



## **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** Special Review

**AGENDA ITEM:** AR-4

**PREPARED BY:** Ili Lobaco  
Associate Planner

**MEETING DATE:** January 29, 2014

**SUBJECT:** Special Review of Demolition of Pre-1940's Residential Structure  
232 Madeline Drive

**APPLICANT:** Joseph Fulciniti

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

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

**BACKGROUND:** On December 23, 2013, the owner of 232 Madeline Drive submitted an application to demolish the house at this location. According to County Assessor information, the home was built in 1900 and is therefore subject to the residential demolition ordinance which applies to residential structures in residential zones that were built prior to 1940.

**DISCUSSION:** The 878 square foot stucco-sided single-story residence was built in 1900 and has two bedrooms and one bathroom. The house was originally located at 312 West Foothill Boulevard and was moved to its present location in the early 1950's. The owner is selling the property and prospective owners want to demolish the structure to redevelop the property.

The home is not part of the draft Historic Resources Survey of 2004. Due to its deferred maintenance, lack of architectural integrity and it being relocated here from another location, 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 December 23, 2013 and it has been 37 days from the date of application.

Staff recommends that the Historic Preservation Commission find that the residence at 232 Madeline Drive 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 232 Madeline Drive does not have architectural or known historic value that meets the criteria for local landmark status and end the 120-day hold on the demolition**

Page 1 of 2 \*Resource Name or #: 232 Madeline Drive

P1 Other Identifier: 232 Madeline Drive

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 232 Madeline Drive City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8518-037-004

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

Single-story 878 square foot home with stucco exterior. Pyramidal roof design with asphalt shingle roofing. Original windows on the front have been replaced with an inappropriate style as has the original front door. There is a simple shed roof overhang centered over the front door entry. A screened porch is attached to the rear of the house. A single-car garage is detached and located to the south of the house.

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,  
January 2014



P6 Date Constructed: 1900

Source: Assessor records

P7 Owner and Address:

Joseph Fulciniti

232 Madeline Drive

P8 Recorded by:

City of Monrovia

P9 Date Recorded: January 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 #: 232 Madeline Drive

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 Bungalow

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

1900 - House built (according to County Assessor records)

1952 - House moved to current location from 312 West Foothill Boulevard

1971 - Garage built

1971 - Screened patio built on the rear of the house

B7 Moved: Yes      Date Moved 1952      Original Location 312 West Foothill Boulevard

B8 Related Features: N/A

B9a Architect: Unknown      b. Builder: Unknown

B1 Significance: Theme: N/A      Area: Monrovia

Period of Significance: 1900      Property Type HP2 - Single Family Property

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

B1 Additional Resource Attributes:

B1 References:

B1 Remarks

B1 Evaluator/  
4 Date

Sketch Map with north arrow: