



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DHS2018-0006

AGENDA ITEM: AR-1

PREPARED BY: John Mayer, AICP
Senior Planner

MEETING DATE: August 29, 2018

TITLE: Determination of Historic Significance
1607 South Magnolia Avenue

APPLICANT: Alec Schiffer, Trammell Crow Residential
5790 Fleet Street, Suite 140
Carlsbad, CA 92008

REQUEST: Determine the historic significance of a residential building built within the historic period (50 years or older) that is proposed for total demolition.

BACKGROUND: The applicant has presented staff with a preliminary plan to build a 436-unit apartment complex that would involve the demolition of a one-story, vernacular-style residential building at 1607 South Magnolia Avenue. Since the house was built over 50 years ago (circa 1910 to 1930), the proposed demolition requires that the Historic Preservation Commission (HPC) first make a determination about the building's potential significance as an historic resource. Monrovia Municipal Code (MMC) Section 17.10.050(B)(2) allows the applicant to submit a written historic assessment and status code from a city-approved historic preservation expert regarding a property's historic merit.

On August 15, 2018, the applicant submitted an historic assessment of the building which was prepared by Pamela Daly, M.S.H.P of Daly and Associates. The assessment documents contained in Exhibit "A" include a memo from Daly¹ that explains the methodology used to determine the home's historic significance, summarizes the results of her research, and describes her qualifications as meeting the Secretary of Interior Standards for architectural historians. Exhibit "A" also contains the property's Department of Parks and Recreation (DPR 523A) survey form which assigned a status code of 6Z. A California Resources Historic Status (CRHS) code of 6Z the means that the



Figure 1. Photo of 1607 South Magnolia as seen from the street. The structure was constructed circa 1910-1930.

¹ Please note that the memo from Daly summarizes the research of two properties: 1607 S. Magnolia and 340 W. Evergreen. Both properties will be reviewed and considered by the Commission at the August 29th meeting.

property is not eligible for listing or designation under state or local evaluation criteria.

ANALYSIS: According to Monrovia Municipal Code (MMC) Section 17.10.030, the total demolition of a residential building that was constructed over 50 years ago requires a Discretionary Demolition Permit. MMC Section 17.10.060 states that no demolition permit shall be approved or issued until the HPC, or the City Council on appeal, has made a final determination of historic significance.

A field survey and evaluation of 1607 South Magnolia Avenue was conducted by Pamela Daly whose expertise exceeds the Secretary of Interior's Professional Qualifications for Architectural Historians. Ms. Daly inspected the site and existing structure, gathered property data, and documented its current conditions in order to evaluate the property for historic significance. Ms. Daly used the City of Monrovia's Historic Context Statement to establish a historic background and understand the property's place in the City's history. She also evaluated the architectural style using the registration requirements of the context statement's single-family residential sub-theme of 1903-1940.

Property History

Los Angeles County records indicate that the building was constructed in 1942; however, the original building permit is not available. The original architect and contractor are unknown. Ms. Daly believes that the house was built circa 1910-1930 and that it was moved to its present location in 1942. This is based on the structure's simple design of "wood frame on post" foundation, and that a plumbing permit for residential hookup was only issued in 1942. The home didn't appear in the Monrovia City Directory until 1948. According to Daly's research, none of the home's owners or occupants made any important contributions to local, regional, or state history. Page two of the attached DPR Form includes a history of prior owners and tenants. Although the structure was originally used as a residence, it later became a religious center and is now vacant.

Current Conditions

The subject building is a one-story vernacular bungalow, with a rectangular shape that is roughly 28 feet by 26 feet. It has a medium-pitched side-gable roof that has a shed roof extending from the rear (west) gable roof slope. All the original windows and doors have been removed and replaced with modern, vinyl composite units. The original redwood siding and trim boards were removed and replaced with pressboard siding in the late 1990s or 2000s when extensive renovations were made to the house. The house sits on a slightly raised poured-concrete foundation. There is a short extension of the east roof slope over the area of the front door, and a set of three poured-concrete steps, with metal pipe railings, lead up to the front door. The rear of the property is used for vehicle storage. There is a small amount of front lawn that still remains from the larger, 1.5 acre parcel on which the building was once situated.

Historic Integrity

The assessment evaluated the property under the seven aspects of historic integrity including: location, design, setting, materials, workmanship, feeling, and association. The house at 1607 South Magnolia Avenue has lost many of the seven essential physical aspects of its original integrity, which has adversely affected its ability to convey any historic significance. The integrity aspects of design, material, workmanship, and feeling are lost with the complete removal of the original wood siding, wood windows and doors, and trim boards. The home's setting has changed from that of a lightly-settled residential neighborhood, with some remaining citrus groves nearby, to that of a major, eight-lane freeway on the other side of the street, and commercial light-industrial business surrounding the property on its other three sides. The

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

Evaluation Criteria

In order to be eligible for designation as a local landmark, the property would need to meet at least one of the seven criterion listed in MMC Section 17.40.060. Page four of the DPR Form includes an analysis of each designation criterion. According to the analyses, the property would not meet any of those standards. The house was substantially altered with the removal of original windows, doors, siding, and trim. The property was literally cut-off from its original neighborhood and setting with the construction of the 210 Freeway through Monrovia. It has no relationship with any similar buildings within its immediate light-industrial setting which is not an area of historic interest in the City. As a result, the house at 1607 South Magnolia does not represent any aspect of early twentieth-century life in Monrovia.

RECOMMENDATION: The applicant's consultant determined that the property at 1607 South Magnolia Avenue does not have architectural or known historic value that meets the criteria for state, regional, or local designation. Staff recommends that the HPC accept the DPR Form and assign a CHRS Code of 6Z to the property.

If the Commission concurs with this recommendation, then the following motion is appropriate:

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



2242 El Capitan Drive, Riverside, California 92506

(951) 369-1366 ■ daly.rvrsde@sbcglobal.net

July 31, 2018

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

Re: Alexan Monrovia and MIG Project #13819

Dear Ms. Gibbs;

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

Methodology

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

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

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

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

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

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

Assessment Results

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

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

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

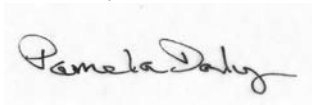
- The property was found not to be part of, or potential contributor to any historic district in the City.

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

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

Please do not hesitate to contact me with any questions.

Sincerely,

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

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

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



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

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

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

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: 1607 South Magnolia Avenue

P1. Other Identifier: APN 8507-006-035

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

***a. County:** Los Angeles

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

Date: 1995 T ; R ; ¼ of ¼ of Sec ; S.B.B.M.
City: Monrovia Zip: 91016

c. Address: 1607 South Magnolia Avenue

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

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

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

***P3a. Description:**

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

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

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

P5a. Photo or Drawing



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

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

Prehistoric Both

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

***P7. Owner and Address:**

Unknown

***P8. Recorded by:**

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

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

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

***P11. Report Citation:** None.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP Status Code: 6Z

*Resource Name or # : 1607 South Magnolia Avenue

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

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

*B6. **Construction History:**

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

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

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

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance:** None.

Theme: Residential Development 1903-1940

Area: City of Monrovia

Period of Significance: N/A

Property Type: single-family dwelling

Applicable Criteria: N/A

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

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

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

(See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: None.

*B12. **References:**

U.S. Census data for 1930 and 1940.

City of Monrovia Directories.

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

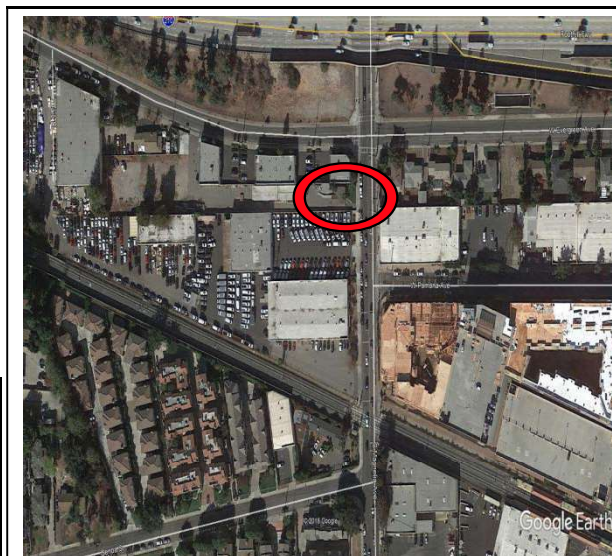
NETR Historic Aerial photographs.

B13. Remarks:

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

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

(This space reserved for official comments.)



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

*Date: July 30, 2018 Continuation Update

B10. Statement of Significance, continued:

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

California Register of Historical Resources

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

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

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

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

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

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

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

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

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

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

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

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

CONTINUATION SHEET

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

*Date: July 30, 2018

Continuation

Update

B10. Statement of Significance, continued:

City of Monrovia criterion:

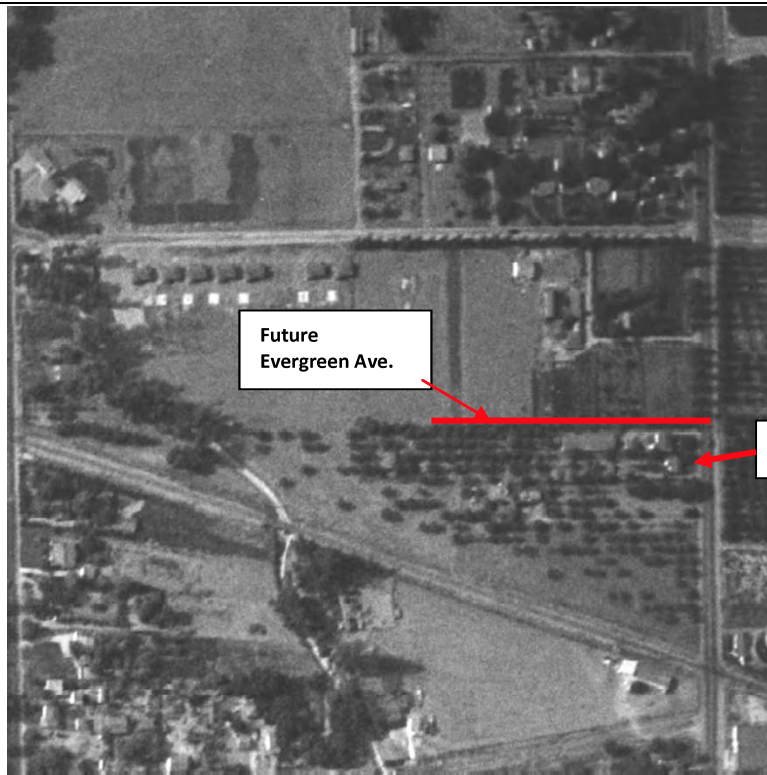
1. It is identified with persons or events significant in local, regional, state or national history.
The property at 1607 South Magnolia Avenue has not been identified with persons or events significant in local, regional, state, or national history.
2. It is representative of work of a notable builder, designer, or architect.
The original building permit for the property was not available, but based on our experience, the property at 1607 South Magnolia Avenue was not the product of a notable builder, designer, or architect. The building was substantially altered when the original windows, doors, siding, and trim were removed during renovations, and the building is unable to convey its association with the early twentieth century.
3. It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of not less than 50% of historic or architecturally related grouping of properties which contribute to each other and are unified aesthetically by physical layout or development.
The house at 1607 South Magnolia Avenue was literally cut-off from its original neighborhood and setting with the construction of the 210 Freeway through Monrovia. It is not related to any similar buildings in its immediate setting.
4. It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.
To be considered a historic resource under the theme for Residential Development 1903-1940, eligible buildings should “reflect the pattern and form of development typical of early to mid-twentieth century suburban development and trends” and “retain the essential aspects of integrity” that reflect this theme. Because of the substantial loss of physical integrity suffered by the house at 1607 South Magnolia Avenue, and that the house has completely lost any association with a setting dating from the early 1900s, the property does not appear to be significant.
5. It has a unique location or physical characteristics or represents an established and familiar visual feature of a neighborhood, a community, or the City.
The residence at 1607 South Magnolia Avenue is not situated in a unique location, does not possess unique physical characteristics, or represent an established and familiar visual feature to the light industrial area situated south of the 210 Freeway, west of Magnolia Avenue.
6. It incorporates elements that help preserve and protect a historic place or area of historic interest in the City.
The residence at 1607 South Magnolia Avenue is not located in an area of historic interest in the City.
7. It has yielded, or may be likely to yield information important in prehistory or history.
The property at 1607 South Magnolia Avenue has not yielded, nor does it appear likely to yield, information important to the history of Monrovia.

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

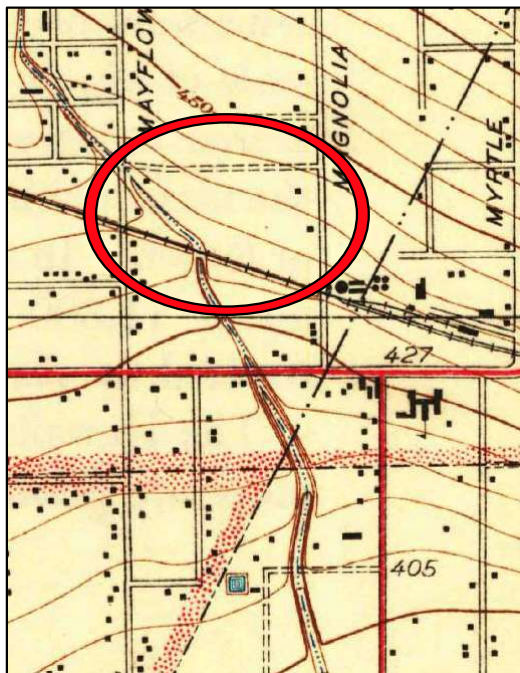
*Date: July 30, 2018

Continuation

Update



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



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

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

*Date: July 30, 2018 Continuation Update



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



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

LOCATION MAP

