



# **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** Demolition Review

**AGENDA ITEM:** AR-2

**PREPARED BY:** Ili Lobaco  
Associate Planner

**MEETING DATE:** December 3, 2014

**SUBJECT:** Demolition Review of Pre-1940's Residential Structure (continued)  
256 North Encinitas Avenue

**APPLICANT:** Michael Randall  
710 South Myrtle Avenue #165  
Monrovia, CA 91016

**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 Encinitas 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. Additionally, the owner submitted a list of occupants. Both documents are attached for your review.

Staff reviewed the information submitted by the subcommittee and the applicant and determined that it did not appear that any of the prior occupants were significant at the local, regional, state or national level (Criteria #1).

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”.

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A rating of 6L (or higher) by the Historic Preservation Commission allows the Development Review Committee or Planning Commission (depending on the requested entitlement) to use preservation and restoration of a qualified structure as a finding for granting a variance or exception to the Code.

Assigning a rating code of 6L provides the option for any future development to utilize the available zoning incentives if the structure is retained and restored.

The 120-day demolition review period began once the demolition application was received. This request was received on September 30, 2014 and the date of this December 3, 2014 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 256 North Encinitas 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 256 North Encinitas 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 #: 256 North Encinitas Avenue

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

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 256 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-028-010

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

This one-story Craftsman bungalow is capped with a front-gabled roof and sheathed in clapboard siding with corner boards. Roof elements include overhanging eaves, exposed rafter tails, knee braces, and a pair of vertical slat vents in the gable face. The projecting, full-width front entrance porch is located on the primary (west) elevation. Four, square wood posts atop clapboard-sided balustrades support the shallow hipped porch roof. Within the porch area is the paneled front entrance and flanking double-hung sash windows with plain surrounds. The wood-frame house rests on a raised foundation.

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 Randall  
710 South Myrtle Avenue #165  
Monrovia, CA 91016

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):

**BUILDING, STRUCTURE, AND OBJECT RECORD** Trinomial \_\_\_\_\_

Page 2 of 2 \*Resource Name or #: 256 North Encinitas 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  
1952 - Addition built

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

B8 Related Features:  
None

B9a Architect: Unknown b. Builder: Fred Burdick

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.

This building appears ineligible for the National Register and the California Register and for local designation. It does, however, appear eligible for special consideration in the local planning process because it is representative of the City's early residential development. The property lacks sufficient architectural character or styling necessary for designation.

B11 Additional Resource Attributes:

B12 References:  
LA County Assessor  
City of Monrovia Building Permits

B13 Remarks

B14 Evaluator /Date City of Monrovia  
October 2014

