



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Determination of Historic Significance DHS2018-0001 **AGENDA ITEM:** AR-1

PREPARED BY: Nancy Lee Associate Planner **MEETING DATE:** March 28, 2018

TITLE: Determination of Historic Significance
518 East Olive Avenue

APPLICANT: Albert Cisneros
Prospect Quality, LLC.
1005 East Las Tunas Drive, Unit 155
San Gabriel, CA 91776

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 perceived 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 code 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 construction which involves demolition of the existing residential building located at 518 East Olive Avenue. Given the age of the home, 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 historic assessment. Findings of the historic assessment indicate that the property does

not meet any of the criteria for local landmark designation.

ANALYSIS: The subject site is located on the south west corner of East Olive Avenue and Gladys Avenue. According to the building permit history, the site is improved with a 1,434 square foot vernacular/Ranch-style single-family residence that was constructed between 1951 and 1952. The residence contains three bedrooms and two bathrooms. The home is designed with a hipped roof sheathed in composition shingles. The entry porch is recessed under the hipped roof and has an adjacent projecting hip-roofed bay. The porch is finished in a vertical barn board siding and the remainder of the house is clad in stucco. Large vinyl picture windows with false muntins are located in the porch area and as a projecting bay window flanked by false shutters on the primary facade.

A professional historical assessment for the property was provided as part of the application and includes a completed DPR Form with background documentation that was prepared by Sapphos Environmental, Inc., dated February 21, 2018. The historic assessment is attached as Exhibit "A". According to the assessment, the residence is in good condition, but has been altered with the installation of vinyl sash windows and the construction of an attached garage and carport. In 1962, an attached garage in the rear of the property was built. The garage was later enlarged with a carport addition in 1967. The historic assessment documents that the vernacular/Ranch-style building was constructed during the post-World War II residential boom and was determined to be a common and low-style property type constructed of inexpensive materials and possessing minimal architectural merit.



The builder is identified as M.L. Walker, who is not known as a notable builder. The original owners of the home are Tony P. and Rose G. (Zuniga) Martinez. Mr. Martinez enlisted in the Army in 1944 and the Monrovia City Directory listed him as a driver in 1963.

The assessment evaluated the integrity of the property under the seven aspects: location, design, setting, materials, workmanship, feeling, and

association. The assessment concludes that the location and setting remain unchanged. However, since the building is described as a common type and has been altered with vinyl sash windows and a large addition, the integrity of design, materials, workmanship, feeling, and association are not applicable. Lastly, the historic assessment did not find evidence of the subject property to be associated with any known significant people or events. Based on the findings of the historical assessment, the applicant's historic consultant determined that the property does not meet any of the criteria for local landmark designation.

Neighborhood Context

The historic consultant completed a windshield survey of the surrounding neighborhood, specifically the neighborhood on Olive Avenue both east and west of Gladys Avenue. Neighboring properties on Olive Avenue to the west of the subject site consist of Craftsman

Bungalows of average architectural merit and good integrity and offer the potential for a historic district. To the east of the subject site, the properties primarily consist of typical 1950s and 1960s single-family and multi-family homes of common design, low-cost construction, and much newer buildings over the past decade. However, only approximately 32% of these homes are potential intact contributors and representations of postwar housing. Therefore, the neighborhood from does not appear to possess architectural merit or integrity to form a prewar or postwar historic district.

RECOMMENDATION: The applicant's consultant determined that the property at 518 East Olive Avenue does not have architectural or known historic value that meets the criteria for local landmark status and is not in a potential historic district. Staff recommends that the Historic Preservation Commission accept the DPR Form and assign a CHRS Code of 6Z to the properties. If the Commission concurs with this recommendation, then the following motion is appropriate:

Approve the DPR Form with a Status Code of 6Z.

February 23, 2018
Job Number: 2269-001
Historical Evaluation for
518 E. Olive Avenue, Monrovia, California

MEMORANDUM FOR THE RECORD

2.6 2269-001 M01

TO: Mr. Alberto Cisneros
(562) 254-3009
Cisneros53@hotmail.com

FROM: Sapphos Environmental, Inc.
(Mr. Don Faxon)

SUBJECT: Historical Evaluation for 518 E. Olive Avenue, Monrovia,
California

ATTACHMENTS: A. Personnel Resumes
B. DPR 523 Forms

EXECUTIVE SUMMARY

On behalf of owner's representative, Mr. Alberto Cisneros, Sapphos Environmental, Inc. conducted a historical evaluation of the single-story residential building located at 518 E. Olive Avenue, Monrovia, Los Angeles County (AIN 8517-013-006). The purpose of the evaluation was to determine if the subject property meets the definition of a "historical resource" as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. In order to inform this evaluation, a site visit was conducted on February 13, 2018, by Sapphos Environmental, Inc. (Mr. Don Faxon). Project coordination was led by Ms. Carrie Chasteen. Mr. Faxon and Ms. Chasteen meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. The review was based on a site investigation of the property; literature review and online research; and an application of State and local register eligibility criteria. As a result of the investigation, it was determined that the property is not eligible for inclusion in State or local registers due to its lack of architectural merit and lack of association with historic events or people. In addition, a reconnaissance investigation of the immediate neighborhood did not suggest it is a potential contributor to a potential historic district. Therefore, the property is not a historical resource as defined in Section 15064.5(a) of the CEQA Guidelines.

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INTRODUCTION

This Memorandum for the Record (MFR) documents the historical evaluation undertaken by Sapphos Environmental, Inc. (Mr. Don Faxon) for the single one-story residential building located at 518 E. Olive Avenue, Monrovia, California (AIN 8517-013-006). The purpose of the evaluation was to determine if the subject property meets the definition of a "historical resource" as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. This MFR was prepared to inform the applicant and the City of Monrovia as to whether the property, inclusive of the single-family residence, possesses sufficient significance and integrity to merit listing in the California Register of Historical Resources (California Register) or merits designation as a City of Monrovia Historic Landmark (Historic Landmark), or as a contributor to a potential historic district. The review was based on a literature review and online research and site investigation of the property. The determination of eligibility was based on an evaluation of the integrity and significance of the property in light of the eligibility criteria for listing in the California Register and criteria for designation as a Historic Landmark. In addition, the building does not possess the integrity to contribute to a potential historic district.

This MFR includes a statement of the understanding of the proposed project; a summary of the property's setting; the findings of a field survey; and an assessment of the property's eligibility for listing in State and/or local registers.

ELIGIBILITY CRITERIA

State of California

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:

1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
2. *Is associated with the lives of persons important in our past;*
3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

City of Monrovia

Section 17.40.060 of the City of Monrovia municipal code defines the criteria and standards for the designation of Landmarks and Historic Districts shall include one or more of the following, as applicable:

1. *It is identified with persons or events significant in local, regional, state, or national history.*
2. *It is representative of the work of a notable builder, designer, or architect.*
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.*
4. *It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.*
5. *It has a unique location or physical characteristics or represents an established and familiar visual feature of neighborhood, community, or the city.*
6. *It incorporates elements that help preserve and protect an historic place or area of historic interest in the city.*
7. *It has yielded, or may be likely to yield, information important in prehistory or history.*

In order to be considered eligible for State and/or local registers, a property must meet one or more eligibility criteria and also possess integrity. Integrity is a property's ability to convey its significance and is recognized as the following seven aspects: design, workmanship, materials, feeling, association, setting, and location.

METHODS

Sapphos Environmental, Inc. Historic Resources staff (Mr. Don Faxon) conducted an intensive-level field survey of 518 E. Olive Avenue on February 13, 2018. Mr. Faxon is an architectural historian who meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History (Attachment A, *Personnel Resumes*).

Research was also conducted in the building permits on file at the City of Monrovia Building Department, County of Los Angeles Assessor records, and the Monrovia Public Library. Additional research was conducted in online resources including newspapers and Sanborn fire insurance maps.

HISTORIC CONTEXT

Lands from the Rancho Azusa de Duarte were used to create present-day Monrovia. Rancho Azusa de Duarte was a 6,595-acre Mexican region granted by governor Juan Alvarado to Andres Duarte in 1841.^{1,2} The Rancho boundaries were formally surveyed in 1858, but by the early 1870s the land was parceled and sold to numerous owners, many of whom planted citrus crops.³ Other regions of present-day Monrovia were carved from the Rancho Santa Anita. Under Mexican rule, much of Monrovia, along with the current cities of Arcadia, Sierra Madre, Pasadena, and San Marino were encompassed in the 13,319-acre land grant known as the Rancho Santa Anita.⁴ This area was granted to Hugo Reid, a native of Scotland, in 1845.⁵

In 1875, Elias Jackson “Lucky” Baldwin purchased the Rancho Santa Anita. Baldwin, a millionaire, made Santa Anita his home. By the 1880s, Baldwin’s expenses began to exceed his income and he began to layout, divide, and sell some of his holdings for the creation of the town of Arcadia.⁶ Baldwin’s disposal of land coincided with the Southern California land boom of the 1880s. One of the major buyers of the land was William N. Monroe, who purchased 240 acres of land from Baldwin.⁷ Land from both ranchos eventually combined to create present-day Monrovia, which was formed by William N. Monroe, Edward F. Spence, John D. Bicknell, J.F. Falvey, and James F. Frank when they combined their lots under the business name of the Monrovia Land and Water Company as the Monrovia Tract.

The land was developed by William N. and C.O. Monroe between 1884 and 1886.⁸ The early development was mostly centered on Orange (now Colorado) and Myrtle; engineers John Quinton and John Flanagan divided 60 acres into Blocks A–Y further subdividing each block into twenty-four 50 by 160 foot lots.⁹ Streets were given fruit, flower and women’s names such as: Lime, Lemon, Charlotte, and Magnolia Avenues (Figure 1, *Map of Town of Monrovia, c. 1887*).

¹ “Old Spanish and Mexican Ranchos of Los Angeles County Map. 1937. Los Angeles Public Library. Accessed February 2, 2017. Available at: <https://www.lapl.org/collections-resources/visual-collections/old-spanish-and-mexican-ranchos-los-angeles-county-1937>

² Rancho Azusa de Duarte Map. Circa 1876. Huntington Digital Library. Accessed February 2, 2017. Available at: <http://hdl.huntington.org/cdm/ref/collection/p15150coll4/id/11327>

³ “Rancho de Duarte History.” Duarte Historical Society and Museum. Accessed February 17, 2017. Available at: <http://www.ranchodeduarte.org/>

⁴ “Old Spanish and Mexican Ranchos of Los Angeles County.” 1937. Los Angeles Public Library. Accessed February 2, 2017. Available at: <https://www.lapl.org/collections-resources/visual-collections/old-spanish-and-mexican-ranchos-los-angeles-county-1937>

⁵ Kyle, Douglas E. 2002. *Historic Spots in California*. Stanford, CA: Stanford University Press

⁶ Eberly, Gordon S. 1953. *Arcadia: City of the Santa Anita*. Claremont, CA: Saunder Press.

⁷ Eberly, Gordon S. 1953. *Arcadia: City of the Santa Anita*. Claremont, CA: Saunder Press.

⁸ “In 1887 He was ‘The Man’ in Monrovia.” 1 January 2012. *Monrovia Patch*. Accessed February 21, 2017. Available at: <http://patch.com/california/monrovia/in-1887-he-was-the-man-in-monrovia>

⁹ “Town of Monrovia: Subdivisions.” *Early Monrovia Structures Report*. Accessed February 21, 2017. Available at: <http://www.earlymonroviastructures.org/subdivisions/town-of-monrovia>

The namesake and primary founder of the town, William N. Monroe, was elected mayor when the City incorporated in December of 1887.¹⁰ Monrovia is the fourth oldest city in Los Angeles County, and quickly became known as the “Gem City of the Foothills.”¹¹ Many of the founding men of Monrovia were railroad men.¹²

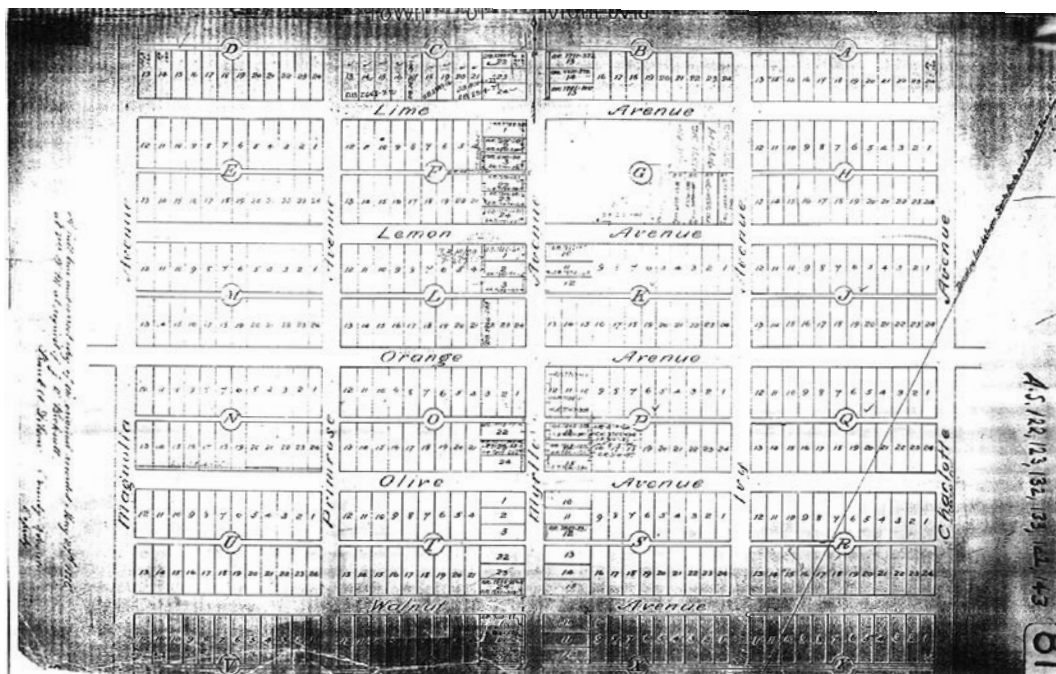


Figure 1. Map of Town of Monrovia, c. 1887

SOURCE: *EarlyMonroviaStructures.Org*

The newly developed town experienced substantial changes in the last decade of the 19th century and first few years of the 20th. A number of buildings sprang up seemingly overnight along the downtown strip of Monrovia on Myrtle Street. In the turn of the century, the La Grant Vista Hotel, First National Bank of Monrovia, and American National Bank were just two of the many businesses that ushered in a new wave of settlers.

Monrovia saw a boom into the 1920s, when Route 66, a major artery of the Continental United States, ran through its downtown. Completed in 1926, a number of businesses populated the new major roadway, as did automobile-related services. Monrovia still flaunts a number of interesting mementos of this period, including the unique Aztec Hotel, a Mesoamerican-inspired building constructed in 1925, the Spanish Colonial-designed Flying A Gas Station on Shamrock Avenue, and 805 S. Shamrock Avenue which was converted to a gas station in 1926.^{13,14} Rail travel also flourished during this period, even as the car made headway in passenger travel. The Santa Fe

¹⁰ “Important Dates in Monrovia’s Historical Timeline.” Monrovia Public Library. Accessed February 24, 2017. Available at: http://mplheritage.blogspot.com/2011_08_14_archive.html

¹¹ “Monrovia: a study in small-town restoration.” 16 January 1983. *Los Angeles Times*, Home section.

¹² “Important Dates in Monrovia’s Historical Timeline.” *Monrovia Public Library*. Accessed February 24, 2017: http://mplheritage.blogspot.com/2011_08_14_archive.html

¹³ “Aztec Hotel.” National Parks Service, U.S. Department of the Interior. Accessed February 21, 2107. Available at: https://www.nps.gov/nr/travel/route66/aztec_hotel_monrovia.html

¹⁴ Warnick, Ron. “Monrovia Gas Station Designated as Historic Landmark.” *Route 66 News*. Accessed February 24, 2017. Available: <http://www.route66news.com/2016/06/24/monrovia-gas-station-designated-city-landmark/>

Railway depot in Monrovia, a notable example of Streamline Moderne architecture, was completed in 1926.¹⁵ With the new movement westward ushered by Route 66, many people visited Monrovia and never left. Period revival-style residences, including Spanish Colonial, Colonial, Tudor, and English Cottage, were erected throughout the town, resulting in a number of notable examples.

The 1930s brought a new set of economic setbacks to Monrovia, as the city, along with much of Southern California, was embroiled with the woes of the Great Depression. Hand-in-hand with the economic downturn of the decade was a number of public works projects championed under the American New Deal agency championed by U.S. President Franklin D. Roosevelt. The Works Progress Administration (WPA) and Civilian/California Conservation Corps (CCC) were both active in Monrovia. Projects in the city included a number of building and park improvements. Two educational facilities were constructed/improved under the auspices of the WPA: the Clifton Middle School Gymnasium was moved in 1929 and underwent improvements by the WPA in the 1930s; contemporaneously, the WPA made improvements to Monroe Elementary School's grounds.¹⁶ Originally commissioned in 1940 by the Treasury Section of Fine Arts for Monrovia's Ivy Avenue Post Office, a mural entitled "Grizzly Bear and Cubs" graced the post office until 1964 when the building was renovated, and the murals were removed. Restoration was completed in 2009, and the surviving mural currently graces the new Monrovia Public Library.^{17,18}

A number of transportation developments also improved the City's movement in the 1930s. The realignment of Route 66 was completed in 1933, and marshalled traffic away from earlier transportation-focused service areas along the S. Shamrock corridor, such as the Flying A Gas Station, to the current alignment of the Route, also known as Huntington Drive, through current-day Monrovia.

The 1940s ushered in work efforts curtailed to aid World War II efforts; many of these defense-focused jobs were realized in Southern California, and Monrovia was no exception. Although the town is heavily residential, the effects of the war were visible in the burgeoning of civil defense efforts. Monrovia's Civil Air Patrol was formed as early as 1942, and at least one female pilot, Francis Smith, learned how to fly at the Monrovia Airport before the onset of World War II.¹⁹ Factories also operated in Monrovia; notably, the Day and Night Manufacturing Company purchased 805 S. Shamrock Avenue in 1943. At this location the company manufactured mortar shells, rocket sells, and airplane parts for the allied advance in Europe and the Pacific.²⁰

¹⁵ "Monrovia's Santa Fe Depot is a Historic Landmark-Finally." 20 April 2016. *Monrovia Weekly*. Accessed February 24, 2017. Available at: <http://www.monroviaweekly.com/current-news/monrovia-santa-fe-depot-is-a-historic-landmark-finally/>

¹⁶ "States and Cities: Monrovia." *The Living New Deal*. Accessed February 24, 2017. Available at: <https://livingnewdeal.org/us/ca/monrovia-ca/>

¹⁷ "Monrovia Public Library Mural—Monrovia, CA." *The Living New Deal*. Accessed February 24, 2017. Available at: <https://livingnewdeal.org/projects/monrovia-public-library-grizzly-bear-and-cubs-monrovia-ca/>

¹⁸ "Monrovia Public Library." Flickr. Accessed February 24, 2017. Available at: <https://www.flickr.com/photos/monroviapubliclibrary/4949986996/>

¹⁹ Cole, Jean Hascall. 1992. *Women Pilots of World War II*, p. 17. Salt Lake City, UT: University of Utah Press.

²⁰ City of Monrovia, Monrovia, CA. 1 June 2016. "Historic Landmark HL-139/Mills Act Contract MA-129: 805 South Shamrock Avenue." In *City of Monrovia: Historic Preservation Commission Staff Report*. Accessed February 24, 2017. Available at: http://www.cityofmonrovia.org/sites/default/files/fileattachments/historic_preservation_commission/page/2580/ph-2_hpc.pdf

In the 1950s, Monrovia saw a number of changes. The last Red Car of the Pacific Electric Railway arrived in September of 1951 as the City was increasingly automobile-reliant. New municipal buildings and institutions were also established as veterans returned. The City Hall on Ivy was dedicated in 1954 and the City's third library was dedicated in 1957.²¹ As evident from historic aerials of 1946 and 1955, a number of post-war residential subdivisions were also completed in this decade, as demand for housing increased, including that of the subject property.²²

PROPERTY HISTORY

Site History of 518 East Olive Avenue

The subject property was constructed upon a tract site that historically was served by the Red Cars of the Pacific Electric Railway starting in 1903. The Orange Grove Tract of Monrovia was subdivided in 1906 into sub tracts, and 518 E. Olive Avenue is located within Orange Grove Tract No. 2 at the intersection of Olive Avenue and Gladys Street as Parcel 11 (Figure 2, *Map of 1906 Orange Grove Tract No. 2, showing Parcel 11 at corner of Olive and Gladys Avenues*).²³

²¹ "Important Dates in Monrovia's Historical Timeline." Monrovia Public Library. Accessed February 24, 2017. Available at: http://mplheritage.blogspot.com/2011_08_14_archive.html

²² "Historic Aerials." Nationwide Environmental Title Research, LLC. Accessed February 24, 2017. Available at: <https://historicaerials.com/>

²³ Los Angeles County Department of Public Works Land Records Information System. Available at <http://dpw.lacounty.gov/sur/nas/landrecords/tract/MB0010/TR0010-057A.pdf>

ORANGE GROVE TRACT N^o 2,

CITY OF MONROVIA.

BEING

A SUBDIVISION OF LOT "B", BLOCK 17, OF
ADD. N^o 2, TO MONROVIA TRACT, AS PER
MAP RECORDED IN BOOK 10, PAGE 37, MISC.
RECORDS, LOS ANGELES CO., CALIFORNIA.

Scale: 1 inch = 100 ft.

U. H. M^o Clymonds Jr.
Civil Engineer
MAY 1906.

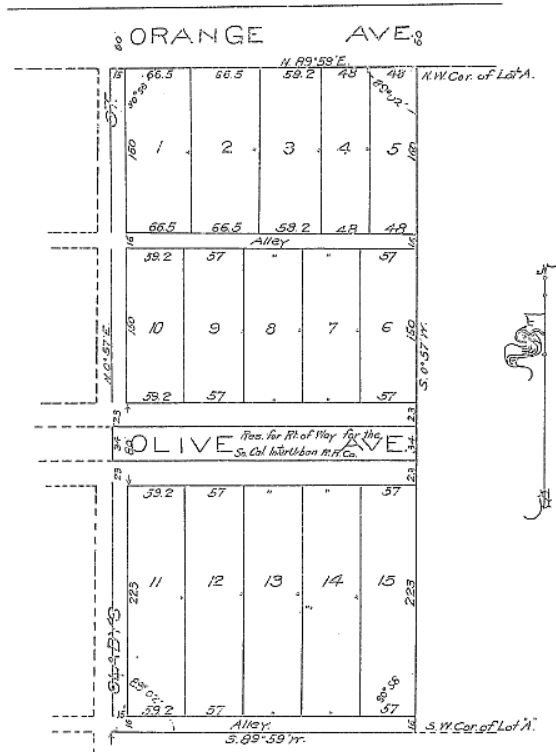


Figure 2. Map of 1906 Orange Grove Tract No. 2, showing Parcel 11 at corner of Olive and Gladys Avenues.

SOURCE: Los Angeles County Department of Public Works Land Records Information System

Topographical maps from 1908 to 1939 suggest that no previous buildings existed at the subject parcel, or adjacent parcels 12 through 15, during the early half of the 20th century.²⁴ A 1954 aerial map reveals 518 E. Olive Avenue largely has largely the same footprint that is visible in aerial photographs today.²⁵

²⁴ Historic Aerials.com. 1908, 1925, 1928, and 1939. Topographical maps. Available at: <https://www.historicaerials.com/viewer>

²⁵ Historic Aerials.com. 1954. Topographical maps. Available at: <https://www.historicaerials.com/viewer>

Building History of 518 East Olive Avenue

A permit history reveals that Tony Martinez hired contractor M.L. Walker to construct a single-family house on the subject property at the end of 1951.²⁶ No information was found regarding a construction firm by that name in the western United States. In 1962, the attached large rear garage addition was built by Kelly Lynn Homes.²⁷ That addition was lengthened further when the carport extension was constructed in 1967.²⁸ Finally, the entire complex was reroofed in 1990 by the Martinezes²⁹ (Figure 3, *Assessor's Map of Lot 11 showing building footprint, 518 East Olive Avenue*).

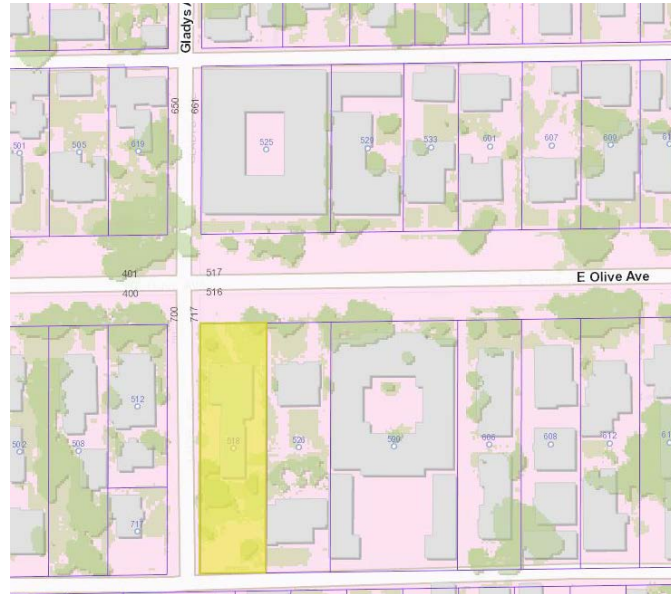


Figure 3. Assessor's Map of Lot 11 showing building footprint, 518 East Olive Avenue
SOURCE: Los Angeles County Assessor 2018

Ownership History of 518 East Olive Avenue

The subject parcel was owned by a number of individuals after its 1906 subdivision until it finally was improved with a residence. Emma C. Griffith, Mildred Buchanan, and Addison C. Brown all owned the undeveloped parcel until it was sold to Tony P. and Rose G. (Zuniga) Martinez in 1951. Born in 1919 in Escondido, Tony enlisted in the Army in 1944 during World War II.^{30,31} The couple married soon after his enlistment.³² Tony was listed as a "driver" in the Monrovia City Directory by 1963.³³ The couple remained at the house for 40 years until they passed it on to their

²⁶ City of Monrovia. Issued 1 November 1951. Building Permit.

²⁷ City of Monrovia. Issued 22 March 1962. Building Permit.

²⁸ City of Monrovia. Issued 12 June 1967. Building Permit.

²⁹ City of Monrovia. Issued 22 October 1990. Building Permit.

³⁰ Ancestry.com. U.S. Social Security Death Index, 1935-2014

³¹ Ancestry.com. U.S. Military Enlistment Records

³² Ancestry.com. California Index to Marriages, 1944.

³³ Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

daughter in 1994. Tony died in 2009 after having been married for 64 years to Rose.³⁴ The subsequent owner of the house was Rosemary (Martinez) Olivas. No information was available on Ms. Olivas.

**TABLE 1
ASSESSOR DATA**

Map Book No.	Page No.	Date	Name
68	36	1951–1955	Addison C. Brown Tony P. and Rose G. Martinez (1951)
1360	13	1956	Tony P. and Rose G. Martinez
Assessor Data		1967	Tony P. and Rose G. Martinez
Assessor Data		1994	Tony P. and Rose G. Martinez
Assessor Data		2017	Rosemary M. Olivas et al
Assessor Data		2017	Prospect Quality LLC

The current owner of the property is Prospect Quality LLC.

FIELD SURVEY FINDINGS

Description

Located at Lot 11 of Tract 8715 in the City of Monrovia, the subject property is located at a corner site and bounded currently by single-family residences on parcels to its south and east sides. The parcel has primary frontage along Olive Avenue to the north and secondarily along Gladys Avenue to the west. The 1,434-square-foot, one-story, single-family, wood dwelling is a post-war vernacular/Ranch-style building constructed between 1951 and 1952, with a complex floor plan backed by a long, linear wing to the south. All windows are vinyl sash units, and the roof is clad in textured composite shingles (Figure 4, *General Street View, House at 518 East Olive Avenue*).



Figure 4. General Street View, House at 518 East Olive Avenue
SOURCE: Sapphos Environmental, Inc., 2018

³⁴ Ancestry.com. U.S. Obituary Collection, 1930-2018

Primary (Northern) Façade

The primary façade displays a Ranch-style entrance porch that is recessed under the primary hipped roof, and an adjacent projecting hip-roofed bay. The porch area is finished in a vertical barn board veneer, while the bay is covered in the same stucco finish employed on the rest of the house. Large vinyl picture windows featuring false muntins are employed both within the porch area and on the projecting bay, and the bay window is flanked by decorative false shutters. The entrance includes a raised concrete deck, a modern revival version of a six-paneled door, and decorative metal columns support the overhanging porch roof (Figure 5, *Primary [Northern] Façade, 518 East Olive Avenue*).



Figure 5. Primary Northern Façade, 518 East Olive Avenue

SOURCE: *Sapphos Environmental, Inc., 2018*

Western Façade

The secondary (western) façade fronts Gladys Avenue and includes the primary main body of the house, and the west side of the large rear garage wing. The main house features a staggered, inset wing to which the rear south wing is attached. The façade is asymmetrical and includes an open porch area providing access, a shade porch, and an open double carport area at the southern terminus of the wing. A two-bay garage constructed in 1962 rests between these areas. All windows along this side of the house are double-hung vinyl sash units (Figure 6, *Western Façade, North End, 518 East Olive Avenue* and Figure 7, *Western Façade, South End, 518 East Olive Avenue*).



Figure 6. Western Façade, North End, 518 East Olive Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*



Figure 7. Western Façade, South End, 518 East Olive Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Eastern Façade

The eastern façade of the main house does not have recessed bays and features assorted double-hung vinyl sash window units. As with the north and south façades, this side of the house is publicly visible, but to a lesser extent (Figure 8, *Eastern Façade, 518 East Olive Avenue*).



Figure 8. Eastern Façade, 518 East Olive Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Rear (Southern) Façade

The rear façade of the main house is not visible behind the long connector wing from the public right-of-way. Shown below are the garage and carport additions (Figure 9, *Rear of Property, 518 East Olive Avenue*).



Figure 9. Rear of Property, 518 East Olive Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Setting

The subject property is located along the south side of E. Olive Avenue, along a block which is a minor east-west thoroughfare in Monrovia between Gladys Avenue and Shamrock Avenue (Figure 10, *Across from 518 East Olive Avenue*; Figure 11, *Properties Adjacent East of 518 East Olive Avenue*; and Figure 12, *Property West of 518 East Olive Avenue*).



Figure 10. Across from 518 East Olive Avenue
SOURCE: Sapphos Environmental, Inc., 2018



Figure 11. Properties Adjacent East of 518 East Olive Avenue
SOURCE: Sapphos Environmental, Inc., 2018



Figure 12. Property West of 518 East Olive Avenue
SOURCE: Sapphos Environmental, Inc., 2018

EVALUATION

Individual Eligibility

In general, the subject property at 518 E. Olive Avenue in Monrovia is a common vernacular post-war suburban housing type constructed of inexpensive materials and possessing minimal architectural merit. In addition, the subject property has had all window sash replaced with modern vinyl units.

A specific event marking an important moment in history is not known to have occurred here, nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 518 E. Olive Avenue is a part of the continued population boom and real estate development that was triggered in the post-World War II period throughout Southern California, but the property does not convey that association due to its common and low-style vernacular style, window alterations, and physical context within an altered, semi-postwar neighborhood. It thus is not eligible for listing in the California Register under Criterion 1 or as a Monrovia Historic Landmark under Criteria 1.

This investigation confirmed that persons who made specific contributions to history are not known to be associated with this property. Therefore, the property does not appear eligible for listing in the California Register under Criterion 2, respectively. Additionally, the building does not appear eligible for designation as a Historic Landmark under Criteria 1.

The residence constructed on the subject property does not embody the distinguishing characteristics of a recognized architectural style and is not known to be the work of an architect. Therefore, 518 E. Olive Avenue in Monrovia cannot be assumed inherently valuable for a study of a period, style, or method of construction; or a notable work of a master builder, designer, or architect. 518 E. Olive Avenue in Monrovia is thus not determined eligible for listing in the California Register under Criterion 3, respectively, and does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

The building has been altered with inappropriate new windows and a large addition, and does not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Because the property has been altered and is of low style, it also does not contribute to a sense of "place" under Historic Landmark Criteria 5 and 6.

The building was constructed using common materials and methods and does not possess the potential to yield important information in regard to history or prehistory. Therefore, the property is not eligible for listing in the California Register under Criterion 4, respectively, and Historic Landmark Criterion 7.

In summary, 518 E. Olive Avenue in Monrovia is a common vernacular building and altered through the addition of vinyl sliding windows and a large addition. Therefore, the building does not retain integrity of design, materials, workmanship, feeling, and association. Although the building has not been moved and does retain integrity of location and setting, it does not retain sufficient integrity of design and materials to merit listing in the California Register or for designation as a Historic Landmark.

District Eligibility

The neighborhood around the subject property within the Orange Grove Tract of the City of Monrovia is largely divided by Gladys Street: pre-war to the west and post-war to the east. Proceeding west towards the center of Monrovia reveals Craftsman Bungalows of average architectural merit and good integrity, with 12 reasonably intact Craftsman examples observed out of 19 residences between Gladys and California Avenues, or 63 percent. To the north along E. Colorado Boulevard, the next parallel street, examples are even higher in style. Both streets offer the potential for a historic district that likely could continue into the substantial inventories of neighborhoods to the west and north (Figures 13, 415 and 417 East Olive and Figure 14, 508 East Olive).



Figure 13. 415 and 417 East Olive
SOURCE: *Google Earth, 2018*



Figure 14. 508 East Olive
SOURCE: *Sapphos Environmental, Inc., 2018*

To the east of Gladys Avenue, the subject property and other properties along E. Olive Avenue, were all constructed during the post-war real estate development suburbanization trend in Los Angeles County. The majority of properties east of Gladys Avenue are made up of typical 1950s and 1960s single-family and multi-family homes of common design and low-cost construction, and a few much newer buildings from the past decade. A handful of prewar Craftsman and vernacular single-family residences also survive. Potential intact contributors to represent postwar housing here comprise only about 32 percent of housing stock. Based on the low-style of architecture represented, the number of houses altered from their 1940s–1960s appearances, and the number of houses that appear to have been newly constructed or substantially renovated within the past few decades, the East Olive Avenue neighborhood—east of Gladys Avenue to Shamrock Avenue, including the subject property—does not possess the architectural merit or integrity to form either a prewar or postwar historic district eligible for listing in the California Register and/or the City of Monrovia Historic Landmark inventory (Figure 15, 529 East Olive; Figure 16, 533 East Olive; and Figure 17, 590 East Olive).



Figure 15. 529 East Olive
SOURCE: *Sapphos Environmental, Inc., 2018*



Figure 16. 533 East Olive
SOURCE: *Sapphos Environmental, Inc., 2018*



Figure 17. 590 East Olive
SOURCE: *Sapphos Environmental, Inc., 2018*

CONCLUSION

Sapphos Environmental, Inc. finds that the subject property does not appear eligible for listing in the California Register and is ineligible for designation as a Historic Landmark because it does not possess historical or architectural significance or sufficient integrity to merit designation in these registers, either individually or as part of a potential historic district. Therefore, the property is not a historical resource for the purposes of the CEQA.

Should there be any questions regarding the information contained in this MFR, please contact Mr. Don Faxon at (626) 683-3547, extension 151.

ATTACHMENT A
PERSONNEL RESUMES

Carrie E. Chasteen, MS, BA

Senior Historic Resource Specialist

MS, Historic Preservation,
School of the Art Institute of
Chicago, Chicago, IL

BA, History and Political
Science, University of South
Florida, Tampa, FL

Phi Alpha Theta historical honor
society

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Historic American Building Survey (HABS) and Engineering Record (HAER) documentation
- Historic Property Survey Reports (HPSRs)
- Historical Resources Evaluation Reports (HRERs)

Years of Experience: 15+

Relevant Experience

- Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Historic Preservation Commissioner, City of Pasadena, CA
- Historic consultant for the Shangri La Hotel renovation project, Santa Monica, CA
- Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project
- HABS/HAER documentation for Mission Control at NASA JPL in Pasadena, CA

Ms. Carrie Chasteen has more than 15 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego Counties in Southern California. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), Los Angeles County Department of Parks and Recreation, the City of Los Angeles, and various other State, county, and local government agencies.

Ms. Chasteen served as the historic consultant for the design team for the renovation of the Shangri La Hotel, Santa Monica, California, which won a historic preservation award from the Santa Monica Conservancy. For the Shangri La Hotel project, Ms. Chasteen documented and ranked the character-defining features of the building and structures on the property; reviewed plans for consistency with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*; assisted with developing creative solutions to meet the objectives of updating the hotel amenities while maintaining the historic character of the building; assisted with the entitlement process including presentations before the Planning Commission; and prepared Historic American Building Survey (HABS) documentation of the linoleum flooring which was set in unique patterns per room throughout the entire building. Additional experience includes serving as Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project. For this project, Ms. Chasteen prepared a Historic Property Survey Report (HPSR), Historical Resources Evaluation Report (HRER), and a Finding of No Adverse Effect with Non-Standard Conditions (FNAE). As part of the FNAE, she conducted agency consultation with the Cities of Redlands, Upland, and Ontario, and with other interested parties including regional historical societies. Ms. Chasteen has also prepared Historic American Buildings Survey / Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building and the Space Flight Operations Facility, commonly referred to as Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.

Ms. Chasteen is a member of the Society of Architectural Historians, National Trust for Historic Preservation, California Preservation Foundation, and Pasadena Heritage. Ms. Chasteen is also a Historic Preservation Commissioner for the City of Pasadena.

Donald M. Faxon, MA, BS

Architectural Historian Preservation Specialist

MA, *Historic Preservation,
Savannah College of Art &
Design, Savannah, GA*

BS, *Public Communications,
Boston University, Boston,
MA*

- *Cultural resources management and legal compliance*
- *History of California*
- *Identification and evaluation of the built environment*
- *Archival documentation*
- *Historic preservation consultation*
- *Historic treatment planning, monitoring, and management.*
- *ADA assessment*
- *Historic structure reports and conditions assessment*
- *Scientific materials evaluation*
- *Architectural history*

Years of Experience: 25 +

- *Society of Architectural Historians*
- *Former Cultural Heritage Commissioner, City of Sierra Madre*
- *Sigma Pi Kappa Historic Preservation Fellowship*
- *Former Historical Architect at a State Historic Preservation Office (SHPO)*
- *Section 106 reports*

Donald M. Faxon has professional experience as both an Architectural Historian and Architectural Preservation Specialist. He served as Senior Historical Architect at a state office of historic preservation (SHPO) and as a city Cultural Heritage Commissioner; and has worked for the National Park Service and the National Trust for Historic Preservation. He has explained, interpreted, applied, and/or enforced the Secretary of the Interior's Standards in positions on both coasts. His experience includes providing inventory, significance evaluations, re-use studies, and interpretation options. He also provides architectural technical expertise in design review, visual and scientific condition assessments, preservation and conservation treatments, historic structure reports, project monitoring, compatible integration design for code required elements, and accessibility planning for the disabled. Additional skills include architectural project planning and monitoring. He has prepared technical reports for historical built environment resources to satisfy compliance requirements under CEQA, Section 106, and local ordinances.

Mr. Faxon has more than 25 years of experience as a historic preservation professional on projects involving a wide variety of building, structure and landscape styles and types, including agricultural, maritime, industrial, residential, commercial, transportation, civic, religious, entertainment, and military related resources.

Mr. Faxon's selected project experience includes:

- Secretary of the Interior's Standards Conformance Review for Los Angeles Unified School District's Lincoln High School HVAC Project.
- Evaluation and recommendations for properties owned by the Preservation Society of Newport County (The Newport Mansions) for Americans with the Disabilities Act (ADA) accessibility, Newport, RI.
- Secretary of the Interior's Standards evaluation of "Old State House" buildings and other properties owned by the State Government of Rhode Island for repair, restoration, and ADA accessibility, Providence, RI, including design recommendations and implementation.
- Evaluation of the state-owned Veteran's Auditorium in Providence, RI for ADA accessibility.
- Evaluations and historic contexts for multiple County parks for the Los Angeles Department of County Parks and Recreation, including assessment for the NRHP, SRHP, and County Register.
- Cultural Resource Management Plan research and preparation for the Los Angeles Department of County Parks and Recreation.
- CEQA evaluation of historical significance and design review of a proposed rehabilitation, San Luis Obispo, CA.
- Administration and monitoring of Congressionally-funded seismic disaster grant projects at Castle Green Apartments, Pasadena, CA; Shrine Auditorium, 665 Western Boulevard, Los Angeles, CA; and Case Study House Number 18, 199 Chautauqua Blvd, Pacific Palisades, CA.
- Field evaluations and recommendations for endangered properties at Rocky Mountain National Park, CO.

ATTACHMENT B
DPR 523 FORMS

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or # (Assigned by recorder): 518 E. Olive Avenue

P1. Other Identifier: 518 E. Olive Avenue

*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: Mt. Wilson Date: 1995 T ; R ; ___of___of Sec ; ___B.M.

c. Address: 518 E. Olive Avenue City: Monrovia Zip: 91016

d. UTM (Give more than one for large and/or linear resources) Zone: ____, ____ mE/ ____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN (8517-013-006);
Legal Description: Tract 8715, Lot 11

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): Located at Lot 11 of Tract 8715 in the City of Monrovia, the subject property is located at a corner site and bounded currently by single-family residences on parcels to its south and east sides. The parcel has primary frontage along Olive Avenue to the north and secondarily along Gladys Avenue to the west. The subject property is located along the south side of E. Olive Avenue, along a block which is a minor east-west thoroughfare in Monrovia between Gladys Avenue and Shamrock Avenue. The neighborhood around the subject property within the Orange Grove Tract of the City of Monrovia is largely divided by Gladys Street which is next to the subject property: pre-war to the west and post-war to the east. Proceeding west towards the center of Monrovia reveals Craftsman Bungalows of average architectural merit and good integrity. (See Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP2 Single-Family Residence

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

(See Continuation Sheet page 4)



P5b. Description of Photo (view, date, accession #): Facing southwest, February 13, 2018. Image 4295

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both

*P7. Owner and Address:
Prospect Quality
LLC
N/A

*P8. Recorded by (Name, affiliation, and address):
Donald Faxon
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: February 13, 2018

*P10. Survey Type (Describe):
Intensive
CEQA Compliance

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2018. Historic Evaluation for 518 E. Olive Avenue.

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

*Resource Name or # (Assigned by recorder): 518 E. Olive Avenue
Page 2 of 6

*NRHP Status Code: 6Z

B1. Historic Name: 518 E. Olive Avenue

B2. Common Name: 518 E. Olive Avenue

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

***B5. Architectural Style:** Vernacular Ranch

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

A permit history reveals that Tony Martinez hired contractor M.L. Walker to construct a single-family house on the subject property at the end of 1951. No information was found regarding a construction firm by that name in the western United States. In 1962, the attached large rear garage addition was built by Kelly Lynn Homes. That addition was lengthened further when the carport extension was constructed in 1967.

***B7. Moved?** No Yes Unknown Date: N/A

Original Location: N/A

***B8. Related Features:** None

B9a. Architect: N/A

b. Builder: M.L. Walker

***B10. Significance: Theme:** Residential Architecture

Area: Monrovia

Period of Significance: 1954 **Property Type:** Single-Family Residence **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was constructed upon a tract site that historically was served by the Red Cars of the Pacific Electric Railway starting in 1903. The Orange Grove Tract of Monrovia was subdivided in 1906 into sub tracts, and 518 E. Olive Avenue is located within Orange Grove Tract No. 2 at the intersection of Olive Avenue and Gladys Street as Parcel 11. (See Continuation Sheet page 6)

B11. Additional Resource Attributes (List attributes and codes):N/A

***B12. References:**

Ancestry.com. *U.S. City Directories, 1822-1995*

City of Monrovia Building Permits 1 November 1951; 22 March 1962; 12 June 1967; 22 October 1990.

County of Los Angeles Assessor's Office Map Books No. 68, 1951-1955; and No. 1360, 1956.

***B13. Remarks:** N/A

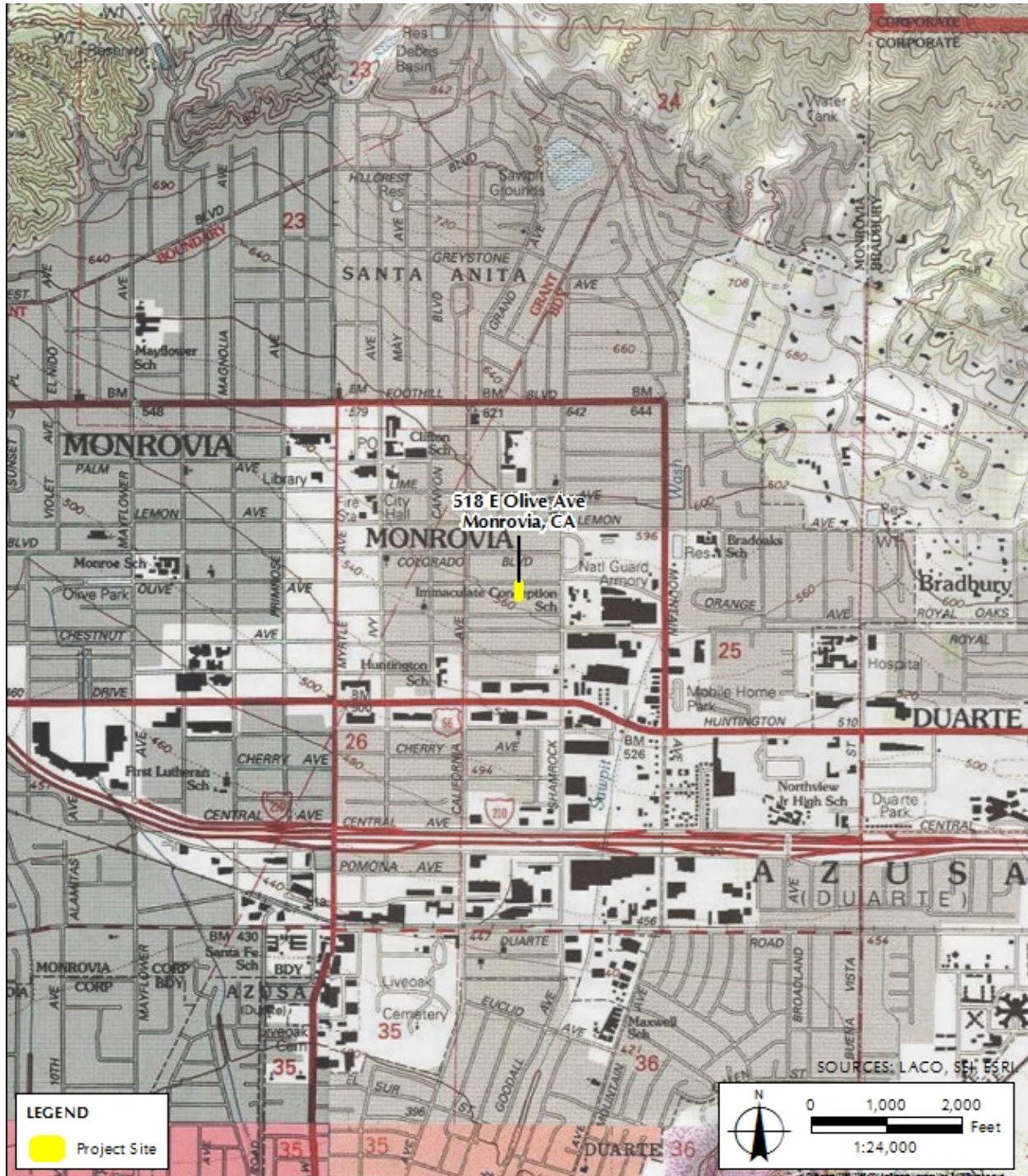
***B14. Evaluator:**

Donald Faxon
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





CONTINUATION SHEET

Property Name: 518 E. Olive Avenue

Page 4 of 6

Primary #

HRI #

Trinomial

***P3a. Description:** *(Continued from Primary Record page 1)*

To the east of Gladys Avenue, the subject property and other properties along E. Olive Avenue, were all constructed during the post-war real estate development suburbanization trend. The 1,434-square-foot, one-story, single-family, wood dwelling is a post-war vernacular/Ranch-style building constructed between 1951 and 1952, with a complex floor plan backed by a long, linear wing to the south. All windows are vinyl sash units, and the roof is clad in textured composite shingles.

Primary (Northern) Façade

The primary façade displays a Ranch-style entrance porch that is recessed under the primary hipped roof, and an adjacent projecting hip-roofed bay. The porch area is finished in a vertical barn board veneer, while the bay is covered in the same stucco finish employed on the rest of the house. Large vinyl picture windows featuring false muntins are employed both within the porch area and on the projecting bay, and the bay window is flanked by decorative false shutters. The entrance includes a raised concrete deck, a modern revival version of a six-paneled door, and decorative metal columns support the overhanging porch roof.

Western Façade

The secondary (western) façade fronts Gladys Avenue and includes the primary main body of the house, and the west side of the large rear garage wing. The main house features a staggered, inset wing to which the rear south wing is attached. The façade is asymmetrical and includes an open porch area providing access, a shade porch, and an open double carport area at the southern terminus of the wing. A two-bay garage constructed in 1962 rests between these areas. All windows along this side of the house are double-hung vinyl sash units.

Eastern Façade

The eastern façade of the main house does not have recessed bays and features assorted double-hung vinyl sash window units. As with the north and south façades, this side of the house is publicly visible, but to a lesser extent.

Rear (Southern) Façade

The rear façade of the main house is largely not visible behind the long connector wing from the public right-of-way.

Garage

The garage and carport are addition added in 1962 and 1967, respectively.

P5a. Photo or Drawing: *(continued from Primary Record page 1)*



Primary Northern Façade, 518 East Olive Avenue

(See Continuation Sheet page 5)

CONTINUATION SHEET

Property Name: 518 E. Olive Avenue
Page 5 of 6

Primary #
HRI #
Trinomial

P5a. Photo or Drawing: (Continued from Continuation Sheet page 4)



Western Façade, North End, 518 East Olive Avenue



Eastern Façade, 518 East Olive Avenue



Garage and Carport, South Wing, 518 East Olive Avenue

CONTINUATION SHEET

Property Name: 518 E. Olive Avenue

Page 6 of 6

***B10. Significance:** *(Continued from Building, Structure, and Object Record page 2)*

In general, the subject property at 518 E. Olive Avenue in Monrovia is a common vernacular post-war suburban housing type constructed of inexpensive materials and possessing minimal architectural merit. In addition, the subject property has had all window sash replaced with modern vinyl units.

A specific event marking an important moment in history is not known to have occurred here, nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 518 E. Olive Avenue is a part of the continued population boom and real estate development that was triggered in the post-World War II period throughout Southern California, but the property does not convey that association due to its common and low-style vernacular style, window alterations, and physical context within an altered, semi-postwar neighborhood. It thus is not eligible for listing in the California Register under Criterion 1 or as a Monrovia Historic Landmark under Criteria 1.

This investigation confirmed that persons who made specific contributions to history are not known to be associated with this property. Therefore, the property does not appear eligible for listing in the California Register under Criterion 2, respectively. Additionally, the building does not appear eligible for designation as a Historic Landmark under Criteria 1.

The residence constructed on the subject property does not embody the distinguishing characteristics of a recognized architectural style and is not known to be the work of an architect. Therefore, 518 E. Olive Avenue in Monrovia cannot be assumed inherently valuable for a study of a period, style, or method of construction; or a notable work of a master builder, designer, or architect. 518 E. Olive Avenue in Monrovia is thus not determined eligible for listing in the California Register under Criterion 3, respectively, and does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

The building has been altered with inappropriate new windows and a large addition, and does not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Because the property has been altered and is of low style, it also does not contribute to a sense of "place" under Historic Landmark Criteria 5 and 6.

The building was constructed using common materials and methods and does not possess the potential to yield important information in regard to history or prehistory. Therefore, the property is not eligible for listing in the California Register under Criterion 4, respectively, and Historic Landmark Criterion 7.

Based on the low-style of architecture represented, the number of houses altered from their 1940s-1960s appearances, and the number of houses that appear to have been newly constructed or substantially renovated within the past few decades, the East Olive Avenue neighborhood—east of Gladys Avenue to Shamrock Avenue, including the subject property—does not possess the architectural merit or integrity to form either a prewar or postwar historic district eligible for listing in the California Register and/or the City of Monrovia Historic Landmark inventory.

In summary, 518 E. Olive Avenue in Monrovia is a common vernacular building and altered through the addition of vinyl sliding windows and a large addition. Therefore, the building does not retain integrity of design, materials, workmanship, feeling, and association. Although the building has not been moved and does retain integrity of location and setting, it does not retain sufficient integrity of design and materials to merit listing in the California Register or for designation as a Historic Landmark.