



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: HL-150/MA-142

AGENDA ITEM: PH-2

PREPARED BY: John Mayer
Senior Planner

MEETING DATE: September 23, 2020

TITLE: Historic Landmark HL-150/Mills Act Contract MA-142
742 East Lime Avenue
Monrovia, CA 91016

APPLICANT: Edie Ramirez, Property Owner
742 East Lime Avenue
Monrovia, CA 91016

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

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 31)

BACKGROUND: On September 3, 2020, Edie Ramirez, property owner of 742 East Lime Avenue submitted an application pursuant to the City's Historic Preservation Ordinance to designate her property a local landmark along with a Mills Act contract.

ANALYSIS: The subject property is improved with an English Revival Storybook Cottage style residence that was built in 1926. It is located at 742 East Lime Avenue between Mountain Avenue to the east and South Shamrock Avenue to the West. According to the Monrovia Historic Context Statement, numerous housing tracts had been established by 1925 and homes were filling in the subdivided lots in an irregular manner. The subject property was one of 11 new homes developed on this block during the 1920's. Most of those houses still exhibit the Revival Period that was popular during that era, particularly the Spanish Colonial cottage style. The remainder of homes on this block were mostly built during the 1940's.

Architectural Description

The architectural design of the home is one of the Period Revival styles known as the Storybook Cottage, which was one of the English Revival subtypes popular in the 1920s and 1930's. According to the City's Context Statement, this style was popular in the Los Angeles area where the idea of a "fairy tale" house appealed to new arrivals. The



Figure 1. Street view of the Storybook Cottage house located at 742 East Lime Avenue. The building was constructed in 1926.

structure at 742 East Lime Avenue represents the Storybook Cottage subtype marked by its small scale, lack of decorative half-timbering, steeply pitched rooflines, and the rounded thatched appearance of the roof. Character defining features of the home include: steeply pitched multi-gabled roof, the rounded thatched appearance of the roof shingles, the stucco walls, some original doors and windows, and gothic arched vents at the gable peaks.

Ownership History

According to the applicant's research, a building permit was issued to the owner/contractor James Huffman in 1926. Huffman built other homes in Monrovia during this time, but is not considered a notable builder in the City's Context Statement. The applicant could not find any architect associated with the house. The residence was occupied by various owners throughout the years; however, there are no records indicating that any of them are identified with local, regional, state, or national history. A list of the home's owners may be found on pages two and three of the landmark application form (Attachment A).

Construction History

Building permits indicate that the house has not dramatically changed throughout the years. Permits were issued for the following: interior remodeling, roof repairs, a covered patio, a storage room, rear yard fence, garage remodel, and rear deck with French doors. Other minor exterior alterations include: a thin brick veneer pattern around the windows, half-timber wood features on the front wall, and other iron metal appurtenances.

The home remains a good representation of the English Revival Storybook Cottage style, which is less common than other 20th Century styles in Monrovia. It also retains sufficient integrity to convey its original design. Additional details about the building's description, construction history, and historic significance may be found in the attached Department of Parks and Recreation (DPR 523A) survey form.

Criteria and Guidelines

According 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 staff's analysis of the information contained in the applicant's nomination materials, the designation can be supported by the following criteria contained in MMC Section 17.40.060(B)(4):

- ***Criterion Number 4 – It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.***

The period of historic significance is 1926, which is when the English Revival Storybook Cottage style residence at 742 East Lime Avenue was constructed. The structure represents an era when the "fairy tale" house was one of many styles that attracted newcomers to the Los Angeles area. The distinctive characteristics of the home's 1920's-era Storybook Cottage style design have been retained and include: its small scale, asymmetrical façade and irregular massing, and steeply-pitched multi-gabled roof. Other character defining features that are still intact include: the rounded thatched appearance of the roof shingles, the stucco walls, some original doors and windows, and gothic arched vents at the gable peaks.

The residence at 742 East Lime Avenue 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 its original character-defining features. Although there have been some minor alterations including: a thin brick veneer pattern around the windows, some half-timber wood features, and other iron metal appurtenances to the front façade, the building retains sufficient integrity to convey its original design. The structure also retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of the 1920's era.

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. 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 automatically 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 owner is proposing work that would be added as conditions of the contract, which include:

- Replacing four non-original windows with wood sash windows including: one on the east side, two on the south side, and one on the west side (estimate: \$1,225),
- Replacing non-original doors on the rear elevation with appropriate styled wooden doors (estimate: \$3,200), and
- Removing all tile/brick veneer materials, removing half-timber features, repairing inoperable windows, and repainting the exterior walls (estimate: \$11,000).

The applicant has already completed the following items:

- Upgraded electrical panel from 100 amp to 200 amps (completed July, 2019),
- Installed a drain system in the basement (completed November, 2019),
- Upgraded existing heating and air conditioning systems (completed June, 2019), and
- Removed roofing shingles and installed new materials that have a 50 year warranty (completed February, 2020).

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.

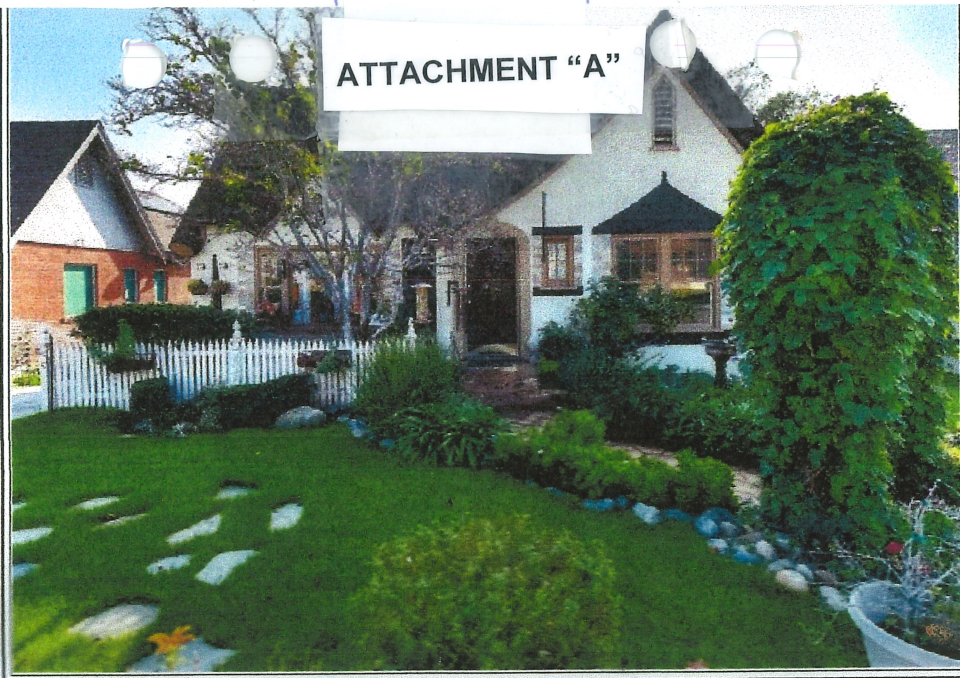
DPR Form

Staff prepared the property's DPR 523A survey form with a status code of 5S1, an 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 742 East Lime 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 742 East Lime Avenue as Historic Landmark Number 150, and approve entering into a Mills Act Contract with the conditions of approval, and so recommend to the City Council.



CITY OF MONROVIA
HISTORIC PRESERVATION

APPLICATION FOR HISTORIC LANDMARK STATUS

Address: 742 E. Lime Ave
Assessor Parcel #: 8517-018-027
Owner Name(s): Edie L. Ramirez
Address: 742 E. Lime Ave, Monrovia 91016
Phone Number: 323-804-5514 E-mail: fappraisal@gmail.com
Date Purchased: 5/29/2019
Historic Name:
Original Use: Single Family Residence
Present Use: Single Family Residence
Architectural Style: Storybook Tudor
Architect: J. Huffman
Builder: J. Huffman

If the structure has been moved, provide date moved and original location. _____

- search building

Received

742 E. Lime Ave., Monrovia

Property Description:

The home is a single story, Storybook / Fairytale style home with the following features:

Cross-gabled, steeply pitched roof, along with rolled eaves of composition roofing which imitates thatching.

There are tall narrow windows, a chimney with decorative brick and two chimney pots.

There are 2 miniature windows (a classic storybook element). All front windows and all windows viewable from the street are original wood frame with most of the glass also being the original wavy glass.

There is a large barreled ceiling in the living room with some original tile surrounding the fireplace box.

The exterior siding is masonry and stucco.

This house is reminiscence of Chaplin Court (a storybook court commissioned by Charlie Chaplin) and the Pyke House.

Related Features:

2 car detached garage

Outdoor kitchen, dining area, lounge area, 1 large fountain and a second fountain.

The Garden Club has awarded the home an award for beautiful garden 3 years running.

Significance:

In researching the history of 742 E. Lime the line of succession has a few years of unknown occupants.

1926 to 1968 (?) J. Huffman, builder, contractor, owner

1968-1969 Marie Johanson

1969-1972 Gem City Realty

1972-1984 Charles and Peggy Slayton

1984-1989 Peggy Slayton, a single woman

1989-2002 Peggy Slayton and Raymont Klindedint

2002-2019 Myriam Clarke

2019-current Edie Ramirez

I was not able to locate any information on Mr. Huffman, except for the permit he pulled to build 742 E Lime.

Marie Johanson: Doing a Google search Marie Johanson is currently an Assistant Professor and Associate Director in the Division of Physical Therapy, Department of Rehabilitation Medicine. She holds a Ph.D, has received awards, has been published, and currently is an Editorial Board Member for the Journal of Physical Therapy Education. I sent Dr. Johanson an email to try and verify that she was the Marie Johanson who lived on Lime, but got no response.

Gem City Realty: In a Google search I was able to locate several different business with the name Gem City, however no Gem City Realty.

Charles Slayton, Peggy Slayton: Unable to locate any information about Charles Slayton, however did find Peggy (Margaret) Slayton who now lives in Virginia. Per neighbors who remember Peggy, found out that after she and Charles divorced, she started dating Raymond Klindedinst who lived across the street.

Raymond Klindedinst: Only information about Raymond is from neighbors. As mentioned above, he and Peggy Slayton started dating and then he moved into 742 E Lime and married Peggy Slayton.

Myriam Clarke: Moved into 742 E Lime with her husband, Troy E Clarke in 2001. The deeds to the home show Peggy Slayton selling the house in 2001 for \$290,000 to a Kevin and Anna Obrien. Per neighbor's recollection, the Obrien's were family members of the Clarke's and had the title in their name as due to personal circumstances were not able to take title in their name. In 2003 there was a recorded sale from the Obrien's to Myriam Clark in the amount of \$371,000. Myriam Clarke was an entrepenure who had several different businesses all dealing with inports and exports.

Edie Ramirez: Became the new owner of 742 E Lime in May of 2019. Edie is a well known and respected Residential Real Estate Appraiser and sits on the Board of MOHPG.

Construction History:

06/11/1926:

Permit issued to J. Huffman for construction of a home at 742 E. Lime Ave. This was a Group 1, Type 5 permit and cost \$9.50. Permit #18 with a value of the work being \$5,200.

02/20/1968:

Permit issued to Marie Johanson for a Range. This permit was signed by Cliff Spencer - Agent.

11/26/1969:

Permit issued to Gem City Realty, for a sewer permit.

07/18/1972:

Permit issued to Charles Slayton for a Kitchen Remodel at a cost of \$2,750.

09/01/1972:

Permit issued to Charles Slayton for Plumbing

09/07/1972:

Permit issued to Charles Slayton for Electrical

10/03/1984:

Permit issued to Peggy Slayton for Roof Repairs; \$650.00

10/22/1984

Permit issued to Peggy Slayton for a new roof on the front of the house. \$2500.00

07/28/1986:

Permit issued to Peggy Slayton for a Covered Patio. \$1900.0

06/30/1989:

Permit issued to Raymond Klinedint for the addition of a Storage Room. \$9,445.80

11/28/1989:

Permit issued to Raymond Klinedint, Electrical permit for Storage Room.

05/02/2003:

Permit issued to Myriam Clarke for a Decorative Fence

05/03/2003:

Three separate permits were issued on this date.

One for the garage remodel with drywall and French doors installed

The second was for a Deck

The third was for skylights, this permit was cancelled.

07/2019:

Permit issued to Edie Ramirez for a new Electrical Panel.

References:

Monrovia City Hall, planning department

Google Searches

Monrovia Public Library (no information was obtained from Library research)

Monrovia Museum (no information was obtained from Museum research)

Steve Baker, City Historian

Cindy Burton, Neighbor

Future work to bring house back to original

Windows - Replace with wood sash windows

1 - east side

2 - south side

1 - west side - bathroom window

Went to Pasadena Salvage, cost of 1st 3 windows \$ 1,050
Approx \$ 350 each, bathroom \$ 175 \$ 175

Back door - replace with appropriate style wood door \$ 1,000
French doors leading to deck: \$ 2,200

Cost of Installation of all windows and doors with work
to be completed by Jimi Hendricks - approx \$ 3,800

Entire exterior to be painted, all tile work removed,
all existing windows fixed so they can open, all wood
work (trim, window & door frames) to be repaired \$ 11,000
Will be checking with Steve Baker to see if he has any windows

Would like to have all window and door replacements
completed within 4-5 years

Painting - within 5-7 years

Edie RAMIREZ
742 E. LIME AVE

Already completed MAINT., updating, etc...

- July 2019: Upgrade elec panel from 100 amp to 200 amp
\$87.85 permits / \$3600 panel/labor \$3687.85
- Nov. 2019 Install drain system in basement \$275
- June 2019 Upgrade existing heating and air conditioning systems
\$10,200 -
- Feb. 2020 Completely remove all existing roofing & install
new 50 yr warranty roof from Owens Corning
\$26,600

Scheduled work:

- Oct 2020 Retrofit house - due to be completed mid Oct 2020
at the latest. \$4,300 \$3,000 grant from State
\$1,300.
- Sept. 2020 ~~Demo existing deck~~, REMOVE all trash/materials
from under deck, both sides of the house, and some
in very back of the yard.
Rebuild new smaller deck (approx 10' x 10') with
proper materials to enclose space under deck \$12,800
work due to start mid Sept. 2020

ATTACHMENT "B"

STANDARDS AND CONDITIONS 742 East Lime Avenue Mills Act Contract MA-142

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. *Non-Original Windows.* Within five (5) years of the date of City Council approval, four non-original windows shall be replaced with wood sash windows including: one on the east side, two on the south side, and one on the west side of the house. A Certificate of Appropriateness shall be obtained prior to their installation.
8. *Non-Original Doors.* Within five (5) years of the date of City Council approval, non-original doors on the rear elevation shall be replaced with appropriate wooden doors. A Certificate of Appropriateness shall be obtained prior to their installation.
9. *Non-Original Elements.* Within seven (7) years of the date of City Council approval, non-original elements shall be removed from the exterior walls including: the thin brick veneer pattern around

the windows, the half-timber wood features, and the iron metal appurtenances from the front façade.

10. The property owner(s) shall submit to the Planning Division a progress report every two (2) years for the first ten (10) years on the anniversary date of the Contract, listing a response to the conditions of approval as listed on this document. Report shall also include interior and exterior maintenance projects completed since the last required update report. After the first ten (10) years, a progress report shall be required every five (5) years.

ATTACHMENT "C"

State of California
 Department of Parks and Recreation
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 CHR Status Code 5S1

Other Listings
 Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or #: HL-150 / MA-142 (742 E Lime Avenue)

P1 Other Identifier: _____

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

a. County: Los Angeles

c. Address: 742 E Lime Avenue **City:** Monrovia **Zip:** 91016

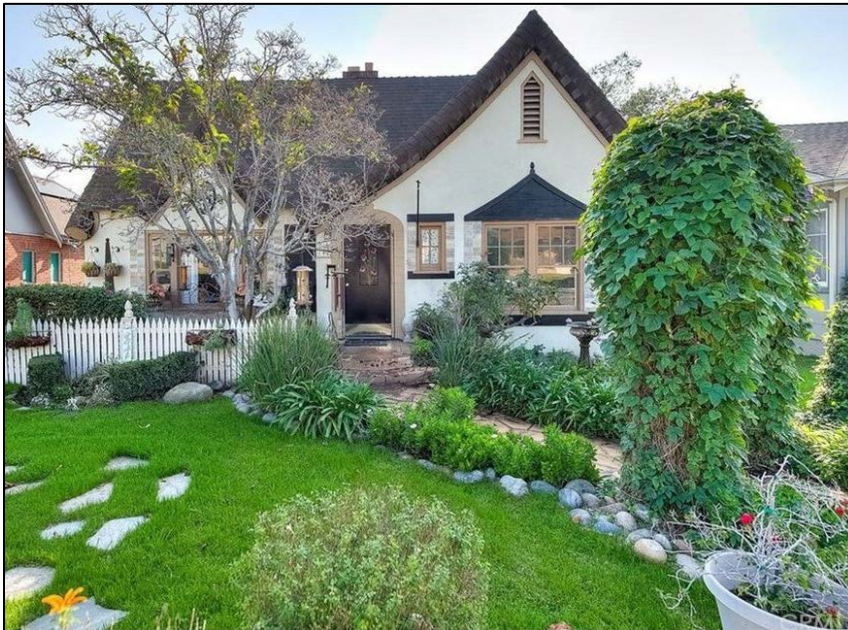
e. Other Locational Data: APN # 8517-018-027

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

A steeply-pitched cross-gabled roof caps this one-story English Revival Storybook Cottage. A faux thatched roof blankets the dwelling while stucco covers the exterior walls. Roof elements include shallow eaves, a primary front-facing gable, and a smaller front-gabled wall dormer. An interior chimney is visible, just above the ridgeline. The principal front, side, and rear gables each feature narrow attic vents with wooden louvers and distinctive "Gothic" style pointed arch frames. The front entrance is sheltered within the upward-flaring front-gabled roof at the center of the primary (north) elevation. A tripartite window located east of the entrance beneath the wall dormer features a fixed center pane with multiple upper lights flanked by narrow casements. A large multi-pane window centers the front gabled wing. This single-family residence is of wood-frame construction and rests on a raised foundation.

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, May 2019

P6 Date Constructed: 1926

Source: Building Permit

P7 Owner and Address:
Edie Ramirez

742 E. Lime Avenue
Monrovia, CA 91016

P8 Recorded by:
City of Monrovia

P9 Date Recorded: 09/23/2020

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):

- 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** English Revival Storybook Cottage

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

1926 – Permit issued to owner/contractor James Huffman to construct a single family house.
 1972 – Permit issued to Charles Slayton for an interior kitchen remodel.
 1984 – Permit issued to Peggy Slayton to re-roof and repair front section of roof.
 1986 – Permit issued to Peggy Slayton to build a covered patio.
 1989 – Permit issued to Raymond Klinedinst for a storage room.
 2003 – Permit issued to Myriam Clarke for a decorative rear yard fence.
 2003 – Permit issued to Myriam Clarke to remodel garage.
 2003 – Permit issued to Myriam Clarke for rear deck and French doors

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

B8 Related Features: None.

B9a Architect: Unknown **b. Builder:** James Huffman

B10 Significance: **Theme:** Period Revival, Tudor (Storybook Cottage) **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.

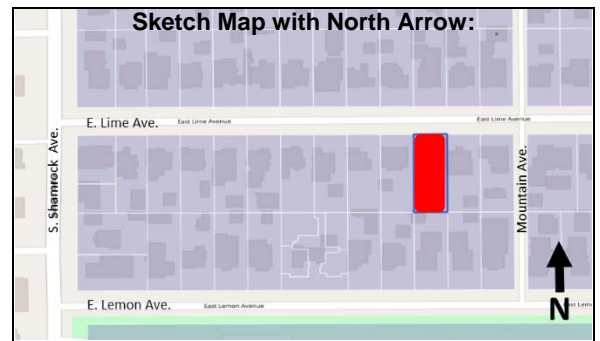
This structure at 742 East Lime Avenue appears eligible for local listing as an individual resource. According to the City of Monrovia Historic Context Statement, the Tudor Revival style reached its peak of popularity in the 1920s and 1930s as one of many revival styles that adapted to the needs of rapidly growing communities. The Tudor Revival style was particularly popular in the Los Angeles area where the idea of a “fairy tale” house appealed to new arrivals. This structure represents the Storybook Cottage subtype marked by its small scale, lack of decorative half-timbering, steeply pitched rooflines, and rounded thatched appearance of the roof. The structure is eligible for historic significance because it was built during the period of significance (1925) and exemplifies those tenets of the English Revival, Storybook Cottage style. The structure has retained most of its character-defining features including its small scale, asymmetrical façade and irregular massing, the steeply pitched multi-gabled roof, the rounded thatched appearance of the roof shingles, the stucco walls, some original doors and windows, and gothic arched vents at the gable peaks. The property possesses the essential aspects of integrity including location, design, setting, materials, workmanship, feeling, and association. The structure remains on its original site and retains integrity of location. The building has a majority of the original exterior character-defining features of its Storybook Cottage style design; however, there have been some minor alterations to the exterior. Those alterations include a thin brick veneer pattern around the windows, some half-timber wood features and other iron metal appurtenances to the front façade. The building does retain sufficient integrity to convey its Storybook Cottage design. The building also retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of its 1920’s era design and construction. The building reflects the feeling of a “fairy tale” house in a single family residential neighborhood of the early 20th-century.

B11 Additional Resource Attributes: None

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

B13 Remarks:

B14 Evaluator/ City of Monrovia
Date: September 23, 2020



City of Monrovia	Primary # _____
Department of Community Development	HRI # _____
BUILDING, STRUCTURE, AND OBJECT RECORD	Trinomial _____



Front (North) elevation view of front entrance sheltered within the front-gabled roof.



Front (North) elevation view of tripartite window located beneath the wall dormer feature. Also visible is the faux thatched roof. The brick veneer, wood, and metal features around the window are not original to the house.



Front (North) elevation view of original multi-pane windows within the front gabled wing. The brick veneer and wood around the windows are not original to the house.



Front (North) elevation view of one of narrow attic vents with wooden louvers and Gothic style pointed arch frame.