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HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: HL-133/MA-125

AGENDA ITEM: PH-1

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: April 29, 2015

SUBJECT: Historic Landmark HL-133/Mills Act MA-125

APPLICANT: Edie Ramirez
248 East Colorado Boulevard
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 248 East Colorado Boulevard has filed an application for consideration of historic landmark designation and approval of a Mills Act Contract.

ANALYSIS: This 1,648 square foot, two-story home was built in 1912 (per assessor records) and has two bedrooms and two bathrooms. The residence is capped by a cross-gabled roof and is sheathed in specialty wood shingles. Roof elements include overhanging eaves, exposed rafter tails, triangular knee braces, and lattice work vents in the gable peaks. A full-width front entrance porch is located on the primary (north) elevation that is supported by four pairs of square wood posts atop brick pillars. Between the pillars are low porch railings. Within the porch area is the large oak front door that is flanked by a pair of double-hung windows. The porch also has a French door (to the east of the front door) that opens into the living room. The home has a combination of wood windows that are double-hung, casement and self-hiding (disappear into the sill).



Permits on file also indicate the construction of a new 240 square foot garage in 1993. The garage was built with similar materials found on the house.

Criteria and Guidelines

The Commission must determine the applicable designation criteria for landmark status for the house at 248 East Colorado Boulevard. 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 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 decorative shingle siding, overhanging eaves, exposed rafter tails, protruding porch supported by four brick pillars with four double pier posts.

The building is in excellent condition and retains integrity in its design, materials and workmanship. Staff's determination is that 248 East Colorado Boulevard 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 building is well restored from public view, so the set standards and conditions will be applied (Exhibit C). These include placing a historic plaque on the property and electrical safety inspection within two years. A seismic retrofit, one of the required conditions, has already been completed in 1990 and the Building permit is on file with the City.

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 248 East Colorado Boulevard 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 248 East Colorado Boulevard as Historic Landmark Number 133, 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-133-MA-125

P1 Other Identifier: 248 East Colorado Boulevard

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 248 East Colorado Boulevard City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8516-028-001

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

This 1,648 square foot, two-story home was built in 1912 (per assessor records) and has two bedrooms and two bathrooms. The residence is capped by a cross-gabled roof and is sheathed in specialty wood shingles. Roof elements include overhanging eaves, exposed rafter tails, triangular knee braces, and lattice work vents in the gable peaks. A full-width front entrance porch is located on the primary (north) elevation that is supported by four pairs of square wood posts atop brick pillars. Between the pillars are low porch railings. Within the porch area is the large oak front door that is flanked by a pair of double-hung windows. The porch also has a French door (to the east of the front door) that opens into the living room. The home has a combination of wood windows that are double-hung, casement and self-hiding (disappear into the sill).

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 view, April 2015

P6 Date Constructed: 1911

Source: County Assessor

P7 Owner and Address:

Eddie Ramirez
248 East Colorado Boulevard
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: May 2015

P10 Survey Type: Individual



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 2 *Resource Name or #: HL-133-MA-125

B1 Historic Name: N/A

B2 Common Name: N/A

B3 Original Use Single-family residence

B4 Present Use Single-family residence

B5 Architectural Style Craftsman

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

1911 – House constructed
1990 – House seismically retrofitted
1993 – New 240 square foot garage built

B7 Moved: No Date Moved _____ Original Location _____

B8 Related Features:
N/A

B9a Architect: Unknown b. Builder: Unknown

B10 Significance: Theme: Residential Development Area: Monrovia

Period of Significance: 1911 Property Type HP2 - Single Family Property

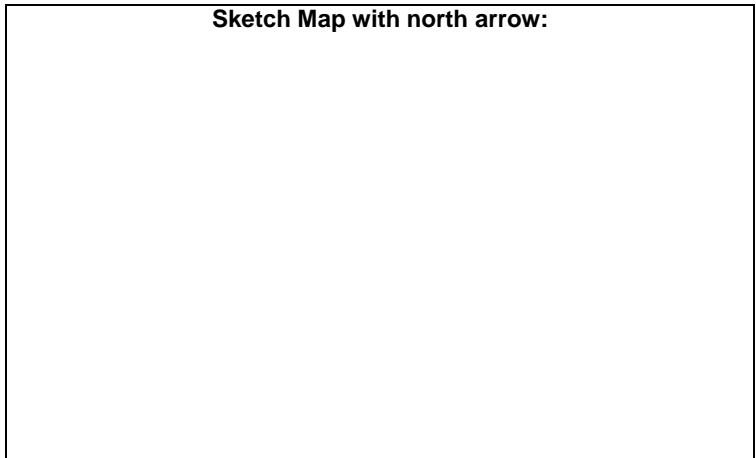
Discuss importance in terms of historical or architectural context as well as integrity.
The property does not exhibit the necessary historical or architectural significance necessary for National Register listing. However, it is locally significant due to its adept use of Craftsman bungalow styling and features in its overall design. Therefore, the dwelling appears eligible for designation as a City of Monrovia Landmark and California Register historical resource.

B11 Additional Resource Attributes:

B12 References:
County Assessor, City Building Permits, LA Public Library, Monrovia Library

B13 Remarks

B14 Evaluator/ Date City of Monrovia/April 2015



STANDARDS AND CONDITIONS
248 East Colorado Boulevard
Mills Act Contract MA-125

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.
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. The property owner(s) shall submit to the Planning Division a progress report every 2 years for the first 10 years 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 10 years, a progress report shall be required every 5 years.