



## **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** Demolition Review

**AGENDA ITEM:** AR-5

**PREPARED BY:** Ili Lobaco  
Associate Planner

**MEETING DATE:** October 29, 2014

**SUBJECT:** Demolition Review of Pre-1940's Residential Structure  
335 West Olive Avenue

**APPLICANT:** Connie Chen  
326 South California Avenue  
Monrovia, CA 91016

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

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

**BACKGROUND:** On September 24, 2014, the owner of 335 West Olive Avenue submitted an application to demolish the house at this location. According to County Assessor information, the home was built in 1907 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 front unit of 1,180 square feet was built in 1907. City building permits for the original construction could not be found but there exists a permit for the rear 308 square foot guest house that was built in 1953.

This single-family Mass plan Vernacular bungalow is 1,180 square feet and has two bedrooms and two bathrooms. The home has a high pitched hip roof and extended shed roof over the front porch area. The full width porch has a main entry door with wood trim and multi pane sash window. A low rise lap-sided balustrade semi encloses the porch area, which is approached via the sides. The wood frame dwelling is clad in narrow clapboard siding with plain corner boards.

In October 2013, the Planning Commission approved a Conditional Use Permit to allow a detached, two-story second unit to the rear of this house. As part of the required conditions, the front unit was allowed to have a new 593 square foot, single-story addition to the east and

rear of the residence. The Planning Commission also approved additional conditions that required the front unit to be renovated and the original windows on the front elevation to be retained. The addition was to match the roof pitch and siding and any new windows were to be wood and required to match the architectural style of the residence. Upon further review of the condition of the house when some unpermitted additions were being removed, the owner realized that restoration of the home was going to be too extensive and decided to demolish the home instead.

Based on Staff's review of the property, a California Historical Resources Status Code of 6L has been assigned meaning 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" can provide the owner with relief from certain zoning requirements (setbacks, parking, etc.) as an incentive to preserve the structure. 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 to the owner to use the available zoning incentives if the structure is retained and restored.

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 September 24, 2014. The date of the Historic Preservation Commission meeting marks the 35<sup>th</sup> day from the date of the application.

Staff recommends that the Historic Preservation Commission find that the residence at 335 West Olive Avenue is not eligible for landmark status and assign a status code of 6L. If the Commission concurs with this recommendation, then following the public meeting then the following motion is appropriate:

**Approve the DPR Form with a Status Code of 6L finding that the residence at 335 West Olive Avenue does not have architectural value that meets the criteria for local landmark status**

Page 1 of 2 \*Resource Name or #: 335 West Olive Avenue

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

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 335 West Olive Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8506-001-017

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

This single-family Mass Plan Vernacular bungalow has a high pitched hip roof and extended shed roof over the front porch area. The full width porch has a main entry door with wood trim and multi pane sash window. A low rise lap-sided balustrade semi encloses the porch area, which is approached via the sides. The wood frame dwelling is clad in narrow clapboard siding with plain corner boards.

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

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



P5b Description of Photo: Front,  
9/2014

P6 Date Constructed: 1907

Source: County Assessor

P7 Owner and Address:

Connie Chen  
326 South California Avenue,  
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: 2014

P10 Survey Type: Individual

P5a Photograph

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 #: 335 West Olive 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** Mass Vernacular Bungalow

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

- 1907 – Front unit of 1,180 SF built
- 1920 – Garage built
- 1921 – Addition built
- 1952 – Garage moved to a new foundation
- 1953 – Rear unit of 308 SF built
- 2013 – Demolition permit for unpermitted additions

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

**B8 Related Features:**  
None

**B9a Architect:** Unknown      **b. Builder:** Chambers

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

**Period of Significance:** 1907      **Property Type** HP2 - Single Family Property  
This dwelling does not appear eligible for listing in the National Register, California Register, or for local designation due to lack of sufficient architectural significance necessary for such listing. It is however, of local interest as a representative example of the typical 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 of Monrovia Building Permits

**B13 Remarks**

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

