



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** CofA2020-0003

**AGENDA ITEM:** AR-1

**PREPARED BY:** John Mayer, Senior Planner

**MEETING DATE:** July 29, 2020

**TITLE:** Certificate of Appropriateness CofA2020-0003; HL-147/MA-140  
143 North Lincoln Place

**APPLICANT:** Shaun Thurman and Jennifer Devine  
143 North Lincoln Place  
Monrovia, CA 91016

**REQUEST:** A Certificate of Appropriateness (CofA) to replace modern porch lanterns with 1920's era "Tudor Gothic" style lanterns, replacement of modern vinyl garage door with "carriage house steel" door, and replacement of modern aluminum screen windows with wood screens and "period-correct" hardware for a Tudor Revival style house.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 31)

**BACKGROUND:** The property at 143 North Lincoln Place is a Tudor Revival style home that was built in 1925. The house exemplifies the tenets of that architectural style including the steeply pitched rooflines, overlapping front-facing gables, and an entry porch with arched openings. Character defining features of the home include: original doors and windows, wrought iron work, gothic arched vents at the gable peaks, decorative rafter tails, and a sand coat stucco finish. An original two-car garage is detached from the house and located toward the rear side of the property.

The City Council designated the property as Historic Landmark No. 147 on April 16, 2019, along with Mills Act Contract No. 140. The designation was based on the finding that the home is a good representation of Tudor Revival design, which is an architectural style that is less common in Monrovia. Out of the 146 historic landmarks in the City, only six are identified as a Tudor style.

On July 13, 2020, Shaun Thurman (property owner) submitted an application for a Certificate of Appropriateness to address three items that are listed on his Mills Act work program, including:



**Figure 1.** The house at 143 N Lincoln Place is Historic Landmark No. 147, a Tudor Revival style house built in 1925.

- Replacing the 1960's-era porch lanterns (estimated: \$750),
- Replacing a non-original garage door with "period appropriate" carriage house style side-by-side doors (estimated: \$3,500), and
- Replacing 18 metal-framed window screens and two metal screen doors with wood-framed screens (estimated: \$4,100).

**ANALYSIS:** Pursuant to Monrovia Municipal Code (MMC) Section 17.40.090(A), no alteration or demolition may be conducted at a Historic Landmark without first obtaining a Certificate of Appropriateness from the Historic Preservation Commission (HPC). The owners contend that the work described below will return the home to an historic appearance appropriate to the year of construction.

***Porch Lanterns***

The owners have switched the modern porch lanterns with antique fixtures as part of their front porch restoration project. This component of the Mills Act work program called for repairs to the broken concrete sections of the front porch landing and restoration of original ironwork. Photos of the porch restoration project, and the restored porch lanterns may be found in Attachment "A". The owners installed the antique lanterns knowing that they can easily be removed (unscrewed) if the HPC does not approve them. They were anxious to top off their restoration work with the antique lanterns.

The light fixtures are 1920's-era original iron "Tudor Gothic" style porch lanterns with original wavy amber glass. The steep pitch of the lantern tops complement the steep pitch of the Tudor gable ends of the home. The owner has re-wired and refinished the lanterns in their original semi-gloss black finish to match the newly restored iron work. Before and after photos shown in Figure 2. It shows the unrestored original lights next to the modern, incorrect aluminum lights. It also shows the restored originals installed after restoration. A 1960's-era aluminum porch lantern was also replaced in the same style, which also has an original wavy amber glass.



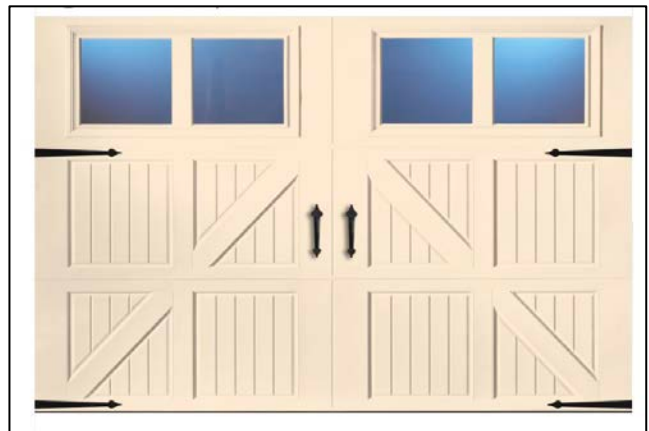
**Figure 2.** The owners installed antique light fixtures. The photo to the left shows the comparison between the previous 1960's era light and the "period appropriate" light. The center photo shows the light fixture restored with amber glass. Notice that the middle portion of the spire was removed to reduce the overall height; the original height made it appear out of proportion to the lamp posts. The photo to the right is a matching porch light.

### **Garage Door**

The owners are proposing to replace the modern vinyl garage door with a historically correct style. According to Mr. Thurman, the current garage door is a vinyl door that is approximately 20 years old. It would be replaced with a modern stamped steel overhead door designed to look like two traditional carriage house style doors that will roll-up. According to Mr. Thurman, overhead doors are the only viable option due to the way the driveway is contoured; it prevents the use of swing-out doors.

The proposed model is the "Lucern" from Amarr's "Carriage House Steel" line. The door will feature top section windows, period appropriate handles, and strap hinges attached. It would also be painted to match the existing house colors. The raised portions and cross bracing will be painted in the light stone shade of the house trim.

Mr. Thurman did research on original 1920's garage doors and discovered that steel doors stamped to look like wooden carriage house style doors are period correct. The stamped cross bracing are also considered appropriate for the Tudor Revival style. Photos of 1920's garage door ads documenting the availability of stamped steel doors and showing the various design styles that were available may be found in Attachment "B". One of the original illustrations documents the painting of such doors with contrasting colors for raised trim and background panels. See Figure 3 for a photo of the Amarr replacement door. It is shown in a basic single color, but Mr. Thurman's door will be painted as described above.



**Figure 3.** The owners are proposing to remove the single vinyl garage door (left photo) and replace it with carriage style doors (right photo). The carriage style door would be painted to match the house colors.

### **Wood-Framed Window Screens**

The owners are proposing to replace the modern aluminum window screens with wooden screens and hardware (see Figure 4 on page 4). Coppa Woodworking, located in San Pedro California specializes in the manufacturing of historically correct wooden screens. They are made out of 3/4" Douglas Fir material with a simple rectangular frame with and steel mesh. Mr. Thurman noted that the home's original window frames are designed to accommodate these screen measurements.

The screens would be attached with specialized metal pieces from House of Antique Hardware. They are cast steel hangers designed to screw onto the faces of the screens and hang flush with the exterior framing, unlike the modern style that slide on aluminum tracks. These will be secured at the bottom by a traditional, hook and eye. The screen frames would be painted to match the color of the existing window frames (see Attachment "C").



**Figure 4.** The owners are proposing to remove the metal framed screens (left photo) with wooden frames similar to those shown in this picture from the Coppa Woodworking brochure (right photo).

### ***Certificate of Appropriateness Findings***

Pursuant to MMC Section 17.40.090(D), the HPC may issue a Certificate of Appropriateness if it is determined that certain findings can be made regarding the proposed alterations. Based on staff's analysis of these alterations, the HPC can approve them based on the following findings:

- *It will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the Historic District in which it is located;*

The alterations will not adversely affect significant features of the historic Tudor Revival style house. The proposed light fixtures, carriage style garage doors, and wood-framed window screens are decorative elements that help define the overall historic character of the building.

- *The proposed change is consistent with or not incompatible with the architectural period of the building;*

The proposed change involves the removal of 1960's-era front porch lanterns, a vinyl garage door, and aluminum framed window screens that were installed outside the period of historic significance (1925). Although these original features are missing, and information about them is inadequate to allow an accurate reconstruction, the design of the proposed features are not incompatible with the overall architectural character of the house and garage.

- *The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or compatible with adjacent structures;*

The materials, colors, textures, and features of the proposed decorative elements will be compatible with the home's Tudor style and consistent with the materials that were common during the 1920's.

**RECOMMENDATION:** Staff believes that the proposed project meets the findings for a Certificate of Appropriateness and recommends approval. If the Historic Preservation Commission concurs then, the appropriate action would be a motion to:

**Approve Certificate of Appropriateness CofA2020-0003**

## Attachment "A"

The owners' work program for Mills Act Contract No. 140 called for the repair of broken concrete sections of the front porch landing and stabilizing the iron railings. The program also included refinishing the original ironwork. The photos below show the condition of the concrete and railing during the porch restoration project.



The photos below show the completed restoration of the exterior ironwork and concrete porch of the home. The loose railings on the front porch were treated with rust proofing epoxy and re-anchored in the newly repaired concrete. All of the ironwork was scraped, any loose portions re-anchored, and refinished in the original satin black finish. The concrete color and texture could not be matched, so the front porch and steps were stained using a period appropriate color selected from among those available at the time of historic significance (1925). The owners installed the antique lanterns which can be easily replaced with the modern ones if they are not approved by the HPC.



## Attachment "B"

Mr. Thurman did research on original 1920's garage doors and discovered that steel doors stamped to look like wooden carriage house style doors are period correct. The stamped cross bracing are also considered appropriate for the Tudor Revival style. Mr. Thurman submitted ads from the 1920's showing that overhead doors were in fact available at that time. The images shown below are from 1920's garage door ads documenting the availability of stamped steel doors and the various design styles that were available.

# GARAGE DOORS

THAT FOLD UP AND DOWN



**MAJESTIC Verti-Fold Doors** for garages, old and new, eliminate the many shortcomings of the swing type doors that sag and swell—that blow shut as you are ready to drive in or out—that require "digging-out" when the snow and ice come. And how easily they operate because of the perfect balancing! Note illustration showing how door clears car even when bumper is almost against door. Folds compactly against low ceiling. Can be installed on any garage . . . Now is the time to have Verti-Fold Doors installed—when carpenters and contractors are interested in remodeling work. It takes less than 1/2 day to make a complete replacement. For prices, complete information and local dealer's name, clip and mail handy coupon below.

## MAJESTIC VERTI-FOLD DOOR

# Special Sectional GARAGES

While the garages shown on this page are not Simplex construction, they are strong and will give the service that you have a right to expect. The framework consists of 2x2's and 2x4's, which form part of the wall sections, so that the whole building can be easily fastened together with bolts and screws which we furnish. Garages contain hinged swinging doors.

**WALL SECTIONS**—Select No. 5 Oregon Fir or Pacific Coast Larch, tongued and grooved drop siding 1 inch thick, finished and stained.

**DOUBLE DOORS**—No. 1 Oregon Fir or Pacific Coast Hemlock through bolts. Fitted and ready to hang with three pairs of steel strap hinges.

**WINDOW**—One four-light glazed sash hinged at the top, 28x30 inch.

**ROOFING**—Best-of-all black asphalt, 30-pound rolls, with sand cement.

**PAINT**—Painted one coat of gray trimmed in white.

### The ECONOMY

**55P50 Frame Garage**

**\$86<sup>50</sup>**

"Economy" garages are flat roof garages, popular in many sections of the country. They are primarily designed as sturdy and neat garages at the lowest possible prices. They come in sections easily bolted together by any handy man. You can erect yourself over the week end, and save the money you would pay some else to build it for you. The price is so low that less than a year's rent will pay for it. You cannot afford to rent a garage when you can own one so easily.

These garages are 8 feet high in front sloping to 7 feet 6 inches in rear. The roof is made of 1x6-inch No. 2 dressed and milled covered with our Best-of-all Black Asphalt Roofing, guaranteed for 14 years. The 14-foot garage pictured is a two-car garage furnished with two sets of swinging doors.

Catalog No.	Foundation Dimensions	Price	Shipping Weight, Pounds	Add for Foundation Posts
55P50	10 x 14	\$ 86.50	2,400	\$1.35
55P51	10 x 16	92.00	1,900	2.00
55P52	10 x 18	121.00	3,600	2.00
55P57	18 x 28	253.00	4,500	3.50

### The UTILITY

**55P60 Frame Garage**

**\$99<sup>00</sup>**

"The Utility" garage has a gable roof adding to its attractiveness. Like "The Economy" it is a substantial building and an excellent value at the price offered. Our price is low and you are sure to make a big saving by buying this garage. It is also sold on



## The IRONSIDES


**\$274<sup>00</sup> And Up**

### 55P95 Sectional Steel Double Garage

This two-car steel garage is built over a framework of angle irons, making it very strong. It is furnished with two sets of double doors, four windows and service door. Extra windows furnished at \$6.50 each. Extra steel doors 2 feet by 6 feet complete with hardware can be furnished for \$13.00 each.

**Hinged Double Doors.** Two sets, opening 8 feet by 7 feet 6 inches, 26-gauge galvanized sheet steel.

**Framework.** Sills, wall plates, stringers and uprights are 1x1 1/4-inch angle irons; roof trusses and door frames, 1 1/2 x 1 1/2 x 1/4-inch angle irons; the diagonal braces are 1x1 1/4-inch iron. The roof purlins are 1 1/2 x 1 1/2 x 1/2-inch iron angles.




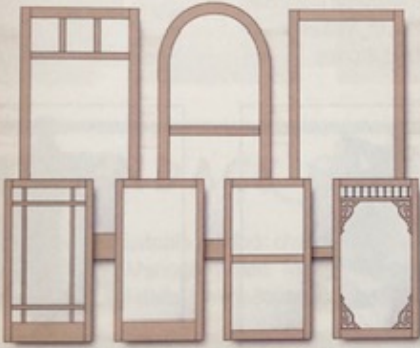
Catalog Number	Foundation Dimensions Ft. In.	Price	Shipping Weight, Pounds
55P95	15 10 x 17 6	\$274.00	2,500
55P96	18 10 x 17 6	300.00	2,500
55P97	21 10 x 17 6	320.00	2,500

**Steel Garages Shipped From Factory in OHIO**

## Attachment "C"

The owners are proposing to replace the modern aluminum window screens with wooden screens and hardware from Coppa Woodworking. The screens would be attached with specialized metal pieces from House of Antique Hardware.

# WOOD WINDOW SCREENS & STORMS




Window Screens and Storm Windows can be used in front of your main window to allow the summer breeze to flow, or to add extra insulation for the winter. They can also be used to create a screened porch. The standard frames are 3/4" thick x 2" Unfinished Doug Fir, however other wood types, thicknesses and rail sizes are available. They can be customized to your requirements. The standard screen type is a charcoal fiberglass, however many screen types are available. They can be unfinished, or we can stain or paint them. The bottoms can be flat, or cut at an angle (beveled) to a 10 degree angle.

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# COPPA WOODWORKING, INC.

WOOD SCREEN DOORS & STORM DOORS



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