



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2017-12

AGENDA ITEM: AR-5

PREPARED BY: Nancy Lee
Associate Planner

MEETING DATE: June 28, 2017

TITLE: Determination of Historic Significance
1224 South Alta Vista Avenue

APPLICANT: Kamen Lai
Elite Design Development Inc.
8748 Valley Blvd., Suite K, Rosemead, CA 91770

REQUEST: Determine the historic significance of a residential building built within the historic period (50 years or older) that is proposed for demolition.

BACKGROUND: The City's demolition review standards are set forth in Chapter 17.10 of the Monrovia Municipal Code and apply to main residential buildings in any zone that are fifty (50) years old or older proposing total demolition or significant alteration or removal of exterior building wall area and/or roof area. The demolition application requires the submittal of either documentation from a historic survey that indicates a California Historical Resource Status (CHRS) code for the subject building and other site data, a historic assessment and determination of CHRS code for the property by a qualified historic preservation consultant, or a written request for an exemption due to obvious lack of historic significance.



The evaluation and determination made by the Historic Preservation Commission is in the form of approval of a DPR Form which includes the assignment of a CHRS code. The determination made by the Commission using the CHRS codes is the first step in the process and will be part of the overall evaluation of the "project" pursuant to the California Environmental Quality Act (CEQA).

The applicant presented Staff with preliminary plans for the construction of a multi-family development which involves the demolition of the existing residential building located at 1224 South Alta Vista Avenue. The duplex was built in 1955, and therefore, a determination of historic significance must be made by the Historic Preservation Commission under the demolition review authority of Ordinance 2016-10. Based on the provisions of the code, the applicant hired a qualified consultant to complete the evaluation.

ANALYSIS: The subject site is located at the east side of South Alta Vista Avenue, south of Cypress Avenue, to the north of the 210 freeway and is surrounded by multiple-family residences. A historical evaluation for the property was provided as part of the application and which includes a professional historic assessment and DPR form with background documentation that was prepared by McKenna et al., dated February 10, 2017. The assessment is attached as Exhibit "A".

According to the historic assessment, the site is improved with a duplex constructed in 1955 in the Minimal Traditional architectural style, provided with stucco siding, low sloping gable design and composition shingles. All of the original windows have been replaced with aluminum slider windows. The report documents that the construction and building materials used are simple, standard, and were readily available. The units are not embellished with outstanding design elements and unique materials, given that they were constructed as rental units. Further, the architect of the home is unknown and the builder is A.B. Pease, who was not a notable builder. Research also does not reveal that the project area is a potential historic district due to the various styles and eras of surrounding architecture that date up to multiple periods. Based on the findings of the historical assessment, applicant's historic consultant determined that the property does not meet any of the criteria for local landmark designation.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission accept the DPR prepared by the applicant's historic consultant and assign a CHRS Code of 6Z to the property, indicating that the duplex at 1224 South Alta Vista Avenue is not eligible for landmark status. If the Commission concurs with this recommendation, the following motion is appropriate:

Approve the DPR Form with a Status Code of 6Z finding that the residential structure at 1224 South Alta Vista Avenue does not have architectural or known historic value that meets the criteria for local landmark status or a potential historic district.

PRIMARY RECORD

Primary #

HRI #

Trinomial

Other Listings:

Review Code: **6Z** Reviewer: Jeanette A. McKenna Date: 2/10/17

Page 1 of 22 *Resource Name or # (assigned by recorder) 1224 S. Alta Vista Avenue, Monrovia, LA Co., CA

P1. Other Identifier: APN 8508-003-020

*P2. Location Not for Publication Unrestricted

*P2a. County: Los Angeles

P2b. USGS 7.5' Quad: Mt. Wilson Date: 1988 T 1N; R 11W; SE ¼ of NW ¼ of Sec. 35 ; S.B.B.M.

P2c. Address: 1224 S. Alta Vista Avenue City: Monrovia Zip: 91016

P2d. UTM: NAD 27 Zone: 11 407231 mE 3777718 mN

P2e. Other Locational Data: (e.g.: parcel #, directions to resource, elevation, etc., as appropriate) East side off S. Alta Vista; south of W. Cypress Avenue and north of the 210 Freeway alignment. Center of block and surrounded by other MFR properties.

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

See Continuation Sheet

P3b. Resource Attributes: (List attributes and codes.) HP-3 (Multi-Family Residential Property; Duplex)

*P4. Resources Present: Building Structure Object Site

District Element of District Others (Isolate, etc.)

P5a. Photo or Drawing (Photo Required for Buildings, Structures, and Objects.)



P5b. Description of Photo: 2/10/17 West Elevation (facing East)

*P6. Date of Construction/Age 1955

Historic Prehistoric Both

*P7. Owner and Address: TCY Investment LLC 228 S. Olive Avenue, #A307 Alhambra, CA 91801

*P8. Recorded by: McKenna et al. Jeanette A. McKenna Whittier CA 90601 (562) 696-3852

*P9. Date Recorded: 2/10/2017

*P10. Survey Type: Assessment

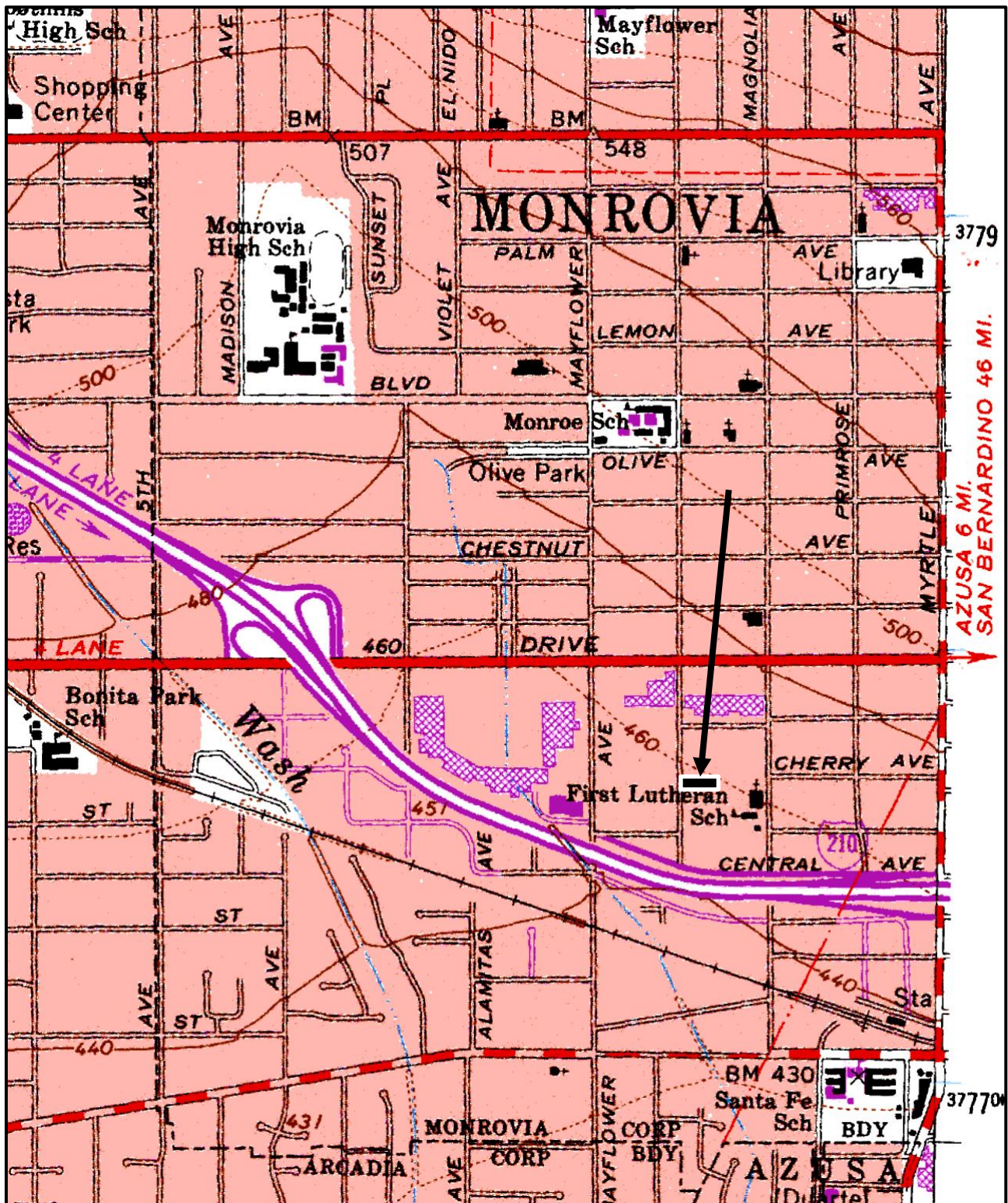
*P11. Report Citation: (Cite survey report and other sources, or enter "None.") McKenna, Jeanette A. (2017) – Architectural Assessment of 1224 S. Alta Vista Avenue, Monrovia, Los Angeles County, California. On file, McKenna et al., Whittier, California.

*Attachments NONE Location Map Sketch Map Continuation Sheet BSO Record

Archaeological Record District Record Linear Feature Record Milling Station Record

Rock Art Record Artifact Record Photographic Record Other (List): Photos and Maps

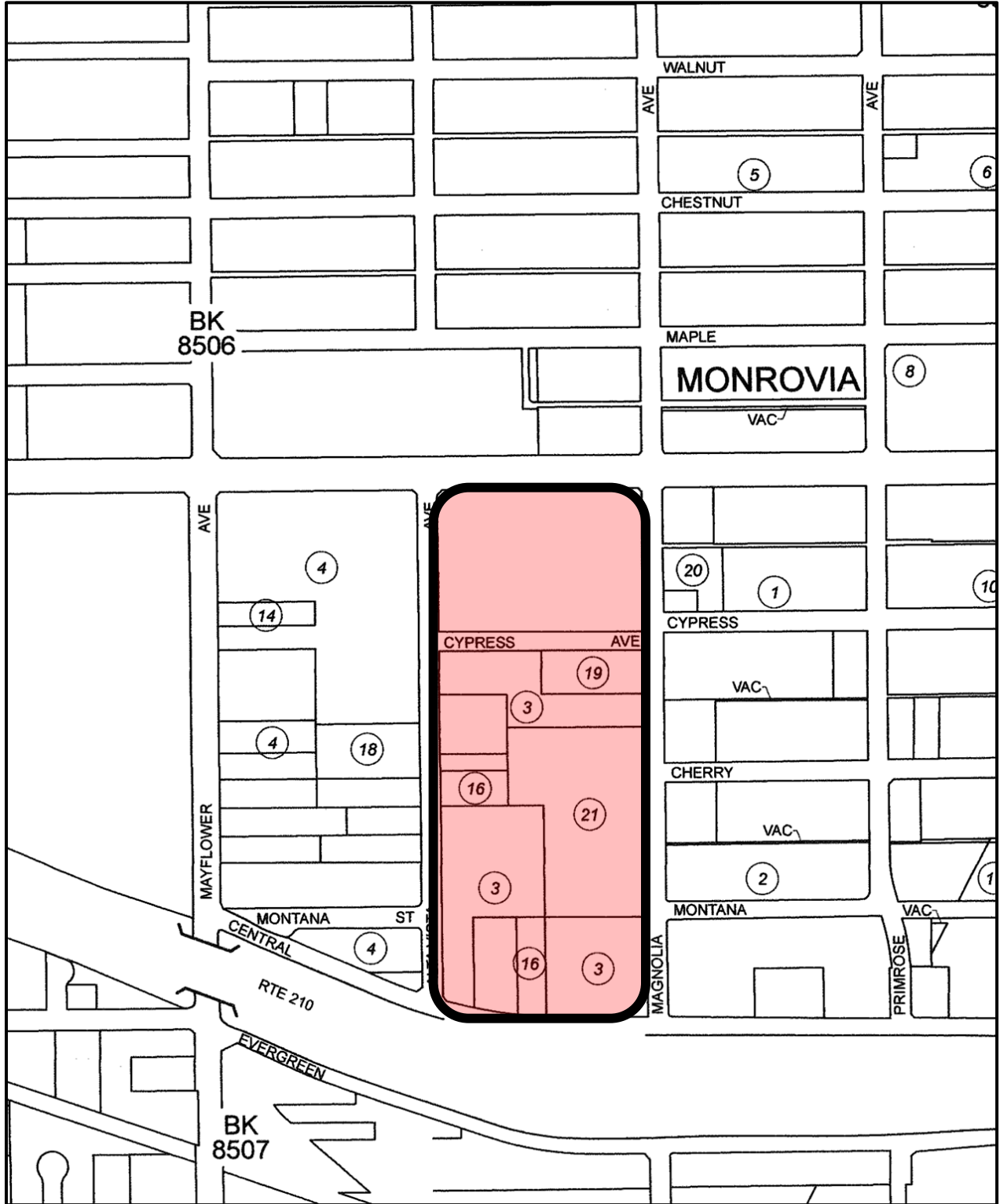
LOCATION MAP



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DEPARTMENT OF PARKS AND RECREATION
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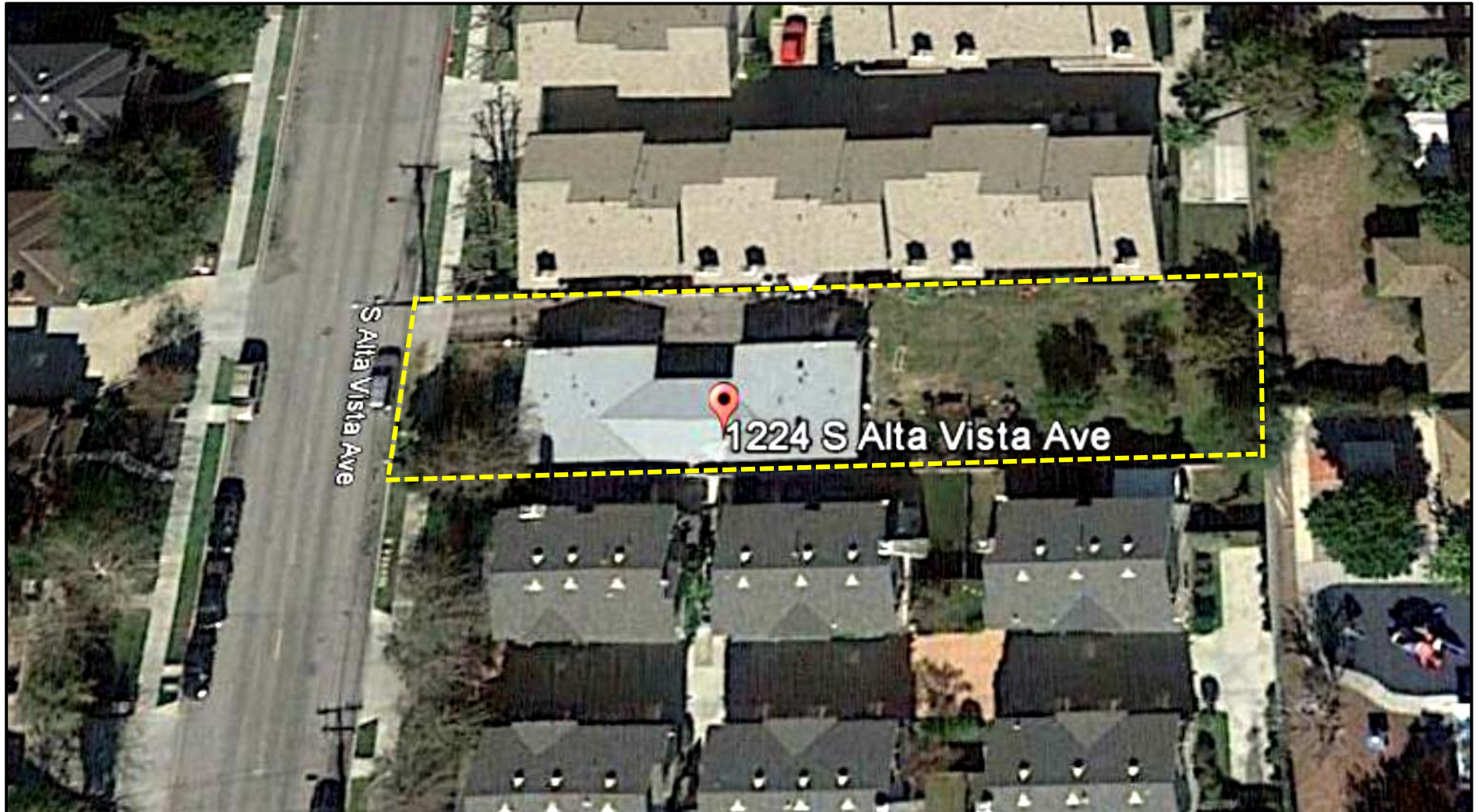
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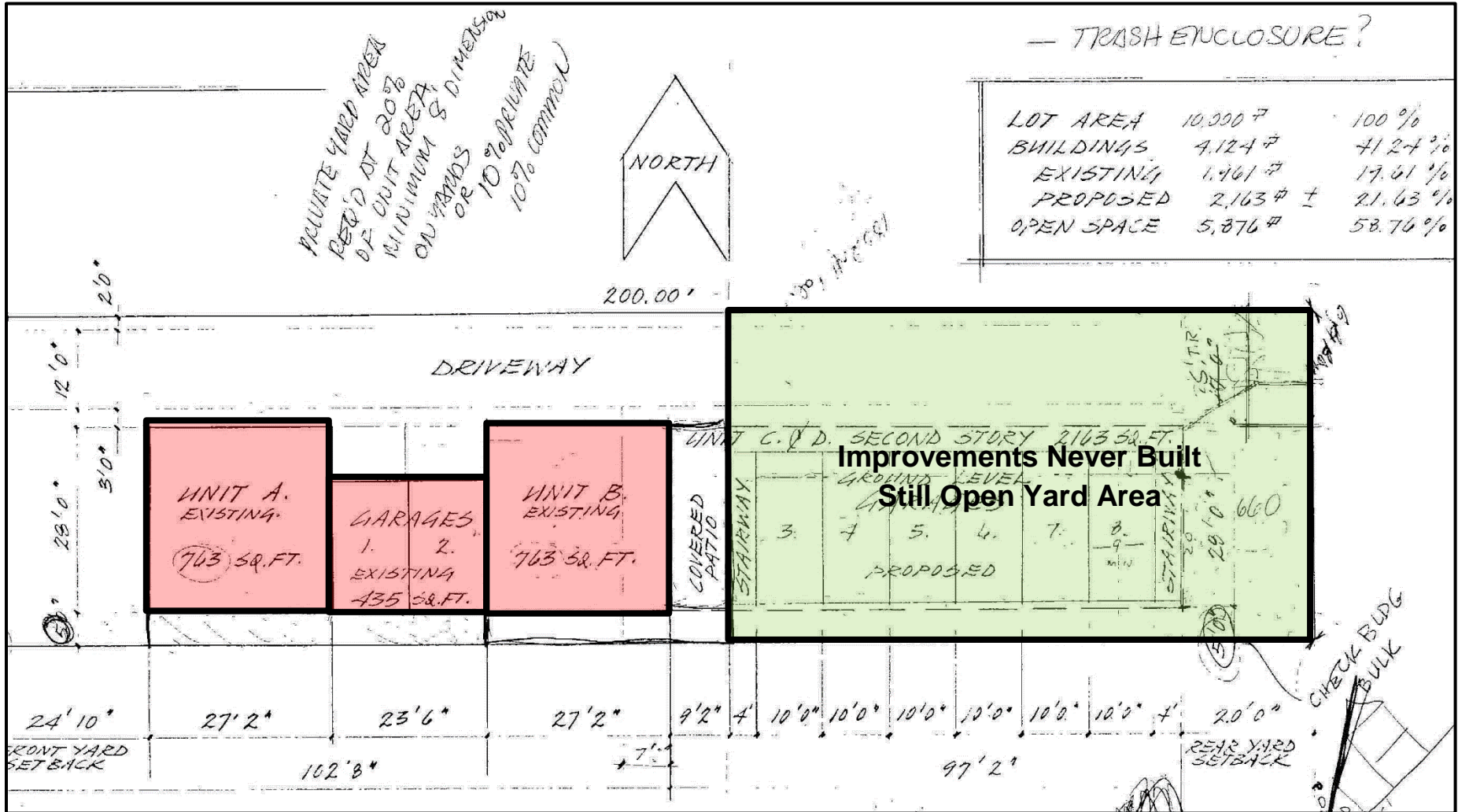
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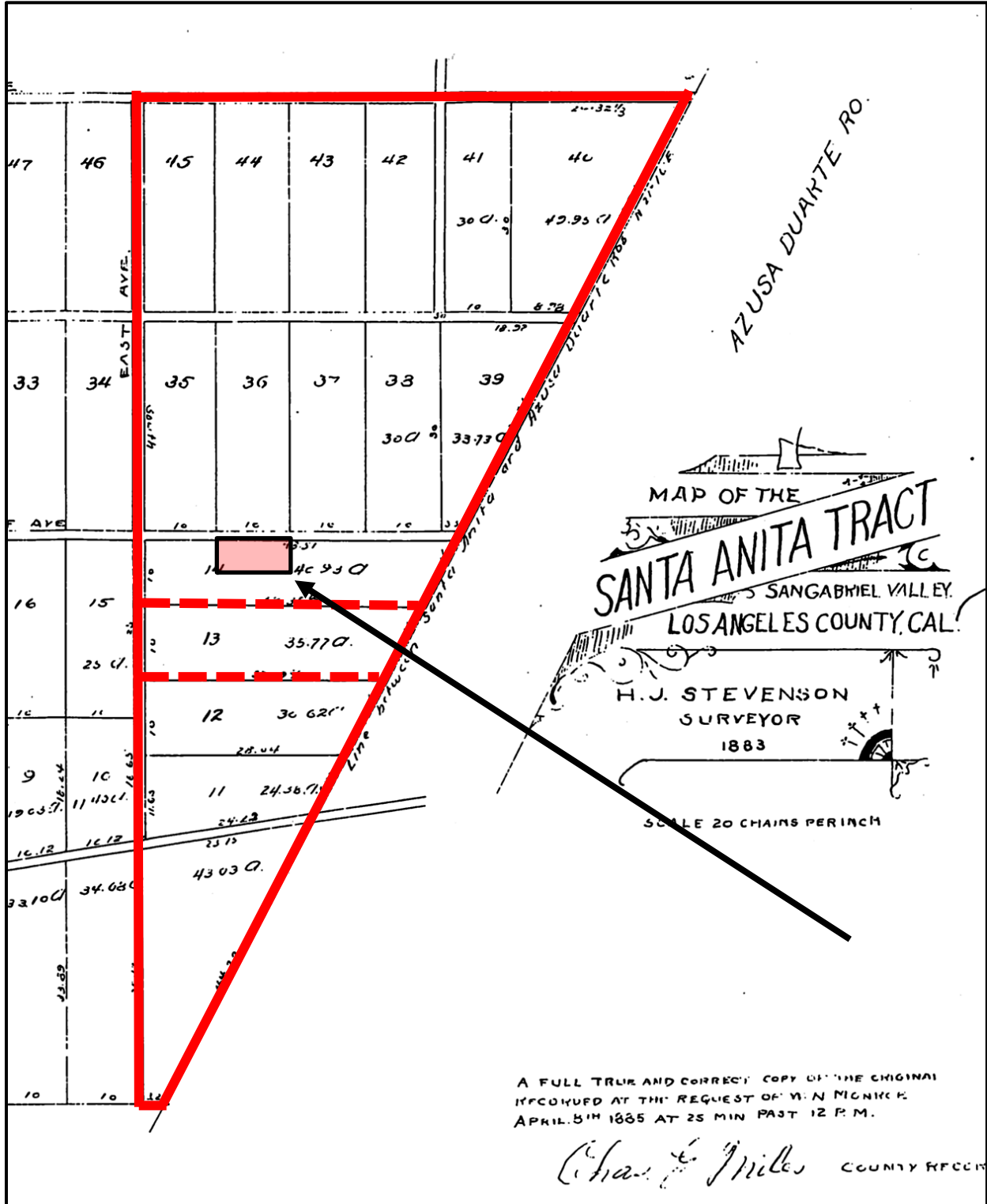
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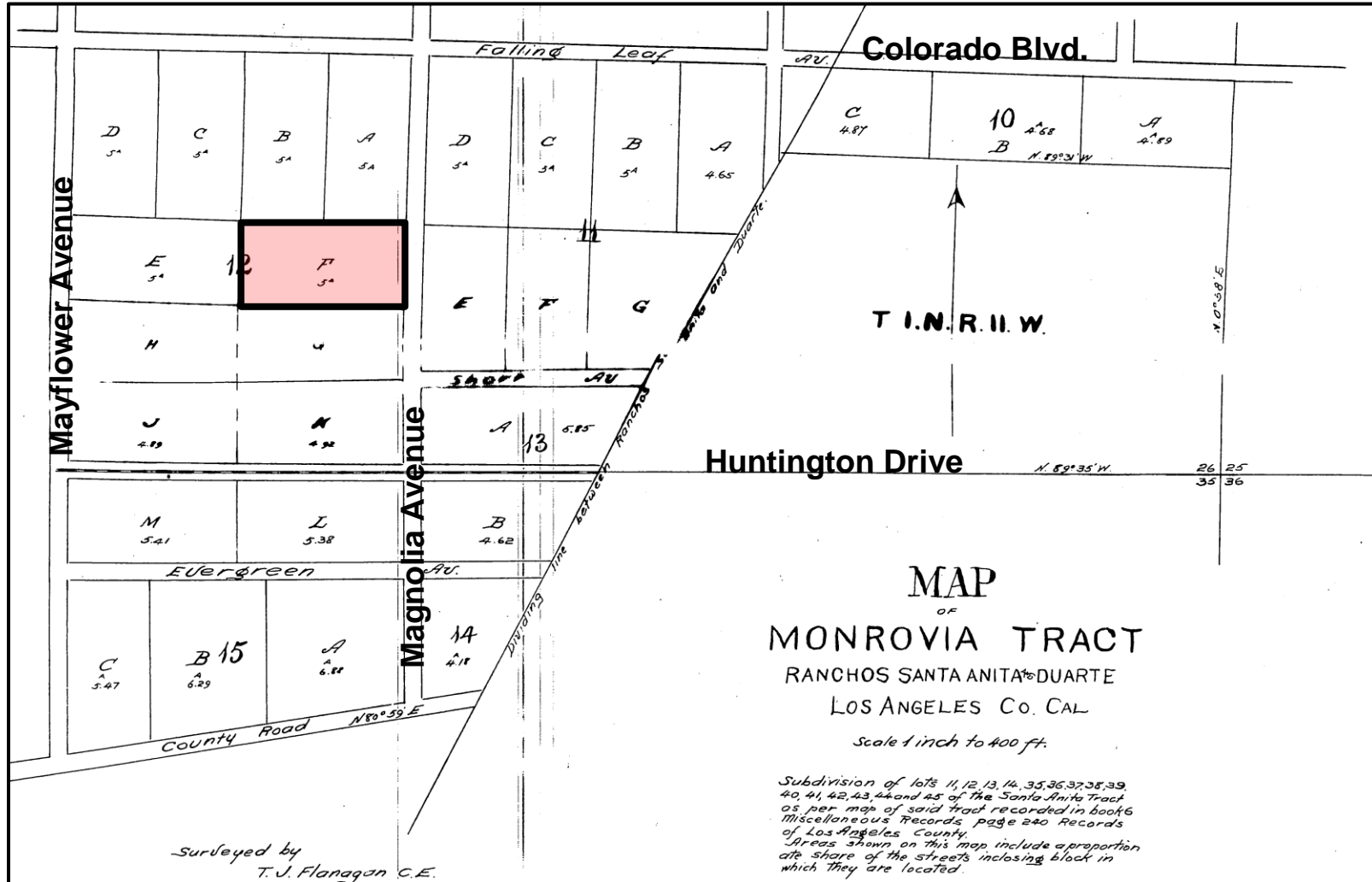
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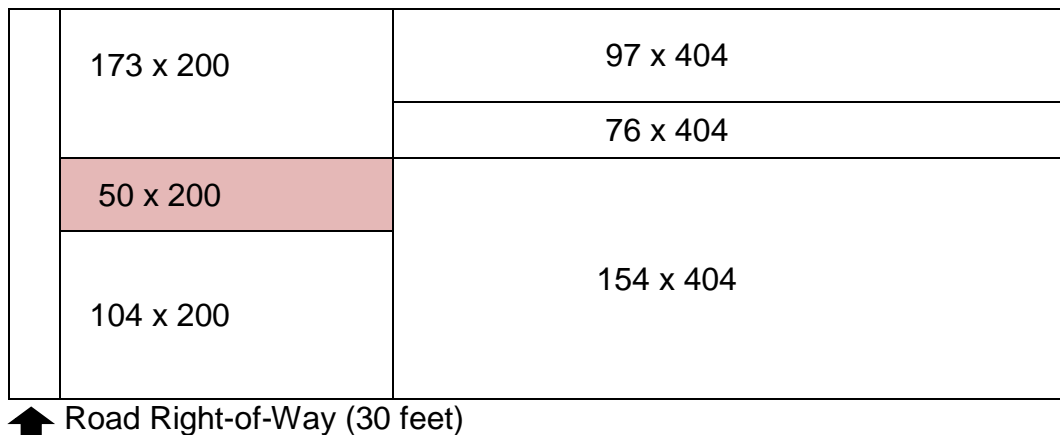
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The current project area, 1224 S. Alta Vista Avenue, Monrovia, Los Angeles County, California, is cross-referenced as Assessor Parcel No. 8508-003-020 and is described as a multi-family residential property. Originally, this property was located within the Ranch Santa Anita and, later, within the Santa Anita Tract of 1883. When mapped in 1883, the Santa Anita Tract extended from Grand View Avenue on the north and a point just below County Road (Duarte Road) on the south. The eastern boundary was the Rancho Santa Anita boundary and the western boundary was primarily along Santa Anita Avenue. With respect to the current project area, the area of Parcel -020 was within the original Parcel 13; east of East Avenue (now Monrovia) and south of Falling Leaf Avenue (now Huntington Drive). Lot 13 consisted of 35.77 acres.

Remapped in 1886, as a part of the Monrovia Tract, this property became a part of Lot F, Block 12 (5 acres). This 5 acre property was bounded by Magnolia Avenue on the east, but Alta Vista Avenue was not yet defined. Neither was Cypress Avenue. The County Assessor identifies the property of Parcel -020 as the north 50 feet of the south 154 feet of the east 200 feet of the west 230 feet of Lot F, Block 12.



Once identified, the boundaries of Parcel -020 did not change. There is no record of any improvements on this property until the mid-1950s, when A.B. Pease filed for a new building construction permit. This permit involved the construction of a duplex designed a mirror image design. Each unit consisted of 763 square feet of living space and consisted of two bedrooms and one bath each. Each unit was just over 27 feet square and separated by two single car garages. These garages, together, measured 435 square feet – slightly larger than a standard two car garage and measuring 20 feet deep and approximately 11 feet wide. The residential units and garages share walls, resulting in a single expanse of living and storage space. These units are located on the western half of the property, while the eastern half is open yard area.

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In 1986, the then owner of the property proposed the construction of additional units above a series of garages. These improvements were never built.

Records on file at the City of Monrovia identify the various owners of this property as:

1955 A.B. Pease
 n.d. Frank Arteshian
 1978 A. Wilson
 1986 Raymah (Raymond?) M. Carter
 1996 Dorothy Jones
 1996 Orlando Ciarizio

The existing improvements, as noted, consist of a duplex with attached garages. Built in 1955, these units are wood framed structures with stucco siding and resting on a concrete pad. The roof line is a low-sloping gable design covered with composition shingles. The original windows have been replaced by modern aluminum slider windows with faux panes.

Unit A, facing S. Alta Vista Avenue, exhibits two large slider window units and the main entrance (on south side of west elevation). The north elevation exhibits a second doorway and two windows (one bathroom window and one general window). A matching window is located on the east elevation. Additional windows are located on the south elevation. The eaves are relatively wide and framed with a fascia board. The attached garage has a modern aluminum roll-up door (replacement), but no windows. Unit B is identical, but in a mirror image (the main entrance being on the east elevation and facing the rear yard).

The driveway is located on the northern side of the property and extends east of Unit B. The driveway is asphalt and in relatively poor condition. Poured concrete is located near the northern side of the residences. The front yard is fenced with chain link, but otherwise, the property is readily accessed.

Overall, the improvements are relatively simple and were designed as rental units (supplemental income). There is no evidence that any of the owners ever lived on the property. In assessing the potential significance of this property, McKenna et al. has determined the improvements cannot be associated with any significant historical event or person, the design is not unique or indicative of the work of a master architect. The construction is simple and the materials are standard and readily accessible. All of the windows have been replaced, impacting the historical

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integrity of the improvements. There is no evidence to suggest this property was improved prior to the 1955 construction. There is no evidence of any archaeological resources or paleontological specimens. In assessing the potential significance of this property for historical recognition, the McKenna et al. addressed the City's criteria (83 Code, § 17.40.060) (Ord. 94-03 § 6, 1994) for consideration:

(1) It is identified with persons or events significant in local, regional, state or national history.

The research did not result in the identification of any person or event significant in history. Therefore, this criterion does not apply.

(2) It is representative of the work of a notable builder, designer, or architect.

The architecture associated with the noted improvements is not significant and fails to represent the work of a notable builder, designer, or architect. Therefore, this criterion does not apply.

(3) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than 50% of historic or architecturally related grouping of properties which contribute to each other and are unified aesthetically by physical layout or development.

To date, the project area has not been associated with a recognized historic area (or district) and is one of many properties in the area exhibiting individual architectural preferences. The community has various style of architecture that date to multiple periods. In this case, the improvements are relatively late and non-descript. The minimal traditional style is not distinct or notable. The design is flat and non-descript. Criterion 3 does not apply.

(4) It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.

As noted, the property is flat and there are no outstanding design elements. The characteristic fail to fall into any defined architectural style or period and there are no unique materials. The craftsmanship is simple and without outstanding craftsmanship. Criterion 4 does not apply.

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- (5) It has a unique location or physical characteristics or represents an established and familiar visual feature of neighborhood, community, or the city.

There is nothing unique about the location of this property and there are no physical characteristics defining this property as being representation of the neighborhood, community or City. The improvements are indicative of tens of thousands of multi-family residential units constructed in the 1950s and designed specifically as income properties. Therefore, Criterion 5 does not apply.

- (6) It incorporates elements that help preserve and protect an historic place or area of historic interest in the city.

As noted in the previous discussions, this property and its improvements are not indicative of or representative of the historic nature of the City of Monrovia. These improvements are late and represent simple, inexpensive improvements designed as rental properties and not the family-owned properties dominating the City. The area has been impacted by redevelopments and, in some cases, non-residential improvements. Therefore, Criterion 6 does not apply.

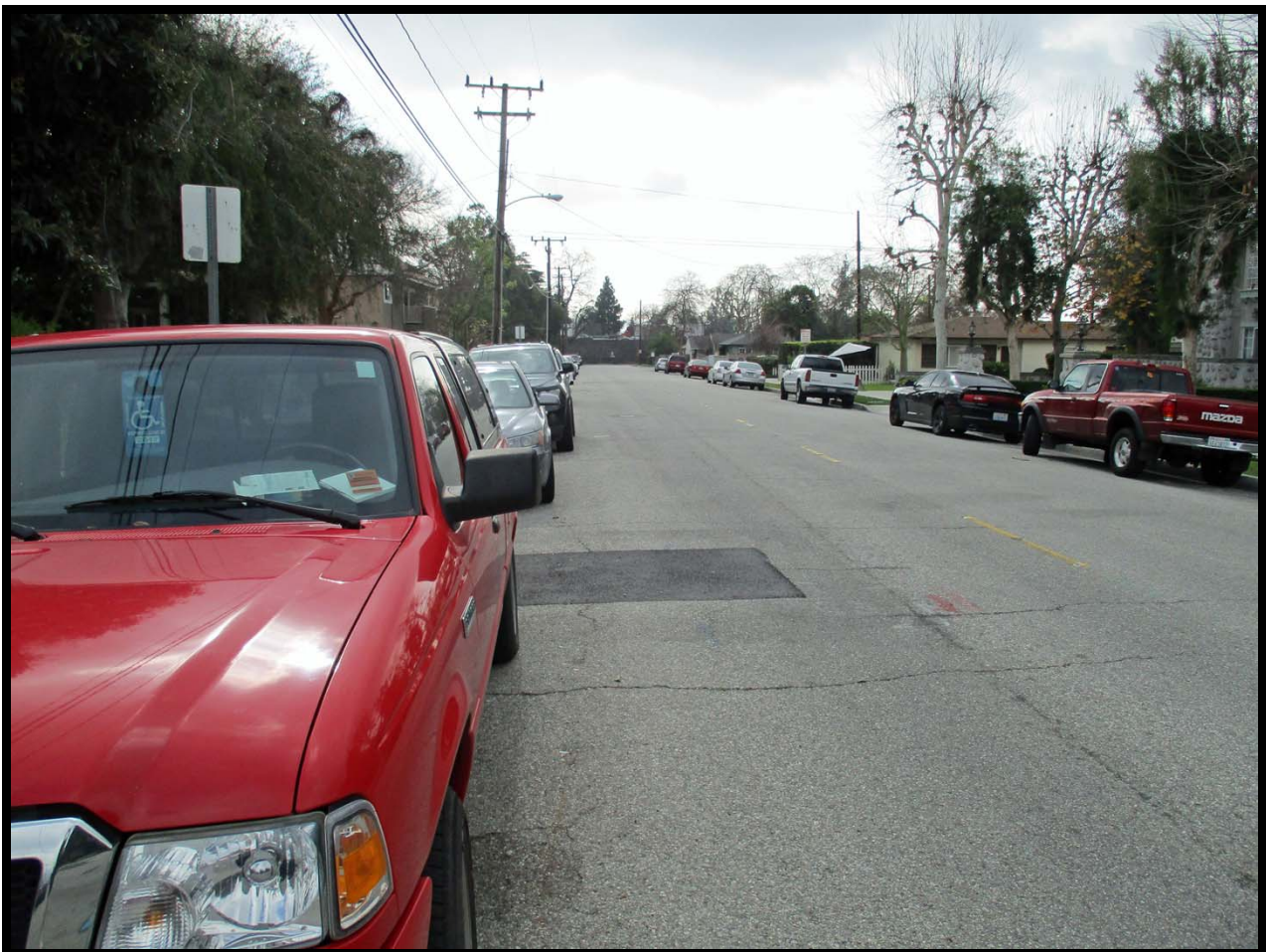
- (7) It has yielded, or may be likely to yield information important in prehistory or history.

Although the general area of Monrovia can be associated with the presence of Native American populations, the physical examination of this specific property yielded no evidence of any archaeological or paleontological resources. There is always a potential for buried resources, but as of this writing, no physical evidence can be reported. Therefore, Criterion 7 does not apply.

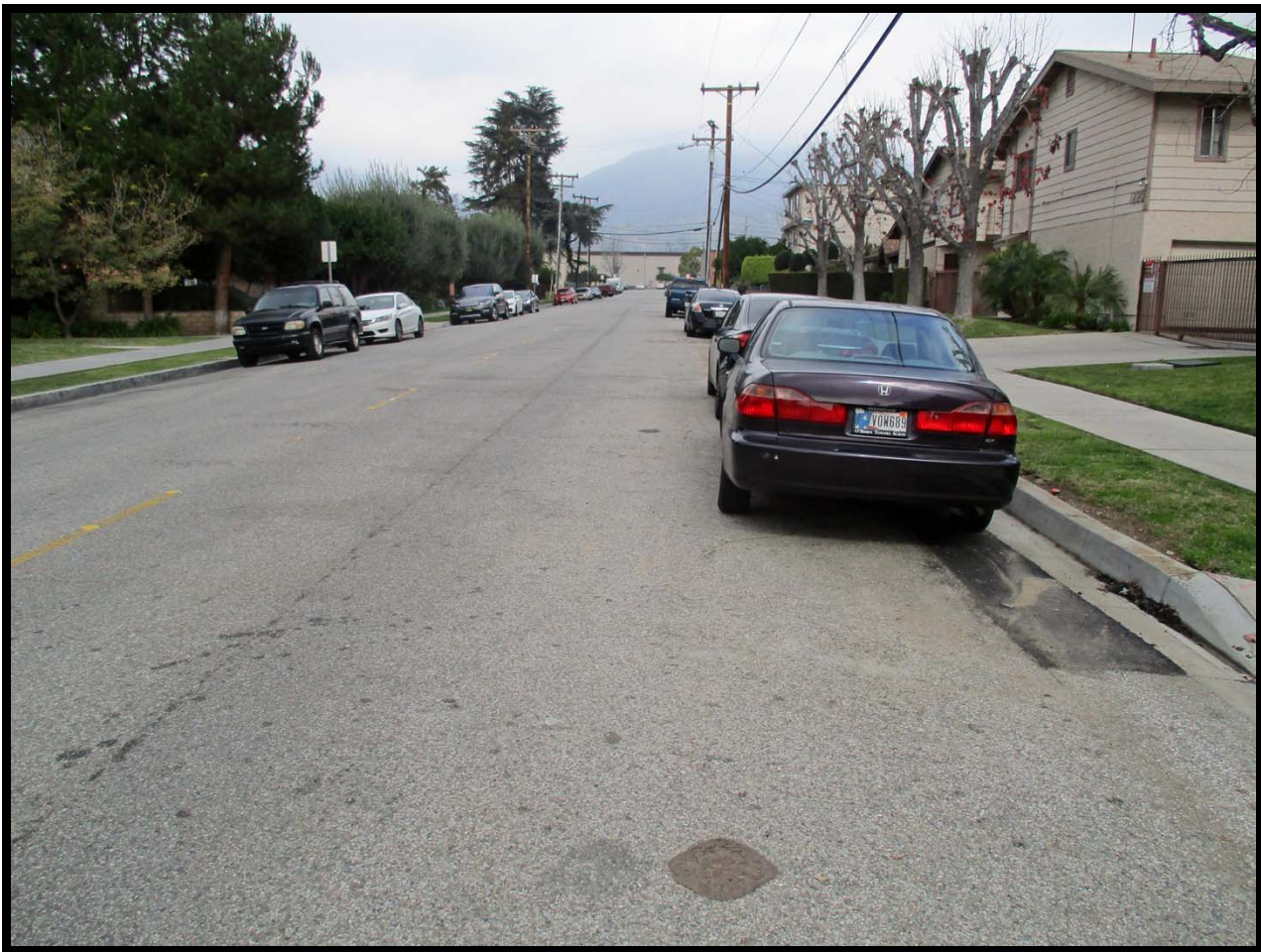
McKenna et al. has determined the property fails to meet any one or more of the City's criteria for assessing resources for historical significance or recognition (Historical Landmark status). Therefore, McKenna et al. has concluded the property improvements DO NOT constitute a historically significant resource and the proposed alteration or demolition of the existing improvements will not result in any adverse environmental impacts.



West Elevation, 1224 S. Alta Vista Avenue, Monrovia, CA (E)



Overview, S. Alta Vista Avenue, Monrovia, CA (S)



Overview, S. Alta Vista Avenue, Monrovia, CA (N)



West Elevation, 1224 S. Alta Vista Avenue, Monrovia, CA (ESE)



Driveway at 1224 S. Alta Vista Avenue, Monrovia, CA (E)



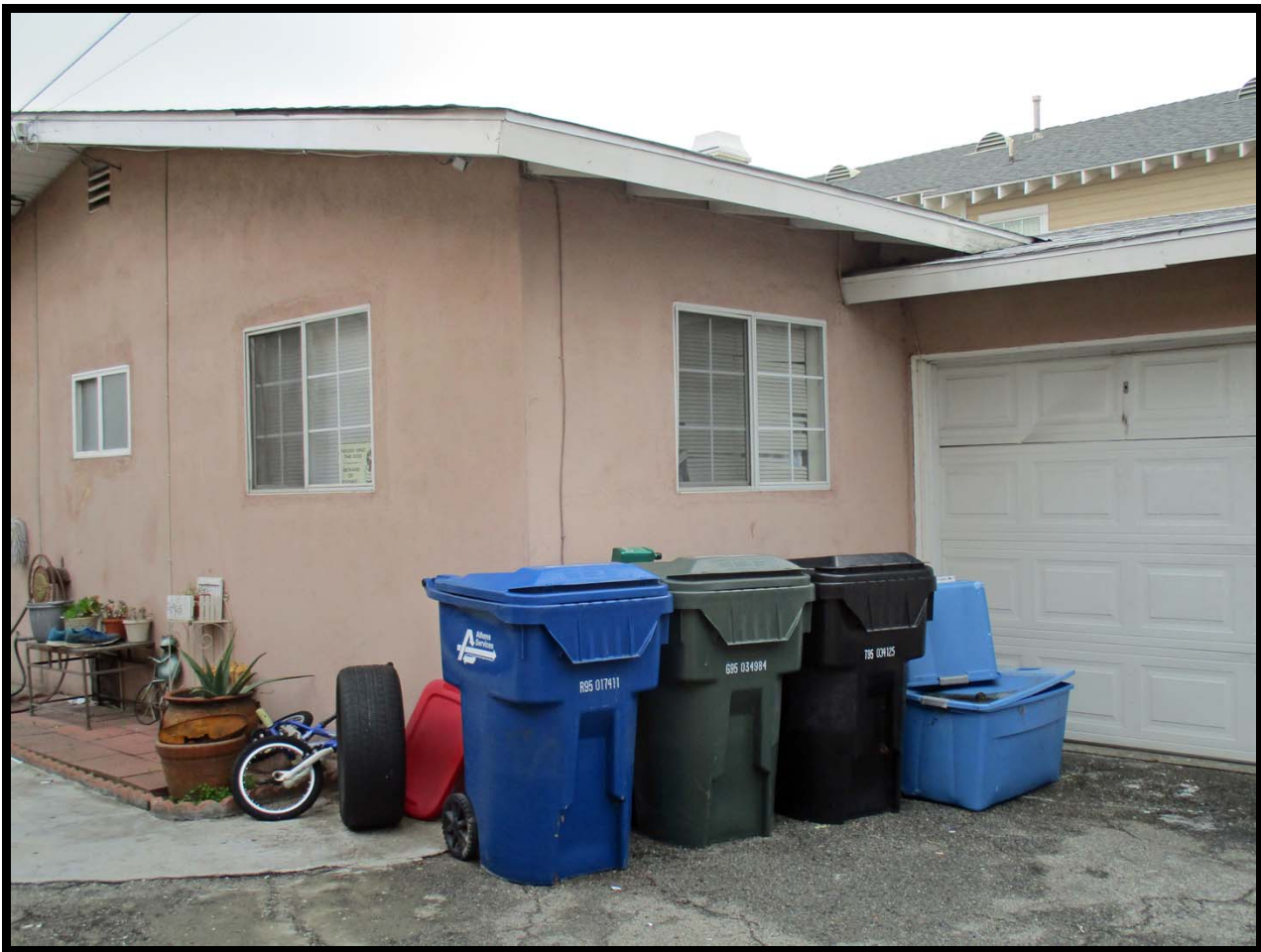
North Elevation of West Unit, 1224 S. Alta Vista Avenue, Monrovia, CA (SE)



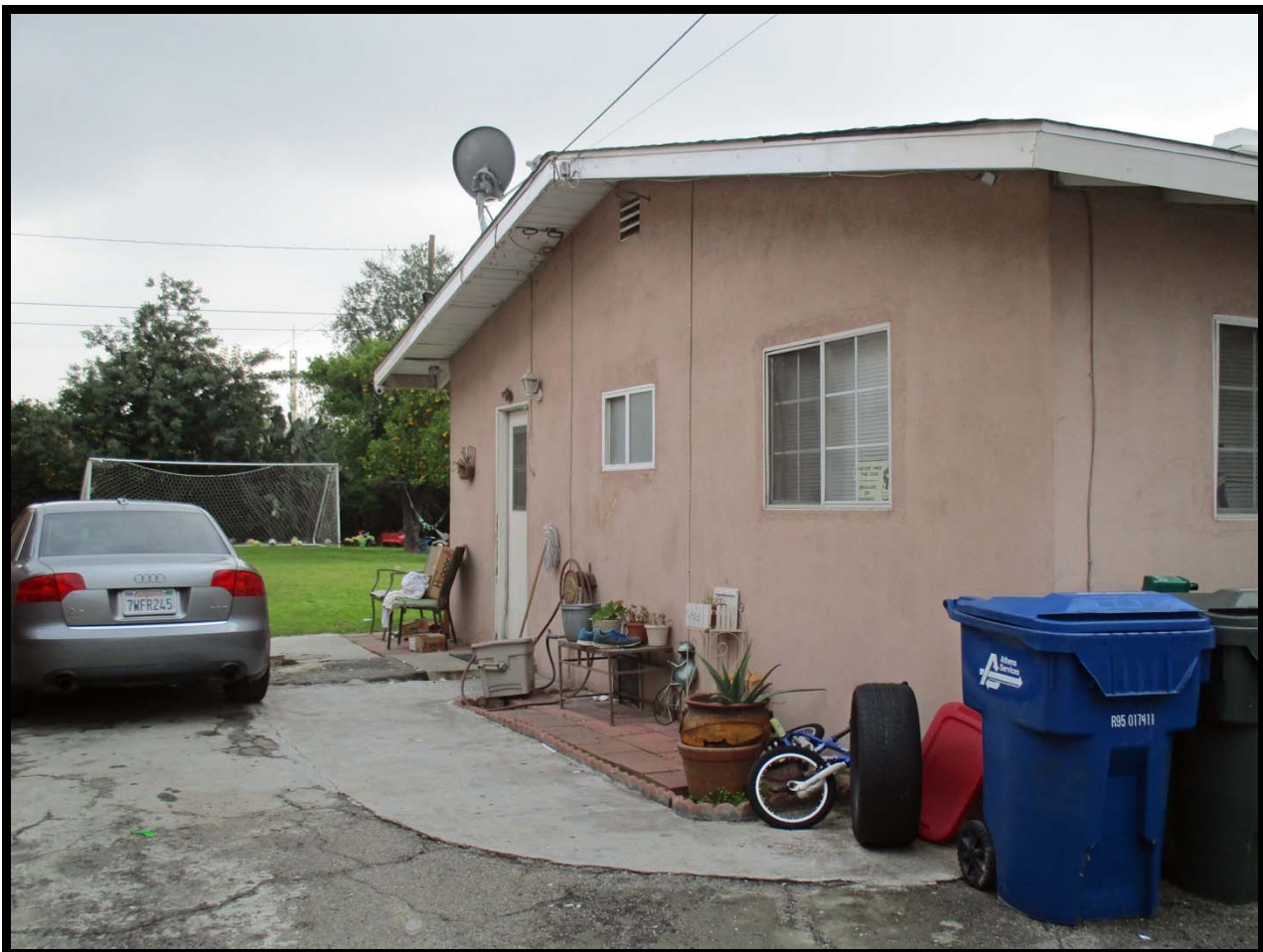
Garage, West Unit, 1224 S. Alta Vista Avenue, Monrovia, CA (S)



South Elevation, West Unit, 1224 S. Alta Vista Avenue, Monrovia, CA (SW)



North Elevation, East Unit, 1224 S. Alta Vista Avenue, Monrovia, CA (SE)



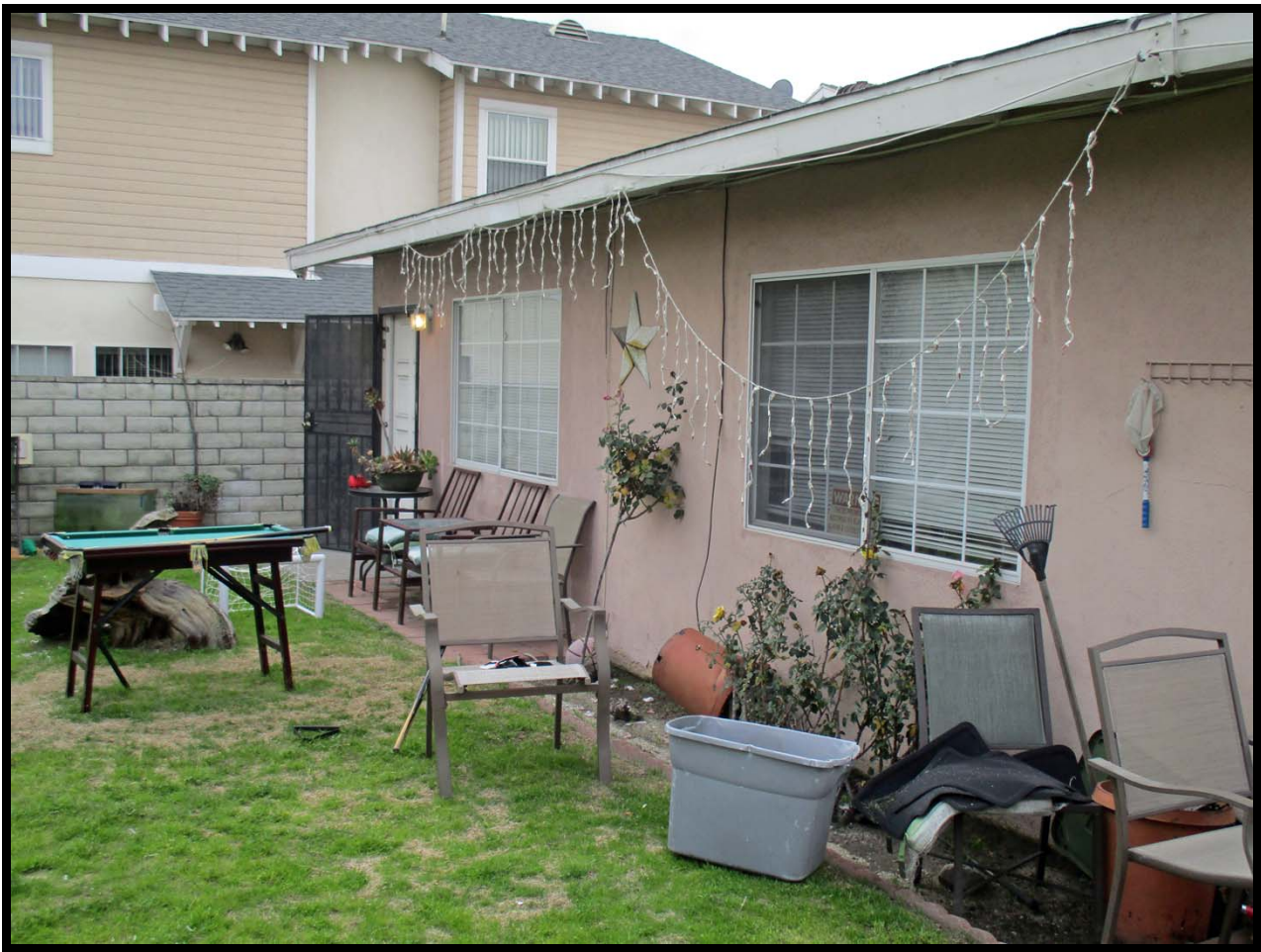
North Elevation, East Unit, 1224 S. Alta Vista Avenue, Monrovia, CA (ESE)



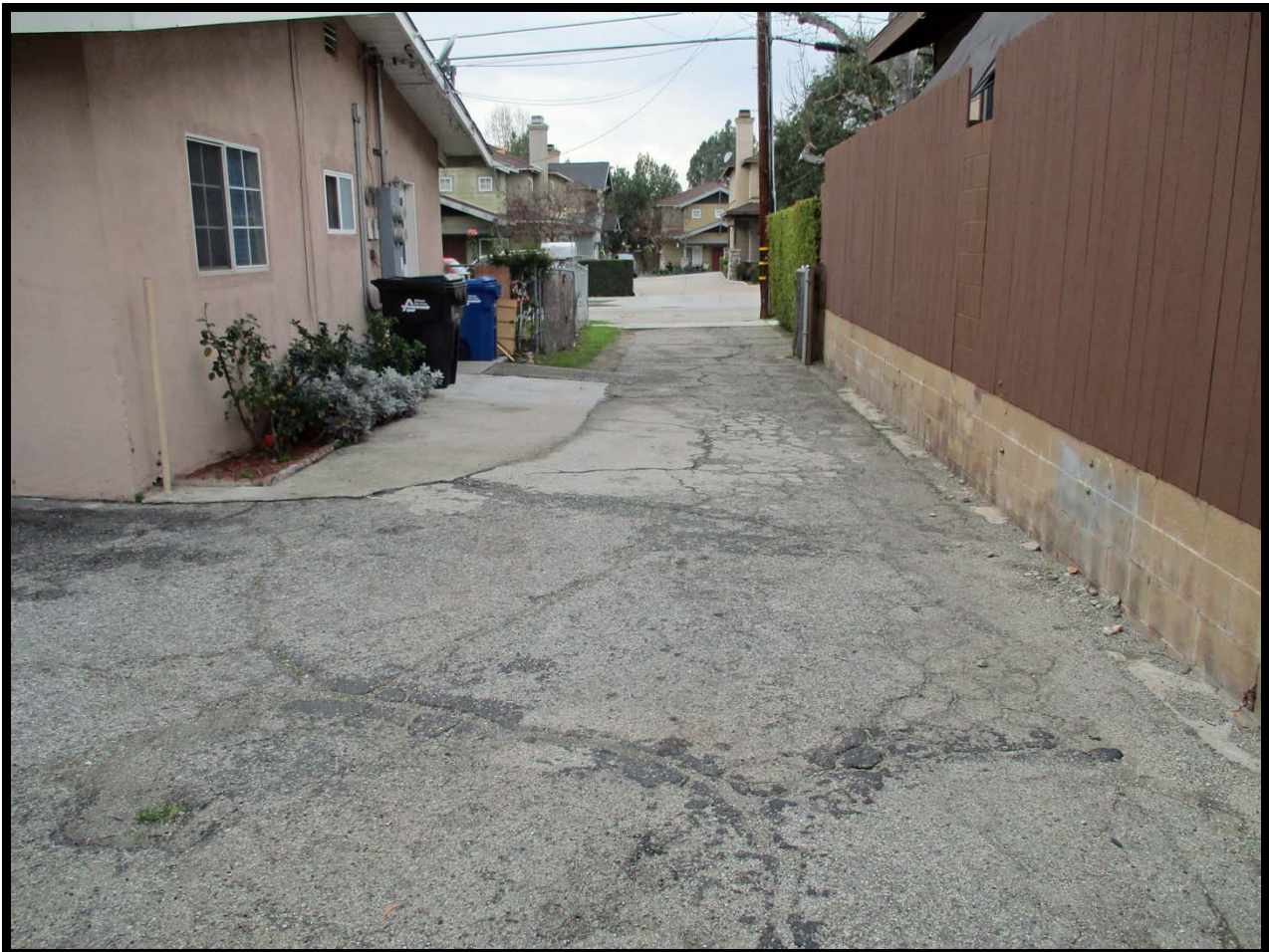
Rear Yard, 1224 S. Alta Vista Avenue, Monrovia, CA (E)



Rear Yard, 1224 S. Alta Vista Avenue, Monrovia, CA (SE)



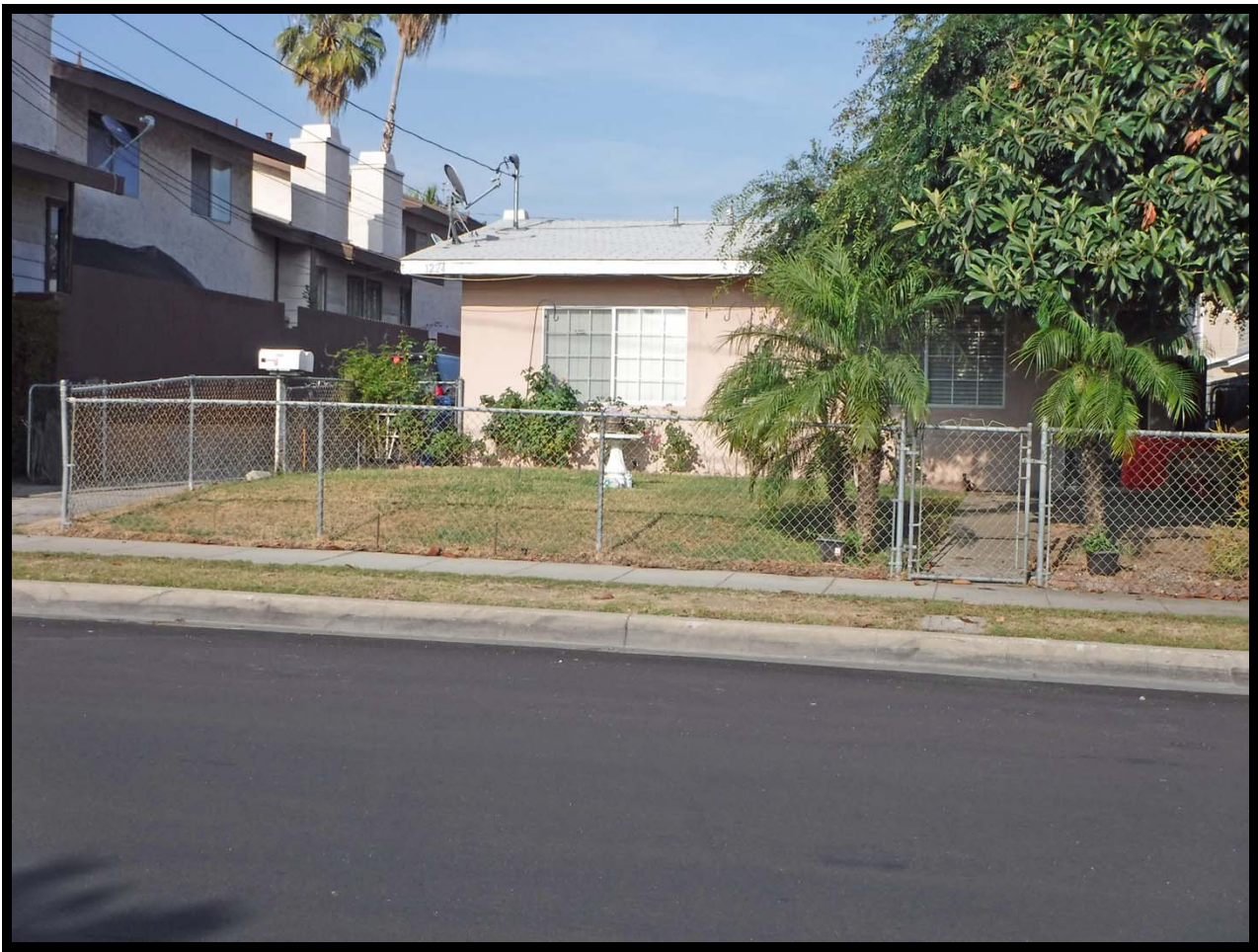
East Elevation, East Unit, 1224 S. Alta Vista Avenue, Monrovia, CA (SW)



Driveway from Yard Area, 1224 S. Alta Vista Avenue, Monrovia, CA (W)



Eave Detail, West Unit, 1224 S. Alta Vista Avenue, Monrovia, CA (SW)



Project Site, 1224 S. Alta Vista Avenue (1955)



1222 S. Alta Vista Avenue (1981)



1220 S. Alta Vista Avenue (1981)



1218-1222 S. Alta Vista Avenue (1981)



1218 S. Alta Vista Avenue (1981)



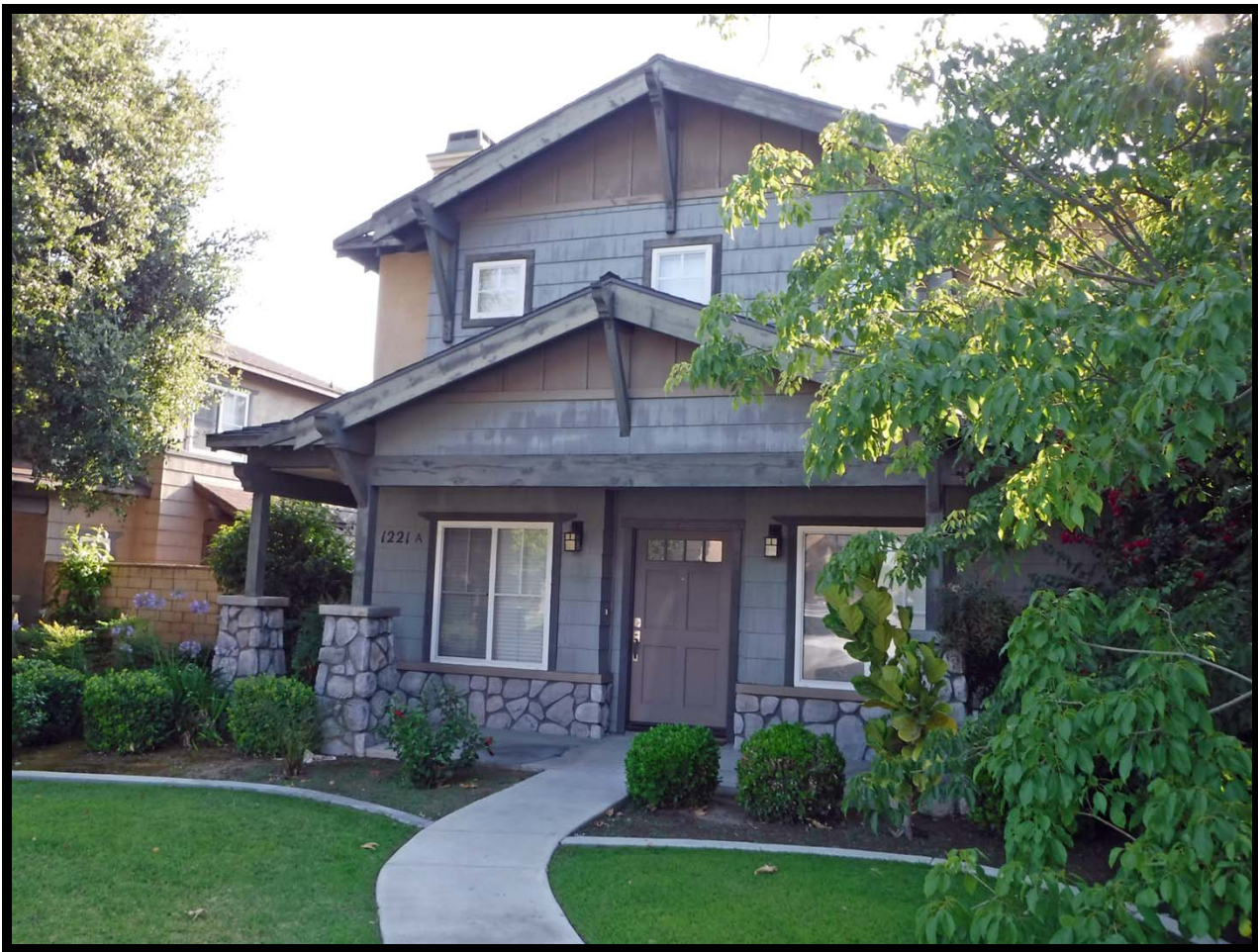
1219 S. Alta Vista Avenue (1971)



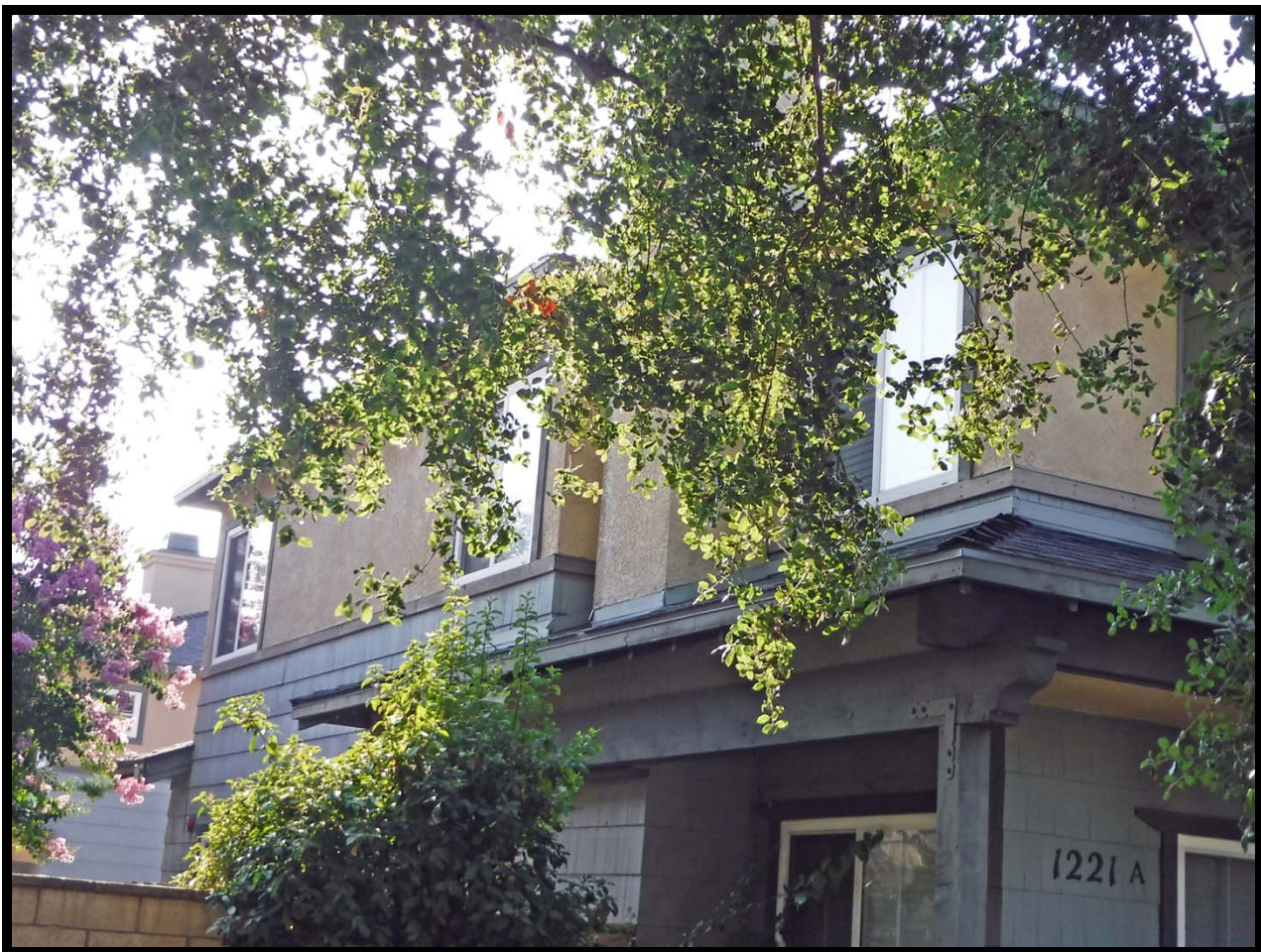
1219 S. Alta Vista Avenue (1971)



1219 S. Alta Vista Avenue (1971)



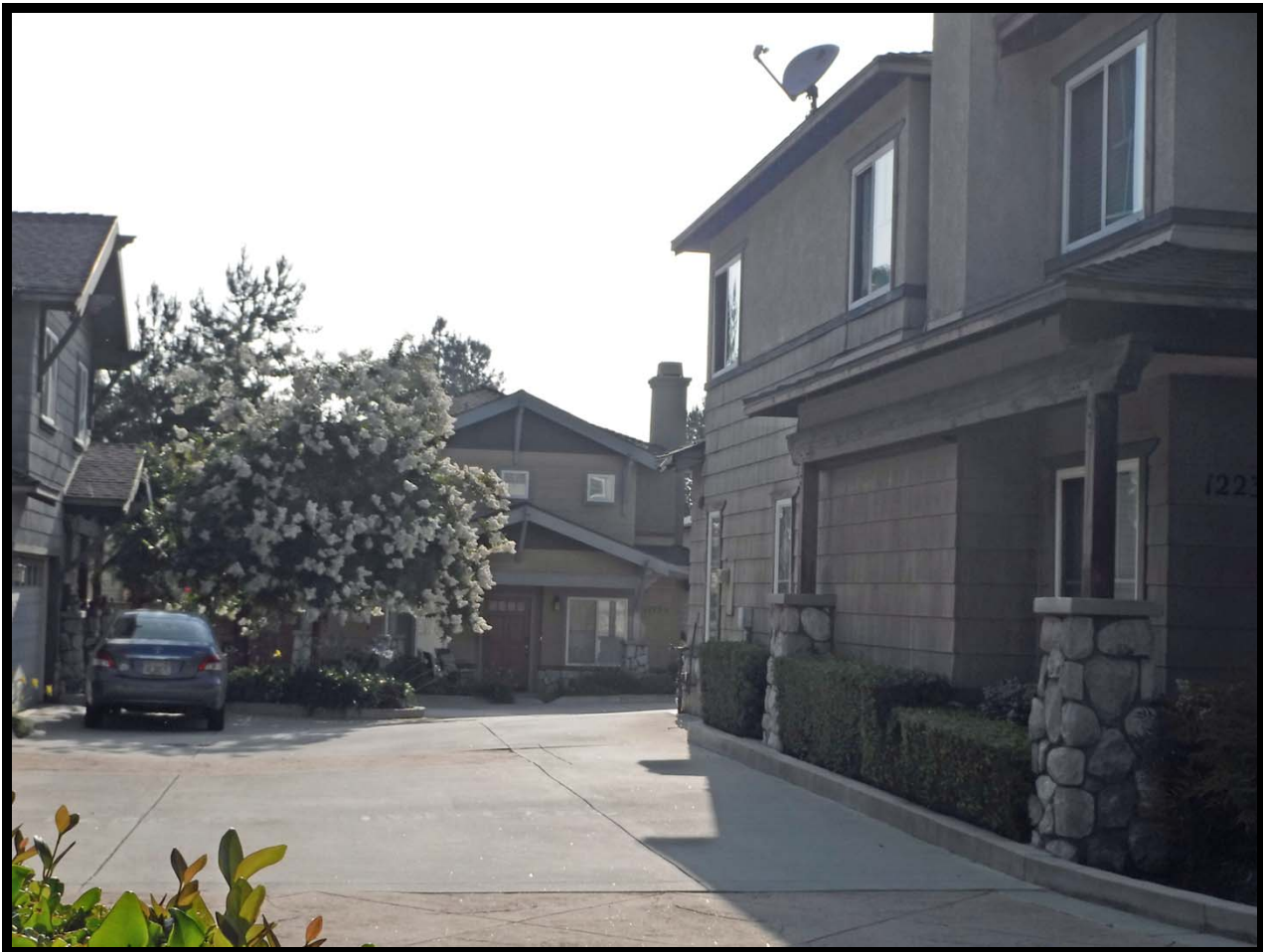
1221 S. Alta Vista Avenue (2004)



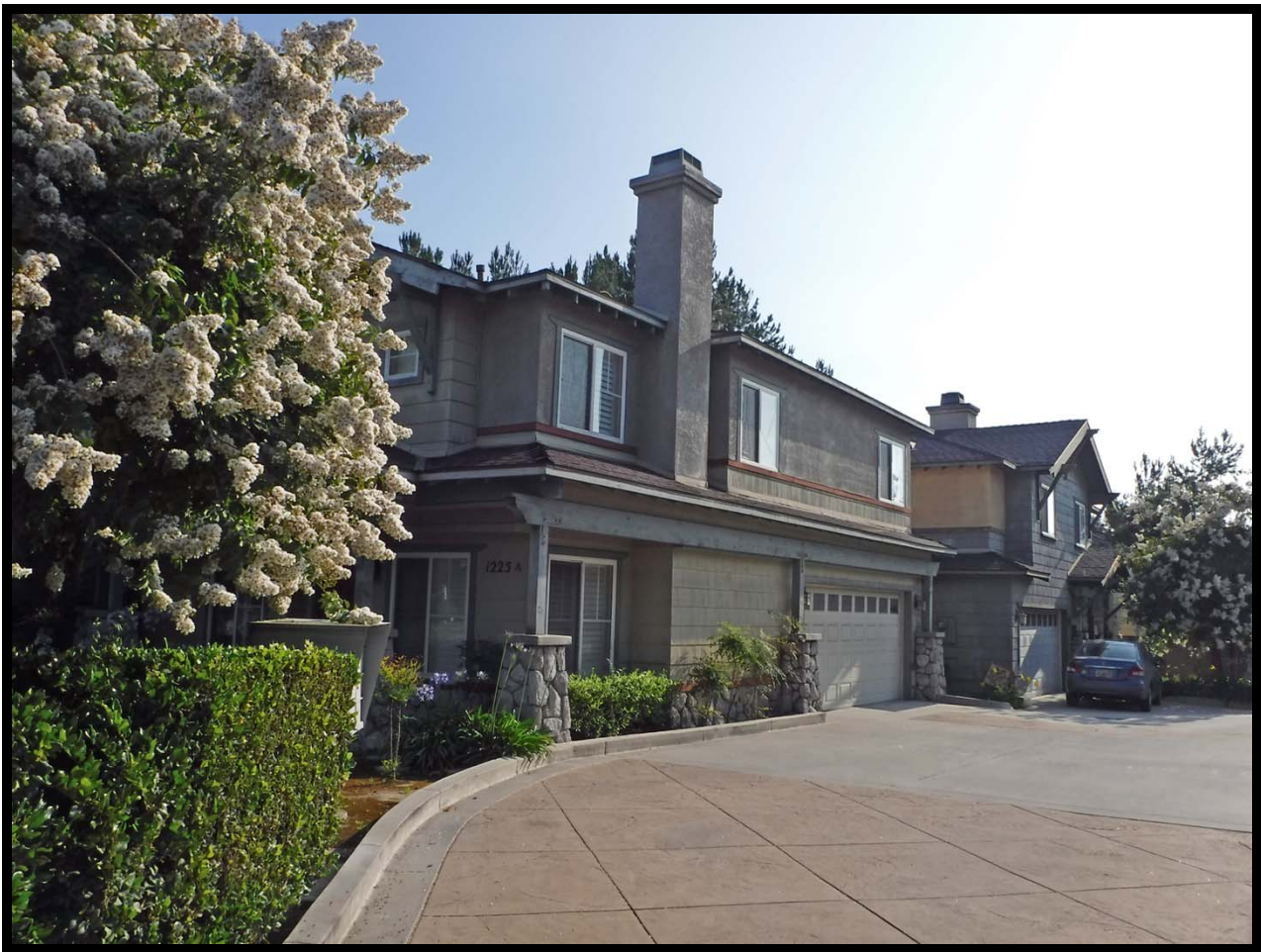
1221 S. Alta Vista Avenue (2004)



1223 S. Alta Vista Avenue (2004)



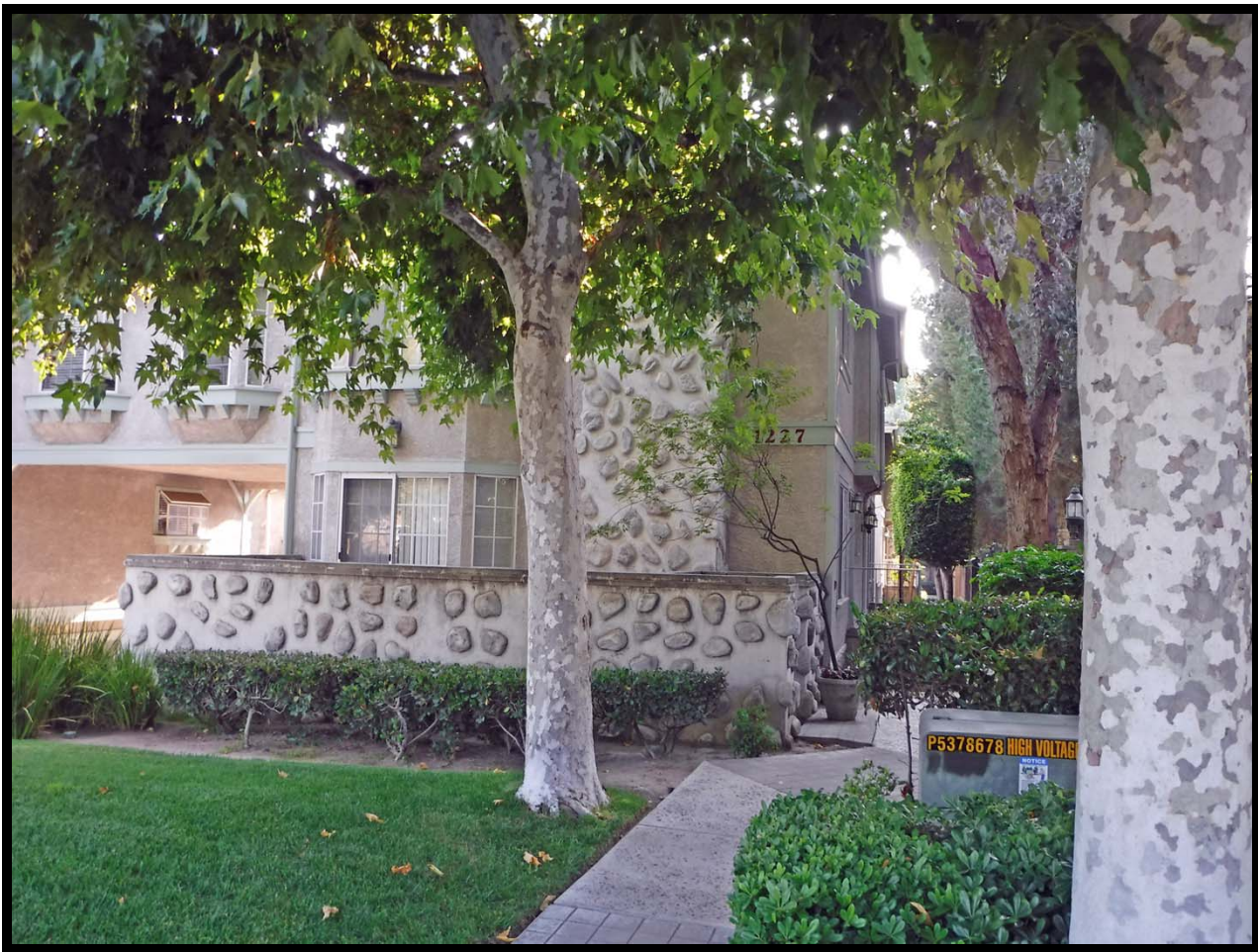
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1225 S. Alta Vista Avenue (2004)



1225 S. Alta Vista Avenue (2004)



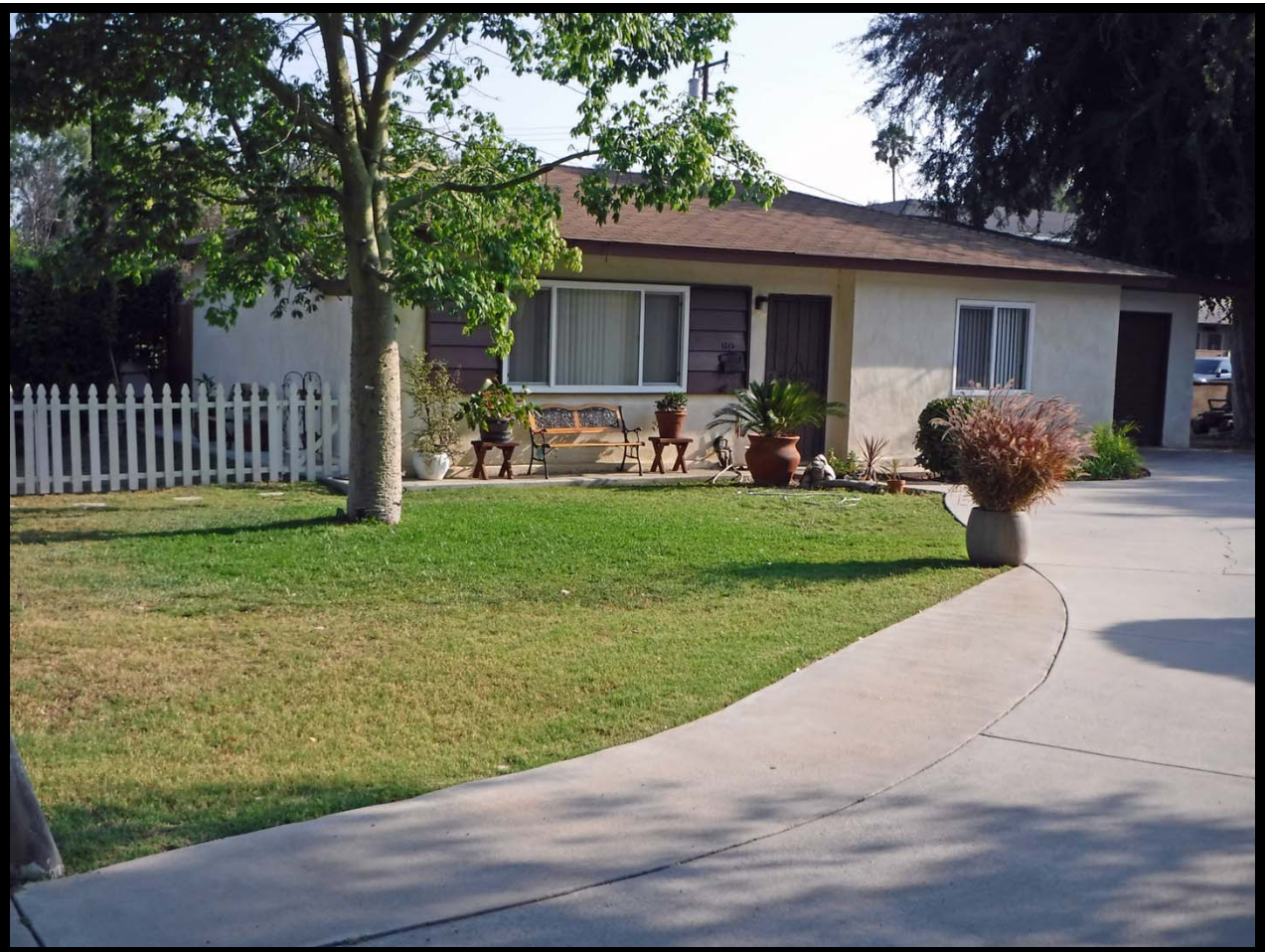
1227 S. Alta Vista Avenue (1991)



1227 S. Alta Vista Avenue (1991)



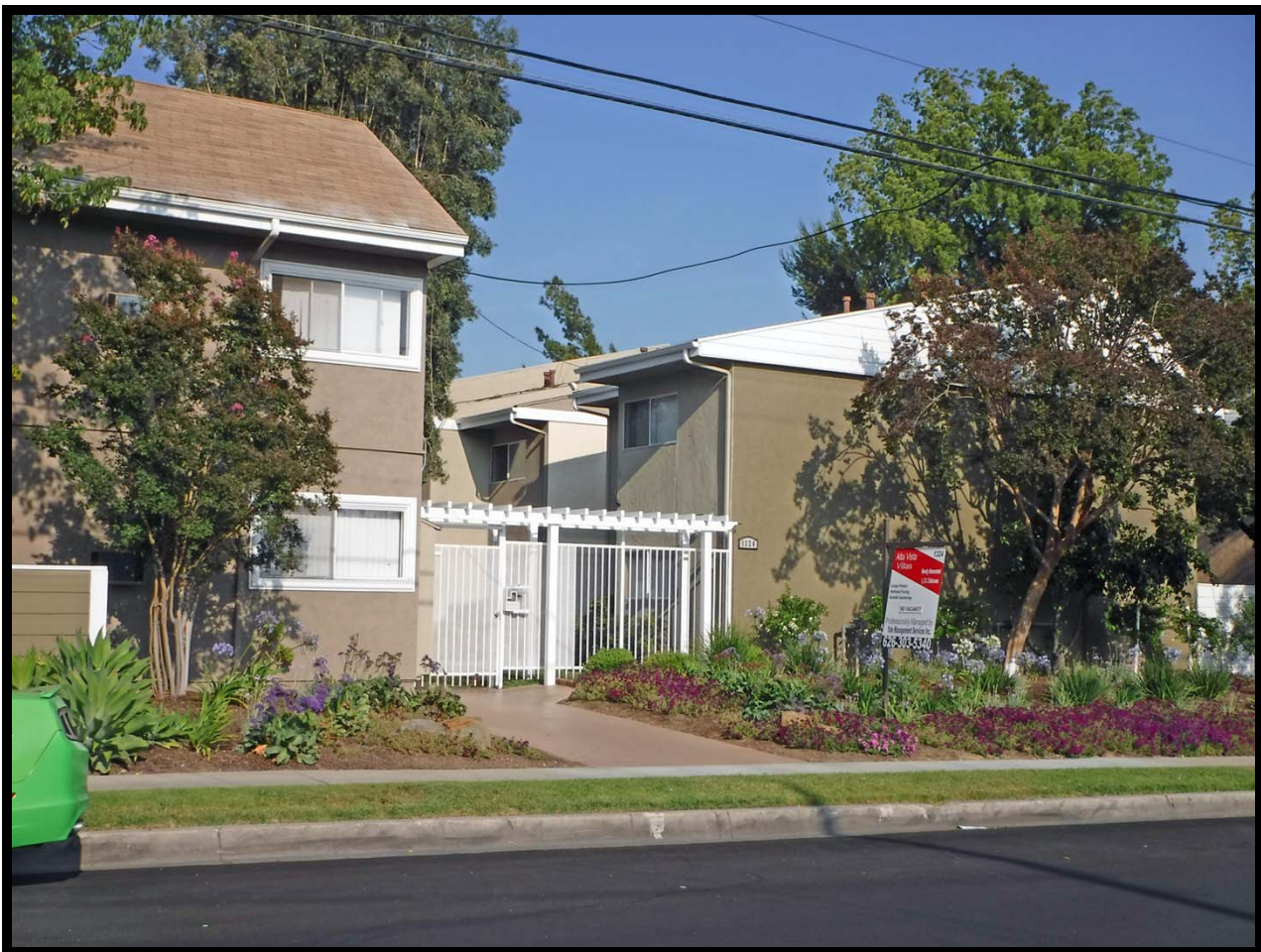
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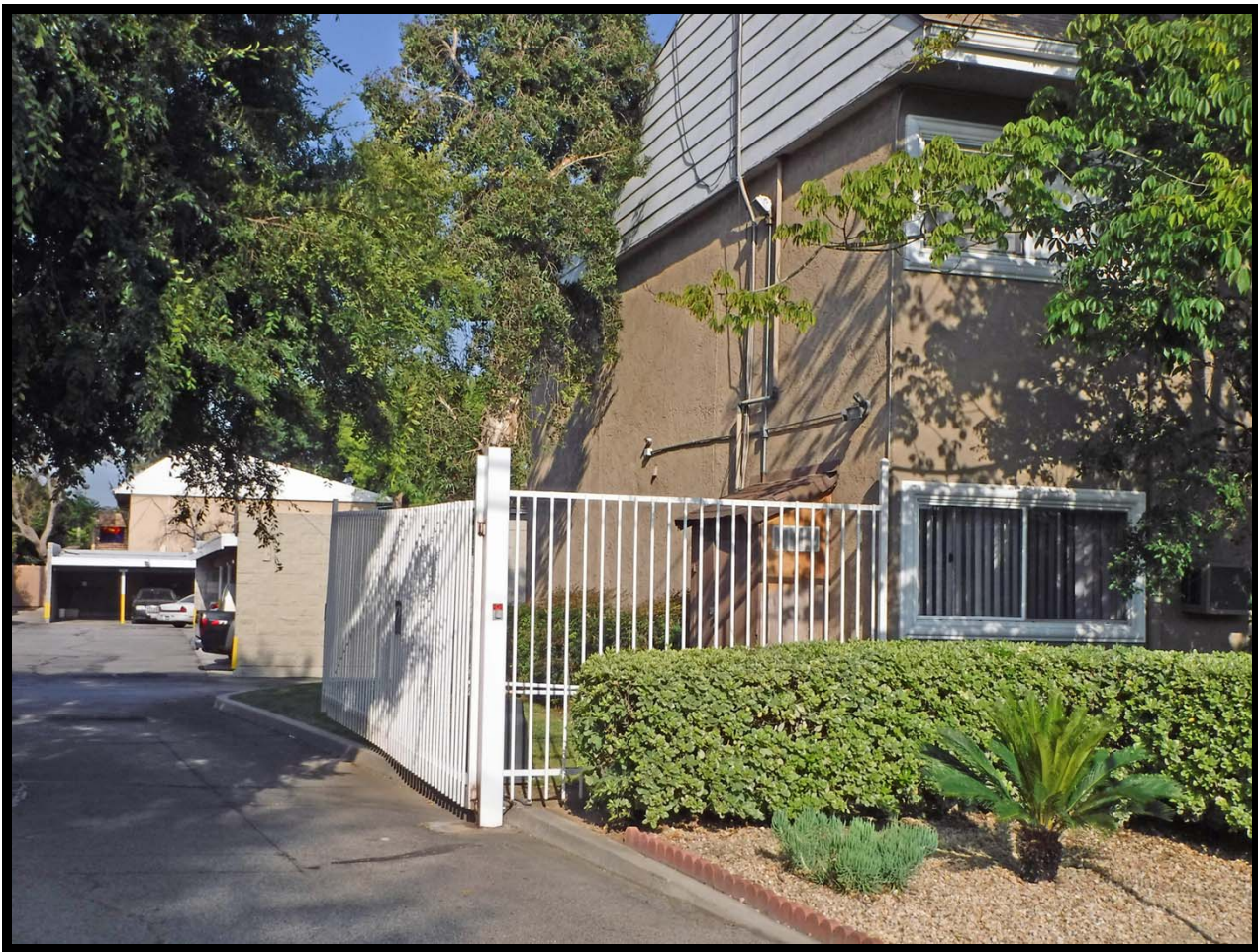
1315 S. Alta Vista Avenue (1960-61)



1315 S. Alta Vista Avenue (1960-61)



1324 S. Alta Vista Avenue (2002)



1324 S. Alta Vista Avenue (2002)



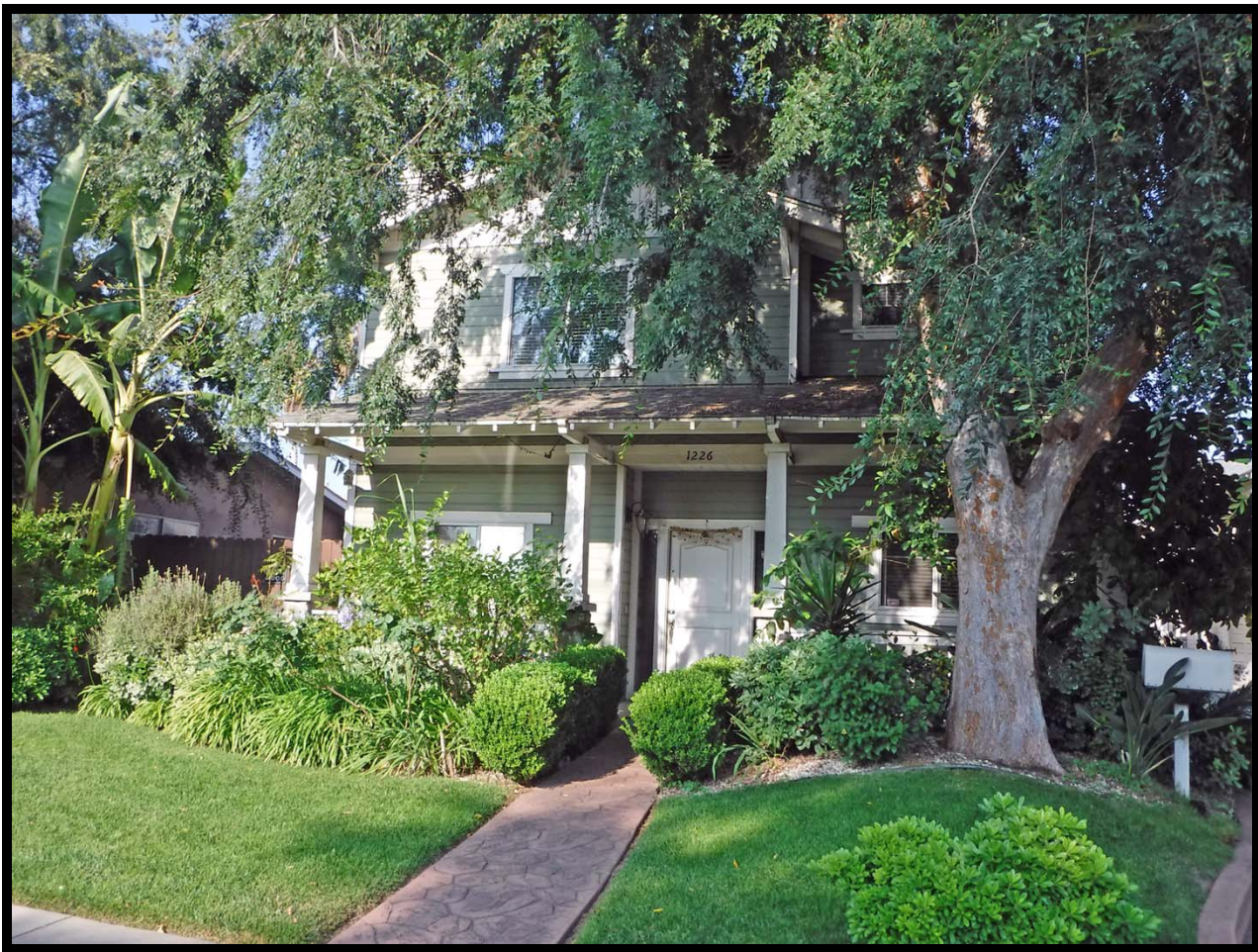
1232-1236 S. Alta Vista Avenue (2002)



1232-1236 S. Alta Vista Avenue (2002)



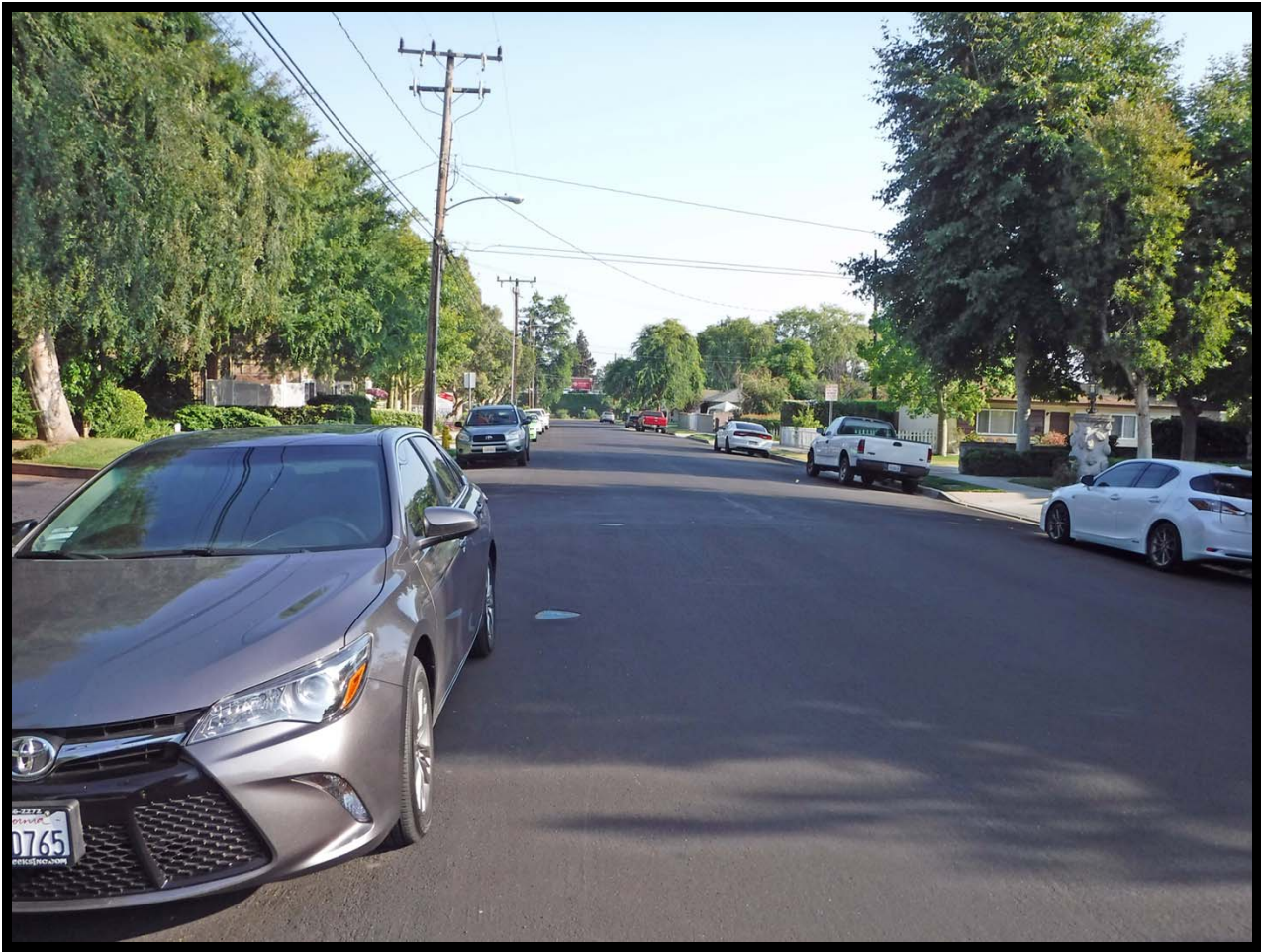
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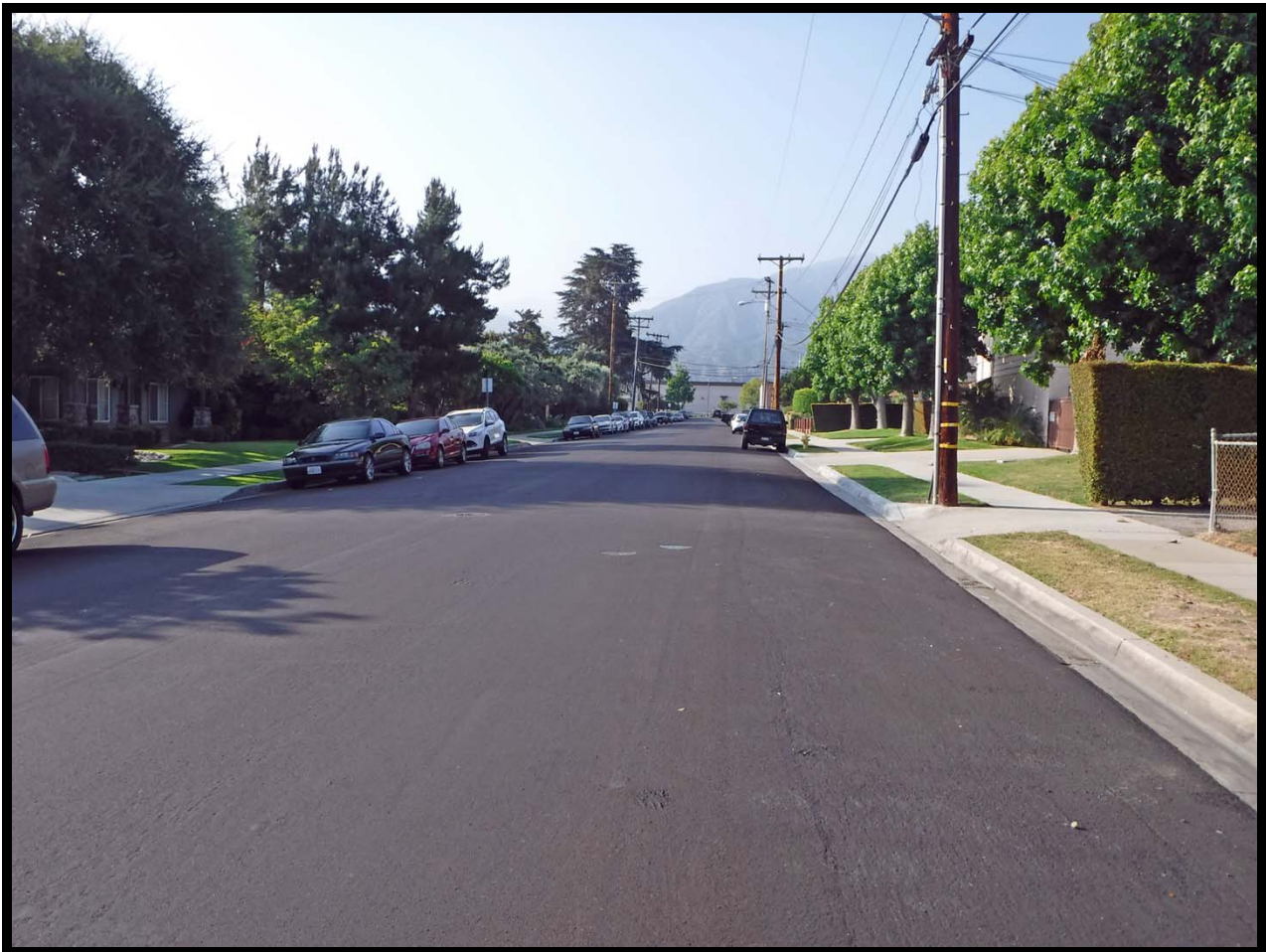
1226 S. Alta Vista Avenue (2002)



1226 S. Alta Vista Avenue (2002)



Overview of S. Alta Vista Avenue (S)



Overview of S. Alta Vista Avenue (N)