



## **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** Demolition Review

**AGENDA ITEM:** AR-4

**PREPARED BY:** Ili Lobaco  
Associate Planner

**MEETING DATE:** October 29, 2014

**SUBJECT:** Demolition Review of Pre-1940's Residential Structure  
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:** On September 30, 2014, the owner of 256 North Encinitas Avenue submitted an application to demolish the house at this location. According to County Assessor information, the home was built in 1921 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 1,070 square foot single-story residence was built in 1921 and has two bedrooms and one bathroom. 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.

The City's Building Division Manager reviewed the preliminary plans and determined that the majority of the home would no longer exist and therefore determined that the project would

be considered a demolition. Often, a square footage addition and/or remodel can become complicated once walls are opened up and termite, dry rot or structural issues are uncovered. It is not unusual for 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.

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".

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.

While the Commission cannot deny demolition, they may postpone the issuance of the demolition permit up to 120 days from the day of submittal to allow time for the Commission to work with the applicant to provide alternatives to demolition. 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 29<sup>th</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 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 256 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 #: 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 City of Monrovia  
/Date October 2014

Sketch Map with north arrow: