



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Demolition Review

AGENDA ITEM: AR-8

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: October 29, 2014

SUBJECT: Demolition Review of Pre-1940's Residential Structure
521 South Alta Vista Avenue

APPLICANT: Kensing Development Inc.
9168 Las Tunas Drive
Temple City, CA 91780

REQUEST: Demolition of pre-1940's residence

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

BACKGROUND: On October 1, 2014 the owner of 521 South Alta Vista 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 912 square foot single-story residence was built in 1907. City building permits for the original construction could not be found but a second unit was built in 1963 to the rear of the property.

The one-story mass plan vernacular bungalow is capped by a pyramidal roof which has been altered to include flat oval sun lights. Roof elements include slightly overhanging eaves and a thick cornice. The single-family residence has a full-front width projecting shed roof porch on the primary (east) elevation. It is supported by simple posts and a balustrade and features exposed rafter beneath the porch roof. Within the porch area is the centrally located replacement front door flanked by wide picture windows. The wood-framed dwelling is clad in stucco.



Staff has assigned a California Historical Resources Status Code of 6Z due to its altered exterior and its lack of architectural integrity and therefore, does not meet any of the criteria required for landmark designation.

The City's demolition ordinance has a 120-day review on the 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 October 1, 2014. The date of the Historic Preservation Commission meeting marks the 28th day from the date of application.

Staff recommends that the Historic Preservation Commission find that the residence at 521 South Alta Vista 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 front unit at 521 South Alta Vista Avenue does not have architectural value that meets the criteria for local landmark status

Page 1 of 2 *Resource Name or #: 521 South Alta Vista Avenue

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 521 South Alta Vista Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8505-006-018

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

The one-story mass plan vernacular bungalow is capped by a pyramidal roof which has been altered to include flat oval sun lights. Roof elements include slightly overhanging eaves and a thick cornice. The single-family residence has a full-front width projecting shed roof porch on the primary (east) elevation. It is supported by simple posts and a balustrade and features exposed rafter tails under the porch roof. Within the porch area is the centrally located replacement front door flanked by wide picture windows. The wood-framed dwelling is clad in stucco.

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: 1907

Source: LA County Assessor

P7 Owner and Address:

Kensing Development
9168 Las Tunas Drive
Temple City, CA 91780

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 #: 521 South 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)

1907 – Front unit built

1920 – Garage built

1963 – Rear second unit built

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

B8 Related Features:
None

B9a Architect: Unknown b. Builder: Unknown

B10 Significance: Theme: Residential Area: Monrovia

Period of

Significance: 1907 Property Type HP2 - Single Family Property

Discuss importance in terms of historical or architectural context as well as integrity.

Due to the extensive alterations, this building no longer retains integrity and has no apparent historical significance.

Therefore, this building appears ineligible for the National Register and the California Register. It also appears ineligible for local 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: