



CITY COUNCIL AGENDA REPORT



DEPARTMENT: Community Development

MEETING DATE: October 17, 2006

PREPARED BY: Craig Jimenez, Principal Planner

AGENDA LOCATION: PH-4

TITLE: Historic Landmark HL-100 for the Property Located at 200 East Lime Avenue by the City of Monrovia, applicant, Resolution No. 2006-56

BACKGROUND: In the early 1990's, the Historic Preservation Advisory Committee was created by the City Council to help draft a Historic Preservation Ordinance which was adopted in 1995. One of the major provisions of the Ordinance was the creation of a Historic Preservation Commission. On September 26, 1995, the Commission held their inaugural meeting. The next year, the first five homes were recommended by the Commission for designation of the first five homes for Historic Landmark status. On June 4, 1996, the City Council approved landmark status for the first 5 landmarks.

This year marks the 10-year anniversary of the designation of the City of Monrovia's first historic landmarks. It is appropriate that this benchmark is marked with the review of the City's 100th historic landmark pursuant to the Historic Preservation Ordinance. A ceremony to commemorate this milestone is planned on November 21, 2006 before the City Council meeting.

Pursuant to the California Environmental Quality Act (CEQA), this application is Categorically Exempt (Class 1).

ANALYSIS: The building at 200 East Lime was built in 1906 and is classic example of the American Foursquare. This architectural style was a departure from the ornamentation focused Victorian styles making it a very economical design, it was popular from the turn of the last century to the early 1930's. The term Foursquare meant just that; one of the major design elements is its cube-like massing. Generally, these houses were two-story, had four equal sides with a deep front porch (sometimes wraparound) and although minimal ornamentation was used, they often borrowed whatever detailing was used from other styles. Builders started with the basic square box and added flourishes from Prairie, Mission, Greek or Colonial Revival and especially, Craftsman designs.

In this case, strong Colonial Revival influences are evident. The pyramidal roof with boxed eaves, diamond-patterned upper lights on the window, Tuscan posts are a few of the features of the house. A full description of the structure is included on the attached DPR form.

PH-4

There appears to be a two-story addition to the rear of the building, however, there are no building records to verify this.

The house was originally built for Gilbert and Elizabeth Tillapaugh in 1906; however its original location was 129 South Primrose. Already retired and in their sixties, the Tillapaughs moved to Monrovia from the Midwest. Elizabeth lived in the house until her death in 1909. In 1913, the house was sold to Mrs. W. S. Smith. Gilbert died in 1923. The Tillapaughs are interred at Live Oak Cemetery. The Smith family lived in the house until 1951 when it was acquired by the Monrovia Chapter of the American Red Cross of its headquarters. With the redevelopment of the Linwood area, the house was moved to its present location in 1978. The house was purchased by the City in 1999. Although the house was in relatively good condition when purchased, the electrical system and foundation were upgraded, the structure was repainted, and access in compliance with the Americans with Disabilities Act (ADA) was installed. The building currently serves as the City Hall Annex.

Additional information about the house is found on the DPR form that has been completed based on both the work of the City's historic consultant with additional Staff research; it was reviewed and approved by the Historic Preservation Commission.

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 indicated on the DPR form, the Commission determined that the property meets the following criteria:

- **Criteria Number 1** is met in that the house served as the Monrovia Chapter Headquarters of the American Red Cross from 1951 until about 1995 and from 1999 through the present as the City Hall Annex.
- **Criteria Number 4** is met in that the house is an excellent example of the American Foursquare, which is a building style that is not common in Monrovia.
- **Criteria Number 5** is met in that its unique location across the street from the Monrovia Civic Center represents an established and familiar visual feature in Monrovia.

Documents

Attached to the report are the documents needed to process the application through the Los Angeles County Recorder's Office and the County Tax Assessor's Office. They include a Designation Statement, City Council Resolution, and Historic Landmark Designation Form.

FISCAL IMPACT: There is no fiscal impact to the City.

RECOMMENDATION: At their meeting of September 28, 2006, the Historic Preservation Commission reviewed the application and voted to recommend approval to the City Council.

COUNCIL ACTION REQUIRED: If the City Council concurs, following the public hearing, the appropriate action would be a motion adopt Resolution No. 2006-56 designating the building at 200 East Lime Avenue, the Tillapaugh House, as Historic Landmark Number 100.

Page 2 of 2 *Resource Name or #: HL-100-

B1 Historic Name: Gilbert Tillapaugh House

B2 Common Name: NONE

B3 Original Use Residential- Single Family

B4 Present Use Residential – Single Family

B5 Architectural Style American Foursquare

B6 Construction History (Construction date, alterations, and date of alterations)
 1906 – constructed
 2000 – rehabilitation, foundation retrofit, ADA compliance

B7 Moved: Yes **Date Moved** 1978 **Original Location** 129 South Primrose Avenue, Monrovia

B8 Related Features:

B9a Architect: Unknown **b. Builder:** Gilbert Tillapaugh

B10 Significance: Theme: Residential Development **Area:** Monrovia

Period of Significance: 1906 **Property Type** HP2 - Single Family Property

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

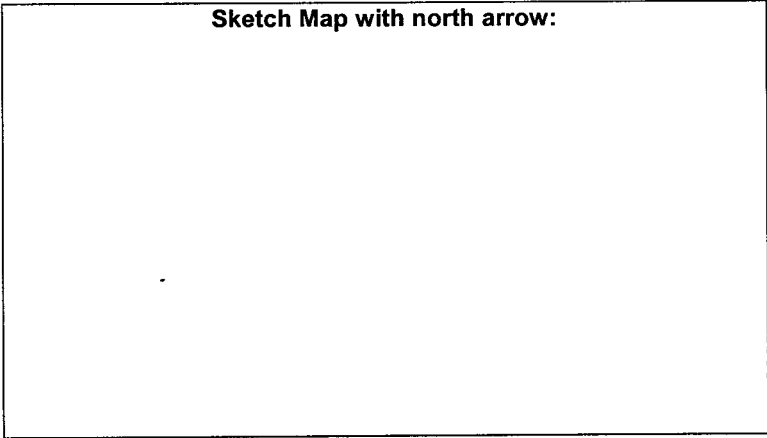
The original location for this house was at the northwest corner of Linwood and Primrose Avenues. According to the building permit, it was built in 1906, by Gilbert Tillapaugh. Around 1913, it passed to Mrs. W. S. Smith who, with her family, lived here until 1951 when it was acquired by the Monrovia Chapter of the American Red Cross for its headquarters. With the redevelopment of the Linwood area in 1979, the house was moved from 129 South Primrose Avenue to its present location at 200 East Lime Avenue. Though this building appears ineligible for the National Register, it does appear eligible for the California Register and City of Monrovia Landmark designation due to its unaltered architectural styling and association with the early residential development of Monrovia. Despite its relocation (to prevent demolition), the property retains sufficient architectural integrity to merit State and local designation.

B11 Additional Resource Attributes:

B12 References:
 Sanborn Maps; LA County Tax Assessor Records;
 Building Permits; Tract Maps; Monrovia Public
 Library; Los Angeles Public Library; City Directories;
 "Monrovia's Heritage"

B13 Remarks

B14 Evaluator/ Jan Ostashay, Peter Moruzzi
Date 3/24/2004



RESOLUTION NO. 2005-56

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA,
CALIFORNIA, DESIGNATING 200 EAST LIME AVENUE, THE
TILLAPPAUGH HOUSE, AS HISTORIC LANDMARK NUMBER 100**

THE CITY COUNCIL OF THE CITY OF MONROVIA DOES hereby resolve as follows:

WHEREAS, Pursuant to Chapter 17.40 of the Monrovia Municipal Code, the City Council is authorized to designate historic landmarks; and

WHEREAS, the Historic Preservation Commission has forwarded a Nomination Statement to the City Council seeking historic landmark status for 200 ("the Property"); and found that it met the criteria for designation of an historic landmark; and

WHEREAS, the City Council hereby finds that the Property meets one or more of the designation criteria for an historic landmark.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA finds that the Property satisfies the following criteria for designation of an historic property:

1. The building served as the Monrovia Chapter Headquarters of the American Red Cross from 1951 until about 1995 and from 1999 through the present as the City Hall Annex.
2. It is an excellent example of the American Foursquare, which is a building style that is not common in Monrovia.
3. Its unique location across the street from the Monrovia Civic Center represents an established and familiar visual feature in Monrovia.

PASSED, APPROVED AND ADOPTED this 17th day of October 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

BY:

Rob Hammond, Mayor
City of Monrovia

ATTEST:

APPROVED AS TO FORM:

Linda B. Proctor, MMC, City Clerk
City of Monrovia

Craig A. Steele, City Attorney
City of Monrovia

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF MONROVIA)

I, LINDA B. PROCTOR, MMC, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing Resolution No. 2006-56 relating to the Historic Landmark Designation of the property at 200 East Lime Avenue was duly adopted and passed at a regular meeting of the City Council on the 17th day of October 2006 by the following vote:

AYES:
NOES:
ABSTAIN:
EXCUSED:

ATTEST:

Linda B. Proctor, MMC, City Clerk
City of Monrovia