



# **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** HL-143/MA-133

**AGENDA ITEM:** PH-1

**PREPARED BY:** Teresa Santilena  
Assistant Planner

**MEETING DATE:** May 24, 2017

**TITLE:** Historic Landmark HL-143/Mills Act Contract MA-133  
228 West Olive Avenue  
Monrovia, CA 91016

**APPLICANT:** Megan and John Ferrell  
228 West Olive Avenue  
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 228 West Olive Avenue have filed an application for consideration of historic landmark designation and approval of a Mills Act Contract.

**ANALYSIS:** The subject property is located on the south side of West Olive Avenue between South Magnolia and South Primrose Avenues. The property is improved with a 1,187 square foot Folk Victorian single family home built in 1887, as well as a detached two-car garage and guest house, which were built in similar style in 2008.



The single story Folk Victorian residence was built in 1887 and rests on a river rock foundation. It is capped by a steeply pitched gabled front and wing roof system with boxed eaves and eave returns. The home is clad in horizontal clapboard wood siding with cornerboards. The gable ends are clad in a wide band of vertical wood trim with picket pattern that creates a decorative saw-tooth frieze below the eaves. The recessed front porch features chamfered spindles, lace-like spandrels, and a pent roof, which are typical of Folk Victorian architecture. The elongated wood framed double hung sash windows feature wood screens with decorative gingerbread corner details. The front door screen has similar decorative details, as well as short turned

spindles and spandrels that mimic those on the front porch. The house is set back from the public right-of-way.

Building permit records show that the home has undergone several renovations over the past 100 years. The first permit on file was for sewer work in 1913. In 1952, a permit was issued for a 400 square foot garage. In 1980, a 140 square foot den addition at the rear of the home, and rear deck were permitted. In 1986, a special housing inspection was performed and a permit was issued for a garage and carport after construction was completed. In 2006, a new 2-car garage was permitted to be attached to an existing accessory building. Lastly, in 2008, a garage and workshop were demolished and a permit was issued for a new 3-car garage and guest house, totaling 1,067 square feet.

The Applicant submitted the history on the home, which revealed that the original owner of the house was Reverend William Stevenson, who was the second minister of the First Methodist Church of Monrovia. Dr. Stevenson lived in the home from 1887 to 1889, at which point he moved to the Queen Anne Victorian at 224 West Olive Avenue. He also served on the Monrovia "Board of Trustees" from 1890 to 1892.

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

The Commission must determine the applicable designation criteria for landmark status for the house at 228 West Olive Avenue. As specified by the Historic Preservation Ordinance, a property must include one or more of the applicable designation criteria. The following criteria is presented for the Commission's consideration.

**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 distinctive characteristics of Folk Victorian architecture with its steeply pitched gabled front and wing roof system, recessed front porch with decorative spindles and spandrels, and decorative wood siding.

The building needs restoration of some original features, but it retains integrity in its design, materials and workmanship. Staff's determination is that 228 West Olive Avenue meets Criterion Number 4.

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

The applicant is also requesting approval of a Mills Act Contract which will provide tax savings for the homeowner. The City will lose a portion of the property tax collected on the property to assure its preservation and enhancement.

### ***Conditions***

The home requires repair work to restore it to its full potential. The new property owners have already restored much of the interior, including uncovering and refinishing the original hardwood floors, upgrading the electrical panel, and restoring interior doors with matching vintage hardware. In addition, the new owners have already had the property seismically retrofitted with a concrete sister wall foundation behind the existing river rock foundation. The set standards and conditions will be applied (Exhibit A), including placing a historic plaque on the property within two years.

Furthermore, the owner has submitted a 10 year improvement plan for the property that includes restoration of broken windows, including replacement of broken sash weights along

the front façade and bedroom windows, replacing missing and damaged wood siding, removal of the concrete front porch floor and restoration of the wooden porch flooring, and new exterior paint. Staff concurs with proposed work plan and has added these items to the standard conditions.

***DPR Form***

Staff is processing this application as a City of Monrovia Historic Landmark, and 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 building 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). The DPR form 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 228 West Olive Avenue be designated as a historic landmark. Approval of a Mills Act Contract with the property owner subject to the attached conditions is also recommended.

If the Historic Preservation 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 228 West Olive Avenue as Historic Landmark Number 143, and approve entering into a Mills Act Contract with the conditions of approval, and so recommend to the City Council.**

**STANDARDS AND CONDITIONS**  
**228 West Olive Avenue**  
**Mills Act Contract MA-133**

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 building upon approval of a Certificate of Appropriateness (Attachment A).
3. *View Corridor Maintained.* The view corridor enabling the general public to see the building from the public right-of-way shall not be 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. The plaque shall be displayed at all times and shall be visible from the right-of-way.
5. *Electrical Safety Inspection.* Within two (2) 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. *Window Repair.* The broken and unserviceable windows shall be repaired or replaced with architecturally appropriate windows within two (2) years.
7. *Exterior Siding Repair.* The missing and damaged exterior wood siding shall be replaced within five (5) years.
8. *Exterior Paint.* Paint the exterior within five (5) years.
9. *Front Porch Repair.* The concrete floor of the front porch shall be removed and restored to wood, and the wood front porch rails shall be repaired within ten (10) years.

10. The property owner(s) shall submit to the Planning Division a progress report every two (2) years for the first ten (10) years on the anniversary date of the Contract, listing a response to the conditions of approval as listed on this document. Report shall also include interior and exterior maintenance projects completed since your last required update report. After the first ten (10) years, a progress report shall be required every five (5) years.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: HL-143/MA-133

P1 Other Identifier: 228 West Olive Avenue

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 228 West Olive Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8516-034-009

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

The single story Folk Victorian residence was built in 1887 and rests on a river rock foundation. It is capped by a steeply pitched gabled front and wing roof system with boxed eaves and eave returns. The home is clad in horizontal clapboard wood siding with cornerboards. The gable ends are clad in a wide band of vertical wood trim with picket pattern that creates a decorative saw-tooth frieze below the eaves. The recessed front porch features chamfered spindles, lace-like spandrels, and a pent roof, which are typical of Folk Victorian architecture. The elongated wood framed double hung sash windows feature wood screens with decorative gingerbread corner details. The front door screen has similar decorative details, as well as short turned spindles and spandrels that mimic those on the front porch. The house is set back from the public right-of-way.

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)

Facing southwest, May 2017

P6 Date Constructed: 1887  
Baker, Steve & Burud,  
Sandy Monrovia's  
First Houses – Still  
Source: Remaining

P7 Owner and Address:  
Megan D. and John O. Ferrell  
228 West Olive Avenue  
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: May 2017

P10 Survey Type: Individual



P11 Report Citation: None

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-143-MA-133

- B1 Historic Name: N/A
- B2 Common Name: N/A
- B3 Original Use: Single-family residential
- B4 Present Use: Single-family residential
- B5 Architectural Style: Folk Victorian

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

- 1887 – Main dwelling constructed
- 1952 – 400 square foot garage
- 1980 – New deck and a 140 square foot den in the rear off the service porch
- 1986 – New carport and garage (permit issued after construction was completed)
- 2006 – New 2-car garage added to existing accessory building
- 2008 – Demolition of garage and workshop/construction of new garage and guest house
- 2016 – Reroof
- 2016 – Seismic Retrofit

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

**B8 Related Features:**

- Detached Guest House
- Detached two-car garage

B9a Architect: Unknown      b. Builder: Unknown

B10 Significance: Theme: Residential Development      Area: Monrovia

Period of Significance: 1887      Property Type: HP2 – Single Family Residential

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

The property is locally significant due to its use of Folk Victorian styling and features in its overall design. Therefore, the dwelling appears eligible for designation as a City of Monrovia Landmark under Criterion No. 4.

**Additional Resource Attributes:**

B11

**B12 References:**

- Monrovia Legacy Project – *Monrovia's First Houses – Still Remaining*
- Tim Gregory Report *228 West Olive Avenue Monrovia*
- Monrovia City Directories
- LA County Assessor
- Monrovia Building Permits
- Sanborn Maps

B13 Remarks

B14 Evaluator/ Date: City of Monrovia  
May 2017

