



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: HL-144/MA-137

AGENDA ITEM: PH-1

PREPARED BY: Nancy Lee
Associate Planner

MEETING DATE: April 25, 2018

TITLE: Historic Landmark HL-144/Mills Act Contract MA-137
921 East Greystone Avenue
Monrovia, CA 91016

APPLICANT: Christina Ramirez and Emidio Checcone, Property Owners
921 East Greystone Avenue
Monrovia, CA 91016

REQUEST: Historic landmark designation and approval of a Mills Act Contract

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: Pursuant to the Historic Preservation Ordinance, the property owners of 921 East Greystone Avenue have filed an application for consideration of historic landmark designation and approval of a Mills Act Contract.



ANALYSIS: The subject property is located on the north side of Greystone Avenue between Oakcliff Road and Bradoaks Avenue. The property is improved with a 6,419 square foot Spanish Colonial Revival single-family home with an attached two-car garage built in 1929, and a detached pool house, built in the same style.

The property owners, with the help of Steve Baker, completed a

historic evaluation attached as Attachment "A". The evaluation contains a significant amount of historic information and pictures that show that the house remains unchanged from when it was constructed. Built in a noteworthy size, the two-story, 6,419 square foot home, was originally constructed on 50 acres over three parcels

from the subdivision of the Rancho de Azusa del Duarte. Simply listed as Mountain Avenue and Oak Park Lane in the 1930 Monrovia Phone Directory, it is likely that the residence was built originally to face the San Gabriel Mountains. The home was not identified as 921



Greystone Avenue until the 50 acres of land the home was built on was subdivided and Greystone Avenue was constructed, approximately in 1956. It is speculated that homeowners at the time started to use the back door as the front door after the subdivision. Distinctive, embellished entrances are not common of the Spanish Colonial Revival style, therefore utilizing the back entrance, to what is now known as the front entrance (facing Greystone) would not have been noticeable.



The home has five bedrooms and five bathrooms and the interior and exterior of the home remains mostly unaltered. The asymmetrical house is crowned by a low-pitched, cross-gabled roof. Red terracotta tiles cover the roof and smooth white stucco sheathes the exterior. Roof elements include shallow overhanging eaves with exposed rafter tails on the rear and front elevation. Traditional Spanish Colonial Revival features found on the home include recessed multi-pane casement wood windows and the stucco wall surface extending into the gable without breaks. Additionally, decorative blue wood shutters flank the casement windows throughout all sides of the home. The stucco clad chimney is located along the front façade. The house is set back from the public right-of-way.

The interior of the home is also well preserved in its original state with the steps leading into the front door, main stair case, and stairs between the living room and first level floor decorated with what is believed to be original Batchelder tiles on the risers. Original hardwood floors and beam work are intact. The butler's pantry and dumb waiter still remain. The original size of the kitchen remains unchanged.

Building permit records show that the home has undergone some improvements over the past 89 years. In 1957, permits were issued for a cesspool, plumbing improvements, and a retaining wall. A gas piping system was permitted in 1966. The home was re-roofed in 1966 and 1989. Period appropriate Terracotta tiles were used for the re-roofing of the home.

The Applicant submitted the history on the home, which revealed that the original owners of the home were Henry B. and Beatrice Olga Simpson Grandin. Mr. Grandin was from a wealthy family and came to Los Angeles from the Washington, D.C. area. Mr. Grandin was a graduate from Yale University and also served in the U.S. Army as a second lieutenant during World War I. Mr. Grandin's father, Elijah B. Grandin, was one of the Grandin Brothers who were early pioneers in commercial oil and went on to become titans in the lumber and wheat industry. Mr. and Mrs. Grandin met and married in Los Angeles. Clyde Russell Burr, a lawyer and prominent Monrovia at the time, influenced Mr. and Mrs. Grandin to move from Los Angeles to Monrovia. The Grandin's were apparently well-followed socialites who threw parties in their home for social and philanthropic purposes.

Criteria and Guidelines

The Commission must determine the applicable designation criteria for landmark status for the house at 921 East Greystone Avenue. As specified by the Historic Preservation Ordinance, a property must include one or more of the applicable designation criteria. The following criteria are presented for the Commission's consideration.

Criteria Number 2 – *It is representative of the work of a notable builder, designer, or architect.*

This Spanish Colonia Revival home was designed by John Byers. John Byers was a well-known architect based in the City of Santa Monica. He is noted for his work of California's historic architectural styles such as Spanish Colonial, California Mexican, and Monterey styles. Several of Byers buildings have been given official landmark status in Santa Monica.

Criteria Number 4 – *It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.*

This property is locally significant as a good example of Spanish Colonial Revival architecture and features in its overall design.

The property exemplifies characteristics of Spanish Revival architecture with its asymmetrical façade and use of stucco walls and chimney; red terracotta tiles; low-pitched and cross-gabled roof structure with little eave overhang; wood casement windows; and multi-paned windows. The interior and exterior of the home are mostly original and substantially intact. Due to the architecture, the dwelling appears eligible for designation as a City of Monrovia Landmark.

The building needs restoration of some original features, but it retains integrity in its design, materials and workmanship. Staff's determination is that 921 East Greystone Avenue meets Criteria Number 2 and 4.

Mills Act Contract

The homeowners are also requesting approval of a Mills Act Contract which will provide tax savings for the homeowner. The City will lose a portion of the property tax collected on the property to assure its preservation and enhancement.

Conditions

The home requires repair and restoration work to restore it to its full potential. The property owners have submitted a 10 year improvement plan (Attachment "B") for the property that includes trimming of overgrown vegetation in the front yard, stucco repair, and new exterior paint. Windows, doors, and shutters that have been damaged by weather and termites also need to be repaired. There are two large aluminum windows along the east elevation that need to be replaced with period appropriate windows. Staff concurs with the proposed work plan and has added these items to the standard conditions. Due to cost consideration, the property owners are conditioned to repair the windows, shutters, stucco, and repaint the home in four years. Furthermore, the set standards and conditions will be applied (Attachment "C"), including placing a historic plaque on the property within two years.

DPR Form

Staff is processing this application as a City of Monrovia Historic Landmark, and a status code of 5S1 has been assigned (individual property that is listed or designated locally). If the Historic Preservation Commission determines that the building is eligible for listing for local designation and the City Council concurs, then the code will be reflected on the DPR form. The DPR form is attached for the review, comment and approval of the Commission.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission forward a Nomination Statement to the City Council recommending that the house at 921 East

Greystone Avenue be designated as a historic landmark. Approval of a Mills Act Contract with the property owner subject to the attached conditions is also recommended.

If the Historic Preservation Commission concurs with this recommendation and determines that the property meets at least one of the seven criteria for historic landmark designation, and the information provided on the DPR is accurate, then following the public hearing, the following motion is appropriate:

Designate the property at 921 East Greystone Avenue as Historic Landmark Number 144, and approve entering into a Mills Act Contract with the conditions of approval, and so recommend to the City Council.

Other Listings
Review Code

Reviewer

Date

Page 1 of 5 *Resource Name or #: HL-144

P1 Other Identifier: 921 East Greystone Avenue

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 921 East Greystone Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8523-016-023

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

This 6,419 square foot, two-story Spanish Colonial Revival residence was built in 1929 and is setback from the public right-of-way. The house is crowned by a low-pitched, cross gabled roof. Red terracotta tiles cover the roof and smooth stucco sheathes the exteriors. Roof elements include shallow overhanging eaves with exposed rafter tails throughout the home. Traditional Spanish Colonial Revival features include recessed multi-pane casement windows and stucco wall surface that extends into the gable without break. Decorative wood shutters flank the casement windows throughout all sides of the home. The front porch roof overhang is supported by a square stucco column that supports a wide beam beneath the roof. An interior chimney is located on the street facing façade of the home. A two-car attached garage is located on the north side of the residence and has decorative barn doors that complement exterior doors and shutters.

The house has five bedrooms and five bathrooms. The original floor plan remains unchanged. The first floor plan is multi-level. A large living room on slab grade is located on the west wing of the home with the main entry, dining room, breakfast area, kitchen, pantry, server's room, restrooms and laundry room located on an elevated level portion of the east wing. The exterior steps leading up to the front door, as well as the interior main staircase, and stairs between the living room and entryway contain what is believed to be Batchelder tiles on the risers. The interior also features exposed wood beam work and hardwood floors.

P3b Resource Attributes: (List attributes and codes) HP2. Single family property

*P4 Resources Present: Building Structure Object Site District Element of District Other

P5a Photograph



P5b Description of Photo: Front view, February 2018

P6 Date Constructed: 1929

Source: LA County Assessor

P7 Owner and Address:
Christina Ramirez and Emidio
Checcone

921 East Greystone Avenue
Monrovia, CA 91016

P8 Recorded by:
City of Monrovia

P9 Date Recorded: April 2018

P10 Survey Type: Individual

P11 Report Citation:

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):

- B1 Historic Name:** Grandin House
- B2 Common Name:** None
- B3 Original Use** Single-family Residence
- B4 Present Use** Single-family Residence
- B5 Architectural Style** Spanish Colonial Revival

B6 Construction History (Construction date, alterations, and date of alterations)

1929 – House and Pool House constructed

B7 Moved: No **Date Moved** _____ **Original Location** _____

B8 Related Features:
 Detached pool house built concurrently with the main home in the same architectural style.

B9a Architect: John Byers **b. Builder:** Unknown

B10 Significance: **Theme:** Architecture and Notable Builder **Area:** Monrovia

Period of Significance: 1929 **Property Type** HP2 - Single Family Property

Discuss importance in terms of historical or architectural context as well as integrity.
 The exceptionally large sized single-family residence was constructed in 1929. The residence is locally significant due to its adept use of Spanish Colonial Revival styling and features in its overall design that remain intact both on the interior and exterior of the home. The property exhibits a high level of integrity of design, workmanship, materials. Further, due to the unaltered condition of the home, the integrity of feeling and association remain. Since the home was never relocated, the integrity of location remains. The home was originally built over 50 acres, which was subdivided in 1956 and Greystone Avenue was constructed. As a result, the setting has been compromised, however, this does not affect the homes ability to convey its historic significance. The architect of the home, John Byers, was based in Santa Monica, and is noted for his work consisting of California’s architectural styles, such as Spanish Colonial, California Mexican, and Monterey Styles. Several of Byers buildings have been giving official landmark status in the City of Santa Monica. Therefore, the dwelling appears eligible for designation as a City of Monrovia Landmark.

B11 Additional Resource Attributes:

B12 References:
 LA County Assessor
 Historic Assessment prepared by property owners with the assistance of Steve Baker.

B13 Remarks

14 Evaluator/ Date City of Monrovia
 Updated April 2018



Additional Information:

Built in a noteworthy size, the two-story, 6,419 square foot home, was originally constructed on 50 acres over three parcels from the subdivision of the Rancho de Azusa del Duarte. Simply listed as Mountain Avenue and Oak Park Lane in the 1930 Monrovia Phone Directory, it is likely that the residence was built originally to face the San Gabriel Mountains. The home was not identified as 921 Greystone Avenue until the 50 acres of land the home was built on was subdivided and Greystone Avenue was constructed, approximately in 1956. It is speculated that homeowners at the time started to use the back door as the front door after the subdivision. Distinctive, embellished entrances are not common of the Spanish Colonial Revival style, therefore utilizing the back entrance, to what is now known as the front entrance (facing Greystone) would not have been noticeable.

The original owners of the home were Henry B. and Beatrice Olga Simpson Grandin. Mr. Grandin was from a wealthy family and came to Los Angeles from the Washington, D.C. area. Mr. Grandin was a graduate from Yale University and also served in the U.S. Army as a second lieutenant during World War I. Mr. Grandin's father, Elijah B. Grandin, was one of the Grandin Brothers who were early pioneers in commercial oil and went on to become titans in the lumber and wheat industry. Mr. and Mrs. Grandin met and married in Los Angeles. Clyde Russell Burr, a lawyer and prominent Monrovia at the time, influenced Mr. and Mrs. Grandin to move from Los Angeles to Monrovia.

P5a (continued from page 1)

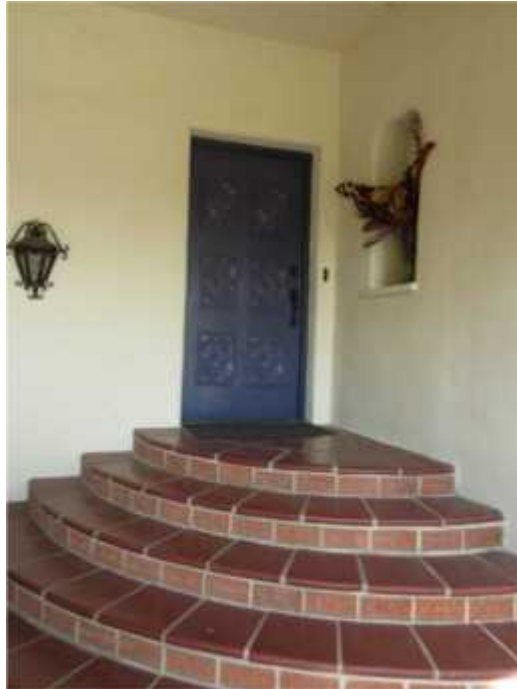


Attached two-car garage along north side of the home with original barn doors (January 2018)



North East corner (facing west)
view from the courtyard.
(January 2018)

P5a (continued from page 1)



Staircase into entryway (March 2018)



Detached pool house (January 2018)



ATTACHMENT "A"

HL – 144/MA 137

921 East Greystone Avenue

Historic Resource Evaluation



921 East Greystone Avenue (formerly the Grandin Ranch/Estate)

Prepared by:

Emidio Checcone and Christina Ramirez, homeowners
921 East Greystone Ave.
Monrovia, CA 91016

January 2018

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Executive Summary

The purpose of this report is to evaluate the property located at 921 East Greystone Avenue, in the City of Monrovia, California, to determine whether it meets the requirements as a historic resource in accordance with Section 15064.5 of the California Environmental Quality Act (CEQA). The evidence and conclusions made in this report represent the opinions of the authors, and are based upon information found through their research of the historic and architectural background related to the property that was available at the time that the report was prepared, including personal interviews of previous owner as well as on their interpretation of governing local, state and federal rules and regulation around its eligibility as a historic resource.

The resource to be evaluated is a two-story, single-family residence located at the center of the property. The residence is sometimes referred to in the historic record as the Grandin Estate or the Grandin Ranch, named for Henry B. Grandin, the eponymous original owner who constructed it. In the Monrovia phone directory in the 1930's the address was simply listed as Mountain and Oak Park Lane. The resource is now situated on lots 31 and 32 of tract number 21125 in the City of Monrovia, County of Los Angeles, State of California, as per the map recorded in book 602, pages 93 to 96, inclusive of maps in the Office of the County Recorder of Los Angeles, and is identified by Los Angeles County Assessor's Parcel No. 8523-016-023.

The resource was originally built in 1929-1930 by the architect John Byers, who was commissioned by Mr. Grandin and his wife, Beatrice Olga Simpson Grandin (Olga). Mr. Grandin's father was Elijah B. Grandin, one of the three Grandin brothers who were among the first to begin business ventures in commercial oil in the United States. They also became titans in the lumber and wheat industry. Grandin, North Dakota was named after them when at the time it was the largest wheat farm in the world at the time. Grandin, Missouri was specifically named after Henry's father who ran the lumber industry there. Olga's father was a successful California businessman who ran the wholesale produce enterprise Simpson & Hack. Olga's elder brother, Frank Simpson, was one of the pioneers of naval aviation. He was Naval Aviator #53, as well as the first Californian to become a naval aviator. John and Gladys McCarville came to Monrovia with their three sons to manage the estate for the Grandin Family. The Grandin family owned the property until 1943 when they sold it to the Los Angeles based Green Diamond Ranch Corporation. Note that, at the time, the house was situated on 50 acres of land. Moreover, the contemporary Greystone Avenue, where the residence faces today, did not yet exist, and no actual address for the property could be uncovered. In 1954 Mr. and Mrs. Clarence and Evelyn Black purchased the property from Green Diamond Ranch, and they had the land subdivided through Turner Homes. It was at this time that the property was given its current address of 921 East Greystone Avenue. In 1962 the Blacks sold the home to Mr. E.M. Frederickson, who appears to have purchased for investment multiple homes in Monrovia. Mr. Frederickson then sold the residence to Mr. and

Mrs. Harold and Barbara Schall in 1964. When Mrs. Schall's husband died (seemingly unexpectedly), the property was sold to Dr. and Mrs. Emanuel and Daphne Duke in 1966, who later bequeathed the house to their daughter, Ms. Deirdre Duke-Adran. The longest-standing owners of the property, the Duke Family owned the property until August 2015, when the residence was sold to the current owners.

The resource is not presently listed on any local, state or federal register, nor is it listed as a contributing resource inhering to any local, state or federal historic district.

The full legal description of the property is as follows: Lots 31 and 32 of tracts no. 21125, in the City of Monrovia, County of Los Angeles, State of California, as per map recorded in book 603, pages 93 to 96, inclusive of maps, in the Office of the County Recorder of Los Angeles; except that portion of said Lot 32, described as follows: Beginning at the most easterly corner of said Lot 32, said point being the beginning of a curve concave to the northwest and having a radius of 220.00 feet; thence north 71 degrees 54'38" west along the northerly lines of said lot 32 and along a radial line of the curve hereinabove., described a distance of 105.00 feet; thence south 18 degrees 05'22" west 123.32 feet to its intersection with a radial line of the hereinabove described curve having a bearing of south 24 degrees 54' 28" east; then south 24 degrees 52' 38" east along said radial line 51.38 feet to a point of the southerly line of said lot 32; thence easterly and northerly along said south line of said lot 32 it being also on a curve concave to the northwest having a radius of 220.00 feet, a distance of 180.47 feet to the point of the beginning.

The site is situated in the northeastern portion of the City of Monrovia and is located at North 32 degrees 9'25.54", West 117 degrees 59'9.58".



The red marker on the Google Maps image points to the location within the City of Monrovia of the residence under review.

Methodology

Evaluating a potentially historic resource involves the application of several criteria, including an analysis of its architectural and historic significance, as well as specific evaluations as to whether the subject property meets the various requirements for eligibility.

These requirements may include the age and rarity of the resource design, the significance of the architect, builder or owner/resident of the property. It may also relate to the historic context represented by the property, as well as the extent to which the architectural integrity of the property has survived or can be easily recovered to maintain that representation.

Age and integrity are important criteria in this instance, since the house in question was built 89 years ago. Notwithstanding this fact, the resource has undergone very few alterations through its lengthy life. Photos taken in 1940's, when the Grandin Family owned the house, attest to the level of preservation of the house. The rarity of the resource is also important, and in this case, the size of the resource (over 6,000 sq. ft.) is noteworthy, as it distinguishes the resource from other residences built contemporaneously in the City of Monrovia.

Extensive research was done on the history of the structure, its owners, occupants, architect and builder, among others, and this analysis can constitute other important criteria for the evaluation of the resource. Historic data sources included public records, census data, death records, newspaper articles and previously published books and other documentation, which were discovered in Monrovia and Los Angeles. We are deeply indebted to all the work done by Steve Baker upon whose research much of this report is based.

Historic Property Regulations

Consideration of eligibility of a property as a historic resource under the California Environmental Quality Act (CEQA) requires determination as to whether the property is eligible for inclusion on the California Register of Historic Resources (the California Register). The California Register is modeled after the National Register of Historic Places (the National Register), with only a handful of differences in the standards governing the respective registries. The National and California Register programs are discussed below.

In California, a resource is presumed to be historic if it is locally listed or has been identified as significant in a survey of historic resources. However, a preponderance of evidence could show that a property is either no longer historic due to alterations subsequent to a survey, or because further examination has found that the property in question does not meet the criteria and requirements set forth in the California Register.

The National Register of Historic Places

The National Register is described in Title 36 of the Code of Federal Regulations as “an authoritative guide to be used by federal, state or local governments, private groups and citizens to identify the nation’s cultural resources and to indicate what properties should be protected from destruction or impairment.”

To be eligible for listing in the National Register, the resource must normally be at least 50 years of age and must possess significance in American history and culture, architecture or archeology. To be considered significant, a property must meet one or more of the following four established criteria:

- A. It must be associated with events that have made a significant contribution to the broad patterns of our history; or
- B. It must be associated with the lives of persons significant in our past; or
- C. It must embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. It yields or may be likely to yield, information important in prehistory or history.

The resource must also have integrity so that, according to the National Register Bulletin #15 on how to apply the national register criteria for evaluation, “to be eligible for the National Register, a property must not only be shown to be significant under National Register criteria, but it must also have integrity,” which is defined as the ability of the resource to convey its significance. Hence, a property must not have been so altered from its condition during the period of significance, that it no longer shows the reasons for that significance.

A resource should also be significant within a historic context to be eligible for listing. According to National Register Bulletin #15, historic contexts are “those patterns, themes or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately, its significance) within history or prehistory is made clear.” The significance of a historic property can be determined only when it is evaluated within its historic context. The resource must represent an important aspect of the area’s history or prehistory and still have the integrity to convey that to qualify for the National Register.

The National Register also allows for the establishment of historic districts, where the properties may not be eligible for individual listing, but as a grouping, convey both the integrity and context to meet one or more of the four criteria.

California Register of Historic Resources

The California Register was established in 1992, when Governor Pete Wilson signed Assembly Bill 2881. Like the National Register, the California Register is used by state and local agencies, private groups and individual citizens to identify and list historic resources and to help determine which resources are to be protected from substantial adverse impacts, to the extent it is prudent and feasible.

The California Register consists of all in-state properties that are listed on or determined eligible for the National Register and all California Landmarks from No. 770 and up, which are automatically listed, as well as others that are directly nominated by an application processed through a public hearing process and are determined eligible for listing by the State Historic Resources Commission (SHRC). In addition, those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the SHRC are automatically listed.

To be eligible for listing in the California Register, the resource must normally be at least 50 years of age and must possess significance from a local, state or national standpoint, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons significant to local, California or national history; or
3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possess high artistic values; or
4. It has yielded or has the potential to yield information important in prehistory or history of the local area, California or the nation.

Historic resources eligible for listing in the California Register may include buildings, sites, structures, objects and historic districts. While the criteria for inclusion in the California Register is somewhat less rigorous with regard to the issue of integrity, there remains the expectation that the historic resources reflect their appearance during their period of significance.

Monrovia Historic Landmark

In 1995, the City Council of Monrovia adopted the Historic Preservation Ordinance (HPO). In addition to the criteria and regulations for local historic landmarks, it established a Historic Preservation Commission (HPC) to provide oversight of the program. The HPC consists of seven Monrovia citizens appointed by the City Council to a three-year term. Meetings are held monthly on the Wednesday following the fourth Tuesday of the month at 7:30 p.m. at City Hall.

The centerpiece of Monrovia's Historic Preservation Ordinance is the designating of local historic landmarks. The City of Monrovia has well over 100 properties that have been determined to be historically significant on one of the seven criteria in the HPO.

The Planning Division is responsible for the day-to-day administration of the Historic Preservation Program, including:

- Answering questions from current and prospective historic landmark owners
- Conducting office and field research related to historic homes
- Writing reports that place homes in historic and architectural context
- Presenting historic preservation reports and related findings to the HPC and City Council
- Applying technical work in order to process historic landmarks, Mills Act contracts, Certificates of Appropriateness, as well as demolition permit applications

Historic resources as defined by CEQA also include properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in Section 5020.1(k) of the Public Resources Code, as a "list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local historic resources typically come in two forms:

1. Historic resource surveys are conducted by or for a local agency in accordance with the procedures and standards set by the California OHP and are adopted by that agency. These surveys are to be periodically updated in order to maintain the most current list of potential historic resources.

2. Landmarks designated under local ordinances or resolutions. These properties are “presumed to be historically or culturally significant.” (Public Resources Guide, Sections 5024.1, 21804.1 and 15064.5).

The City of Monrovia’s historic preservation efforts began in the early 1990’s with the establishment of the Historic Preservation Advisory Committee, whose purpose was to develop a strategy that would serve as a guide for the preservations of the city’s significant historic structures.

Architectural Description

The house at 921 Greystone Avenue in the City of Monrovia, California, is a two-story house built in 1929-1930 in the style of a Spanish Colonial Revival. The architect was John Byers. Constructed in an L-shaped pattern, the house is clad in stucco and has a terracotta tile roof. The dwelling has nearly all of its original wooden windows, complemented with original wooden shutters. The residence has a second-story veranda on the rear side of the house, overlooking the inner courtyard.

It seems likely that the residence was originally built to face towards the San Gabriel Mountains, but when the original 50 acres surrounding the original residence were subdivided, and the Greystone Avenue was constructed, the subsequent owners started to use the back door as the front, and vice versa. Because Spanish Colonial Revival homes do not typically have a large front entry, this swapping of front and back entrances could be carried off with little adverse impact. At what is now the front of the property there is a large porch that used to be screened in and which still has its original red terracotta tiles on the floor. Steps lead from this porch to the front door, and these steps are decorated with original Batchelder tiles on the risers. The porch also retains its original outdoor fireplace with the intact cast iron arm that could be used to support a cauldron for cooking.

The residence was originally built on 50 acres of land, on 3 parcels from the subdivision of the Ranch de Azusa del Duarte. The property also retains its original pool house, constructed in the same style as the main dwelling, with matching stucco and terracotta tile.

There have been no major changes to the exterior of the house since it was originally built, and the limited repairs required have been undertaken in a manner that preserves the historical integrity of the residence. The previous owners, as well as the current owners, have left the architectural character and details almost entirely intact, including even the color of the exterior white stucco, blue shutters and matching original barn doors on the garage. The exterior of the house is largely as designed and only periodic, minor repairs have been evidenced.

The interior of the home has also been left largely intact, as the original floor plan was never altered and the original materials have been remarkably well-preserved. For example, the Batchelder tiles located on stair risers on the main stair case and into the living room and first-level flooring have been preserved, as have the hardwood flooring and beam work. Unique architectural elements, such as the butler's pantry and dumb waiter have survived to the present day, even as the undersized kitchen could have tempted prior or current owners to remove them in order to create a cooking area typical of contemporary designs.

Some of the woodwork in the house, such as beams or bannisters that were originally stained and varnished were subsequently painted over, contrary to the

original design; however, the current owners have consulted with expert woodworkers to determine the safest way to restore these architectural features to their original condition. While the hardwood floor planks throughout the house are original, some areas will require repair, which the current owners will be able to accomplish by leaning on a relative (i.e., Dr. Ramirez's father), who is a master woodworker and director of the Southwest School of Woodworking. He and his colleagues have restored furniture for the Smithsonian. The current owners, having consulted with multiple experts, are under the opinion that all architectural elements on the interior of the house can be rehabilitated to original condition.

Architectural Significance

The architect, John Byers, is famous. Byers has long been considered a peer and professional equal of such famous designers of the period as George Washington Smith and Reginald D. Johnson. Byers is best known for his work on science fiction writer Ray Bradbury's house, a ranch house at the Getty Villa in Malibu, and the Club House at the Brentwood Country Club. Byers also designed the home of Louis Bradbury, the son of the real estate tycoon who commissioned the iconic, eponymous Bradbury Building. Another of Byers' homes, located at 102 Ocean Way in the City of Pacific Palisades, is listed on the California Register (No. 694, Spanish Colonial Revival Adobe).

The dwelling at 921 East Greystone is an outstanding example of the Spanish Colonial Revival houses found throughout Southern California. The exterior and interior of the house are both well-preserved, especially considering the age of the structure. Hence, the house continues to convey the original design and represents an important architectural specimen within this style. Moreover, the size of the house is unique amongst Spanish Colonial Revival examples found within the City of Monrovia.

Construction History

Henry B. Grandin purchased approximately 50 acres of land consisting of 3 parcels from the subdivision of the Ranch de Azusa del Duarte. Grandin first had a set of plans drawn up by the architect Wallace Neff in 1929, but that house was never built. Architect John Byers of Los Angeles subsequently prepared the set of plans that would be utilized. These plans included a main house and a separate pool and pool house built in the same style. Construction of the house began in 1929 and was completed by 1930. The main residence and the pool house remain largely unaltered to this day.

In 1954 Clarence Black, a contractor and real estate investor, purchased the Grandin Estate from the Green Diamond Ranch, a Los Angeles corporation. In 1955 Mr. Black sold most of the surrounding property to Turner Homes Incorporated, which began to subdivide the land into smaller lots and built homes in cooperation with the Treadwell Engineering Corporation, its construction subsidiary. In 1956, Treadwell Engineering created what is known now as Tract 21125 within the City of Monrovia. This subdivision formed the easterly continuation of Greystone Avenue, Meadow Lane, Acorn Circle, Park Rose Lane (now called Oak Cliff), as well as Norumbega Road, which runs to the north. Note that Treadwell Engineering also created the large retaining wall that still sits at the front of the property at 921 East Greystone. In November 1956, Mr. Black bought back the subdivided lot 31 of Tract 21125, where the original residence was now located (i.e., at 921 of the newly constructed East Greystone Avenue), from Turner Homes. In the middle of 1957, Mr. Black (the owner of Lot 31) and Mr. Eckhart (the owner of the adjacent Lot 32) agreed to subdivide the latter owner's lot, with 1,125 square feet of Lot 32 being deeded to Mr. Black and, therefore, expanding the lot on the eastern side of the subject property. It is believed that the subdivision was undertaken so that a modern driveway (as it exists now) could be built. Prior to the subdivision, the entrance to the property was believed to be at Mountain Avenue, and with the construction of Greystone Avenue to the south, such accommodation might have been necessary. As noted previously, the subdivision of land and creation of a modern neighborhood in northeastern Monrovia also resulted in the re-orientation of the "front" and "back" of the house. Note that the resulting lot split not only facilitated the creation of a driveway and modern address at 921 East Greystone, but also prompted the shift of the property on Lot 32, which was formerly 933 East Greystone but subsequently became 200 North Bradoaks.

There have been multiple permits granted for the property regarding sewer, cesspool, plumbing repairs, and a re-roofing:

- Cesspool: 1957
- Plumbing: 1957
- Retaining wall: 1957
- Gas piping: 1966
- Re-roofing: 1966, 1986

The re-roofing included the use of terracotta tiles similar to those originally employed, as have the spot repairs undertaken subsequently. Hence, today the roof looks exactly the same as it did when it was first sold in 1943.

The previous owners took care to preserve the original features and design of the home, as can be seen by comparing black-and-white pictures (that were kindly given to us by the last owner, Ms. Deirdre Duke-Adran) taken around when the house was sold in 1943 with photos taken recently. These comparative photos illustrate the level of preservation of the residence, as well as highlight the extent to which the residence under review is an excellent example of the Spanish Colonial revivals constructed during that historical period. Hence, the integrity of the original design and construction remains largely intact. (See attached pictures).

Historic Outline

The house presently located at 921 East Greystone Avenue in the City of Monrovia, California, was originally known as the “Grandin Estate” or the “Grandin Ranch.” The home was built on approximately 50 acres of land that was originally a part of Rancho de Azusa del Duarte located in what is now the northeastern part of Monrovia. In the Monrovia phone book there is no address listed for the house, as it was simply referenced by Oak Park Lane or sometimes Mountain and Oak Park Lane. Note also that in early maps of Monrovia, the location where the residence was constructed was not part of the original Monrovia tract; the map below, drawn in 1935, shows Mountain Avenue and Oak Park Lane as it existed shortly after the subject residence was constructed. At that time, the entrance gates leading to the estate were located at the intersection of Mountain Avenue and Oak Park Lane. The property included land that was clearly in the City of Monrovia, according to the deed, but also property that was in the County of Los Angeles, yet also a part of the original Rancho de Azusa del Duarte. Perhaps this is the reason for the variance in the address found in various early editions of Monrovia’s phone books.

Anita. Joined in a new venture by William Newton Monroe, who had purchased several large parcels of land in the Ranchos Santa Anita and Azusa de Duarte, the men formed the Monrovia Land Company.



William N. Monroe, founder of the City of Monrovia, 1915 (Monrovia Public Library)

On May 27, 1886, the subdivision map of the Town of Monrovia was recorded, and lots were sold for the first time at \$100 or \$150 each, with the proviso that each would-be purchaser of a lot would be required to build a house within the first six months of ownership at a cost of at least \$2,000. This rule protected the town from land speculators, and allowed Monrovia to survive during the collapse of the land boom in 1889. The founders, as officers and directors of the Monrovia Land and Water Company, promised to plant 8,000 pepper trees along the city's streets, to provide free water to the town, and to install electric streetlights. Monroe was the company's president, and while he was not the first settler in Monrovia, he was clearly the most important of the founders (n.b.: he also served as the town's first mayor) and, therefore, the rightful namesake of the city, which was incorporated on December 15, 1887.

Roughly four decades later, Henry B. Grandin and Olga Simpson Grandin would arrive in Monrovia. It is said that Clyde Russell Burr, a lawyer and prominent Monrovia at the time, was instrumental in recruiting the wealthy and influential couple to Monrovia from Los Angeles.

Henry B. Grandin was originally from the Washington, D.C. area. He came from a very wealthy family. His father, Elijah B Grandin, was one of the Grandin Brothers who were one of the early pioneers in commercial oil. The Grandin brothers also became titans in the lumber and wheat industry. Grandin, North Dakota was named after the brothers when they ran Dalrymple Farm, the largest wheat farm in the world encompassing 38,000 acres. Grandin, Missouri was specifically named after Henry's father who ran the lumber industry, Missouri Mining and Lumber Company there. Henry graduated from Yale University and served in the U.S. Army as a second lieutenant during World War I and later came to Los Angeles where he met and married Olga.



Elijah B. Grandin



League members making shawls things for their shop. On the floor is Mrs. John O'Melvey. Around the table, left to right, are: Mmes. Perry Howard, Lyndol Young, Frank E. Brown, Howard Cunningham, and Henry Grandin, and Miss Mary Frances Milbank.

Olga Grandin

Born in Los Angeles on June 26, 1889, Beatrice Olga Simpson Grandin was raised in a family of means and accomplishment. Her father made his wealth in the wholesale produce business and owned an enterprise called Simpson & Hack. He ensured that young Olga achieved a first-rate education, sending her to the Marlborough School in Los Angeles and then to Briarcliff in New York. She later would be included within the *Who's Who in Women of California* in 1922. Olga was close to her older brother Frank Simpson Jr. (whom she affectionately called "Brolie"), who was one of the pioneers in naval aviation. Indeed, he was the first Californian to become a naval aviator and was the nation's fifty-third naval aviator. He authored the *First Course of Instruction for Naval Aviators*, which became the standard for a number of years. He later became the owner and manager of the Savoy Hotel in Los Angeles and became President of the California Hotel Owners Association. She was an active member of the Junior League and other philanthropic activities. Olga met Henry B. Grandin in Los Angeles and was later married to him on December 10, 1924. The newlyweds at Burr's prodding decided to relocate to the City of Monrovia and eventually bought three parcels of land in the northeast section of that city and in the adjacent area within Duarte. They first requested architectural plans from

Wallace Neff in 1929, but subsequently requested that a new set of plans be drawn up by architect John Byers. Apparently preferring Byers' design over Neff's, the Grandins initiated construction on their house in 1929, and the residence and separate pool house were completed in 1930. Shortly thereafter, John and Gladys McCarville came to Monrovia with their three sons to manage the Grandin Estate.

The Grandins, well-connected and apparently well-followed socialites, would go on to throw parties in their newly built home in Monrovia. The Grandins were frequently written up in the *Los Angeles Times* for their social and philanthropic events, they even entertained royalty (see attached articles from the *Los Angeles Times* archives). They were often seen with the Burr's and it seems that Alice Hicks (Clyde R. Burr's wife) and Olga were good friends and attended many of the same events together. Even their son Henry Grandin Jr. held noteworthy parties at his parent's estate when he became older (see *Los Angeles Times* story). The Grandin's lived at the estate until 1943.

The Grandin Family sold the estate to Green Diamond Ranch, a California corporation. Not much is known about the property during that time. Green Diamond Ranch sold the property to Clarence and Evelyn Black in 1954. Mr. Black, a real estate investor, then sold the property to Turner Homes and its subsidiary, Treadwell Engineering Corporation, who subdivided the property into lots within what is now known as Tract 21125. Treadwell Engineering was responsible for constructing the new roads and neighborhoods that surround the original residence, as well as for building the retaining wall that still stands on the south side of the present-day property border. Mr. Black, a contractor himself, owned multiple properties throughout Los Angeles and bought back from Treadwell Engineering shortly after completion of the subdivision the lot containing the original Grandin residence. He also purchased from his neighbor a portion of the adjoining lot to the east so that a perhaps new driveway could be put in; note there are no records of the driveway being built, but it is believed that the original driveway leading to the original residence was entered near the northern-most part of Mountain Avenue. The original gates were displaced by the new subdivisions and the construction of several now-familiar streets, including East Greystone Avenue.

Mr. Black sold the property in 1962 to E.M. Frederiksen, who then sold it in 1964 to Harold and Barbara Schall. Shortly thereafter, Mrs. Schall became widowed and sold the property to Emanuel and Daphne Duke in 1966. Dr. Emanuel Duke was a successful local physician and was also an impressive polymath. He graduated from college at the age of 17 and immediately enrolled in medical school. He later became the Chief of Staff at Monrovia Community Hospital. Dr. Duke spoke many languages, including Arabic, German, and French, and he was very well read, as evidenced by his sizeable and wide-ranging collection of hardbound books, which still sit on built-in bookcases in his old residence—the current owners of the property, as book lovers, are thankful to his daughter Deirdre for the gift of this great collection. Dr. Duke met his wife Daphne, an English actress, while in London. The couple came to California, passengers aboard the *Queen Mary*, in 1952. They

purchased the 921 East Greystone residence in 1966, and it remained in the Duke Family until 2015, when the present owners purchased it.

The longest-standing owners and residents of the house, the Duke Family took special care to preserve it in almost original condition. They also acquired, maintained and passed on valuable photos of the residence which were taken when the house was first sold by the Grandin Family in the early 1940s. These photos evidence the care taken by the Duke Family to maintain the architectural integrity of the house. Deirdre Duke-Adran sold the house to the current owners on the condition that they would not destroy the architectural and historic integrity of the property, but instead continue its careful stewardship. Taking possession of the property on October 19, 2015, the new owners have endeavored not merely to preserve the property, but to revitalize it with requisite restoration and repair. The new owners seek landmark status to restore the house to its former glory. There are many much needed repairs to the exterior structure, including the roof on the pool house. The current owner priced out similar tiles and found that they ranged from \$5-\$10 per tile. The shutters all need to be restored and there is evidence of water damage on many of the wooden windows. The hinges for the shutters are no longer made and will have to be recreated. The house is surrounded currently by chain link fence, which is not original. There are many old oaks on the property and two of them are threatening to crack the pool and the pool house. An arborist will be needed to safely trim the trees as well as a pool specialist to ensure the stability of the pool.

Historic Significance

A property can be viewed as historically significant if:

1. it is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States, or
2. it is associated with the lives of persons significant to local, California or national history, or
3. it embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possess high artistic values, or
4. it has yielded or has the potential to yield information important in prehistory or history of the local area, California.

In the present instance, the property under consideration qualifies under two of the aforementioned criteria: #2 and/or #3.

The property under consideration potentially qualifies as historically significant under criterion #2. The house presently located at 921 East Greystone, originally known as the Grandin Estate or Grandin Ranch, was designed by the well-known architect John Byers, whose commissioned residences and other structures are well-known. Indeed, at least one of his homes is already included in the California Register (i.e., No. 694, the Spanish Colonial Revival Adobe at 102 Ocean Way in the City of Pacific Palisades). Recognized as one of the leading architects of his day, Byers' indelible stamp upon the residence at 921 East Greystone makes the property historically significant.

In addition, the builders and original residents of the Grandin Estate were personages of some significance to the local community. In particular, owner's of the house and their families were of importance to California and in the case of the Grandin brothers the US oil, wheat and timber industries.

WHO'S WHO

AMONG THE

WOMEN OF CALIFORNIA

AN ANNUAL DEVOTED TO
THE REPRESENTATIVE WOMEN OF CALIFORNIA
WITH AN AUTHORITATIVE REVIEW OF
THEIR ACTIVITIES IN CIVIC
SOCIAL, ATHLETIC, PHILANTHROPIC
ART AND MUSIC, LITERARY
AND DRAMATIC
CIRCLES

Profusely Illustrated



LOUIS S. LYONS, Editor
JOSEPHINE WILSON
Acting Editor



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LOS ANGELES

- Silverwood, Mrs. W. E., 112 N. Vendome, 41, 256.
 Simon, Mrs. E., 126 W. 30th, 122.
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 Simons, Mrs. Joseph, 119 Alexandria Ave., 117.
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 Simonsen, Mrs. Axel, 37 Westmoreland, 158.
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 Simpson, Mrs. George S., 1815 W. 1st, 559.
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 Simpson, Mrs. Joseph DuBoise, 565 Wilshire Pl.
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 Sirch, Mrs. Charles W., 119 Pacific Finance Bldg., 551.
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 Slingerland, Mrs. Nellie B. Van, 1126 Detroit, 559.
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 Slosburg, Mrs. Wm., 751 S. Coronado, 122.
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 Sloto, Mrs. Julius, 221 S. St. Andrews, 122, 375.
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 Smiley, Mrs. Arnold Bennett, 1224 W. 7th, 196.
 Smith, Mrs. Annie, 307 North Ave., 559.
 Smith, Mrs. A. B., 227 S. El Centro, 196.
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 Smith, Mrs. Albert K., 3009 Ishton Ave., 539, 559.
 Smith, Mrs. Arthur M., The Young Apts., 158.
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 Smith, Mrs. A. W., 1329 Arapahoe, 158.
 Smith, Mrs. Bertrand, 324 S. Ardmore Ave.
 Smith, Miss Bertha Eva, 1028 Overton.
 Smith, Mrs. R. L., 3924 S. Broadway, 74.
 Smith, Mrs. Carl, 1912 Oak, 559.
 Smith, Mrs. Catherine, 270 W. 6th, 375.
 Smith, Mrs. Clyde, 815 S. Wilton Pl., 559.
 Smith, Mrs. Crichton, 922 Kingsley Drive, 117.
 Smith, Mrs. C. B., 169 Loma Drive, 559.
 Smith, Mrs. C. E., 825 S. New Hampshire Ave., 196.
 Smith, Mrs. Charles F., 708 S. New Hampshire Ave., 196.
 Smith, Mrs. Charles H., 454 Van Ness Ave., 196, 551.
 Smith, Dr. Charline, 1709-4th Ave., 375.
 Smith, Mrs. Edgar C., 1170 W. 30th, 196.
 Smith, Mrs. Effa P., 615 S. Virgil Ave., 196.
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 Smith, Miss Emma Abigail, 1028 Overton.
 Smith, Mrs. E. B., 2106 Toberman, 539.
 Smith, Mrs. Elizabeth D., 6116 Romaine, 559.
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 Smith, Mrs. F. E., 940 Manzanita Ave., 196.
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 Smith, Mrs. Harry, 2640 W. 9th, 375.
 Smith, Miss Hazel L., 2301 S. Main, 551.
 Smith, Mrs. Hazel Murphy, 831 Pacific Finance Bldg., 559.
 Smith, Mrs. Horace O., 608 S. New Hampshire Ave., 158, 551.
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 Smith, Mrs. Homer A., 834 S. Berendo.
 Smith, Miss Isabel, 2520 W. 7th, 196.
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 Smith, Mrs. Jack W., 1306 Westlake Ave., 196.
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 Smith, Mrs. John, 602 S. Kingsley Drive, 158.
 Smith, Mrs. Kate A., 1230 W. 40th Pl., 559.
 Smith, Mrs. Laura May, 2202 Cambridge, 559.
 Smith, Miss Lorraine, 179 S. Harvard Blvd.
 Smith, Mrs. Lottie, 215½ S. Griffin Ave., 539.
 Smith, Miss Louise Wilbur, 448 Grand View, 158.
 Smith, Mary A., 6155 Piedmont Ave., 551.
 Smith, Mrs. Marcus Curtis, 525 S. Ardmore Ave., 158.
 Smith, Mrs. Mary M., 1328 S. Hobart Blvd., 74.
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 Smith, Mrs. Robert Tilley, 311 S. Ardmore Ave.
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 Smith, Mrs. Sarah J., 4320 W. 2nd, 158, 559.
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 Smith, Mrs. Spencer H., 1109 W. Adams, 158, 196, 551.
 Smith, Mrs. Stanley Woodruff, 437 S. Kenmore Ave.
 Smith, Mrs. Walter F., 239 N. St. Andrews Pl., 196.
 Smith, Mrs. Warren, 858 W. 41st, 753.
 Smith, Mrs. Walter W., 123 N. Vine, 196.
 Smith, Mrs. Wm. F., 160 S. Hobart Blvd., 158.
 Smith, Mrs. Walter Graves, 2241 S. Hobart, 375.
 Smith, Mrs. W. H., 314 S. Olive, 158, 559.
 Smith, Mrs. W. T., 951 S. Union Ave., 196.
 Smith, Mrs. Y., 836 E. 29th, 122.
 Smithers, Mrs. Alexander Campbell, 676 S. Western Ave., 129, 355.
 Smither, Mrs. Wm. Y., 1833 W. 22nd, 158.
 Smock, Della E., 244 S. Olive, 551.
 Smuehler, Mrs. L., 2424 W. Pico, 122.
 Smythe, Charlotte S., 3911 W. 28th, 753.
 Snyder, Miss Agnes M., 2209 Rogers, 74.
 Snider, Mrs. George, 207 Temple, 74.
 Snodgrass, Mrs. H. M., 970 S. St. Andrews, 196.
 Snow, Mrs. Blanche Allen, 639 Camulos, 158, 256.
 Snow, Mrs. H. L., 1749 W. 42nd Pl., 539.
 Snow, Mrs. Leonard, 1248 S. Bonnie Brae, 196.
 Snowden, Mrs. Wm. N., 133 S. Marinosa Ave., 158.
 Snuggs, Mrs. Stephen G., 1093½ S. Vermont Ave., 74.
 Snyder, Miss Alice A., 230 North Ave., 539.
 Snyder, Mrs. Chas., 615 Van Ness Ave., 74.
 Snyder, Mrs. M. P., 1230-5th Ave., 196.
 Snyder, Mrs. Mary E., 1125 S. Grand View, 539.
 Snyder, Mrs. Meredith P., 1230-5th Ave.
 Socha, Mrs. Max E., 1300 W. 53rd, 74.
 Sofstein, Mrs. Florine, Wilshire Apts., 122.
 Sohlinger, Mrs. J. Alfred, 452 Westminster, 196.
 Solmer, Mrs. Theodore, 1418 W. 9th, 256.
 Solomon, Mrs. I. E., 1809 Westmoreland, 122, 158.

As previously noted, Olga was an active member of Junior League and other philanthropic agencies, and she was frequently written up in the Society section of

the *Los Angeles Times*. Coming from a prominent Los Angeles family, Olga was apparently instrumental in leveraging her wealth and influence toward civic causes.

Her family members were also were important figures in the local history. Her father was a prominent local businessman, having made his fortune in the produce wholesaling business. Frank Simpson Jr., Olga's brother, was a pioneer in early aviation, as the first naval aviator in California, and the author of the *First Course of Instruction for Naval Aviators*, the standard text for Navy flyers for a number of years. Brolie, as Olga would affectionately call him, was also the owner and manager of the Savoy Hotel in Los Angeles, and later became President of the California Hotel Owners Association.

Henry B. Grandin's family was very wealthy and influential. As titan in the oil, lumber and wheat industries, they had two US towns named after them: Grandin, Missouri and Grandin, North Dakota. His family also ran the largest wheat farm in the world at the time. The fact that Clyde R. Burr, a prominent citizen in Monrovia during that time, sought to recruit the power couple to Monrovia does highlight their local celebrity, as does the numerous articles appearing in the Society pages of the *Los Angeles Times*, which chronicled the private lives of the Grandins.

The son of Henry and Olga Grandin, Henry (Hank) Grandin Jr., was also an individual of some importance to local history. Henry Grandin Jr. attended the Polytechnic School, Pomona College and Stanford's Graduate School of Business. He later founded the Big Brothers of Marin, co-founded the Marin Lodge Mental Recovery Facility, and was a life member of the Guardsman, a non-profit group committed to improving the lives of at-risk youth. He was also an avid and accomplished yachtsman, as evidenced by the frequent articles and profiles of him appearing in the *Los Angeles Times*.



Henry Grandin Jr.

The property under consideration also potentially qualifies as a historically significant resource under criterion #3 insofar as it embodies the distinctive characteristics of a type, period and method of construction, and because it represents the work of a master architect of that era.

The Grandin Estate is a well-preserved example of the Spanish Colonial Revival homes constructed in the first third of the twentieth century. The craftsmanship and attention to detail is apparent in its construction. The home's exterior has extremely well-preserved stucco cladding and terracotta tile roofing. The hand-hewn beams throughout the interior of the house are well-preserved, as is the leather door and pocket door in the formal dining room. Also preserved are the magnificent Batchelder tile risers on the formal stairways and steps, as well as the still-working dumb waiter.

The subject property is also a fine example of the distinctive design of John Byers, as can be noted by comparing it to other notable structures of his creation, such as the home of Louis Bradbury, the son of the Los Angeles real estate tycoon and namesake of the Bradbury Hotel, the residence of science fiction writer Ray Bradbury, the ranch house located at the Getty Villa in Malibu, and the clubhouse of the Brentwood Country Club. Like these well-known structures, the residence at 921 Greystone Avenue in the City of Monrovia represents the work of one of the leading architects in the Los Angeles area at a time when he was operating at the height of his creative powers.

One of Byers' other residences, another Spanish Colonial Revival located in the Pacific Palisades, has been included in the California Register, and the property at 921 East Greystone shares many distinctive architectural elements with that landmarked home. Hence, the property under consideration embodies the distinctive characteristics of a Byers-designed home, and thus deserves inclusion on the California Register.

Finally, the Grandin Estate represents a distinctive example of a Spanish Colonial Revival within the City of Monrovia in that it is a larger home located in a portion of the city that has not garnered as much attention or recognition from the local community. This distinction, along with the exemplary preservation of its original architectural features and, therefore, maintenance of its historical integrity, merits its qualification as a historical resource worthy of landmarking.

Conclusion

The property at 921 East Greystone is an excellent architectural specimen that exemplifies the style of a Spanish Colonial Revival home, as built in the 1920s and 1930s. The residence is an excellent example of the particular architectural design of John Byers, the well-regarded architect who was known in particular for his Spanish Colonial Revivals. The residence under consideration is also exemplary in terms of its well-preserved condition, with nearly all of its original features retained to the present day.

Formerly known as the Grandin Ranch/Estate, the property also has compelling historic connection to the period. The large tract of land originally attached to the property formed the basis for the formation of important neighborhoods in the northeastern part of Monrovia. Moreover, the individuals associated with the house, such as its famous architect and well-connected original owners, made important contributions to the history of Monrovia and the wider State of California.

In light of this, the property represents substantial historic and architectural significance to be eligible for individual listing on the California Registry.

Wherever possible, we show photographs of the house as it looked originally.



**MONROVIA,
CALIFORNIA**

<p>PREVIEWS INCORPORATED THE NATIONAL REAL ESTATE CLEARING HOUSE <small>REAL ESTATE BROKERS</small></p>			
<p>147 Madison Ave. New York, N. Y.</p>	<p>50 Congress St. Boston, Mass.</p>	<p>1318 Walnut St. Philadelphia, Pa.</p>	<p>111 W. 7th St. Los Angeles, Calif.</p>
<p>FULL COMMISSION TO SELLING BROKER</p>			<p>BROKERS: On this property, if you wish active help of local broker on a co-brokerage basis, use: Wellslake D. Morse, 175 East Green Street, Pasadena, California.</p>

OWNER: Henry B. Grandin, 310,530 West 6th Street, Los Angeles, Cal.
PROPERTY: Grandin Ranch, Monrovia, California.

CUT ON THIS LINE

We will gladly furnish additional copies of this brochure.
FOR FURTHER DETAILS CONSULT LISTING SHEET



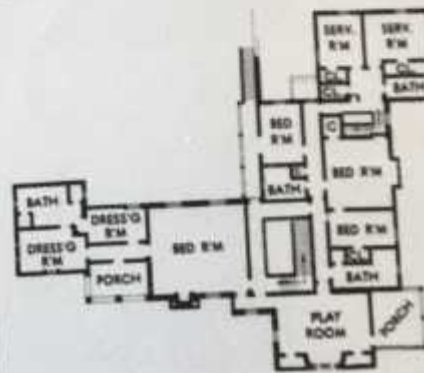
Residence



Swimming Pool



FIRST FLOOR



SECOND FLOOR

OFFERED FOR SALE
AT
SUBMIT OFFER

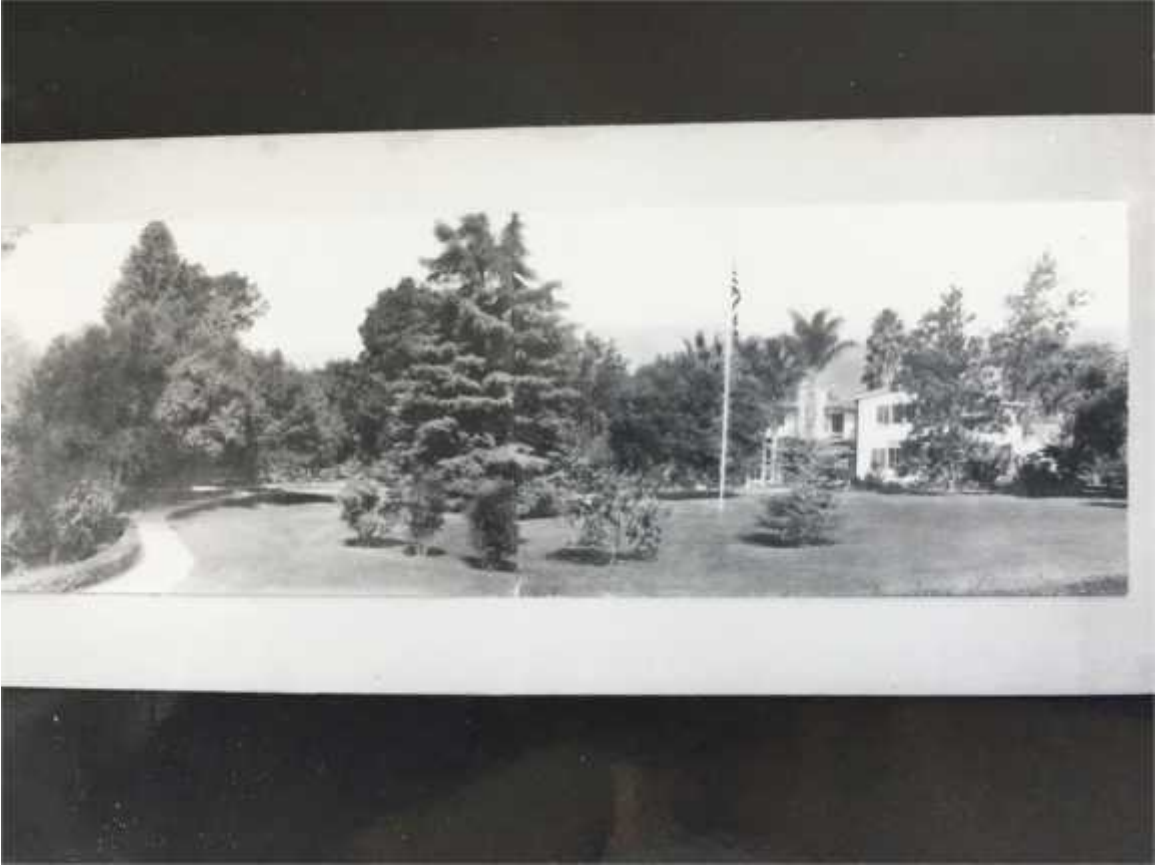
Subject to prior sale, change or
withdrawal without notice, and
approval of purchaser by owner.



The Glen

PREVIEWS LISTING No. 40259

Sales Brochure of the property. Photographs of the residence and property when the Grandin's owned the property. Note that the floor plan of the house has not changed.



View of front of house in the 1940's (before the subdivision in 1956). Note the long driveway which went to what is now considered the back of the house.



Picture of the house as it was originally built



Picture of the residence now (January 15, 2018)



The original entrance gates to Grandin Ranch believed to be where Mountain Ave and Greystone Avenue are presently.



The property was originally situated on 50 acres, note residence in the distance marked by a red arrow.



View of the driveway as the house was originally built



The end of the driveway and the original entrance of the house. Note the garage.



The garage with the original sliding barn door today (January 15, 2018)



Original view of the North West side of the house.



North east corner (facing west) side of the house January 15, 2018.



North East corner (facing west) view from the courtyard.



Courtyard and Northwest corner of the house as looked originally.



Courtyard and Northwest corner of the residence January 15, 2018.



North side of the residence January 15, 2018.



Eastside of the residence January 15, 2018



Southwest side of the residence January 15, 2018.



Main entrance January 15, 2018. Note the tile believed to be Batchelder.



Close up of the outside tile risers January 15, 2018.



Original entry way. Note the pocket door to the dining room and the tiles on the risers believe to be Batchelder.



Entryway January 15, 2018.



Close up of the tile risers (January 15, 2018). Note that these have a different from the tile risers on the front entrance.



Coffered wood work. January 15, 2018



Different view of the entryway.



Original beams in the entryway ceiling. January 15, 2018.



Original living room, note the ceilings. The tile risers to this room also have Batchelder tiles.



Living room January 15, 2018.





View of the living room from the stairs circa 1940.



Same view of the living room January 15, 2018.



Original dining room. Note the ceiling wood work detail.



Dining Room January 15, 2018.



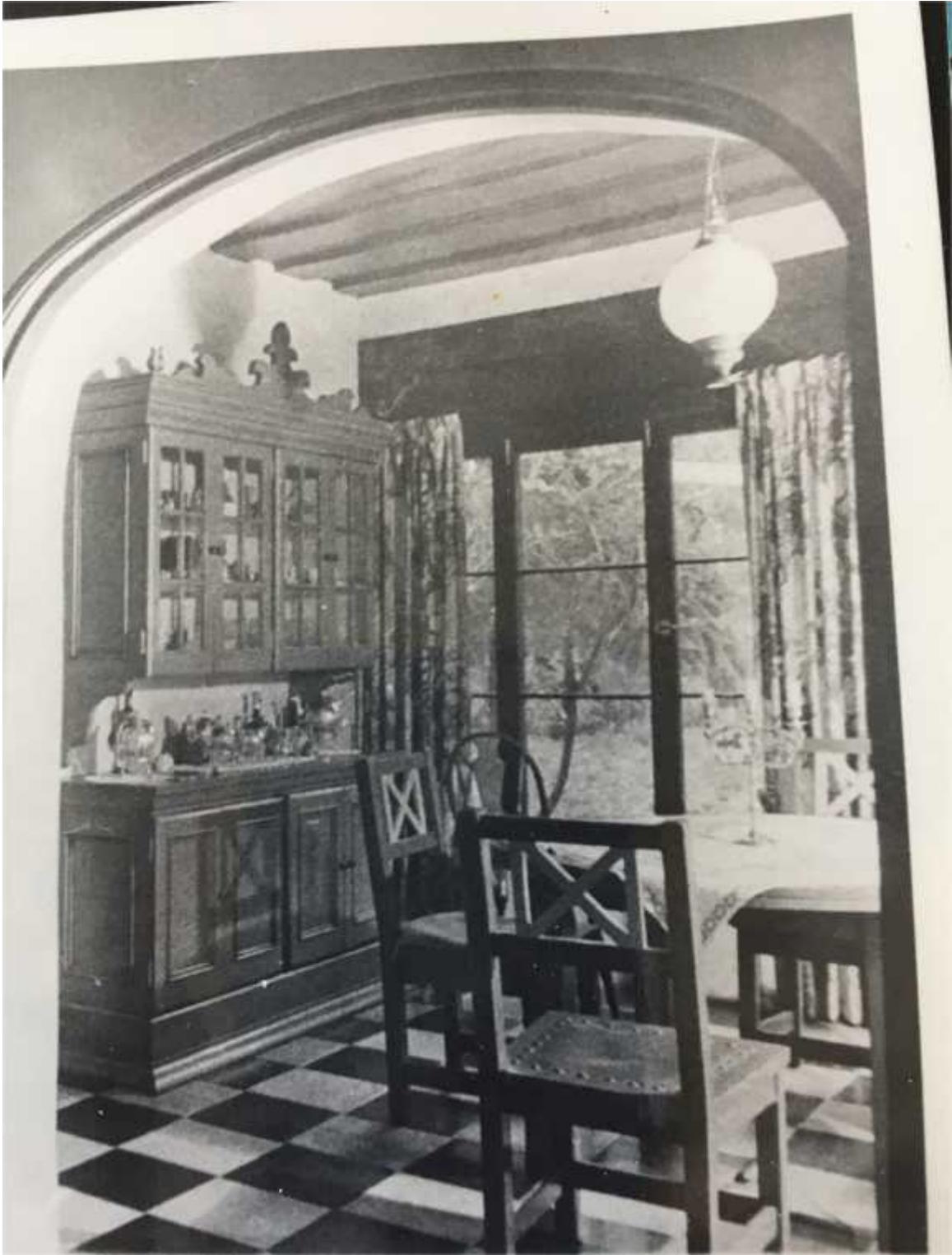
Door to breakfast room January 15, 2018.



Door knob close up, January 1, 2018.



Dining room ceiling close up. January 15, 2018.



Original breakfast room.



Breakfast room, January 15, 2015.



Library January 15, 2018.



Close up of leather and brass door in the dining room, January 15, 2018.



Original call system and light fixture. January 15, 2018.



Pool and pool house as originally built.



Pool and pool house January 15, 2018.

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Other Official Records:

California Death Index

Assessor's Office Maps and Tax Records

Los Angeles County Tract Maps

Monrovia City Building Permits

Monrovia City Directories

Social Security Death Index

United States Census Records from 1850 through 1940

Appendix

Building Permit History 921 E Greystone
Ave.

c1929 Construction of a residence and pool house at what is now known as 921 E Greystone Avenue.

Owner: Henry B. Grandin
Architect: John Byers
Contractor: Unknown
Cost: Unknown

Oct. 18, 1956

Sewer/Cesspool
Owner: Clarence Black
Architect: None
Contractor: Tracy Cesspool
Cost: 200.00

May 5, 1957

Subdivision of Lot 32
Owner: Clarence Black
Architect: None
Contractor: None
Cost: unknown

July 9, 1957

Retaining wall
Owner: Clarence Black
Architect: None
Contractor: Joe Coombs
Cost: unknown

July 12, 1957	Retaining wall Owner: Clarence Black Architect: None Contractor: Treadwell Engineering Corporation Cost: unknown
July 12, 1957	Sewer Owner: Clarence Black Architect: None Contractor: Clarence Black Cost: unknown
July 7, 1966	Gas piping system Owner: Emanuel Duke Architect: None Contractor: Emanuel Duke Cost: Unknown
Oct. 5, 1966	Reroofing Owner: Emanuel Duke Architect: None Contractor: John W. Lytle Corp. Cost: 755.00

Sept. 29, 1986

Reroofing

Owner: Emanuel Duke

Architect: None

Contractor: Skyline Roofing

Cost: 10,000

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© 1990

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Reports:

National Register Bulletin No. 15. How to Apply National Register
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ATTACHMENT "B"

HL – 144/MA 137

921 East Greystone Avenue

10-year Renovation Plan for 921 East Greystone Avenue

The following is a brief outline of the improvements and renovations we would contemplate undertaking over the next decade in order to restore the residence at 921 East Greystone back to its original condition, as well as to upgrade the property to account for contemporary expectations with regard to safety and convenience.

Landscape

1. Front fencing and enclosure: replace the existing chain link fence that is in ill repair in the front lot to be enclosed with iron fencing and driveway gate that match the style of the original property gate (see photo) that was located at Mountain Avenue Estimate \$7,500
2. Repair and maintenance of Retaining Wall in front: There is a large retaining wall that was placed when the property was originally subdivided. There are cracks in the wall most likely due to the pressure created by lack of a swale and the existing chain link fence that has debris piled up behind it putting pressure on the wall. Estimate \$23,000
3. Back fencing and enclosure: replace the non-matching and failing existing back lot fencing, where chain link, will be replaced with wood plank to match the other portions of the nearby fencing; all back lot fencing will be repaired where needed and brought to matching color and style. Estimate \$9,500
4. Sprinkler system: The sprinkler system needs to be repaired so that a landscaping can be put in. Estimate: \$1,450
5. Landscape: The front yard is overgrown and has trees that have not been properly trimmed. We plan to trim the trees and clear out the overgrown bushes to make the front yard more aesthetically pleasing. We have pictures of the original yard and hope to mimic the setting albeit on a much smaller scale. We will need to re-plant drought-resistant grass in the front yard (once the sprinkler system has been fixed). In order to conserve on irrigation water, the back yard will be divided into two sections using a low wall made of environmentally-friendly recycled concrete (some of which is extant on the property); the south section will retain grass, while the north section will be comprised of decomposed granite. Estimate \$15,000
6. Drainage system: Currently water flows from the back neighbors yard into the yard of the property. It is a significant amount of water. A drainage system needs to be put in place to divert the flow of water away from the residence. Estimate: \$17,000.
7. Courtyard wall: in order to preserve (rather than kill) a large hive of bees that had nested in the wall, the structure was cut open and now needs to be repaired and restored. Estimate: \$1,100.
8. Other: There are two large Oak trees by the pool house that are creating large cracks in the pool. An arborist will need to cut back the roots so that they do not undermine the structural integrity of the pool and pool house. We will also need to repair the concrete around the pool; inclusion of landscape pathway and up-lighting to enhance nighttime safety for pedestrians approaching the house and to bathe in warm light the house and larger trees visible from the front side of the lot; repair of the iron gazebo located on the front lot; construction of enclosures for air conditioning units on the back side of the lot. Estimate: \$17,500
9. Pool Cracks: The trees have created cracks in the pool. It needs to be assessed if they are causing leaking. The cracks will need to be repaired. Estimate: \$5,250.

Exterior

1. Exterior painting: entire house exterior needs to be scraped and painted, using the original beige color on the stucco and the original blue color on the shutters, which together will bring the house back to its original look, Currently there is exposed wood which would be vulnerable to termite attack. All of the outside beams need to be sanded and painted. \$11,500.
2. Termite: Termite control. Cost: \$9,750.

3. Stucco repair: select repairs need to be undertaken where the stucco has been cracked or otherwise damaged. For instance a lighting fixture that was attached to the house has fallen and left a hole in the stucco that will need to be fixed when the light is replaced. Estimate: \$5,750.
4. Lighting Repair: Much of the original exterior lighting needs rewiring and to be repaired and one exterior light that fell needs to be repaired. \$1,750
5. Shutter repair: The shutters will need to be repaired; they have water and termite damage. The mechanisms to open and close the shutters need to be repaired or replaced (we have the hardware in our basement) shutter locks need to be installed in order to secure them during periods of high winds, so that they are not again damaged during storms. The stucco surrounding the shutter mechanisms also need to be repaired \$17,500.
6. Door Repair: A side door has been severely weather damaged. It can be salvaged but it will need to be sanded, rebuilt on the bottom and painted. All of the exterior doors (8) save one, need to be sanded and repainted as they have signs of weather damage as well. Estimate: \$5,750.
7. Storm Doors: There are 2 storm doors that need to be repaired by a master craftsman. They have been weather/termite damaged. We will retain their original color and purpose. \$1,200.
8. Window repair:
 - a. two large aluminum windows in the first floor breakfast room still need to be replaced with the original windows from the period that are presently in the basement.
 - b. Every window is in need of repair. There are 125 sets of windows for the main house. These are the original wood windows and many have water/termite damage. They all need to be sanded and repainted. Many also need to be repaired so that they are able to be opened and close and lock efficiently; certain mullions need to be replaced, and since these are no longer being made, they will need to be custom milled at the master woodworking shop of the owner's father; some window panes are cracked and need to be replaced. Estimate: \$27,500.
 - c. aluminum screen frames that are currently in place need to be replaced with the wood versions consistent with the period (presently in the basement in need of repair), and these will also likely be repaired by a master woodworker Estimate: \$12,500.
9. Roofing repairs:
 - a. While major repairs on select areas of the main house were undertaken already (using antique terra cotta tile from the same period), there still exist some minor roof repair: Estimate: \$3,750
 - b. Pool house roof needs to be rehabilitated, as several boards are weakened from either water or termite damage; we have already secured additional terra cotta tile from the same period in order to replace any tiles that do not survive the repair work. Estimate: \$10,000

Interior

1. Electrical: while much of the house had already been upgraded, there is still a portion of the house that needs to be upgraded from knob-and-tube; we will consult an electrician to determine the condition of the existing wiring before attempting those upgrades: Estimate: \$37,000.

Structural integrity and systems updates

1. Earthquake safety: per the requirements for landmarking, we intend to implement whatever earthquake safety plan is deemed necessary by third-party experts. Estimate \$8,500.

Proposed addition

1. Garage expansion from 1 to 3 car capacity: the existing garage can only accommodate a single car, so we would like to expand the garage to a size commensurate with a residence of this size; the additional garage capacity would come from a small walled-in courtyard that is adjacent to the back side of the house; we will endeavor to retain the original barn door style for the garage doors, using the same blue paint found on all exterior details. Estimate: \$35,000.
2. Aesthetics consistent with original design and period: the addition will allow for the continuation of the veranda that faces the large inner courtyard on the backside of the residence, and this will be done in a manner consistent with the existing veranda and with the typical style of Monterey Colonial homes from the period; the addition will also clean up the disjointed design on the back of the house by creating a clean L-shaped design with unbroken architectural lines and roofing along the same back side
3. Timing: the proposed addition would obviously be contingent upon our securing city permits and other gating factors; we would not anticipate undertaking this project within the next 5-7 years



ATTACHMENT "C"

HL – 144/MA 137

921 East Greystone Avenue

STANDARDS AND CONDITIONS
921 East Greystone Avenue
Mills Act Contract HL-144/MA-137

During the term of this agreement, the Historic property shall be subject to the following conditions:

1. All structures on the property shall be kept in excellent condition including exterior walls, windows and roofing.
2. A Certificate of Appropriateness shall be required for all exterior alterations and/or additions to any structure on the property. The Secretary of the Interior's Standards for Historic Preservation shall be applied to the property with the exception that standard condition #9 shall allow for additions, exterior alterations or related new construction to match the original house upon approval of a Certificate of Appropriateness (Attachment A).
3. *View Corridor Maintained.* The view corridor enabling the general public to see the house from the public right-of-way shall not be further obscured. The view corridor, including landscaping, hardscape and fencing, shall be maintained.
4. *Landmark Plaque.* The owner(s) shall place a Historic Preservation Commission approved historic plaque on the site within two (2) years of the City Council designation of the historic landmark. The plaque shall be displayed at all times and shall be visible from the right-of-way.
5. *Electrical Safety Inspection.* Within two (2) years of the date of City Council approval, an electrical safety inspection report shall be submitted on the electrical contractor's letterhead indicating that the existing service panel meets minimum code and poses no hazardous conditions, GFCI outlets are provided as specified by code, and proper grounding of the panel exists. This condition shall be waived if the building records confirm the upgrading of the service panel or written electrical inspection completed within the last five (5) years is provided.
6. *Seismic Retrofit.* Documentation by a building permit must be submitted verifying completion of a seismic retrofit. If the house has not been seismically retrofitted, it shall be retrofitted within ten (10) years of the date of the City Council approval. Seismic retrofit shall be at minimum the bolting of the house to an approved foundation.
7. *City Inspections.* After five years of the anniversary date, and every five years thereafter, the City shall inspect the interior and exterior of the premises to determine the owner's continued compliance with the contract. It shall be the owner's responsibility to contact the City to arrange this required inspection.
8. Exterior Improvements (Certificate of Appropriateness may be required):
 - a. The aluminum windows on the east elevation shall be replaced with new period appropriate wood windows consistent with the existing wood windows within five (5) years.
 - b. The damaged stucco, windows and shutters shall be repaired within five (5) years.
 - c. The exterior of the home shall be re-painted within five (5) years.
 - d. The landscaping within the front yard shall be maintained so that the view corridor is maintained within two (2) years.
 - e. Exterior doors shall be restored to their original condition within two (2) years.

9. The property owner(s) shall submit to the Planning Division a progress report every two (2) years for the first ten (10) years on the anniversary date of the Contract, listing a response to the conditions of approval as listed on this document. Report shall also include interior and exterior maintenance projects completed since your last required update report. After the first ten (10) years, a progress report shall be required every five (5) years.