



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Demolition Review

AGENDA ITEM: AR-3

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: October 29, 2014

SUBJECT: Demolition Review of Pre-1940's Residential Structure
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: On September 30, 2014, the owner of 118 North Alta Vista Avenue submitted an application to demolish the house at this location. According to County Assessor information, the home was built in 1920 and is therefore subject to the residential demolition ordinance which applies to residential structures in residential zones that were built prior to 1940.

DISCUSSION: According to current Tax Assessor information, the existing 982 square foot single-story residence was built in 1921 and has two bedrooms and one bathroom.



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 planter 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.

The applicant is proposing to add square footage to the home. Based on review of the preliminary plans, the City's Building Division Manager determined that the majority of the home would no longer exist and therefore determined that the project would be considered a

demolition. As has been the case in other situations, a remodel/square footage addition can become more complicated once walls are opened up and termite, dry rot or structural issues are uncovered. Sometimes, most of the house has to be rebuilt. In order to not encounter that situation, the precautionary stance is to review the project as a demolition specifically since the massing of the home will be enlarged.

The home is a representative example of the early housing stock constructed in Monrovia during the first quarter of the 20th century. 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”.

This “special consideration” became a component of the neighborhood compatibility strategies incorporated into the ordinance and can provide relief from certain zoning requirements (setbacks, parking, etc.) as an incentive to preserve structures that have historic or architectural character. These provisions are above and beyond those available only to historic landmarks. 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 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.

Once the City receives an application for demolition, the 120-day period begins, and the review is then set for the next available agenda of the Historic Preservation Commission. This request was received on September 30, 2014. The date of the Historic Preservation Commission meeting marks the 29th 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 the architectural 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 20th 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

Sketch Map with north arrow: