



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Special Review

AGENDA ITEM: AR-5

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: July 23, 2014

SUBJECT: Special Review of Demolition of Pre-1940's Residential Structure
152 North Primrose Avenue

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

REQUEST: Demolition of pre-1940's residence

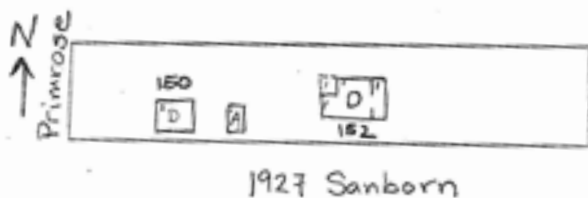
ENVIRONMENTAL DETERMINATION: Ministerial Action PRC §21080(b)(1)

BACKGROUND: On July 3, 2014, the owner of 152 North Primrose Avenue submitted an application to demolish the house at this location. According to County Assessor information, the home was built in 1936 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 780 square foot stucco-sided single-story residence was built in 1936 and has two bedrooms and one bathroom. City building permits indicate that permits exist to 1912. In regards to permits for the existing rear structure, a sleeping porch was added to the rear of the house in 1946.



On the 1927 Sanborn Maps, two dwellings are shown along with a detached accessory structure between them. Permits on file show that there once existed a larger front unit. In 1946 a room and one car garage was added to the front of the front unit. In 1958 the rear section of the front house was demolished leaving the one-car garage with attached room.



The home is stucco sided with no significant architectural features. Windows have been replaced and it appears the rear porch area has been enclosed without a permit and has not been painted. The owner did submit information from the City Directories regarding persons who lived in the home. Those names include Edward Siegel (1948) F. W. Fetters (1948-1968). City permits show permits by owners A. F. Squire (1920-1921) and G. E. Fetters (1946, 1957 and

1958). The home was then owned by the Wilkerson family from 1979 until its recent sale to the current owners.

The home is not part of the draft Historic Resources Survey of 2004. Due to its lack of architectural integrity and not having any known association with persons of historical interest, Staff has assigned it a California Historic Resource (CHR) Status Code of 6Z. A 6Z status is assigned to properties that do not meet any of the criteria required for landmark designation.

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 July 3, 2014. The date of the Historic Preservation Commission meeting marks the 20th day from the date of application.

Staff recommends that the Historic Preservation Commission find that the residence at 152 North Primrose Avenue is not eligible for landmark status and may be demolished. Further, staff is recommending that the Commission end the 120-day hold. 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 6Z finding that the residence at 152 North Primrose Avenue does not have architectural or known historic value that meets the criteria for local landmark status and waive the 120-day hold.

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or #: 152 North Primrose Avenue

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 152 North Primrose Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-021-005

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

The 780 square foot stucco-sided single-story residence was built in 1936 and has two bedrooms and one bathroom. According to City Permits on file, an addition was added to the rear in 1946 that included a sleeping porch. At that time the front structure (which was larger) had a living room and one-car garage added to it. The rear of the front house was demolished in 1958. The remaining home is stucco sided with no significant architectural features. Windows have been replaced and it appears the rear porch area has been enclosed without a permit and has not been painted.

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,
July 2014



P6 Date Constructed: 1936

Source: LA County Assessor

P7 Owner and Address:
Bowden Development
212 West Foothill Boulevard
Monrovia, CA 91016

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 #: 152 North Primrose Avenue

B1 Historic Name: None

B2 Common Name: None

B3 Original Use Single-family Residence

B4 Present Use Single-family Residence

B5 Architectural Style Bungalow

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

1912 – Sewer permit

1920 – Electrical and plumbing permits for a garage

1921 – Addition

1936 – Tax Assessor built date

1940 – Sewer permit for rear house

1946 – Add sleeping porch on rear of rear house, and one room and garage to front house

1958 – Rear section of front house demolished and only a one car garage and living room remain on front house

B7 Moved: No Date Moved _____ Original Location _____

B8 Related Features:

Detached garage at front of property also has no known historic or architectural significance

B9a Architect: Unknown b. Builder: Unknown

B10 Significance: Theme: None Area: Monrovia

Period of Significance: None Property Type HP2 - Single Family Property

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

The dwelling does not appear eligible for listing in the National Register, California Register, or for local designation due to lack of sufficient integrity or significance.

B11 Additional Resource Attributes:

B12 References:
Sanborn Maps
City Directories
City Building Permits

B13 Remarks

B14 Evaluator/ Date City of Monrovia
July 2014

