

Application for Landmark Designation

989 South El Molino Avenue
City Council
November 9, 2020





Property Data

Planning & Community Development Department

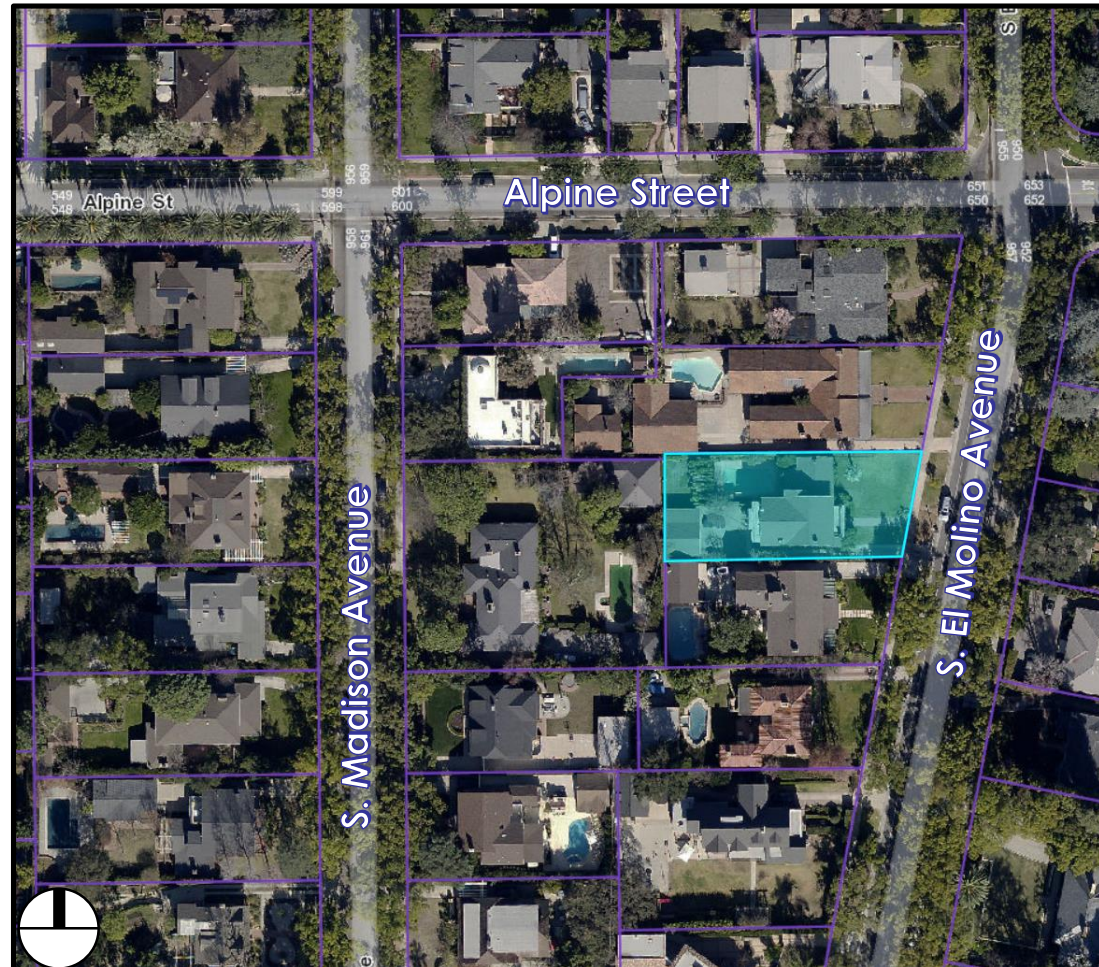
- **Nomination Submittal**
 - Current owners: Thomas and Joan Barrera
- **Constructed in 1908**
 - Designed by William F. Thompson
 - Built by S.W. Upton
- **Architectural Style**
 - Arts & Crafts Period, Two-story Craftsman Style (Vernacular Swiss-Style sub-type)
- **Original / Current use**
 - Single-family residential



Vicinity Map

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- Located on the west side of S. El Molino Avenue.
- Rectangular flat site.
 - 12,569 sq/ft lot
 - 3,511 sq/ft house
- Surrounding context:
 - Madison Heights Neighborhood
 - 969 S. Madison Individual Landmark - Thompson
 - 979 S. El Molino - Green and Green
 - 1015 S. El Molino - Wallace Neff





East, Street Facing Elevation

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Irregular plan, two-story massing

Shallow pitched gabled roof,



Extensive use of clinker brick

Shingle cladding



Front Porch Detailing

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Groupings of multi-light windows with art glass

Wide overhanging eaves



Covered entry porch with wide Craftsman style entry door



South and East View

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Intact, compatible garage

Side facing gable





North and West Elevation

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Rectangular two-story massing,
indicative of Swiss sub-type

Projecting beam ends





Site Features

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Clinker brick walls, pergola, decorative gate





Historical Overview

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- **Represents Context of Arts & Crafts Period Architecture (1904-1914)**
 - Previously evaluated under the City's 1999 Arts and Crafts Survey as individually eligible for listing in the National Register of Historic Places, and more recently identified as contributing to the eligible Madison Heights Landmark District.
- **Character Defining Features of this Arts & Crafts Period House:**
 - Irregularly shaped plan
 - Extensive use of clinker brick
 - Larger than one- or one-and-one-half-story bungalow
 - Strong emphasis on horizontal lines
 - Low-pitched gabled roofs with wood or composition shingles
 - Walls are covered with over-all wooden shingles. Wide eaves with exposed rafters
 - Full-width front porches, sometimes limited to entry area only, supported by battered or straight-sided stone or wooden columns or piers
 - Entrance porch may be recessed or may project from the dwelling
 - Foundations, chimneys and retaining walls of brick or Arroyo stone



Eligibility Criteria

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Criterion C met:

- Locally significant, intact example of a single-family, two-story Arts and Crafts Period House.
- Retains integrity of Location, Design, Setting, Materials, Workmanship, Feeling, and Association.
- Historic Preservation Commission recommended approval at their meeting of August 18, 2020



Staff Recommendation

Planning & Community Development Department

- Adopt the CEQA determination;
- Affirmatively make the findings as specified in the staff report;
- Recommend that the City Council approve the designation of the property as a Landmark

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