



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: HL-139/MA-129

AGENDA ITEM: PH-2

PREPARED BY: Sheri Bermejo
Planning Division Manager

MEETING DATE: June 1, 2016

SUBJECT: Historic Landmark HL-139/Mills Act Contract MA-129
805 South Shamrock Avenue

APPLICANT: Norberto Nardi, AIA
805 South Shamrock 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 805 South Shamrock Avenue has filed an application for consideration of historic landmark designation and approval of a Mills Act Contract.

ANALYSIS: The subject commercial building is one of three remaining commercial buildings along the South Shamrock commercial corridor that was once a portion of the original United States Highway Route 66 (Route 66). Prior to 1933, Route 66 went north on Shamrock Avenue to Foothill Boulevard and continued west. The subject property is bounded by Walnut Avenue to the north, Shamrock Avenue to the east, and Royal Oaks Drive to the south. The subject building is also located across the street from one of two remaining Vintage Flying A Service Stations in Los Angeles County.

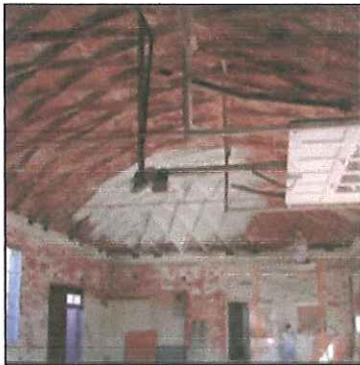
In 2007 the City Council designated the subject 15,172 square foot parcel Planned Development Area 23a (PD-23a) in the General Plan. This land use designation was created to not only allow a variety of commercial office uses within the building, but to preserve the existing brick building and encourage its local landmark status nomination.



The subject L-shaped building currently totals 5,091 square feet and its history begins in the early 1920s. According to the City's "Building Permit Book History through 1947"

the northern portion of the building that is located at the corner of Walnut and Shamrock Avenues was originally constructed as a fruit stand and residential dwelling unit. Several small additions were made to the store and house in 1924 and 1925.

Building permit history indicates that a service station was added in 1926. The substantial addition of a public garage was completed in 1929. Permit records suggest that the building was used as a service station until the early 1940s. In 1942 the gasoline island and canopy were demolished. One final addition to the south end of the main structure was completed in 1945.



The longest portion of the L-shaped building demonstrates a commercial vernacular style. It has a vaulted, arched roof structure with an interior exposed lamella wood roof system. The Lamella roof system was invented in Germany by Frederick Zollinger in 1908. It is a vaulted roof structure consisting of a crisscrossing pattern of parallel arches that create a diamond pattern. This style was brought to the U.S. in the early 1920s, and the subject building is one of the earliest examples making the roof structure a contributing feature.

There are two large garage bay door openings that are visible on the building's exterior east elevation. Different shades of brown brick were used in a random pattern with lighter shade bricks used as accents around the bay, door, and window openings. The structure also has original steel horizontal pivot windows with single pane glass and a hipped roof with composition shingles. The 1945 addition is visibly identifiable from both the building's interior and exterior. On the interior the lamella roof crisscross pattern changes direction, and on the exterior the facade transitions from brick to a stucco finish. This portion is punctuated by large metal frame windows. A parking lot with a number of parking spaces is located in front of the building and a manually operated gate and exterior wall encircles the property. The parking lot and exterior perimeter walls, including the gate, are not considered to be contributing features. The overall structure is in good condition. However, there are several window openings on the original 1921 portion of the building that have been boarded up. It is important that these windows get replaced with period windows.

According to building permit history and the supporting documentation that was submitted by the applicant, the building has been used for several different purposes since its beginning. In the late 1920s it was used as an automobile gasoline and service station (owner unknown) attending customers along Route 66. In the mid-1930s, portions of the building were occupied by a dog food factory and a donut factory

(owner unknown). During the 1940s, the building was converted to industrial uses producing materials and equipment for the military. In 1943 Day and Night Manufacturing Company (Day and Night Mfg. Co.) purchased the building. Day and Night Mfg. Co. were innovators in residential solar water heating in the beginning of the 20th century. The company converted the garage to manufacture "water heaters, space heaters, panel ray heaters, and water coolers. During World War II they produced mortar shells, rocket shells, and airplane parts to help the allied advance in Europe and the Pacific.¹ They were acquired by Dresser Industries Inc. in 1945, which is now known as Halliburton.

During this time Henry Neil Mallon was the president of Dresser Industries. He attended Yale University where he became a close friend and business partner of Prescott Bush, father of George H.W. Bush. President George H.W. Bush received his first job out of Yale University from Henry Mallon and later named his son Neil Mallon Bush in honor of him. "Four years later, Day and Night, Payne, and Bryant bought themselves out of Dresser Industries and founded Affiliated Gas Equipment Inc. (AGE). In 1955, Carrier purchased AGE, then uniting those brands as the BDP Co. in 1974, although today it operates under Carrier's ICP Company. The Day and Night Mfg. Co. name was dropped from use in 1997, but brought back in 2009".² Today they manufacture air conditioning units and heat pumps, gas furnaces, and oil furnaces for residential or commercial use.

In 1970 the building was owned by D&A Transport, and was most likely used for warehousing. It was purchased by Floyd P. Martin in 1980, at which time it was used as a metallurgical laboratory. Dr. Ralph Pray acquired the building in 1983 and he used it for his mineral research laboratory. In 2008, Norberto Nardi, AIA, purchased the property. Mr. Nardi recognized that the building was integral to the continuity of the historic fabric of the neighborhood. Understanding its significance, he applied careful adaptive reuse and restoration measures that were approved by the Historic Preservation Commission in 2007 and he converted the building's interior into a modern architectural office.

Criteria

The Commission must determine the applicable designation criteria for landmark status for the building at 805 South Shamrock Avenue. As specified by the Historic Preservation Ordinance, a property must include one or more of the applicable designation criteria. Staff has determined that the building meets two criteria which are presented for the Commission's consideration.

Criteria Number 1 - It is identified with persons or events significant in local, regional, state or national history.

¹ Day and Night Mfg. Co. V The International Association of Machinists. Case No. 1-R-3058 5. National Labor Relations Board. 8 Feb. 1946. Print.

² Sprague, Gary. "Day and Night HVAC." *Furnace Compare*. 13 Oct. 2014. Web. 15 Mar. 2016. <<https://www.furnacecompare.com/manufacturers/day-and-night.html>>

The subject commercial building is one of three remaining commercial buildings along the South Shamrock commercial corridor that was once a portion of the original Route 66. The building serves as a physical record of events that shaped the City of Monrovia and its associated portion of Route 66 and commercial industrial industry. In the 1920s it was used as a fruit stand and then as an automobile gasoline and service station attending customers along Route 66.

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

Although a modest example, the subject structure is one of the few remaining commercial buildings remaining in Monrovia outside the historic downtown. This raises the significance. The building is significant under this criterion, as it exemplifies characteristics of commercial vernacular architecture with its vaulted lamella roof structure consisting of a crisscrossing pattern of parallel arches that create a diamond pattern. The building is in good condition, and retains integrity in its design, materials and workmanship.

Mills Act Contract

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

Conditions

The building is well restored from public view, with the exception of several boarded up window openings and non-period window replacements located on the original 1921 portion of the structure that was formally used as a dwelling and fruit stand. In addition to the regular standards and conditions, staff is recommending that both missing and non-period windows be replaced and rehabilitated in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The complete list of standards and conditions are outlined in Exhibit C. These include placing a historic plaque on the property and the completion of an electrical safety inspection within two years. A seismic retrofit, one of the required conditions, was completed in 1993 and the building permit is on file with the City.

DPR Form

Using the California Historic Resource Status Codes, Staff has assigned a rating code of 5S3 (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 building at 805 South Shamrock 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:

Recommend the designation of the building at 805 South Shamrock Avenue as Historic Landmark Number 139, and the approval of entering into a Mills Act Contract with the conditions of approval to the City Council.

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or #: 805 South Shamrock Avenue (HL-139)

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 805 South Shamrock Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8515-001-039

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

The subject L-shaped building currently totals 5,091 square feet and its history begins in the early 1920s. The northern portion of the building that is located at the corner of Walnut and Shamrock Avenues was originally constructed as a fruit stand and residential dwelling unit in 1921. Building permit history indicates that a service station was added in 1926. In 1929 the building was converted into a public garage. Permit records suggest that the building was used as a service station until the early 1940s. In 1942 the gasoline island and canopy were demolished. One final addition to the south end of the main structure was completed in 1945.

The original 1921 and 1940s portions of this commercial building are an L-shaped brick building. The building represents a commercial vernacular style. It has a vaulted, arched roof structure with an interior exposed lamella wood roof system. The lamella roof structure is considered a contributing building feature. There are two large garage bay door openings are visible on the east elevation. Different shades of brown brick were used in a random pattern with lighter shade bricks used as accents around the bay, door, and window openings. The structure also has original steel horizontal pivot windows with single pane glass and a hipped roof with composition shingles. There are several window openings on the original 1921 portion of the building that have been boarded up, which will be replaced with period windows. The 1945 addition is visibly identifiable from both the building's interior and exterior. On the interior the lamella roof crisscross pattern changes direction, and the exterior transitions from a brick façade to a stucco finish. This portion is punctuated by large metal frame windows. An asphalt parking lot with a number of parking spaces is located in front of the building and a manually operated gate and exterior wall encircles the property. The parking lot and exterior perimeter walls, including the gate, are not considered to be contributing features.

P3b Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*P4 Resources Present: Building Structure Object Site District Element of District Other

P5a Photograph



P5b Description of Photo: (view, date) Looking west, from the corner Walnut Avenue and Shamrock Avenue

2016

P6 Date Constructed: 1921

Source: Monrovia Building Permits

P7 Owner and Address:

Norberto Nardi, AIA

805 S. Shamrock, Monrovia, CA

P8 Recorded by:

City of Monrovia

P9 Date Recorded: 2016

P10 Survey Type: Citywide

P11 Report Citation: None

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 3 *Resource Name or #: 805 South Shamrock Avenue (HL-139)

- B1 **Historic Name:** N/A
- B2 **Common Name:** N/A
- B3 **Original Use:** Fruit Stand and Dwelling
- B4 **Present Use:** Architectural Office
- B5 **Architectural Style:** Commercial Vernacular
- B6 **Construction History** (Construction date, alterations, and date of alterations)
 - 1921 – Constructed, permit indicates as a dwelling unit and fruit stand
 - 1924 – Addition to store
 - 1925 – Addition to dwelling
 - 1926 – Service station
 - 1929 – Public garage
 - 1942 – Demolish Gasoline Island and Canopy
 - 1945 – Addition to store
 - 1950 – Metal frame, wood roof building added to west
 - 2009 – Tenant Improvement and partial demolition of metal frame buildings in rear yard. Maintained freestanding structure and converted it into a gazebo. (Continued on Page 3)

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

B8 Related Features:
 The longest portion of the L-shaped building demonstrates a commercial vernacular style. It has a barn configuration with an interior exposed Lamella wood roof structure. The Lamella roof system was invented in Germany by Frederich Zollinger in 1908. It is a vaulted roof structure consisting of a crisscrossing pattern of parallel arches that create a diamond pattern. This style was brought to the U.S. in the early 1920s, and the subject building is one of the earliest examples making the roof structure a contributing feature.

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

B10 Significance: **Theme:** Commercial Development on Historic Route 66) and 4 (Architecture) **Area:** Route 66

Period of Significance: 1920's **Property Type:** HP6 – 1-3 Story Commercial Building

Discuss importance in terms of historical or architectural context as well as integrity.

The subject commercial building is one of three remaining commercial buildings along the South Shamrock commercial corridor that was once a portion of the original Route 66. The building serves as a physical record of events that shaped the City of Monrovia and its associated portion of Route 66 and commercial industrial industry. In the 1920s it was used as a fruit stand and then as an automobile gasoline and service station attending customers along Route 66. (Continued on Page 3)

B11 Additional Resource Attributes:

B12 References:

B13 Remarks: Sanborn Maps
 LA County Tax Assessor-City of Monrovia Building Permits Footnote 1 - "City Approves New Dresser Industries Deal." *Torrance Herald* [Torrance], 1945th ed., sec. B. Web. 15 Mar. 2016
<http://www.torranceca.gov/archivednewspapers/Herald/1944Sept14-1946Jan3/PDF/00000307.pdf>
 Day and Night Mfg. Co. V The International Association of Machinists. Case No 1-R-30585. National Labor Relations Board. 8 Feb. 1946. Print.
 Footnote 2 - Sprague, Gary. "Day and Night HVAC." Furnace Compare. 13 Oct. 2014. Web. 15 Mar. 2016
<https://www.furnacecompare.com/manufacturers/day-and-night.html>

***B14 Evaluator:** City of Monrovia

***Date of Evaluation:** 2016
 (This space reserved for official comments)

Sketch Map with north arrow:



STANDARDS AND CONDITIONS
805 South Shamrock Avenue
Mills Act Contract MA-129

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 building upon approval of a Certificate of Appropriateness (Attachment A).
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 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. *Window Replacement.* Window openings on the original 1921 portion of the building that have been boarded up must be replaced with period windows within five (5) years of the date of the City Council approval.
7. 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-139/ Mills Act Contract MA-129
Norberto Nardi, AIA
805 South Shamrock 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