



## **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** Special Review

**AGENDA ITEM:** AR-2

**PREPARED BY:** Ili Lobaco  
Associate Planner

**MEETING DATE:** July 23, 2014

**SUBJECT:** Special Review of Demolition of Pre-1940's Residential Structure  
438 West Duarte Road

**APPLICANT:** Barry Edwards  
18611 Oak Ridge Drive  
Santa Ana, CA 92705

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

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

**BACKGROUND:** On June 25, 2014, the owner of 438 West Duarte Road 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 2,078 square foot stucco-sided single-story residence was built in 1927 and has three bedrooms and three bathrooms. The Spanish Colonial Revival house is crowned by a low-pitched, side-gabled roof with a front gabled roof over the front porch. Red tiles cover the roof and smooth stucco sheathes the exteriors. Roof elements include shallow overhanging eaves with exposed rafter tails on the rear and most of the front elevation. The gable ends have no overhang. Traditional Spanish Colonial Revival features include, recessed multi-pane casement windows, a turned spindle wood screen covering the rectangular window, and a deeply recessed front entrance. The front porch roof overhang is supported by a circular stucco substantial column that supports a wide beam beneath the roof. Decorative wood shutters flank the casement windows located on the front and east sides. An interior chimney is located on the west side.



The house is significantly intact. An inappropriate porch enclosure was added to the front northwest corner of the house in 1962 that has since been enclosed. There are no permits in the City's records. Additionally, two windows (probably casement) on the east side were replaced with jalousie windows.

Interior architectural details of the home include arched doorways, original wood doors and casement windows, wood beam ceiling in the living room and a variety of niches throughout the house. Original oak flooring is found throughout the home.

The first building permit on file for the property was to construct a new house in 1927 and lists the owner as Annie R. Noble. At that time, Duarte Road was called Main Street (Royal Oaks Drive was named Duarte Avenue).

The owner submitted information from City Directories regarding persons who have occupied the home in the past. The names include: C. W. Shallcross (1927-1943), Benjamin Hodges (1944-1947), and then the Coleman/Edwards family since then. There is no known information that any of these persons were significant in local, regional or state history.

### ***California Historic Resources (CHR) Status Code***

The home is not part of the draft Historic Resources Survey of 2004. Staff has assigned it a California Historic Resource (CHR) Status Code of 5S3 due to its architectural styling. A 5S3 status is assigned to properties that appear to be individually eligible for local listing or designation through survey evaluation.

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 Zoning Ordinance.

### ***Demolition Ordinance Provisions***

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 June 25, 2014; the 120-day period is scheduled to end on October 23, 2014.

This house is a very good, intact example of the Spanish Colonial Revival style with a high level integrity. Staff recommends that the Historic Preservation Commission assign a status code of 5S3 to the residence at 438 West Duarte Road.

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 5S3 finding that the residence at 438 West Duarte Road has architectural historic value that meets the criteria for local landmark status**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 438 West Duarte Road

P1 Other Identifier: 438 West Duarte Road

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 438 West Duarte Road City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8509-009-003

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

This 2,078 square foot stucco-sided single-story residence was built in 1927 and has three bedrooms and three bathrooms. The Spanish Colonial Revival house is crowned by a low-pitched, side-gabled roof with a front gabled roof over the front porch. Red tiles cover the roof and smooth stucco sheathes the exteriors. Roof elements include shallow overhanging eaves with exposed rafter tails on the rear and most of the front elevation. Traditional Spanish Colonial Revival features include, recessed multi-pane casement windows, a turned spindle wood screen covering the rectangular window, and a deeply recessed front entrance. The front porch roof overhang is supported by a circular stucco column that supports a wide beam beneath the roof. Decorative wood shutters flank the casement windows located on the front and east sides. An interior chimney is located on the west side. A porch roof was added to the front northwest corner of the house that has since been enclosed without permits.

P3b Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5a Photograph

P5b Description of Photo: Front view, July 2014



P6 Date Constructed: 1927

Source: LA County Assessor

P7 Owner and Address:

Barry Edwards  
18611 Oak Ridge Drive

Santa Ana, CA 92705

P8 Recorded by:

City of Monrovia

P9 Date Recorded: July 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 #: 438 West Duarte Road

- B1 **Historic Name:** None
- B2 **Common Name:** None
- B3 **Original Use** Single-family Residence
- B4 **Present Use** Single-family Residence
- B5 **Architectural Style** Spanish Colonial Revival

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

**1927 – House constructed for \$10,800**  
**1961 – Pool added**  
**1962 – Porch roof added to northwest corner of front of house**

B7 **Moved:** No      **Date Moved** \_\_\_\_\_      **Original Location** \_\_\_\_\_

B8 **Related Features:**

B9a **Architect:** Unknown      **b. Builder:** Lincoln Manufacturing Company

B10 **Significance: Theme:** Architecture      **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.

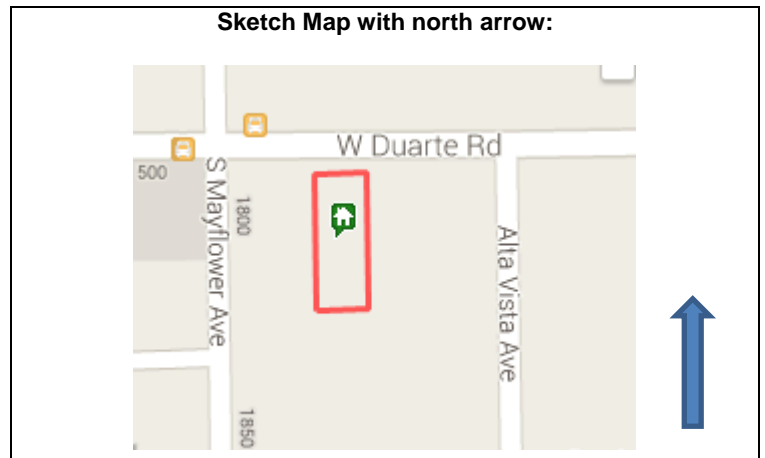
This property does not exhibit the necessary historical or architectural significance necessary for National Register listing. However, it is locally significant due to its adept use of Spanish Colonial Revival styling and features in its overall design. Therefore, the dwelling appears eligible for designation as a City of Monrovia Landmark and California Register historical resource.

B11 **Additional Resource Attributes:**

B12 **References:**  
 Monrovia City Directories  
 LA County Assessor  
 Monrovia Building Permits

B13 **Remarks**

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



June 25, 2014

Request from Edwards Family

This property is our family home and was purchased by our parents in 1946. With our Dad's passing last year we decided to sell the property as none of us are in a position to reside in the house. The property is the only asset left by our parents to us and their intention was that the proceeds would be used by us for our retirement.

When we put the house on the market in April we had several good offers but lost them when city representatives stated that this may be a historic house. Subsequent offers for the property, with the knowledge that the house could be designated historical, were 20-25% lower than the original offers. The house is in an area with condos and industrial properties on a busy four-lane road, with the adjacent properties being used as an auto body repair shop and an industrial manufacturing plant. Based on the offers we received, no one would buy the property with the intention of using the house as a single family home.

There are a number of similar Spanish-style homes in Monrovia from the 20's and 30's (see attached) that are or could be designated as historical and that are in residential areas. We respectfully request the freedom to demolish the house as part of a sale and we would be happy to present our case to you at the Commission meeting.

Thank you--Keith, Malcolm and Barry Edwards