

**APPENDIX E**  
**CULTURAL RESOURCES DOCUMENTATION**



**APPENDIX E1**  
**AB 52 and SB18 CONSULTATION DOCUMENTATION**





November 1, 2018

Gabrieleno Band of Mission Indians - Kizh Nation  
Andrew Salas, Chairperson  
Post Office Box 393  
Covina, CA 91723

**Subject: AB 52 Consultation Request for Alexan Specific Plan and General Plan/Zoning Code Amendment**

Dear: Mr. Salas

Thank you for your letter of October 26, 2018 in which you requested consultation regarding the Alexan Specific Plan and General Plan/Zoning Code Amendment. You may have recently received the project's Notice of Preparation (NOP) which describes the proposed project and a list of environmental issues to be studied in the Environmental Impact Report.

On January 11, 2018, we consulted with you about this particular project. On that day, we received your recommended mitigation measures regarding the Tribal Cultural Resources and human remains and associated funerary objects within the Kizh Gabrieleno Tribal Territory. We also received a screenshot of the project site with the tribal cultural resources identified in the 1938 LA County map. These are attached for your review.

We are more than happy to meet with you again to review these mitigation measures, and any additional consultation as needed. Please notify me within 30 calendar days from receipt of this letter if you wish to consult further on this project.

Sincerely,

A handwritten signature in blue ink that reads "John Mayer".

John Mayer, AICP  
Senior Planner



## Kizh Gabrieleño Band of Mission Indians

### **Re: Cultural Resources Mitigation Measures, regarding Tribal Cultural Resources and Human Remains and associated funerary objects within Kizh Gabrieleño Tribal Territory.**

***Note:** The Gabrieleño Band of Mission Indians Kizh -Nation ONLY replies to projects within their ANCESTRAL territory, because it's the highest degree of relationship to the land, even over culturally or traditionally affiliated, and our Oral History and documented information pertain to our Tribe's village areas, commerce areas, recreation areas, and burial locations within our tribe's ancestral territory. Therefore, in order to protect these irreplaceable Tribal Cultural Resources within our ancestral tribal territory, Native American Monitors shall be from the Gabrieleño Band of Mission Indians Kizh -Nation.*

**Retain a Native American Monitor:** The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project area. The monitor(s) must be approved by the Tribal Representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for archeological resources.

*\*\*Hazwoper is needed only if the site has hazardous concerns.*

**Unanticipated Discovery of Tribal Cultural Resources:** All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or has a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with



If the coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the coroner. Reburial will be in an appropriate setting. If the coroner determines the remains to be modern, the coroner will take custody of the remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

**Professional Standards:** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Tribal Cultural Resources in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.



**APPENDIX E2  
HISTORIC REPORT**





2242 El Capitan Drive, Riverside, California 92506

(951) 369-1366 ■ [daly.rvrsde@sbcglobal.net](mailto:daly.rvrsde@sbcglobal.net)

July 31, 2018

Michelle Gibbs  
Senior Planner/Biologist  
MIG, Inc.  
800 Hearst Avenue  
Berkeley, CA 94710

Re: Alexan Monrovia and MIG Project #13819

Dear Ms. Gibbs;

Please find attached the completed California Department of Parks and Recreation (DPR) Series 523 Inventory Site forms for the documentation and evaluation of the properties at 340 West Evergreen Avenue and 1607 South Magnolia Avenue in the City of Monrovia, California. The DPR forms were completed per the instructions of the City of Monrovia's "Requirements for Preparing Historic Assessments" in association with the use of the *Final City of Monrovia Historic Context Statement (2018)*, for the evaluation of the built-environment resources situated in the project parcels.

### **Methodology**

The field survey and evaluation of the buildings at 340 West Evergreen Avenue and 1607 South Magnolia Avenue, was conducted by Pamela Daly, M.S.H.P., Principal Architectural Historian. Ms. Daly holds a Master of Science Degree in Historic Preservation from the University of Vermont, and a Bachelor of Science Degree in Business Management (with a minor in History), and exceeds the Secretary of the Interior's Professional Qualifications (36 CFR 61) for Architectural Historians and Historians. Ms. Daly has authored over 150 historical resource assessments and evaluations required for buildings/structures/objects/features/and landscapes under the California Environmental Quality Act (CEQA). (See attachment for additional information.)

In order to identify and evaluate the subject properties as potential historical resources, a multi-step methodology was utilized. An inspection of the sites and the existing structures, combined with a review of data for these parcels, was performed to document existing conditions and assist in assessing and evaluating the properties for significance. Photographs were taken of the subject buildings, surrounding landscape, or other points of interest situated in the proposed project area, during the intensive-level pedestrian survey.

The *Final City of Monrovia Historic Context Statement*, prepared by ASM Affiliates, Inc., for the City of Monrovia (2018), was utilized to provide historical backgrounds for the subject

properties located within the City, and as a framework for understanding the properties place in the history of the City.

The criteria for listing a property in the California Register of Historical Resources, and the City of Monrovia Designation Criteria (MMC § 17.40.060(b)), were employed to evaluate the potential historical significance of the subject properties. In addition, the following tasks were performed for the study:

- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed;
- site-specific research was conducted on the subject property utilizing historic United States Geological Survey (USGS) topographic maps;
- historical road maps of the Automobile Club of Southern California were referenced;
- *Los Angeles City Directory Company* books for Monrovia resident and street listings were referenced;
- U.S. Census data was accessed from Ancestry.com;
- U.S. Military draft cards were accessed from Ancestry.com;
- Los Angeles County voting roles were accessed from Ancestry.com;
- building permit records for the properties were provided by the City; and
- historic aerial photographs dating from 1948 were accessed from NETR Historic aerials.

### **Assessment Results**

**340 West Evergreen Avenue:** The property at 340 West Evergreen Avenue was evaluated for significance by using the theme of “Residential Development 1941-1967”, with the sub-theme of “Single-Family Residential Infill”, as presented in the *Final City of Monrovia Historic Context Statement* (ASM, 2018).

- The property was found not to be part of, or potential contributor to any historic district in the City.
- The property was not found to be a significant historical resource when evaluated under the criteria for listing in the California Register of Historical Resources.
- The property was not found to meet the criteria to be eligible for being considered a Designated Historical Resource in the City of Monrovia.
- The property was assigned the California Historical Resources Status Code of 6Z.

**1607 South Magnolia Avenue:** Due to the architectural style of the residence at 1607 South Magnolia Avenue, and the good possibility that the building dates from circa 1910 to 1940, the property was evaluated for significance by using the theme of Residential Development 1903-1940”, with the sub-theme of “Single-Family Residential”, as presented in the *Final City of Monrovia Historic Context Statement* (ASM, 2018).

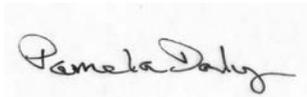
- The property was found not to be part of, or potential contributor to any historic district in the City.

- The property was not found to be a significant historical resource when evaluated under the criteria for listing in the California Register of Historical Resources.
- The property was not found to meet the criteria to be eligible for being considered a Designated Historical Resource in the City of Monrovia.
- The property was assigned the California Historical Resources Status Code of 6Z.

Complete set of DPR 523 Series inventory site forms for each property are attached to this memorandum. The DPR forms contain detailed architectural descriptions of each building, histories of each property, and statements of significance for the resources.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Daly". The signature is written in dark ink on a light-colored background.

Pamela Daly, M.S.H.P.  
Principal

Attachments: Daly & Associates biography  
DPR forms for 340 West Evergreen Avenue  
DPR forms for 1607 South Magnolia Avenue



**Pamela Daly, M.S.H.P., Principal Architectural Historian**  
**Daly & Associates, 2242 El Capitan Drive, Riverside, CA 92506**  
**(951) 369-1366 [daly.rvrsde@sbcglobal.net](mailto:daly.rvrsde@sbcglobal.net)**

Ms. Daly is a 36 CFR 61 Qualified Architectural Historian with more than 21 years experience in historic resource management and consulting in California, Vermont, New York, and Nevada. She earned a Master of Science degree in Historic Preservation at University of Vermont, and a Bachelor of Science degree in Business Management from Elmira College in Elmira, New York. Ms. Daly's coursework in Historic Preservation included the study of American Architecture, Historic Landscapes, and Building Conservation Techniques.

Ms. Daly has experience with federal agencies including U.S. Air Force, U.S. Navy, U.S. Army Reserve, U.S. Army Corps of Engineers, Bureau of Land Management, the U.S. Forest Service, the National Park Service, and U.S. Fish & Wildlife. She is accepted as a principal investigator for both Architectural History and History by the California State Office of Historic Preservation, and holds the qualifications to work throughout the United States. Ms. Daly belongs to the National Trust for Historic Preservation, Vernacular Architecture Forum, Society of Industrial Archaeology, and Association of Preservation Technology.

Ms. Daly has expertise not only in assessing and evaluating classic residential architectural styles of the United States dating from the eighteenth to the twenty-first century, but she has a wide range of experience in the survey and evaluation of military sites and structures in both the western and eastern United States. She has performed studies on airplane hangars, military housing, helicopter hangars, ammunition bunkers, flight simulators, and Cold War radar arrays. Industrial archaeological sites include automobile and railroad bridges, irrigation canals and ditches, gravity-fed water supply systems, sewer treatments systems, gold mines, water-pumping systems, privately-owned reservoirs, electric transmission line towers, historic roads, historic signage, airplane hangars, steam-powered belt and pulley systems, and a historic zanja.

Studies of built-environment resources include archival research, field investigation, significance criteria and determinations, assessment of impacts/effects, management plans, and mitigation implementation. Mitigation measures include preparation of Historic American Building Survey (HABS) documentation, Historic American Engineering Record (HAER) documentation, Historic American Landscape (HALS) documentation, interpretive signage, layout and production of brochures, websites, and video displays. Ms. Daly has also worked with clients with historically significant buildings to restore or rehabilitate them in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

From her training at the University of Vermont, Ms. Daly is qualified to prepare Historic Structure Reports (HSR) for built-environment resources. She has the expertise and equipment to perform chromochronology, mortar analysis, historic interior evaluations, and analysis of historic paint finishes. She has prepared reports detailing the existing conditions of the interior and exterior features of a building, and presented the recommended repair and maintenance tasks necessary to protect the historic resource.

**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings

Review Code

Reviewer

Date

\*Resource Name or #: 340 West Evergreen Avenue

**P1. Other Identifier:** APN 8507-006-016

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** Mount Wilson

**Date:** 1995 T ; R ; ¼ of ¼ of Sec ; S.B.B.M.

c. Address: 340 West Evergreen Avenue

City: Monrovia

Zip: 91016

d. UTM: Zone: 11; 407155 mE/ 3777572 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 440 feet a.s.l.

The building is located approximately 177 yards west of the intersection of South Magnolia Avenue and West Evergreen Avenue, on the south side of the street.

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

The building permit for erection of this dwelling was not in the file for this property. According to Permit No. 2468 filed by the owners of the property in 1952, the house at that time was a one-story residence and garage, with the residence measuring 20 feet x 32 feet, for a total of 640 square feet of living space. The house was comprised of only five rooms, and a review of a historical aerial photographs dating from 1948, 1952, 1964, and 1972, provide information as to the original massing of the house, its location, and the reorientation of South Alta Vista Street and West Evergreen Avenue because of the construction of the 210 Freeway through this area in Monrovia.

The original building had a rectangular massing and a low-pitched gable roof set on an east-west axis, with rafter tails extending from under the overhanging eaves. The house sits on a poured-concrete foundation. To this main block, an addition was made to the west elevation, and this addition connected to the original unattached garage. Many of the windows are currently covered over from the outside, but those visible present primarily 1-over-1 wood sash, double-hung windows. On the front façade, a large square window comprised of nine fixed lights, set in wood sash and frame is situated immediately to the west of the exterior chimney. In 1999, David Miller received a permit to remove the existing doors of the house, and replace a sliding door on the rear elevation, and some other windows, with modern composite units.

The addition and garage conversion to living space extended the house approximately 24 feet to the west. A small addition, approximately 8' x 8' was constructed off of the east elevation, and its gable-on-hip roof height is noticeably lower than the main block. A faux birdhouse is set in the east gable end of the main block, and the east façade of the small addition has "ranch style" wood shutters and framing the window. The main front entrance appears to be situated at the east end of the front (north) elevation under a sheet of plywood. A chimney was added to the front elevation in the approximate middle of the main block. This location of the front door and chimney are out of character for the orientation of features on the front façade, and may have resulted from the alteration of 1952. The house is currently vacant and has been boarded up.

**\*P3b. Resource Attributes:** HP6 (1-3 story commercial building) HP39 (Other: single family dwelling now used as a religious center.)

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
Front (north) elevation. View looking south. July 5, 2018.

**\*P6. Date Constructed/Age and**

**Sources:**  Historic

Prehistoric  Both

1949-1951 per Los Angeles County Assessor data.

**\*P7. Owner and Address:**

Unknown.

**\*P8. Recorded by:**

Pamela Daly, M.S.H.P.

Daly & Associates

2242 El Capitan Drive

Riverside, CA 92506

**\*P9. Date Recorded:** July 30, 2018

**\*P10. Survey Type:** CEQA - Intensive

**\*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):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 7

\*NRHP Status Code: 6Z

\*Resource Name or # : 340 West Evergreen Avenue

- B1. Historic Name: 1519 South Alta Vista Ave. (address was changed when streets were reorganized due to construction of the 210 Freeway)
- B2. Common Name:
- B3. Original Use: single-family dwelling
- B4. Present Use: vacant

\*B5. Architectural Style: Minimalist

\*B6. Construction History: The original building permit is not available. Based upon review of historic aerial photographs, the subject house appears to have been constructed contemporaneously with other small tract houses in this area, such as the houses on Montana Street that were also constructed between 1948 and 1952. A permit was issued in April 1952 for the house to be substantially enlarged to 1,540 feet, but that does not appear to have been completed. (Permit No. 2468, April 29, 1952.) The L. A. County Assessor notes the building as currently having 1,080 square feet.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: N/A

Theme: Residential Development 1941-1960; Minimal Traditional style

Area: City of Monrovia

Period of Significance: N/A

Property Type: Single-family residence

Applicable Criteria: NA

The single-family dwelling at 340 West Evergreen Avenue is purported to have been constructed in 1949 per the Los Angeles County Assessor property tax records. At the time it was built, prior to the construction of the 210 Freeway through Monrovia, the property had the street address of 1519 South Alta Vista. The City was undergoing a housing boom in the 1940s, and what had been agricultural land, between Central Avenue and the Atchison Topeka and Santa Fe Railroad line, and Magnolia Avenue and Mayflower Avenue, was converted to use for residential dwellings. Historic aerial photographs present evidence that light industrial complexes began to move into the area after 1952. After the 210 Freeway was completed through the subject area, it was – for all intents and purposes – cut off from the rest of the main center of the City, and the subject property was given the address of 340 West Evergreen Avenue.

Donald S. and Alta Warren are noted as the owners of the property when a permit was issued in 1952 to substantially alter the original 640 square foot house with additions totally 900 square feet. Donald Warren was a sheet metal worker at Gauf/Gough Brothers, and this may have been a starter home for his family. The house was enlarged by only 440 additional square feet, and most of the enlargement consisted of an addition off the west elevation, to connect to what had been a standalone garage. The Warrens moved to Pasadena in 1955. According to the City Directory, Charles R. Simons, an electrician, and his wife Dorothy were the next residents of the property, and lived there until 1968. Permit records are quiet until 1985, when David Miller files a request for some electrical and plumbing work. Miller would establish his plumbing and sewer business (SGV Plumbing and Sewer) on the property, using the house for his residence and office. (See Continuation Sheet for evaluation text.)

B11. Additional Resource Attributes: None.

\*B12. References:

City of Monrovia building permits for 340 W. Evergreen Ave./1519 South Alta Vista Ave.

NETR Historic Aerials

City of Arcadia and Monrovia City Directories

Sanborn Fire Insurance Maps

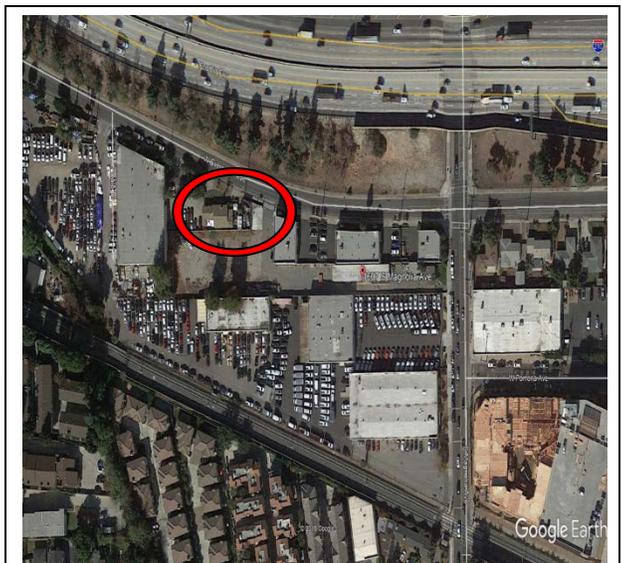
Sierra Madre 1941 U.S.G.S. topographic map

B13. Remarks:

\*B14. Evaluator: Pamela Daly, M.S.H.P.

\*Date of Evaluation: July 30, 2018.

(This space reserved for official comments.)



\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: July 30, 2018  Continuation  Update

**B10. Statement of Significance, continued:**

The property at 340 West Evergreen Avenue was evaluated for significance by using the theme of “Residential Development 1941-1967”, with the sub-theme of “Single-Family Residential Infill”, as presented in the *Final City of Monrovia Historic Context Statement* (ASM, 2018).

**California Register of Historical Resources**

California Register Criterion 1: The property at 340 West Evergreen Avenue does not appear to be eligible under Criterion 1 for listing in the California Register of Historical Resources (CRHR) for any association with themes important to the City of Monrovia or California. As required for a property under the theme of “Residential Development 1941-1967”, the property does not express the updated functionality and quality of life expectations of housing in the post-World War II era. When first constructed, the house at 340 West Evergreen Avenue was recorded as being 640 square feet. A house of that size would have been one that was built and marketed to returning veterans (World War II or the Korean Conflict) as a “starter home”. From a review of historic photographs, many of the tract houses on Montana Street (due north, on the other side of the 210 Freeway), appear to have been built contemporaneously with the subject property. Many of the Montana Street houses have been altered with additions, but they still retain sufficient architectural attributes to show their evolution from a “starter house” into a residence that reflected the growth of a family within. The house at 340 West Evergreen Avenue does not represent an important association with residential development, nor is it a better example of circa 1949/1952 construction than the houses on Montana Street.

CRHR Criterion 2: Under the criterion for evaluating properties for listing in the California Register for their *direct* association with the lives of persons important to the history of Monrovia, the San Gabriel Valley, or California, the property at 340 West Evergreen Avenue does not appear eligible for listing in the CRHR under Criterion 2. We could find no evidence that any individual owners or tenants associated with the property were persons identified as having made an important contribution to the history of the City, region, or state.

CRHR Criterion 3: Evaluating the subject property under Criterion 3 the CRHR for determining the significance of the architecture, design, or construction of the built-environment resource at 340 West Evergreen Avenue, it is apparent that the building was constructed as a modest interpretation of Minimal Traditional architecture. Subsequent alterations and additions to the house since its construction have caused the loss of a majority of its original design. The additions to both the east and west elevations of the house, as well as the rearrangement of windows and doors on the front façade, didn’t enhance or improve the buildings original design, massing, balance, and proportions, but rather served to present a disjointed and unpleasant appearance to this house. Compared to many of the houses on Montana Street, which appear to have been built around the same time as the subject house, the house at 340 West Evergreen Avenue has lost its ability to convey its roots in the Minimal Traditional style as a small, single-family, post-World War II residence.

The house at 340 West Evergreen Avenue has lost many of the essential physical aspects of its original, physical integrity that adversely affect its ability to convey any historic significance:

**Design:** this aspect of integrity was lost with the construction of the badly designed additions, removal of the original windows and doors, and converting the garage to living space.

**Materials:** although some of the original architectural features remain, they are not part of a larger cohesive plan for the building. The construction of the additions, and the removal and replacement of original windows and doors, has created a disrupted visage.

**Workmanship:** the additions made to the house do not appear to have been made with a concern for high quality outcome of effort and appearance of the building after work was completed.

**Setting:** the setting of the house has changed from that of a lightly-settled residential neighborhood, with some remaining citrus groves nearby, to that of a major, eight-lane freeway on the other side of the street, and commercial light-industrial business surrounding the property on its other three sides.

**Feeling:** the property has lost its ability to convey a sense of the late 1940s and/or early 1950s period of residential construction.

**Association:** the property has lost its association with the post-World War II era, and the boom period in Southern California actualizing the optimism for a peaceful future.

**Location:** the house has remained in its original location.

(See Continuation sheet for additional text)

\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: July 30, 2018  Continuation  Update

**B10. Statement of Significance, continued:**

The property at 340 West Evergreen Avenue has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

**City of Monrovia criterion**

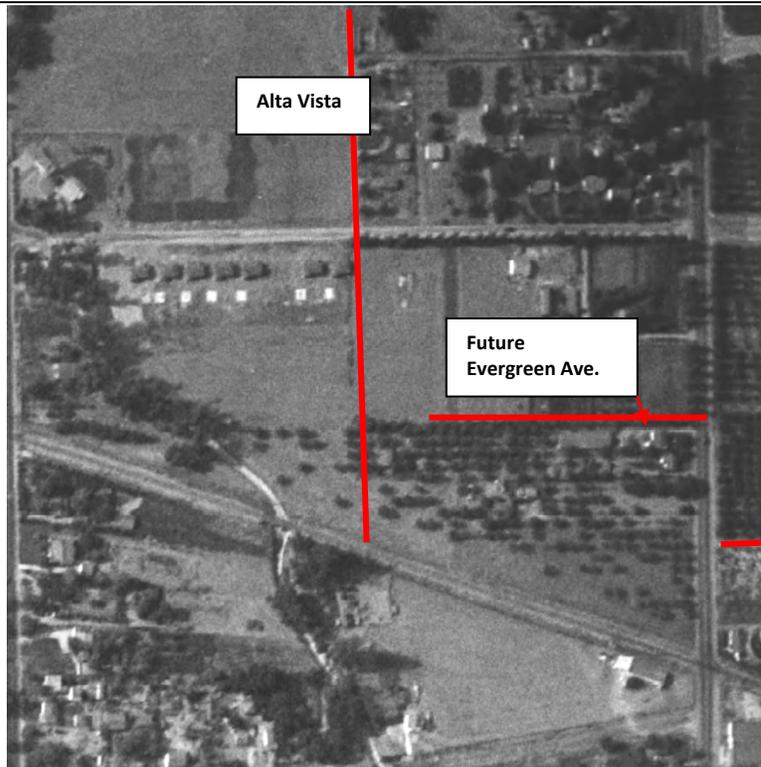
1. It is identified with persons or events significant in local, regional, state or national history.  
The property at 340 West Evergreen Avenue has not been identified with persons or events significant in local, regional, state, or national history.
2. It is representative of work of a notable builder, designer, or architect.  
The original building permit for the property was not available, but based on our experience, the property at 340 West Evergreen Avenue does not appear to be the product of a notable builder, designer, or architect. The building has been substantially altered with the addition of inappropriate modifications, and does not present a professionally designed residence.
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.  
The house at 340 West Evergreen Avenue was literally cut-off from its original neighborhood with the construction of the 210 Freeway through Monrovia. It is not related to any similar buildings in its immediate setting.
4. It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.  
To be considered a historic resource in the City of Monrovia, the Sub-Theme for Minimal Traditional buildings states that eligible buildings under this theme should “exemplify tenets of the Modern era and Minimal Traditional style” and “retain all of its character-defining features” to be considered significant. The house at 340 West Evergreen Avenue, has lost by way of inappropriate alterations and ill-designed additions, substantial aspects of the Minimal Traditional style that comprised the original structure.
5. It has a unique location or physical characteristics or represents an established and familiar visual feature of a neighborhood, a community, or the City.  
The residence at 340 West Evergreen Avenue is not situated in a unique location, does not possess unique physical characteristics, or represent an established and familiar visual feature to the light industrial area situated south of the 210 Freeway, west of Magnolia Avenue.
6. It incorporates elements that help preserve and protect a historic place or area of historic interest in the City.  
The residence at 340 West Evergreen Avenue is not located in an area of historic interest in the City.
7. It has yielded, or may be likely to yield information important in prehistory or history.  
The property at 340 West Evergreen Avenue has not yielded, nor does it appear likely to yield, information important to the history of Monrovia.

\*Recorded by: Pamela Daly, M.S.H.P.

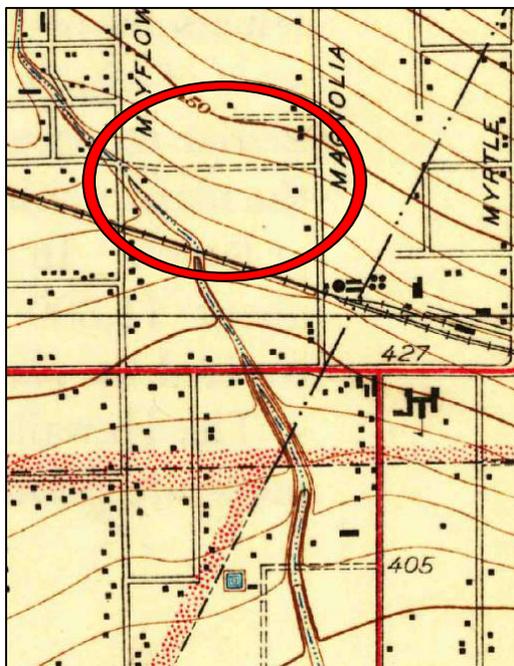
\*Date: July 30, 2018

Continuation

Update



1948 aerial photograph of the project site, before the subject house was constructed. Magnolia Avenue runs north-south to the east; Central Avenue is the paved road to the north; the Atchison Topeka and Santa Fe Railroad lines run diagonally northwest-southeast; and Mayflower Avenue to the west. South Alta Vista Street does not go below Central Avenue at this time. (NETR Historic Aerials)



Excerpt from historic map of 1941 showing the lightly settled area where the subject house was built in 1949.  
U.S.G.S. Topographic Map: 1941 Sierra Madre, 1:24,000

\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: July 30, 2018

Continuation

Update

Montana Street

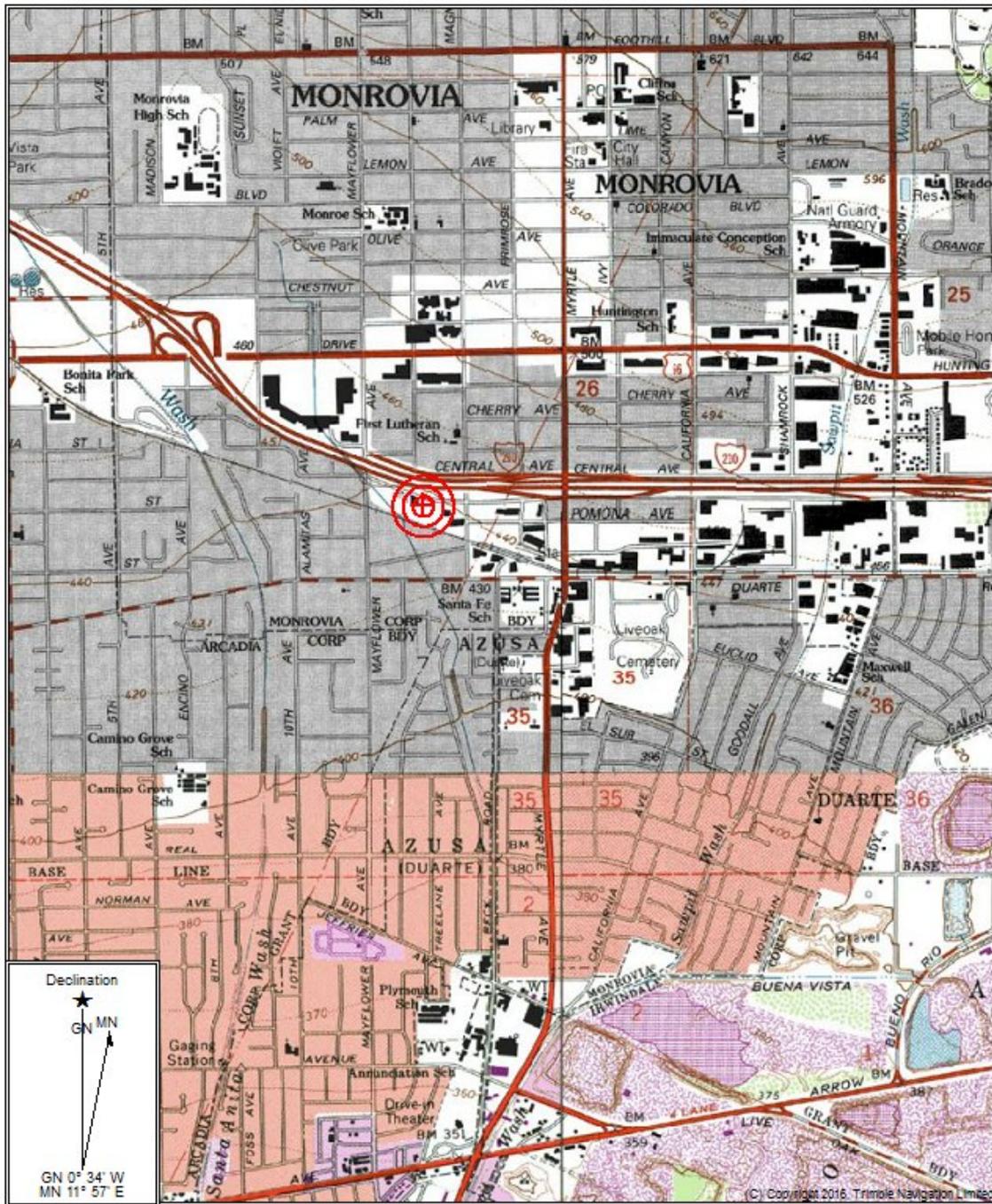


1952 aerial photograph of the project site. Magnolia Avenue runs north-south to the east; Central Avenue is the paved road to the north; the Atchison Topeka and Santa Fe Railroad lines run diagonally northwest-southeast; and Mayflower Avenue to the west. South Alta Vista Street does not go below Central Avenue at this time. Note the rapid development of tract houses along Central Avenue and north on Montana Street. (NETR Historic Aerials)



Aerial view of subject property in 1972 after the construction of the 210 Freeway. Note that the surrounding neighborhood has changed entirely to light industrial use.

**LOCATION MAP**



**PRIMARY RECORD**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 7

\*Resource Name or #: 1607 South Magnolia Avenue

**P1. Other Identifier:** APN 8507-006-035

**\*P2. Location:**  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*a. County:** Los Angeles

**\*b. USGS 7.5' Quad:** Mount Wilson

**Date:** 1995 T ; R ; % of % of Sec ; S.B.B.M.  
City: Monrovia Zip: 91016

c. Address: 1607 South Magnolia Avenue

d. UTM: Zone: 11; 407302 mE/ 3777544 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 441 feet a.s.l.

The building is located approximately 100 feet south of the intersection of South Magnolia Avenue and West Evergreen Avenue, on the west side of the street.

**\*P3a. Description:**

This building is a one-story vernacular bungalow, with a rectangular massing that measures approximately 28' x 26'. The building has a medium-pitched side-gable roof that has a shed roof extending from the rear (west) gable roof slope. All the original windows and doors have been removed and replaced with modern, vinyl composite units. The original redwood siding and trim boards were removed and replaced with pressboard siding in the late 1990s or 2000s when extensive renovations were made to the house. (Pressboard siding, also called synthetic wood siding, or hardboard siding, is mainly comprised of wood fibers, flakes or chips that are held together by glues and resins and then pressed in forms to look like wood boards.) The house sits on a slightly raised poured-concrete foundation. There is a short extension of the east roof slope over the area of the front door, and a set of three poured-concrete steps, with metal pipe railings, lead up to the front door. The rear of the property is used for vehicle storage, and there is just a small amount of front lawn that still remains from the larger, 1.5 acre parcel on which the building was situated.

**\*P3b. Resource Attributes:** HP6 (1-3 story commercial building) HP39 (Other: single family dwelling most recently used as a religious center.)

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
Front (east) elevation, view looking northwest. July 6, 2018.

**\*P6. Date Constructed/Age and Sources:**  Historic

Prehistoric  Both

Per the LA County Assessor's Office the house was constructed in 1942.

**\*P7. Owner and Address:**

Unknown

**\*P8. Recorded by:**

Pamela Daly, M.S.H.P.  
Daly & Associates  
2242 El Capitan Drive  
Riverside, CA 92506

**\*P9. Date Recorded:** July 30, 2018

**\*P10. Survey Type:** CEQA - Intensive

**\*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):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 7

\*NRHP Status Code: 6Z

\*Resource Name or # : 1607 South Magnolia Avenue

- B1. Historic Name: Unknown
- B2. Common Name: Unknown
- B3. Original Use: Single-family dwelling
- B4. Present Use: Religious center/vacant

\*B5. **Architectural Style:** Vernacular one-story dwelling

\*B6. **Construction History:**

Los Angeles County Assessor's Office records state that the building was constructed in 1942, and a plumbing permit was issued by the City of Monrovia for a residential hookup in 1942. But the residence does not appear in Monrovia City Directory until 1948. Because of its simple design of wood frame on post foundation, it could have been built circa 1910-1930, located elsewhere, and easily moved to its present location in 1942.

\*B7. **Moved?** No Yes Unknown **Date:** circa 1942 **Original Location:** Unknown

\*B8. **Related Features:** None.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance:** None.

**Theme:** Residential Development 1903-1940

**Area:** City of Monrovia

**Period of Significance:** N/A

**Property Type:** single-family dwelling

**Applicable Criteria:** N/A

David Garrett Fields and his wife Margaret lived at the house situated at the corner of South Magnolia Avenue and (future) West Evergreen Avenue in 1939, and David G. Fields was noted as being employed as a printer in the Monrovia City Directory, at that time. The U.S. Census of 1930 noted that he and his wife were living in Stockton, California, at that time, and that he was a printer for a newspaper.

Fields owned a large lot on South Magnolia Avenue in Monrovia that measured 103' along South Magnolia, and 635' to the west (parallel to Huntington Drive), for a total of 65,405 square feet, or 1.5 acres. The building permit file for 1607 South Magnolia Avenue also contains permits issued for projects issued for 1603 South Magnolia Avenue. Unfortunately, it is difficult to read many of the older (1940s) permits issued for work on the entire parcel, but there is a permit for multiple poultry houses to be built, and also a 5-family apartment building. The apartment building was constructed due west of the house at 1603 South Magnolia Avenue, and the flat roof of the linear row of units appears in aerial photographs from 1948 to 1972. The apartment building and the house at 1603 South Magnolia Avenue were demolished sometime after the 210 Freeway and West Evergreen Avenue were constructed, and replaced with light industrial buildings.

Margaret Fields died between 1940 and 1943 (based on information from U.S. Census of 1940 and the 1943 Monrovia City Directory), and David then married (a much younger) Clara M. Lowry in 1943, and they settled in the house at 1603 South Magnolia Avenue. In 1948, Clara and David moved into the small house at 1607 South Magnolia Avenue, and Lyman W. Stuckey and his wife Helen moved into the house at 1603 South Magnolia Avenue. David and Clara Fields (a nurse) lived at 1607 South Magnolia Avenue together until his death in 1963, and then she continued to live there alone until 1996. Landon Lowry (a family relation of Clara's) moved into the house in 1997, and lived there for six years. According to building permit records, the interior and exterior of the house were substantially altered during renovations in the late 1990s and 2000s.

(See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: None.

\*B12. **References:**

U.S. Census data for 1930 and 1940.

City of Monrovia Directories.

City of Monrovia building permit records for 1603 and 1607 South Magnolia Avenue.

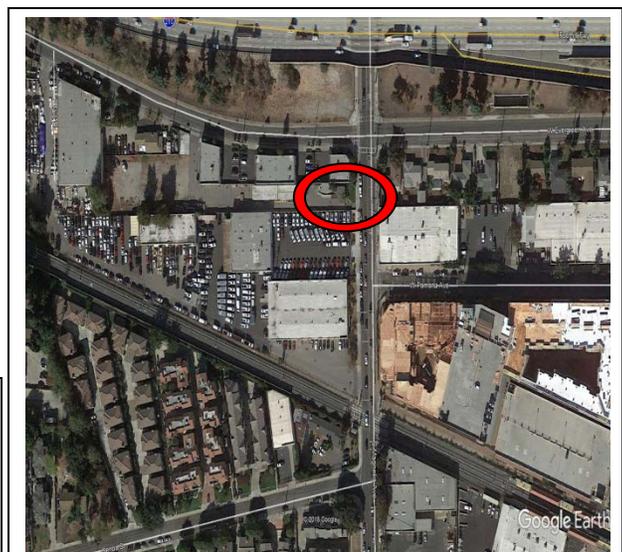
NETR Historic Aerial photographs.

B13. Remarks:

\*B14. **Evaluator:** Pamela Daly, M.S.H.P.

\***Date of Evaluation:** July 30, 2018

(This space reserved for official comments.)



**CONTINUATION SHEET**

\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: July 30, 2018  Continuation  Update

**B10. Statement of Significance, continued:**

Due to the architectural style of the residence at 1607 South Magnolia Avenue, and the good possibility that the building dates from circa 1910 to 1940, the property will be evaluated for significance by using the theme of Residential Development 1903-1940", with the sub-theme of "Single-Family Residential", as presented in the *Final City of Monrovia Historic Context Statement* (ASM, 2018)

**California Register of Historical Resources**

California Register Criterion 1: Evaluating the subject property for its association with the historic themes of the City of Monrovia, the property at 1607 South Magnolia Avenue does not appear to be eligible under Criterion 1 for listing in the California Register of Historical Resources (CRHR). The property does not represent an important association with residential development in a previously established neighborhood, or a residential area developed during the early twentieth century. The house at 1607 South Magnolia Avenue does not reflect the pattern and form of development typical of early suburban development and trends.

CRHR Criterion 2: Under the criterion for evaluating properties for listing in the California Register for their *direct* association with the lives of persons important to the history of Monrovia, the San Gabriel Valley, or Los Angeles County, the property at 1607 South Magnolia Avenue does not appear eligible for listing in the CRHR under Criterion 2. We could find no evidence that individual owners or tenants associated with the property were persons identified as having made an important contribution to the history of the City, region, or state.

CRHR Criterion 3: Evaluating the subject property under Criterion 3 of the CRHR for determining the significance of the architecture, design, or construction of the built-environment resource at 1607 South Magnolia Avenue, it is apparent that the building was constructed as a modest dwelling in a simple vernacular style of architecture. As stated in the *Final City of Monrovia Historic Context Statement*, small vernacular cottages were usually located on the very outer edges of a city, and occupied by families in the lower stratus of society, and finding a building that represents this aspect of early twentieth-century life is very difficult. Unfortunately, even though the subject building appears to have retained its original massing, all the exterior materials including the original wood siding, windows and doors, that are integral features of simple, wood buildings, were removed during renovations. With the loss of its original material, and character-defining features, the building is unable to convey a structure dating from the early twentieth century.

The house at 1607 South Magnolia Avenue has lost many of the essential physical aspects of its original, physical integrity that adversely affect its ability to convey any historic significance:

**Design:** this aspect of integrity was lost with complete removal of the original wood siding, wood windows and doors, and trim boards.

**Materials:** this aspect of integrity was lost with complete removal of the original wood siding, wood windows and doors, and trim boards.

**Workmanship:** this aspect of integrity was lost with complete removal of the original wood siding, wood windows and doors, and trim boards.

**Setting:** the setting of the house has changed from that of a lightly-settled residential neighborhood, with some remaining citrus groves nearby, to that of a major, eight-lane freeway on the other side of the street, and commercial light-industrial business surrounding the property on its other three sides.

**Feeling:** this aspect of integrity was lost with complete removal of the original wood siding, wood windows and doors, and trim boards.

**Association:** the house was most probably moved from a prior location to its current site in the early 1940s. Not only has it lost association with its true location, but the neighborhood where the building was set in the 1940s has also been substantially altered from light agricultural to light industrial use.

**Location:** the house has been in its current location since 1942.

The property at 1607 South Magnolia Avenue has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

**CONTINUATION SHEET**

\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: July 30, 2018

Continuation

Update

**B10. Statement of Significance, continued:**

**City of Monrovia criterion:**

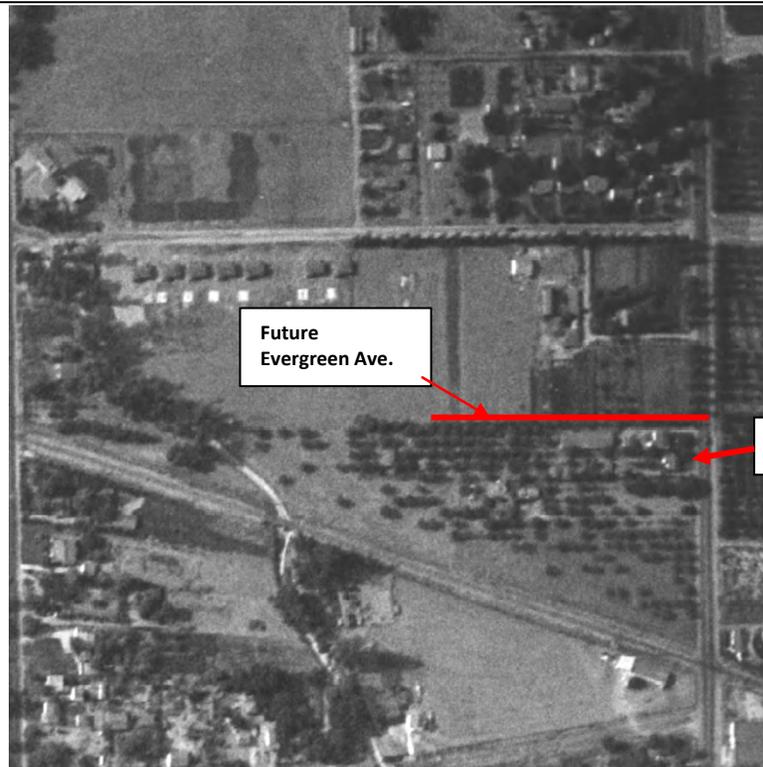
1. It is identified with persons or events significant in local, regional, state or national history.  
The property at 1607 South Magnolia Avenue has not been identified with persons or events significant in local, regional, state, or national history.
2. It is representative of work of a notable builder, designer, or architect.  
The original building permit for the property was not available, but based on our experience, the property at 1607 South Magnolia Avenue was not the product of a notable builder, designer, or architect. The building was substantially altered when the original windows, doors, siding, and trim were removed during renovations, and the building is unable to convey its association with the early twentieth century.
3. It contributes to the significance of a 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.  
The house at 1607 South Magnolia Avenue was literally cut-off from its original neighborhood and setting with the construction of the 210 Freeway through Monrovia. It is not related to any similar buildings in its immediate setting.
4. It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.  
To be considered a historic resource under the theme for Residential Development 1903-1940, eligible buildings should "reflect the pattern and form of development typical of early to mid-twentieth century suburban development and trends" and "retain the essential aspects of integrity" that reflect this theme. Because of the substantial loss of physical integrity suffered by the house at 1607 South Magnolia Avenue, and that the house has completely lost any association with a setting dating from the early 1900s, the property does not appear to be significant.
5. It has a unique location or physical characteristics or represents an established and familiar visual feature of a neighborhood, a community, or the City.  
The residence at 1607 South Magnolia Avenue is not situated in a unique location, does not possess unique physical characteristics, or represent an established and familiar visual feature to the light industrial area situated south of the 210 Freeway, west of Magnolia Avenue.
6. It incorporates elements that help preserve and protect a historic place or area of historic interest in the City.  
The residence at 1607 South Magnolia Avenue is not located in an area of historic interest in the City.
7. It has yielded, or may be likely to yield information important in prehistory or history.  
The property at 1607 South Magnolia Avenue has not yielded, nor does it appear likely to yield, information important to the history of Monrovia.

\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: July 30, 2018

Continuation

Update



1948 aerial photograph of the project site. Magnolia Avenue runs north-south to the east; Central Avenue is the paved road to the north; the Atchison Topeka Santa Fe Railroad lines run diagonally northwest-southeast; and Mayflower Avenue to the west. The house at 1603 South Magnolia Avenue is immediately north of the subject building. (NETR Historic Aerials)



U.S.G.S. Topographic Map: 1941 Sierra Madre, 1:24,000

\*Recorded by: Pamela Daly, M.S.H.P.

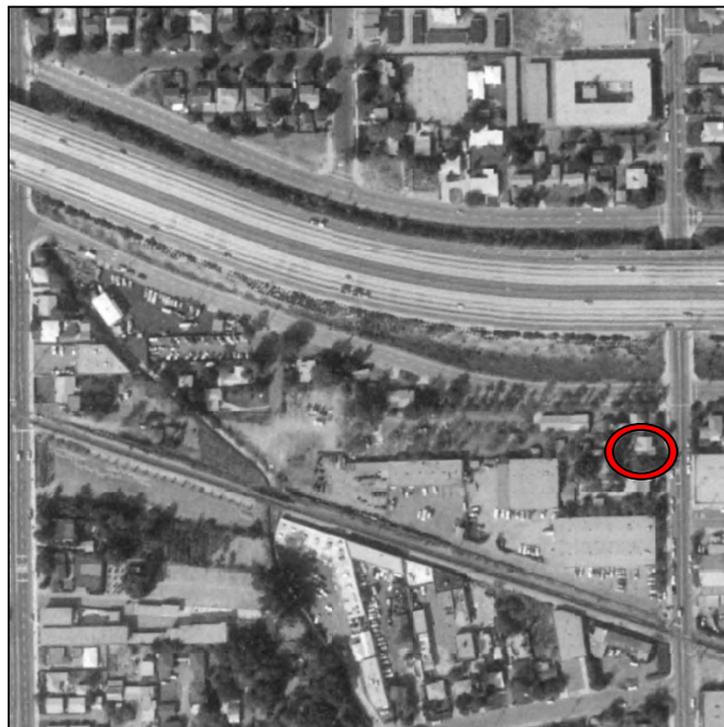
\*Date: July 30, 2018

Continuation

Update



1952 aerial photograph of the project site. Magnolia Avenue runs north-south to the east; Central Avenue is the paved road to the north; the Atchison Topeka and Santa Fe Railroad lines run diagonally northwest-southeast; and Mayflower Avenue to the west. (NETR Historic Aerials)



Aerial view of subject property in 1972 after the construction of the 210 Freeway. Note that the surrounding neighborhood has changed entirely to light industrial use.

**LOCATION MAP**

