



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Demolition Review

AGENDA ITEM: AR-6

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: October 29, 2014

SUBJECT: Demolition Review of Pre-1940's Residential Structure
1720 South Mayflower Avenue

APPLICANT: Marilyn Jane Millett
535 East Northridge Avenue
Glendora, CA 91741

REQUEST: Demolition of pre-1940's residence

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

BACKGROUND: On August 12, 2014, the owner of 1720 South Mayflower Avenue submitted an application to demolish the house at this location. According to County Assessor information, the home was built in 1927 and is therefore subject to the residential demolition ordinance which applies to residential structures in residential zones that were built prior to 1940.

DISCUSSION: This single-family Craftsman bungalow is 1,026 square feet and has three bedrooms and one bathroom. It is made of wood-frame construction and sits on a raised foundation. It is capped by a high pitched front facing gable roof and features exposed rafter tails under the extended eaves. The one-story dwelling is clad in asbestos siding and features a centrally located entry with flanking tripartite windows in a projecting bay on one side and a pair of double hung windows on the other side.



Due to the addition of asbestos siding and the lack of architectural elements, Staff has assigned a California Historical Resources Status Code of 6Z. A 6Z means the home does not meet any of the criteria required for landmark designation.

The City's demolition ordinance puts up to a 120-day hold on the issuance of a demolition permit for affected structures. 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 August 12, 2014. The date of the Historic Preservation Commission meeting marks the 78th day from the date of application.

Staff recommends that the Historic Preservation Commission find that the residence at 1720 South Mayflower Avenue is not eligible for landmark status and may be demolished. If the Commission concurs with this recommendation, then following the public meeting the following motion is appropriate:

Approve the DPR Form with a Status Code of 6Z finding that the residence at 1720 South Mayflower Avenue does not have architectural value that meets the criteria for local landmark status

Page 1 of 2 *Resource Name or #: 1720 South Mayflower Avenue

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 1720 South Mayflower Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8507-005-041

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

This single-family Craftsman bungalow is made of wood-frame construction and sits on a raised foundation. It is capped by a high pitched front facing gable roof and features exposed rafter tails under the extended eaves. The one-story dwelling is clad in asbestos siding and features a centrally located entry with flanking tripartite windows in a projecting bay on one side and a pair of double hung windows on the other side.

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,
September 2014



P6 Date Constructed: 1927

Source: LA County Assessor

P7 Owner and Address:

Millett Trust
535 East Northridge Avenue
Glendora, CA 91741

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 #: 1720 South Mayflower 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)

1927 – House built
1934 – Garage built

B7 Moved: No Date Moved N/A Original Location _____

B8 Related Features:
None

B9a Architect: Unknown b. Builder: T.D. Chrisinger

B10 Significance: Theme: Residential Area: Monrovia

Period of Significance: 1927 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. It also appears ineligible for local designation. Due to inappropriate alterations made to the property, it lacks sufficient physical integrity necessary for designation at any level.

B11 Additional Resource Attributes:

B12 References:
LA County Assessor
City of Monrovia Building Permits

B13 Remarks

B14 Evaluator /Date City of Monrovia
September 2014

Sketch Map with north arrow:

