



# **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** HL-131/MA-124

**AGENDA ITEM:** PH-1

**PREPARED BY:** Ili Lobaco  
Associate Planner

**MEETING DATE:** July 23, 2014

**SUBJECT:** Historic Landmark HL-131/Mills Act Contract MA-124  
624 East Foothill Boulevard

**APPLICANT:** Tommy and Diane Radu  
624 East Foothill Boulevard  
Monrovia, CA 91016

**REQUEST:** Historic landmark designation and approval of a Mills Act Contract

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 1)

**BACKGROUND:** Pursuant to the Historic Preservation Ordinance, the property owners of 624 East Foothill Boulevard have filed an application for consideration of historic landmark designation and approval of a Mills Act Contract.

**DISCUSSION:** This single-story home was built in 1917 and has three bedrooms, two bathrooms and a finished basement. The approximately 1,920 square foot house is a Craftsman Bungalow with Colonial Revival influence that is capped by a side-gabled roof with overhanging eaves and exposed rafter tails. Stucco sheathes the exterior walls of this structure. The projecting, partial-width, arched front entrance porch centers the primary (north) elevation. Two pairs of round, tapered Ionic posts support the segmental arched porch roof. Within the porch area is the multi-light front entrance and a ten-over-one double-hung sash window. All windows are original except for a few louvered windows that were replaced with wood, double-hung windows. Doric pilasters flank the door and window. East and west of the entrance are tripartite windows with fixed center panes flanked by eight-over-one double hung sash window.



The front porch once had a set of double columns at each of the front outer corners of the porch. The outer areas of the porch had wood beams that covered this area. The beams were attached to the wood strip that is currently located above the tripartite windows. It appears that the reason for removing the outer columns was due to the oak tree that is on the

northwest corner of the porch. It currently leans toward the house therefore making reconstruction of the porch area difficult due to its location.

In the rear of the house, an open patio area was enclosed with permits in 1950. It was designed to tie in architecturally with the house. A concrete pad with concrete steps was created off the enclosed back patio area. It is here, along the edge of the concrete pad, that the four original front columns have been relocated. One of the four columns has been removed due to its deteriorating condition.

The interior of the house has features that include mahogany wood trim, doors, built-ins and cabinets. The built-in china cabinet in the dining room has the Ionic column decoration. The fireplace in the living room has Batchelder tiles and is flanked by built-in glass-door cabinets. The preservation of the Batchelder tile fireplace will be required as part of the Standards and Conditions.

### ***Criteria and Guidelines***

The Historic Preservation Ordinance requires that a property meet at least one of the seven criteria specified in order to be designated a local historic landmark. The Historic Preservation Commission is charged with the duty of determining the applicable designation criteria for landmark status. Based on the information provided by the applicant Staff has determined the following criteria are applicable:

- **Criteria Number 2** – *It is representative of the work of a notable builder, designer, or architect.*

The property is significant under this criterion as the house was designed and built by the Tifal Brothers, who are noted local builders.

- **Criteria Number 4** – *It embodies one or more distinctive characteristics of style, type, period, design, materials, detail or craftsmanship.*

The property is significant under this criterion as it exemplifies strong characteristic of a Craftsman Bungalow with Colonial Revival influence. It is in excellent condition and exhibits distinctive architectural details attributed to this style. The house retains integrity in its design, material and workmanship.

### ***Mills Act Contract***

The applicant is also requesting approval of a Mills Act Contract, which will provide a reduction in the property tax lien for the homeowner. The City will lose a small portion of the property tax collected on the property to assure its preservation and restoration.

### ***Conditions***

The house is well restored from the public view so the set standards and conditions will be applied to the Mills Act Contract. These include placing a historic plaque on the property and an electrical safety inspection within 2 years. A seismic retrofit was completed without permits so it still needs a permit and City inspection within 10 years. Additionally, the Batchelder tile fireplace will be required to be preserved. The progress of completion of these tasks will be monitored through the scheduled review process.

### ***DPR Form***

The property is part of the current draft Historic Resources Survey. A status code of 5S3 has been assigned (appears to be individually eligible for local listing or designation through survey evaluation). If the Historic Preservation Commission determines that the house is eligible for listing for local designation and the City Council concurs, then the code will be changed to 5S1 (individual property that is listed or designated locally).

Additional information about the house is found on the DPR form that has been completed by City Staff; it is attached for the review, comment and approval of the Commission.

**RECOMMENDATION:** Staff recommends that the Historic Preservation Commission forward a Nomination Statement to the City Council recommending that the house at 624 East Foothill Boulevard be designated as a historic landmark. Approval of a Mills Act Contract with the property owners subject to the attached conditions is also recommended.

If the Commission concurs with this recommendation and determines that the property meets at least one of the seven criteria for historic landmark designation, and the information provided on the DPR is accurate then, following the public hearing, the following motion is appropriate:

**Designate the property at 624 East Foothill Boulevard as Historic Landmark Number 131 and approve entering into a Mills Act Contract with the conditions of approval, and so recommend to the City Council.**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: HL-131/MA-124

**P1 Other Identifier:** 624 East Foothill Boulevard

**\*P2 Location:**  Not for Publication  Unrestricted

**a. County:** Los Angeles

**c. Address:** 624 East Foothill Boulevard **City:** Monrovia **Zip:** 91016

**e. Other Locational Data:** APN # 8517-002-011

**P3a Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This single-story home was built in 1917 and has 3 bedrooms and 2 baths. The 1,920 SF house is a Craftsman Bungalow with Colonial Revival influence. It is capped by a side-gabled roof with overhanging eaves and exposed rafter tails and stucco exterior walls. The projecting, partial-width front entrance porch centers the primary (north) elevation. Two pairs of round, tapered Ionic posts support the segmental arched porch roof. Within the porch area is the multi-light front entrance and a ten-over-one double-hung sash window. Doric pilasters flank the door and window. East and west of the entrance are tripartite windows with fixed center panes flanked by eight-over-one double hung sash window.

The front porch once had a set of double columns at each of the front outer corners of the porch. The uncovered area of the porch had wood beams that covered this area. The beams were attached to the wood strip that is located above the tripartite windows.

In the rear of the house, an open patio area was enclosed with permits in 1950 and ties in architecturally with the house. A concrete pad with concrete steps was created off the enclosed back patio area where, along the edge of the concrete pad, the four original front columns have been relocated. One of the four columns was removed because of deterioration.

**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:** (view, date)

Front (north side) June 2014

**P6 Date Constructed:** 1917

City Records and LA

**Source:** County Assessor

**P7 Owner and Address:**

Tommy and Diane Radu  
624 East Foothill Blvd., Monrovia, CA

**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 #: HL-131-MA-124

- B1** Historic Name: N/A
- B2** Common Name: N/A
- B3** Original Use: Single-family residence
- B4** Present Use: Single-family residence
- B5** Architectural Style: Craftsman Bungalow with Colonial Revival Influence

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

1917 - House built  
 1919 - Garage built  
 1950 - Rear patio on house is enclosed  
 2004 - Enlarge existing bathroom (no additional square footage)  
 2006 - Relocate kitchen wall (all internal work)

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

**B8 Related Features:**  
 Bachelder tile Fireplace

**B9a Architect:** Tifal Brothers      **b. Builder:** Tifal Brothers

**B10 Significance:** **Theme:** Architecture, Architect/Builder      **Area:** Monrovia

**Period of Significance:** 1917      **Property Type** HP2 - Single Family Property  
 Discuss importance in terms of historical or architectural context as well as integrity.

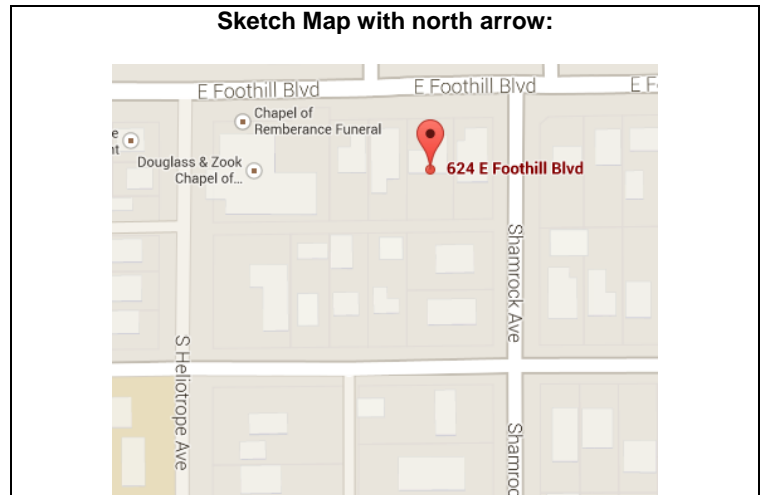
This building appears ineligible for the National Register and California Register due to lack of sufficient significance necessary for that level of recognition. It does, however, appear eligible for City of Monrovia Landmark designation due to its association with the Tifal Brothers, prominent local builders/designers.

**B11 Additional Resource Attributes:** None

**B12 References:**  
 "Picturesque Monrovia" Charles F. Davis Publisher;  
 "History of Monrovia" Press of Pasadena-Star News,  
 CA 1927; "Monrovia Centennial Review" by Peter C.  
 Ostrey; "Monrovia-Duarte Community Book by Author  
 H. Crawston

**B13 Remarks**

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



**STANDARDS AND CONDITIONS**  
**624 East Foothill Boulevard**  
**Mills Act Contract MA-124**

During the term of this agreement, the Historic property shall be subject to the following conditions:

1. All structures on the property shall be kept in excellent condition including exterior walls, windows and roofing.
2. A Certificate of Appropriateness shall be required for all exterior alterations and/or additions to any structure on the property. The Secretary of the Interior's Standards for Historic Preservation shall be applied to the property with the exception that standard condition #9 shall allow for additions, exterior alterations or related new construction to match the original house upon approval of a Certificate of Appropriateness (Attachment A).
3. *View Corridor Maintained.* The view corridor enabling the general public to see the house from the public right-of-way shall not be further obscured. The view corridor, including landscaping, hardscape and fencing, shall be maintained.
4. *Landmark Plaque.* The owner(s) shall place a Historic Preservation Commission approved historic plaque on the site within two (2) years of the City Council designation of the historic landmark.
5. *Electrical Safety Inspection.* Within two years of the date of City Council approval, an electrical safety inspection report shall be submitted on the electrical contractor's letterhead indicating that the existing service panel meets minimum code and poses no hazardous conditions, GFCI outlets are provided as specified by code, and proper grounding of the panel exists. This condition shall be waived if the building records confirm the upgrading of the service panel or written electrical inspection completed within the last five (5) years is provided.
6. *Seismic Retrofit.* Documentation by either a building permit or building inspector's report must be submitted verifying completion of a seismic retrofit. If the house has not been seismically retrofitted, it shall be retrofitted within ten (10) years of the date of the City Council approval. Seismic retrofit shall be at minimum the bolting of the house to an approved foundation.
7. The Batchelder tile fireplace shall be maintained and preserved.
8. Exterior Improvements may require a Certificate of Appropriateness.
9. The property owner(s) shall submit to the Planning Division a progress report every two (2) years (for the first ten (10) years of the Contract) listing a response to the conditions of approval (as listed on this document). After the first ten years, a progress report shall be required every five (5) years.

## YAHOO! MAIL

Print - Close Window

**From:** MonroviaHistory@aol.com  
**Date:** Wed, 15 Feb 2006 11:29:59 EST  
**Subject:** Re: 624 East Foothill Blvd  
**To:** datuckey@yahoo.com

Dear Tom and Diane,

It was a pleasure to meet both of you at the workshop, and to learn of your desire to landmark your house. Last weekend I worked with the material I had here at home, as well as what is available on the Web, and compiled some historical information on 624 E. Foothill and the Carter family. I left a copy in your mailbox, and hope that you found it. On Monday I reviewed the records in the planning department at city hall, and filled in a few blanks as far as early owners. I have a revised first page that I will get to you.

The J.I. Fisher who received a building permit in 1913 was brought to Southern California from Denver by Lucky Baldwin specifically to provide blacksmith services for his stable of valuable racing horses. The permit was issued for moving his blacksmith shop, originally on your lot, to another location. His residence was on the lot immediately to the west of yours, and was moved at the same time.

Three generations of the Carter family, and perhaps four, lived in this area. Certainly three generations are buried at Live Oak Cemetery. The family must have come to Duarte from Connecticut in the early to mid 1880's, and Frank B. Carter, Jr. must have married Caroline Bergman here, since she was born in California. Frank B. Carter, Jr. and his family were living on Buena Vista in Duarte prior to moving to Monrovia. If my memory serves me correctly, all three Carter children graduated from Monrovia High School.

It is puzzling that your house appears to have stood vacant from 1917 until it was purchased by the Carters in 1919. Since the Tifal Bros. were listed as the owners on the 1917 permit, perhaps they built the house as an investment and it was slow in selling. Or perhaps they pulled the permit in 1917, but did not immediately begin construction. The answer may lie in the old Monrovia newspapers on microfilm at the library. I have stumbled across ads for other Tifal Bros. houses in the newspaper, and if there is an ad, it might pinpoint when the house was actually placed on the market. Then there is the story that both your house and the Bruno's house were on the market at the same time, and that Clara Hanna selected the Bruno's house to purchase.

In the meantime, I have enjoyed learning more about the history of your house, and trust that you will find the information equally interesting. Since I am interested in Duarte history as well, I value learning more about another early family in that community.

Best regards,

Steve Baker

## Live Oak Cemetery

A "Carter, F.B." "Born Feb 3, 1827 - Died Sept 25, 1918" Father

Block A "Carter, Martha A." "Born July 3, 1830 - Died Feb 27, 1897" "Mother; Wife of F.B. Carter, Sr."

Block C "Carter, Frank B." 1862 - 1948

Block C "Carter, Caroline B." 1866 - 1951

"Carter, Carlos Newton" 1889 - 1944

Block C "Carter, Frances Marie" 1898 - 1974 Beloved Mother

## California State Death Index

CARTER FRANK B 09/27/1862 BOOTH CARTER M CONNECTICUT LOS ANGELES (19) 02/02/1948 85 yrs

CARTER CAROLINE BERGMAN 07/27/1866 BERGMAN F CALIFORNIA ALAMEDA (01) 11/12/1951 85 yrs

CARTER CARLOS NEWTON 04/10/1889 BERGMAN CARTER M CALIFORNIA LOS ANGELES (19) 08/30/1944 55 yrs

HOLMES ISIS CARTER 07/16/1890 F WASHINGTON CONTRA COSTA 02/22/1978 87 yrs

CARTER FRANCES M 02/01/1898 F CALIFORNIA LOS ANGELES (19) 04/17/1974 76 yrs

## Federal Census of 1880: Hartford, Hartford, Connecticut

Carter F.B.	W M	53 head	M	Conn
Martha A	W F	52 wife	M keeping house	Vermont
Fanny H	W F	26 daughter	S at home	Mass
Frank B, Jr.	W M	14 son	S Clerk in bank	Conn
Henry S.	W M	14 son	S at school	Conn



**Federal Census of 1900: El Monte Township, Los Angeles, California**

Carter Frank B	W M	Sep	1866	M 12	Connecticut Orange Grower
Caroline B	W F	Jul	1869	M 12 3 3	California
Carlos N	W M	Apr	1889	S	California at School
Isis C	W F	Jul	1891	S	Washington at School
Frances M	W F	Feb	1897	S	California
Carter Francis B	W M	Feb	1827	W	Connecticut Fruit Grower