IV</u>	Plan Check	Permit
Checked by <u>AL</u>	Approved by <u>AL</u>	Date	<u>12-3-65</u>
		Receipt #	<u>6460</u>
		Fee	<u>\$7.00</u>

INSPECTION RECORD

Setback Check

Front _____ Side _____

Rear _____ Side _____

Approvals	Date	Inspector
Sanitary Facilities		
Forms & Foundation		
Reinforcing Steel		
Masonry		
Framing	12-6-05	H.C.
Chimney		
Exterior Lathing		
Interior Lathing		
Parking Areas.....		
Special Requirements		
Zoning		
Other		
House Number Posted		
FINAL	6-27-00	P.M.

Correction Record

ALL APPLICATIONS MUST BE FILLED OUT BY APPLICANT
(USE PENCIL)

PLANS AND SPECIFICATIONS and Other Data Must Also Be Filled



OFFICE OF THE BUILDING INSPECTOR
of the City of Monrovia

Phone 199

1 Application for the Erection of a Type V Building

All provisions of the Building Ordinances and State Laws shall be complied with in the erection of said building, whether herein specified or not. It is also understood that the granting of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possessions to which is in litigation by, or is disputed by the City, County or State; or as giving or granting any right or privilege to use the said structure or building for any purpose which is or may hereafter be prohibited by ordinance of the City of Monrovia.

(SIGN HERE) Russell M Bryant (Applicant)

Parties
Lot No. 2413 Block 3 Tract J. A. Jones
Street Address of Job 541 El Monte Ave
Group 9 Fire Dist. No. 3 Zone 2e Stories 1
Purpose of Building DWELING & Garage

Owner's Name Russell M Bryant Address 547 El Monte Ave
Architect's Name " Address "
Contractor's Name " Address "

Entire Cost of Proposed Building, \$ 4,000.00
Size of Lot 50x327 x 24 Size of Building 24 x 42
Location on Lot 40' FROM STREET - 4' FROM EAST LINE
Outside Wall Covering 1 X 8 WOOD SIDING
Height of First Floor Joist Above Surface 18"
Character of Ground: Rock, Clay, Sand, Filled, etc. SANDY LOAM
Of what Material will Foundation and Cellar Walls be Built? CONCRETE
Depth of Foundation Below the Surface of Ground 12"
Dimensions of Foundation and Basement Wall Footings 6' X 14"
Width of Foundation and Basement Walls at Top 6"
Number and Kind of Chimneys X Number of Flues "
Number of Inlets to Each Flue X Interior Size of Flues X

Of What Material will Exterior Walls be Constructed?
IF OF MASONRY, GIVE THICKNESS OF EXTERIOR WALLS:
Basement..... Third Story.....
First Story..... Fourth Story.....
Second Story..... Fifth Story.....

MATERIAL, SIZE AND DISTANCE ON CENTERS OF FLOOR JOIST:
First Story—Material.....; Size 2" x 6"; Distance on Centers 16" OC
Second ".....; " X; " " ".....
Third ".....; " X; " " ".....
Fourth ".....; " X; " " ".....
Ceiling Joists.....; " 2" x 6"; " " " 16"
Roof Joists.....; " 2" x 4"; " " " 24"

Date Issued July 9 1947 OVER
PERMIT No. 15 Application Received.....

The east half of the south 144.74 feet of Lot 2
 and the east half of the east 238.96 feet of Lot 13
 of F. A. Geier Tract in the City of Monrovia, Calif.
 Book 23 Page 40 of maps

Group 2 Type V Bldg.

Permit No. 415

Issued to Plumbing Permit

For Plumbing

At 5111 5th Street

Value, \$ 24,500.00

Plumbing Permit

Sewer ✓

Cesspool

Wiring ✓

Fixture

Electric O. K.

Gas O. K.

REMARKS:

NUMBER OF ROOMS IN

Basement	
First Floor	4
Second Floor	
Third Floor	
Fourth Floor	

Will any Wall be Supported on Iron or Steel Girders or Columns?

Specify Material of Beams, Girders and Columns. #2 01 BETTER

Specify Construction of Floors. 5th Floor - O.P.T.G.

Specify Material of Partitions. 2x4 wood. 1/2" sheetrock

Specify Material of Roofing. CAMP SHINGLES

Specify Material of Elevator Shaft, Other Shafts and Chutes

Specify Material and Construction of Cornices

Specify Number of Fire Escapes

Specify Means of Access to Roof

Specify Means of Access to Attic Space. 3' x 2' Acorns

Specify How Halls Will be Lighted and Ventilated

Will Metal Lath be Used, Specify Where

JOB ADDRESS

541 W EL NORTE

Nature of Installation

Residential Commercial _____ Industrial _____

DATE 8-5-69

TOTAL FEES \$ 3.20

PERMIT NO. 12511

Checked by BT

APPLICATION FOR ELECTRIC PERMIT BUILDING DIVISION CITY OF MONROVIA

Owner Name MAHNKEN
 Address 541 W. EL NORTE
 City MONROVIA Tel. No.
 Contractor Name CROCKET Elect
 Address 453 NORUMBETA DR
 City MONROVIA Tel. No. 358-6194
 State Lic. 251127 City Lic. 16401

DESCRIPTION OF WORK

No.	ITEM	FEE
	Filing Fee	\$2 00
2	Outlets	20
	Fixtures	
	Range or Cooking Unit	
	Additional Oven	
	Heaters: Wall _____ Water _____ Clothes _____	
	Dishwasher _____ Disposer _____ Furnace _____	
	Motors, Describe-	
	Generators or Transformers _____ KVA	
1	Service Equipment 10 AMPS.	1 00
	Additional Meters	
	Sign, _____ Transformers	
	Lamp Holding Devices	
	Temporary Lights, _____ Lamps	
	Temporary Pole	
	Miscellaneous-	
	Total Fee	3 20

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.

Signature of permittee

[Handwritten signature]

Approvals

	Date	Inspector
Electrical (Power Pole) <input type="checkbox"/>	_____	_____
(Conduit) <input type="checkbox"/>	_____	_____
(Rough) <input checked="" type="checkbox"/>	8-5-69	Woods
(Finish) <input checked="" type="checkbox"/>	8-5-69	Woods
(Service) <input type="checkbox"/>	_____	_____
(Signs) <input type="checkbox"/>	_____	_____
(Other) <input type="checkbox"/>	_____	_____

Remarks _____

Meter Service Ordered _____

Attachment B

State of California Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial CHR Status Code 6Z
Other Listings Review Code	Reviewer
Date	

Page 1 of 4 *Resource Name or #: 541 West El Norte Avenue

P1 Other Identifier: _____

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

a. County: Los Angeles

c. Address: 541 West El Norte Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8509-001-014

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

The subject property is located on the north side of the 500 block of West El Norte Avenue. The subject property is located mid-block in a neighborhood predominantly developed with multifamily buildings. It is one of the few remaining lots developed with a single-family residence. The single-story (1,050 sq. ft.) residence was built in 1947 and has basic elements of the Ranch House style of architecture.

The house features a low-pitched, side-gabled roofline with exposed rafter tails and a narrow eave line. The original composition shingles were replaced with a 30-year composition shingle. The primary elevation faces the street and features a prominent projecting partial front porch that covers half of the front façade supported by detailed wood columns. The walls are clad with large horizontal shiplap siding, accented with a brick wainscot. The residence has aluminum framed sliding and single-hung windows along with two large louvered shutters that flank the large window. A paved driveway leads to what was once a garage door opening that was later enclosed with irregularly-placed brickwork and over-sized sliding windows.

(See Continuation Sheet page 3)

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 North, February, 2020

P6 Date Constructed: 1947

Source: Building Permit

P7 Owner and Address:

Katcar Enterprises, LLC

1220 Highland Avenue Suite #1375
Duarte, CA 91010

P8 Recorded by:

City of Monrovia

P9 Date Recorded: 2/2020

P10 Survey Type: Individual



P11 Report Citation: None.

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):

- 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** Ranch House

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

1947 – Permit issued to Russel M. Bryant to construct a dwelling with four rooms and garage.
 1965 – Permit issued to Margaret K. Mahnken to enclose a nine foot opening to create a bedroom.
 2007 – Permit issued to Margaret K. Mahnken to install 30-year composition roof shingles.

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

B8 Related Features:

B9a Architect: Russel M. Bryant **b. Builder:** Russel M. Bryant

Post War Modernism,

B10 Significance: **Theme:** 1946 - 1976 **Area:** City of Monrovia

Period of Significance: 1935-1975 **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 Ranch House was one of the popular architectural styles of single-family homes between 1935 and 1975. 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.

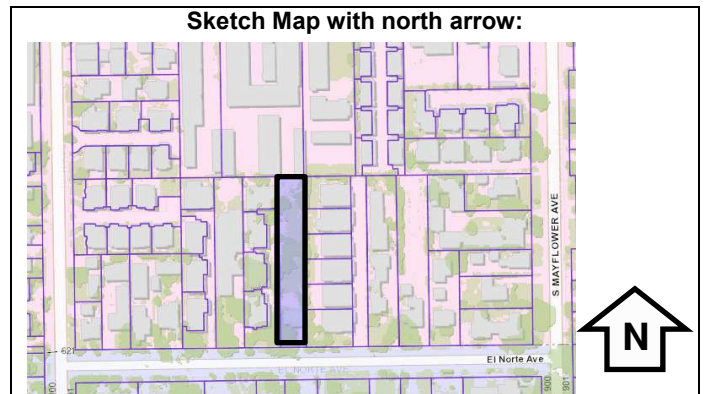
The house at 541 West El Norte Avenue minimally exemplifies the Ranch House style or architecture. The property has retained some integrity in location and setting as the single family house has remained on its original site since construction in 1947. However, the property does not possess high integrity in workmanship and design as the large shiplap siding, accent brick work, and aluminum windows do not reflect a cohesive design that would be found in other Ranch House style homes in Monrovia. The most notable alterations include the enclosure of the garage with irregularly-placed brickwork and oversized windows that detract from the rest of the front façade. The property does not meet any of the criteria for Historic Landmark Designation as the property is not identified with persons or events significant in local, regional, state or national history, and does not represent the work of a notable architect or builder. The neighborhood is not identified as a potential district, and does not convey a sense of place with historic significance or interest. The property is not in a unique location in the City or serve as a familiar feature in the neighborhood, and will not likely yield information important in prehistory or history.

B11 Additional Resource Attributes:

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

B13 Remarks

B14 Evaluator/ City of Monrovia
Date 2/2020



Page 3 of 4 *Resource Name or #: 541 West El Norte Avenue

*P3a. Description (Continued from Primary Record page 1)

The property has changed ownership three times. The ownership history is listed below:

Dates	Name	Occupation
2019-Present	Katcar Enterprises	Corporate Entity
1965-2019	Margaret K. Mahnken	Unknown
1957-1965	A. Gallal	Unknown
1947-1957	Russel M. Bryant	Architect/Builder

P5a. Photo or Drawing (Continued from Primary Record page 1)



Front (South) Elevation



Rear (North) Elevation



East Side Elevation



West Side Elevation