



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: HL-138/MA-128

AGENDA ITEM: PH-1

PREPARED BY: Jose Barriga
Assistant Planner

MEETING DATE: June 1, 2016

TITLE: Historic Landmark HL-138/Mills Act Contract MA-128
126 Poppy Avenue
Monrovia, CA 91016

APPLICANT: Nancy Jean Crocker
126 Poppy Avenue
Monrovia, CA 91016

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

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: Pursuant to the Historic Preservation Ordinance, the property owner of 126 Poppy Avenue has filed an application for consideration of historic landmark designation and approval of a Mills Act Contract.

ANALYSIS: The subject single-family property is located on the east side of Poppy Avenue, between East Foothill Boulevard and Norumbega Road. The property is a through lot where the rear of the property faces Shamrock Avenue.



This 1,611 square foot single-story Craftsman Style home was built by the Tifal Building Company in 1913 according to Los Angeles County records. It also includes a basement, totaling 60 square feet. The

home features a front gabled low pitched roof with decorative braces, beams and exposed rafter tails that extend across the full-width of the prominent front porch. There are two sets of decorative double braces that project from the front gable that center a decorative attic vent. The front porch was constructed with the use of river rock and clinker brick and is supported

by a pair of wooden columns with substantial flared bases and triangular braces at each end. Built into the river rock and clinker brick porch is a centered weep hole that is level with the floor of the porch. Along the front façade are two sets of windows consisting of a combination of fixed and casements with a 3 over 1 pattern. A chimney, located along the south elevation, extends above the roof that was also built with the use of river rock and clinker brick.

Building permit records on file show permits for installation of aluminum siding in 1960, earthquake repair to chimney in 1992, and a fence and wall permits in 1992 and 2002. A 435 square foot rear addition for a bedroom, closet and bath was constructed in 1995. The addition maintained the consistent roof pitch, siding material and design in the windows. A 400 square foot two-car garage was constructed at the rear of the property in 2003 to match the existing home. This garage is accessed from Shamrock Avenue.

The Applicant submitted the history on the home which revealed that the house was designed and built by the Tifal Building Co. The Tifal Brothers were noted designers and builders of bungalows throughout the region especially in the San Gabriel Valley. There are many examples of the Tifal Brothers' work throughout Monrovia that have been designated as Historic Landmarks.

Criteria and Guidelines

The Commission must determine the applicable designation criteria for landmark status for the house at 126 Poppy Avenue. As specified by the Historic Preservation Ordinance, a property must include one or more of the applicable designation criteria. The following criterion is presented for the Commission's consideration.

Criteria Number 2 – *It is representative of the work of a notable builder, designer, or architect.*

The Craftsman Style single-family home was owned and built in 1913 by the Tifal Building Co., who were prominent builders in Monrovia. Building permit records, Permit No. 147 dated March 15, 1912, confirms that the owners and contractors were indeed the Tifal Building Co.

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



The property is significant under this criterion as it exemplifies characteristics of Craftsman architecture with its large overhanging eaves, decorative knee braces, horizontal siding, and original wood trimmed windows and doors. Additionally, the porch and chimney with the use of river rock and clinker brick is unique to the home is in good condition and is a great example. The builders were well known for their craftsmanship pertaining to the architectural style of the home.

The building is in excellent condition

and retains integrity in its design, materials and workmanship. Staff's determination is that 126 Poppy Avenue meets Criteria Number 4.

Mills Act Contract

The applicant is also requesting approval of a Mills Act Contract which will provide tax savings for the homeowner. The City will lose a portion of the property tax collected on the property to assure its preservation and enhancement.

Conditions

The home has been well maintained and the owner has recently completed several maintenance and restoration tasks. The owner has replaced nob & tube wiring with new romex wiring, plugs and light fixtures throughout the home.

The building is well restored from public view, therefore the set standards and conditions will be applied (Exhibit C). These include placing a historic plaque on the property and seismically retrofitting the building within ten years. Staff is recommending that the two (2) aluminum windows on the north elevation be replaced new period appropriate windows consistent with the existing design and style of the windows on home.

Based on permit history, and verified during a site inspection, the home is currently wrapped with an aluminum siding that was installed in 1960. The aluminum siding is only noticeable upon a close-up inspection. From the street view, it appears as if the siding is indeed a wood siding as opposed to the aluminum siding. It is unclear if original wood siding exists under the aluminum siding. Given the appearance of the current condition of the home, Staff is looking to the Commission for direction regarding the exterior siding on the home.

Furthermore, the owner has submitted a 10 year plan for the property that includes adding 1/2" copper flashing on all beams, restoring original windows and seismically retrofitting the home. Additionally, the owner desires to upgrade the landscaping.

DPR Form

Since Staff is processing this application as a City of Monrovia Historic Landmark, a status code of 5S3 has been assigned (appears to be individually eligible for local listing or designation through survey evaluation). If the Historic Preservation Commission determines that the building is eligible for listing for local designation and the City Council concurs, then the code will be changed to 5S1 (individual property that is listed or designated locally). The DPR form is attached for the review, comment and approval of the Commission.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission forward a Nomination Statement to the City Council recommending that the house at 126 Poppy Avenue be designated as a historic landmark. Approval of a Mills Act Contract with the property owner subject to the attached conditions is also recommended.

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 126 Poppy Avenue as Historic Landmark Number 138, and approve entering into a Mills Act Contract with the conditions of approval, and so recommend to the City Council.

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or #: HL-138/MA-128

P1 Other Identifier: 126 Poppy Avenue

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 126 Poppy Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8518-001-007

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

The subject building is a Craftsman Style single-story, 1,611 square foot single-family home with 60 square foot basement built by Tifal Building Co. in 1913. It has a front gabled low pitched roof system with decorative braces, beams and exposed rafter tails. Two sets of double braces project from the front gable. A vent is built between the double braces. A front porch spans the full-width of the home that was constructed with the use of river rock, clinker brick and is supported by a pair of wooden columns with triangular braces at each end. The front porch provides a weep hole and substantial flared columns wrapped in river rock and clinker brick. The chimney was also constructed with river rock and clinker brick. Both the porch and chimney are considered to be contributing features. The street facing windows are a combination of fixed and casement with a 3 over 1 pattern. The living room features a stone fireplace.

Building permit records indicate that aluminum siding was installed in 1960. A 435 square foot addition for a bedroom, closet and bath was built in 1995 at the rear of the home matching the existing materials and architecture. A new 400 square foot two-car garage was built in 2003. The garage is not considered to be a contributing feature. There are two aluminum windows on the north elevation in the laundry room that are not original which will be replaced with period windows. The interior of the original portion of the house is substantially intact.

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)

Front, March 2016

P6 Date Constructed: 1913

Source: County Assessor

P7 Owner and Address:
Nancy Jean Crocker

126 Poppy Avenue
Monrovia, CA 91016

P8 Recorded by:
City of Monrovia

P9 Date Recorded: 5/2016

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 #: HL-138-MA-128

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 Style

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

1913 – constructed
1960 – aluminum siding
1995 – 435 square foot rear addition for bedroom, closet and bath
2003 – 400 square foot garage

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

B8 Related Features:

Clinker Brick porch and chimney

B9a Architect: Tifal Brothers b. Builder: Tifal Building Co.

B10 Significance: Theme: Architecture Area: Los Angeles

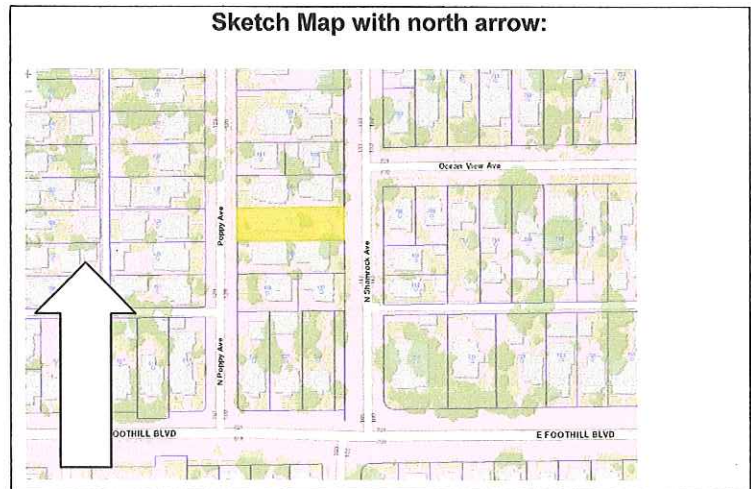
Period of Significance: 1913 Property Type HP2 - Single Family Property
Discuss importance in terms of historical or architectural context as well as integrity.

B11 Additional Resource Attributes:

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

B13 Remarks

B14 Evaluator/ Date City of Monrovia
May 2016



STANDARDS AND CONDITIONS
126 Poppy Avenue
Mills Act Contract MA-128

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 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 house upon approval of a Certificate of Appropriateness (Attachment A).
3. *View Corridor Maintained.* The view corridor enabling the general public to see the house 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 right-of-way.
5. *Electrical Safety Inspection.* Within two 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 a building permit must be submitted verifying completion of a seismic retrofit. If the house has not been seismically retrofitted, 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. Exterior Improvements (Certificate of Appropriateness may be required):
 - a. Both aluminum windows located on the north elevation shall be replaced with a new period appropriate wood windows consist with the existing wood windows within five (5) years.
8. 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 your last required update report. After the first ten (10) years, a progress report shall be required every five (5) years.

**NOTICE OF PUBLIC HEARING
HISTORIC PRESERVATION COMMISSION
415 SOUTH IVY AVENUE
MONROVIA, CA 91016**

A public hearing will be held by the Historic Preservation Committee of Monrovia at 7:30 p.m., or as soon thereafter as possible on Wednesday, June 1, 2016 at City Hall in the Council Chambers, 415 South Ivy Avenue, Monrovia, California, to determine whether or not the following request for Historic Landmark Designation and Mills Act Contract should be approved under Title 17 Historic Preservation Ordinance of the Monrovia Municipal Code.

APPLICATION

Historic Landmark HL-138/ Mills Act Contract MA-128
Nancy Jean Crocker
126 Poppy Avenue
Monrovia, CA 91016

ENVIRONMENTAL DOCUMENTATION

Categorical Exemption (Class 1)

Staff Report pertaining to this item will be available on Thursday, May 26, 2016 after 4:00 p.m. at the Monrovia City Hall, 415 South Ivy Avenue, Monrovia, California, Community Development Department/Planning Division.

Este aviso es para informarle sobre una junta pública acerca de la propiedad indicada más arriba.

Si necesita información adicional en español, favor de ponerse en contacto con el Departamento de Planificación al número (626) 932-5565.

For further information regarding this application, please contact the Planning Division at (626) 932-5565.

Sheri Bermejo
Planning Division Manager

PUBLISH ON OR BEFORE MAY 19, 2016