



## **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** Demolition Review

**AGENDA ITEM:** AR-1

**PREPARED BY:** Ili Lobaco  
Associate Planner

**MEETING DATE:** December 3, 2014

**SUBJECT:** Demolition Review of Pre-1940's Residential Structure (continued)  
118 North Alta Vista Avenue

**APPLICANT:** Michael Delacruz  
3579 E Foothill Blvd #102  
Pasadena, CA91107

**REQUEST:** Demolition of pre-1940's residence

**ENVIRONMENTAL DETERMINATION:** Ministerial Action PRC §21080(b)(1)



**BACKGROUND:** At the October 29, 2014 meeting, the Historic Preservation Commission (HPC) reviewed an application for demolition of the property located at North Alta Vista Avenue. At that meeting the HPC continued the item to allow time to have a subcommittee of the HPC research the occupants of the home to determine if there were any persons associated with historical significance.

**DISCUSSION:** the Subcommittee consisted of Commissioners Baker and Zuk who submitted information about the occupants of the home. The owner also submitted a list of occupants. Both documents are attached for your review.

Additionally, at the last HPC meeting, there was discussion about the structure possibly qualifying as a contributor to a potential historic district. At this time, there are no adopted or officially identified potential historic districts and the Commission and Staff are limited to the use of the City's existing regulations. Therefore, the review must be based on the provisions of the Monrovia Municipal Code. Based on the definitions contained in the Historic Preservation Ordinance below, there is no basis to determine that the property is a contributor to a potential historic district.

Potential "shall refer to those properties identified in the survey as having the highest possibility of qualifying for designation by the Commission; those properties included on the 1985 survey; and those properties added to the survey by resolution by the Commission from time to time."

A Historic District is “any area containing a concentration of improvements which have a special character, historical interest or aesthetic value, which possess integrity of location, design, setting, materials, workmanship, feeling, and association, or which represent one or more architectural periods or styles typical to the history of the city, and has been designated an historic district pursuant to this title.

A contributor is defined as “any property which contains an improvement or natural feature included in the designation statement for an Historic District which provide substance to the district’s character; a contributor shall be considered a historic landmark in all respects. Staff has assigned the California Historical Resource Status Code of 6L to the property which means that the structure is not eligible for separate listing or designation under an existing local ordinance but is eligible for “special consideration in the local planning process”.

Based on the information submitted, Staff is unfamiliar with any of the persons who occupied the home. Therefore, it does not appear that any of the prior occupants were significant at the local, regional, state or national level (Criteria #1). Therefore, Staff has assigned a California Historical Resource Status Codes of 6L that means that the structure is not eligible for separate listing or designation under an existing local ordinance but is eligible for “special consideration in the local planning process”.

Assigning a rating code of 6L does not put any additional restrictions on the property, it does however, provide an additional option for any future development to utilize the available zoning incentives if the structure is retained and restored.

A 120-day period begins once a demolition application is received. This request was received on September 30, 2014. The date of the Historic Preservation Commission meeting marks the 63<sup>rd</sup> day from the date of application.

Staff recommends that the Historic Preservation Commission concur with Staff’s determination that the residence at 118 North Alta Vista Avenue lacks the architectural integrity to convey significance to qualify as a local historic landmark. If the Commission concurs with this recommendation, then following the public meeting the following motion is appropriate:

**Find that the residence at 118 North Alta Vista Avenue lacks architectural and historical integrity to convey significance to qualify for designation as a local historic landmark and assign a status code of 6L**

Page 1 of 2 \*Resource Name or #: 118 North Alta Vista Avenue

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

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 118 North Alta Vista Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8504-004-016

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

This one-story Craftsman bungalow is capped by a front-facing gable roof and clad in clapboard siding. Roof elements include overhanging eaves with exposed rafter ends and projecting roof beams that extend over the cornice. A partial front projecting gabled porch is located on the primary (west) elevation with a roof shape and detail echoing the vertical vent details of the main roof. It is supported by simple paired posts elevated on a low brick enclosing wall. Within the porch area is the front entrance and flanking tripartite picture windows with thick wood casing. The brick detail is continued on an exterior chimney covered with stucco below the roof.

P3b Resource Attributes: (List attributes and codes) HP1. Unknown

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

P5a Photograph

P5b Description of Photo: Front,  
October 2014



P6 Date Constructed: 1921

Source: LA County Assessor

P7 Owner and Address:

Michael Delacruz  
3579 E Foothill Blvd #102  
Pasadena, CA91107

P8 Recorded by:

City of Monrovia

P9 Date Recorded: October 2014

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 #: 118 North Alta Vista Avenue

**B1 Historic Name:** N/A

**B2 Common Name:** N/A

**B3 Original Use** HP2 – single family residence

**B4 Present Use** HP2 - single-family residence

**B5 Architectural Style** Craftsman Bungalow

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

1921 – House built  
1988 – Chimney repaired  
1994 – Seismic retrofit

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

**B8 Related Features:**  
None

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

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

**Period of Significance:** 1921      **Property Type** HP2 - Single Family Property

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

Although this dwelling does not appear eligible for listing in the National Register, California Register, or for local designation, it is of local interest as a representative example of the early housing stock constructed in Monrovia during the first quarter of the 20<sup>th</sup> century, Therefore, this property appears eligible for special consideration in the local planning process.

**B11 Additional Resource Attributes:**

**B12 References:**  
LA County Assessor  
City Building Permits

**B13 Remarks**

**B14 Evaluator /Date**      City of Monrovia  
October 2014

