



# **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** DPR2017-04

**AGENDA ITEM:** AR-6

**PREPARED BY:** Jose Barriga  
Assistant Planner

**MEETING DATE:** January 25, 2017

---

**TITLE:** Determination of Historic Significance  
419 Lotone Street

**APPLICANT:** Christopher and Dana Dattola  
419 Lotone Street  
Monrovia, CA 91016

**REQUEST:** Determine the historic significance of a residential building built within the historic period (50 years or older) that is proposing to alter more than 50 percent of the existing roof structure.

**BACKGROUND:** In September 2016, the City Council adopted Ordinance No. 2016-10 updating Monrovia's demolition review provisions. Among other things, the new ordinance requires an evaluation of structures over 50 years old that are considered for demolition. The Ordinance defines demolition as "any act or process that destroys or damages in part or in whole, a main residential building." The evaluation is triggered not only when the complete demolition of a building is proposed, but also specified portions of a building are removed.



When a demolition is proposed, the new application requires the submittal of one of three things: documentation from a historic survey that indicates a California Historic Resource Status Code (CHRS code) for the subject building and other site data; a historic assessment and determination of CHRS code for the property by a qualified historic preservation consultant; or a written request from the property owner for an exemption due to obvious lack of historic significance.

The evaluation and determination made by the Historic Preservation Commission is in the form of approval of a DPR Form which includes the assignment of a CHRS code. The determination made by the Commission using the CHRS codes is the first step in the process

and will be part of the overall evaluation of the “project” pursuant to the California Environmental Quality Act (CEQA).

Because CEQA defines “project” as the whole of an action, all components, parts and phases of the activity or permit must be considered in making the environmental determination for the project. Evaluating each part separately is referred to as “piecemealing” which is expressly prohibited. Therefore, in the case of a demolition since it is typically part of a larger project, the potential impacts of the demolition are part of the overall project environmental review. The Commission is not approving or denying the demolition, this review is only the first step in the entitlement process.

On December 20, 2016, the owner of 419 Lotone Street submitted a written request to be exempt from the Demolition Review Permit Regulations for the main residence at the subject property. The demolition review permit is prompted by the alteration or demolition of fifty percent or more of a main residential building’s roof area that is 50 or more years old.

**ANALYSIS:** According to the current Tax Assessor information, the existing 1,578 square foot two-story residence was built in 1912. The residential unit has three bedrooms, two bathrooms and attached two-car garage located on the front elevation. The building’s entrance is located on second floor, and is accessed by an open exterior staircase.

City building permits do not provide any information as to when the home was originally built. However, a sewer permit was issued in December of 1913 to Miss Gibbs who was the owner at the time. In 1965, building permits indicate that a significant addition to the front of the dwelling was approved as part of a variance application request (Variance Application No. V-182). The addition consisted of a new two-car garage with a new bedroom above the garage that resulted in the demolition of an existing one-car garage with a bedroom above. There is no record of any additions or alterations to the property prior to 1965. In 1970, aluminum siding was installed on the rear exterior of the residence.

The residence is clad in several materials, including stucco on the front (south) elevation, vertical wood panel siding on portions of east elevation, and vertical aluminum siding on the rear (north) elevation of the building. The stucco exterior covers the addition in 1965, as well as the ground level storage area located behind the two-car garage. The vertical wood panel siding encompasses a portion of the east elevation and it is not clear if the siding is an original physical feature. Along the west and north elevations, the exterior is clad in vertical aluminum that was installed in 1970. A combination of several window types exists throughout the building elevations, including louvered windows, wood casement windows, and aluminum sliding windows. The wood windows are primarily located by the front door, on the side (west) elevation, and on rear (north) elevation. The roof is comprised of three different low-pitched gable pieces that intersect into a shed roof at the rear of the structure. The existing disjointed roof structure is a result of the combination of the various additions and remodels which not all may have occurred with approved building permits. The residence provides large overhanging eaves, consisting of both exposed rafters and boxed stucco eaves.

Over the structure’s lifetime, significant additions and alterations have occurred and many of the physical features and elements of the original structure have been removed and/or altered. These alterations have impacted the building’s visual quality. The building’s original forms, features and details are no longer identifiable, and therefore do not convey architectural significance. The existing residence no longer retains a particular architectural

style or construction technique that is unique or significant to residential development in Monrovia in the early 1900s.

The home is not part of the draft Historic Resources Survey of 2004. Due to its lack of architectural integrity, Staff has assigned it a CHRS Code of 6Z. A 6Z status is assigned to properties that do not meet any of the criteria required for landmark designation.

**RECOMMENDATION:** Staff recommends that the Historic Preservation Commission find that the residential structure located at 419 Lotone Street is not eligible for landmark status. If the Historic Preservation Commission concurs with this recommendation, then the following the public hearing, the appropriate action would be a motion to:

**Approve the DPR Form with a Status Code of 6Z finding that the residential structure at 419 Lotone Street does not have architectural or known historic value that meet the criteria for local landmark status.**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 419 Lotone Street

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 419 Lotone Street City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8503-001-022

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

The subject building is a 1,578 square foot single-family home built in 1912, per LA County Assessor. The residence is a two-story structure. The main entrance is located on the second floor and is accessed by an exterior steel staircase with concrete steps. The floor plan contains three bedrooms and two bathrooms on the second floor and a two-car garage on the first floor. The plan is asymmetrical. At the rear of the property there is also a detached accessory structure.

A bedroom above an attached one-car garage was demolished from the front of the structure and replaced with a 756 square foot addition. The addition consisted of a two-car garage with a second floor bedroom above. The residence is clad in several materials, including stucco on the front (south) elevation, vertical wood panel siding on portions of east elevation, and vertical aluminum siding on the rear (north) elevation of the building. The stucco exterior covers the addition in 1965, as well as the ground level storage area located behind the two-car garage. The vertical wood panel siding encompasses a portion of the east elevation and it is not clear if the siding is an original physical feature. Along the west and north elevations, the exterior is clad in vertical aluminum that was installed in 1970. A combination of several window types exists throughout the building elevations, including louvered windows, wood casement windows, and aluminum sliding windows. The wood windows are primarily located by the front door, on the side (west) elevation, and on rear (north) elevation. The roof is comprised of three different low-pitched gable pieces that intersect into a shed roof at the rear of the structure.

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)

Facade (view from south) January 2017

P6 Date Constructed: 1912

Source: LA County Assessor

P7 Owner and Address:

Christopher and Dana Dattola  
419 Lotone Street  
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: January 2017

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):

Page 2 of 2 \*Resource Name or #: 419 Lotone Street

- B1 **Historic Name:** N/A
- B2 **Common Name:** N/A
- B3 **Original Use** Single-family residential
- B4 **Present Use** Single-family residential
- B5 **Architectural Style** Craftsman/Contemporary

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

1913 – sewer permit  
 1965 – demolish existing bedroom and single car garage  
 1965 – construct two-car garage and bedroom above per Variance Application No. V-182  
 1970 – installation of aluminum siding on rear of house

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

**B8 Related Features:**

Detached accessory structure at rear of property also has no known historic or architectural significance

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

B10 **Significance:**    **Theme:** Residential Development    **Area:** Monrovia

**Period of Significance:** None                      **Property Type**    HP2 - Single Family Property

Discuss importance in terms of historical or architectural context as well as integrity.  
 Over the structure's lifetime, significant additions and alterations have occurred and many of the physical features and elements of the original structure have been removed and/or altered. These alterations have impacted the building's visual quality. The building's original forms, features and details are no longer identifiable, and therefore do not convey architectural significance. The existing residence no longer retains a particular architectural style or construction technique that is unique or significant to residential development in Monrovia in the early 1900s.

**B11 Additional Resource Attributes:**

B12 **References:**  
 Los Angeles County Assessor's Records  
 City of Monrovia Building Permits

**B13 Remarks**

B14 **Evaluator/ Date**    City of Monrovia  
 January 2017

