

Monrovia City Council

PH-1 Historic Landmark and Mills Act Contract
HL168 and MA156

271 North Encinitas Avenue
Richard Tipping, Applicant

Planning
Department of Community Development



Historic Landmark and Mills Act Contract

271 North Encinitas Avenue

271 North Encinitas Avenue

Year Built: 1922

Style: Tudor Revival

Character Defining Features:

- Smooth Trowel Stucco
- Projecting Beams
- Round Arched Windows
- Arched Portico Centered on Primary Elevation Supported by Square Columns



Street View from Encinitas Avenue

Historical Background

Historic Landmark and Mills Act Contract 271 North Encinitas Avenue

Designation Criteria

Criterion 3: It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than 50% of historic r architecturally related grouping of properties which contribute to each other and are unified aesthetically by physical layout or development

- *Contributes to the Cohesive Neighborhood of the North Encinitas Historic District*

Criterion 4: It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship

- *Retains Most of the Seven Aspects of Integrity for the Tudor Revival Style*

Integrity of Location, Design, Materials, Workmanship, and Feeling Intact

Findings for Approval

Historic Landmark and Mills Act Contract
271 North Encinitas Avenue

Mills Act Work Plan

Condition 7 requires the restoration be completed within ten years.

- *Replace Broken Window Panes*
- *Remove Tile on Front Porch Landing*
- *Repair Eaves and Verge Boards*
- *Remove Non-original Front Planter*
- *Repair Roof Shingles*
- *Repair Exterior Stucco Under Eave*



Mills Act Contract

260 North Encinitas Avenue

