

City Council

Appeal of Historic Preservation Commission Decision regarding the property located at 607 East Lemon Avenue Appellant: Daniel Ryan

Planning

Community Development



Subject Property



Front Porch Addition



Rear Elevation



North Elevation



East Side Elevation



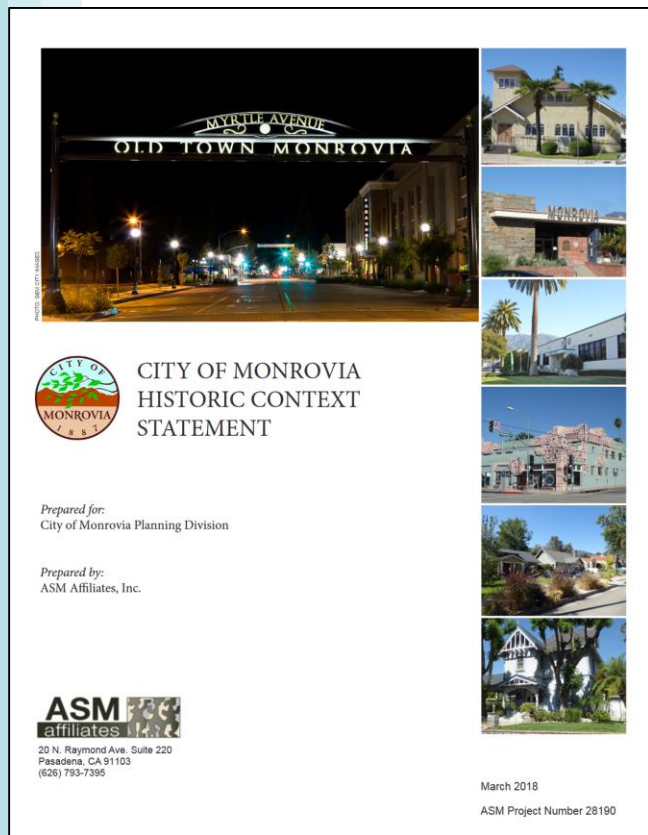
Applicant Request

- **Application for Determination of Significance Exemption Request included:**
 - Historic Resource Evaluation Report prepared by SWCA Environmental Consultants
- **At the July 27th HPC meeting, the Commission:**
 - Granted the Determination of Historic Significance Exemption Request and approved a DPR survey form with a California Resource Historic Status Code of 6Z.
 - Vote 4-2 (Commissioners Ryan and Ramirez Opposed)

Appeal by Daniel Ryan

- 1. Historic Architectural Assessment.** The Commission was presented with an inaccurate historic architectural assessment.
- 2. District Assessment.** Staff and SWCA's report omitted a required survey assessment to identify the percentage of contributing and noncontributing resources in the surrounding area.
- 3. Inappropriate Use of Exemption Request.** The Commission was presented with an invalid Exemption Request application.

Context: Architecture and Design



- **Victorian, 1885-1905**
Stick Style, Queen Anne, Shingle Style, Folk Victorian
- **Arts and Crafts Movement, 1895-1930**
American Foursquare, Transitional Craftsman, Craftsman
- **Period Revival, 1895-1940**
Spanish Colonial, Mediterranean, Tudor
- **Modernism, 1920-1950**
Art Deco, Streamline Moderne, Minimal Traditional
- **Post-War Modernism, 1946-1976**
Mid-century Modern, The Ranch House
- **Eclectic**

Theme: Arts and Crafts Movement, 1898-1930

Sub-theme: Craftsman

- Built during the period of significance, 1913
- Residence in its present state possesses more obvious Craftsman design features than any other documented architectural style in the City's HCS.
- Due to the numerous examples, the house must retain:
 - High integrity of design, workmanship, and materials, and
 - Most of its character defining features.



Theme: Arts and Crafts Movement, 1898-1930

Sub-theme: Craftsman

- HPC evaluated the property correctly under the Craftsman style.
- The property at 607 East Lemon Avenue has been extensively altered over time with a new front porch, rear additions, and aluminum siding, thus eroding the integrity of design, workmanship, and materials.

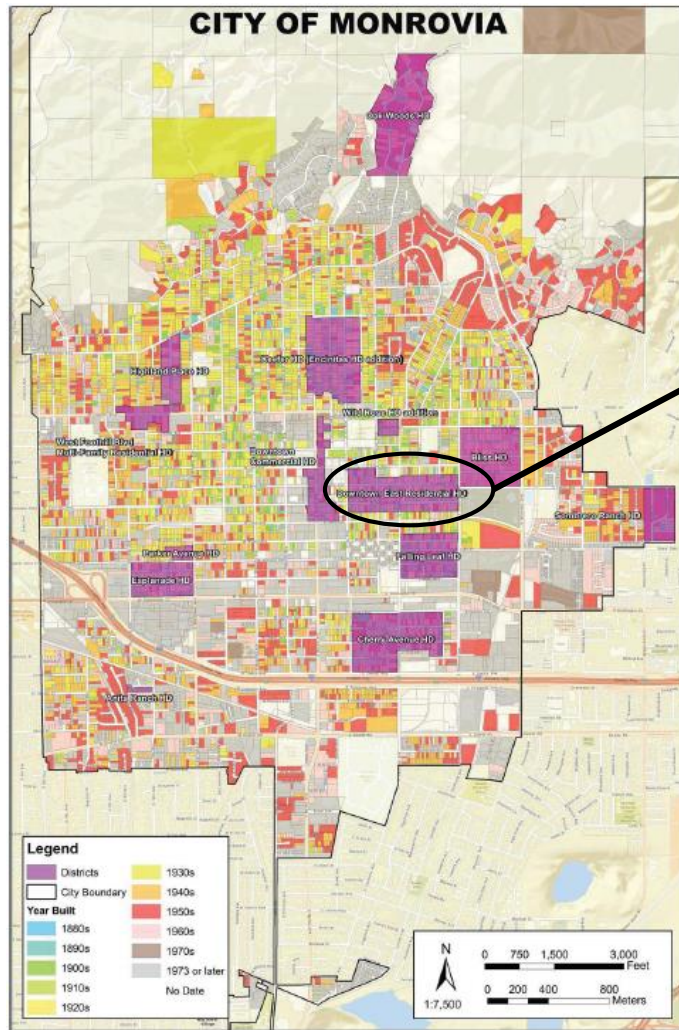


Monrovia Potential Districts

- A **Historic District** is groupings of buildings constructed in the same period of time, located in the same geographical area, and sharing common elements such as architectural, historical, or social significance.
- A **Contributor** to a district is a home that adds to the historic character of that district.
- The City of Monrovia has two designated Districts.



2018 Draft Historic Context Statement



**Downtown East Residential
1887-1940**

- Study was only starting a point – much more analysis would have been required.
- Never adopted in Final HCS

Comparison — 6Z



442 Sierra Vista Avenue



204 Violet Avenue



511 East Walnut Avenue




431 West Lemon Avenue

Application Process

- **The provisions of the Demolition Review Ordinance provide three options for the property owner (MMC Chapter 17.10):**
 - **Documentation from a previous survey** conducted by the city, including a suggested code pursuant to the State of California historic property status codes and other site data;
 - A **written historic assessment** and determination of a potential historic code for the property, prepared by a city-approved historic preservation expert retained by the applicant; or
 - A **written request to be exempt** from these requirements due to a perceived obvious lack of historic significance in lieu of an assessment required by (1) and (2) above.
- **It is the purview of the applicant to choose.**

Response by SWCA


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TECHNICAL MEMORANDUM

To: Sheri Bermejo, Planning Division Manager
Teresa Santilena, Associate Planner
City of Monrovia Community Development Department
415 South Ivy Avenue
Monrovia, CA 91016

From: Susan Zamudio-Gurrola, MHP, SWCA Architectural Historian and Project Manager;
Debi Howell-Ardila, MHP, Architectural History Senior Team Lead

Date: October 7, 2022

Re: **Responses to Appeal of Determination of Historic Significance by Historic Preservation Commission, 607 E. Lemon Avenue, Monrovia, California**

SWCA Environmental Consultants (SWCA) appreciates the opportunity to provide these comments and clarifications in response to the appeal filed for the determination of historic significance for 607 E. Lemon Avenue in Monrovia.

In July 2022, SWCA prepared a Historic Resources Evaluation Report (HRER) for 607 E. Lemon Avenue, Monrovia (subject property). The objective of the HRER was to provide the substantial evidence necessary under the California Environmental Quality Act (CEQA) to determine the historical resource status of the property. Such a due-diligence assessment is a crucial part of the entitlements process for any of-age building slated for major changes/alterations. As with all our projects, SWCA followed the facts, did extensive research and literature review, and documented the results in an illustrated HRER.

Subsequently, City of Monrovia (City) Historic Preservation Commission (HPC) reviewed the HRER at its July 27, 2022 meeting. A majority vote concurred with the HRER findings and approved a determination of ineligibility for the property.

Following this HPC meeting, an appeal to the ineligibility finding was filed with the City. SWCA prepared this memorandum to address the points raised in the appeal and provide additional analysis and commentary, with respect to our project methodology, best professional practices, and professional conclusions, to help inform the appeals process as it moves through the hearings process.

In terms of the methodology utilized in the preparation of this memo, SWCA submitted a public records request to the City Clerk to obtain a copy of the Request for Appeal as well as previously prepared documentation related to 607 E. Lemon Avenue, including information regarding potential historic districts identified in 2018 as part of the *Final City of Monrovia Historic Context Statement (Historic Context Statement)* and related survey completed by ASM Affiliates, Inc. (ASM), which previously were not publicly available. The public records request also returned a California Department of Parks and Recreation (DPR) 523A form prepared for the property in 2004 as part of a survey completed by PCR Services Corporation (PCR).

- SWCA prepared a technical memorandum, dated October 7, 2022, responding to Mr. Ryan's appeal.
- Report substantiates findings outlined in initial Historic Resource Assessment.

Staff recommends that the City Council:

- Affirm the findings of approval contained in Resolution No. 2022-58 to deny the appeal, thereby upholding the decision of the Historic Preservation Commission to grant the exemption request and approve the DPR Form with a Status Code of 6Z.

If the City Council concurs, the following the public hearing the appropriate action would be a:

- Motion to adopt Resolution No. 2022-58 to deny the appeal, grant the exemption request, and approve the DPR Form with a Status Code of 6Z for the property at 607 East Lemon Avenue, and finding that the action is categorically exempt from CEQA review.

CITY COUNCIL REPORT



Planning
Community Development

