



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Demolition Review

AGENDA ITEM: AR-7

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: October 29, 2014

SUBJECT: Demolition Review of Pre-1940's Residential Structure
745 Valley View Avenue

APPLICANT: Frederick Todd Bowden
212 West Foothill Boulevard
Monrovia, CA 91016

REQUEST: Demolition of pre-1940's residence

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

BACKGROUND: On October 1, 2014, the owner of 745 Valley View Avenue submitted an application to demolish the house at this location. According to County Assessor information, the home was built in 1922 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 2,279 square foot single-story residence was built in 1922 and was originally built with three bedrooms and one bathroom. In 1947, a bedroom and bathroom addition was built on the northwest corner of the house. This symmetrical, one-story bungalow exhibits elements of the Spanish Colonial Revival style in its design. A flat roof with parapet and red clay tile coping caps the dwelling. Stucco sheathes the exterior walls. A projecting, partial width front entrance porch centers the primary (south) elevation. Round Doric posts support the front-gabled porch roof. Concrete steps lead to the front entrance (obscured by a non-original metal security door) and a pair of flanking sidelights. Wide fixed picture windows shaded by red-tiled shed roofs are located east and west of the entrance. An exterior red brick chimney rises from the east elevation. The single-family residence is of wood frame construction and rests on a raised foundation.



Due to the lack of significant architectural features, Staff has assigned a California Historical Resource Status Code 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. 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 review 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 concur with Staff’s determination that the residence at 740 Valley View Avenue lacks the architectural integrity 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 745 Valley View 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 #: 745 Valley View Avenue

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 745 Valley View Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8518-035-022

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

This symmetrical, one-story bungalow exhibits elements of the Spanish Colonial Revival style in its design. A flat roof with parapet and red clay tile coping caps the dwelling. Stucco sheathes the exterior walls. A projecting, partial width front entrance porch centers the primary (south) elevation. Round Doric posts support the front-gabled porch roof. Concrete steps lead to the front entrance (obscured by a non-original metal security door) and a pair of flanking sidelights. Wide fixed picture windows shaded by red-tiled shed roofs are located east and west of the entrance. An exterior red brick chimney rises from the east elevation. The single-family residence is of wood frame construction and 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 2104



P6 Date Constructed: 1922

Source: County Assessor

P7 Owner and Address:

Frederick Todd Bowden
212 West Foothill Boulevard
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: 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 #: 745 Valley View 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 Spanish Colonial Revival

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

1922 - House built

1942 – Servant’s quarters built attached to the rear detached, two-car garage

1947 – A bedroom and bathroom addition were 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: 1922 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 features 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 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 of Monrovia Building Permits

B13 Remarks

B14 Evaluator /Date City of Monrovia /2014

