



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2020-0003

AGENDA ITEM: AR-5

PREPARED BY: Teresa Santilena
Associate Planner

MEETING DATE: February 26, 2020

TITLE: Determination of Historic Significance
227 East Walnut Avenue

APPLICANT: Emilio Medina-Ramos
227 East Walnut Avenue
Monrovia, CA 91016

REQUEST: Approve the exemption request and determine the historic significance of a residential building built within the historic period (50 years or older) that is proposed for significant alteration.

BACKGROUND: Pursuant to Monrovia Municipal Code (MMC) §17.10.030, a home remodel that proposes to alter more than 50% of a residential building's roof area, 50% or more of a building's total exterior wall area, or 25% or more of any exterior wall facing a public street that was constructed over 50 years ago requires a Discretionary Demolition Permit. The property owner at 227 East Walnut Avenue has submitted a preliminary development plan that would involve demolition of more than 50% of the roof area and more than 25% of the front facing wall of the one-story house. Since the house was originally built over 50 years ago (1925), the proposed alteration requires that the Historic Preservation Commission (HPC) first make a determination of the building's potential significance as a historic resource. On February 6, 2020, the applicant submitted a written request prepared by Pam Barkas (Attachment A) to be exempt from the demolition review requirements due to the home's perceived obvious lack of historic significance. If the HPC determines the request does not meet the findings for an exemption pursuant to MMC §17.10.050(B)(3), the Commission may reject the request or require additional documentation.

The applicant's submittal includes: a description of the subject building's design characteristics, a history of the building permits, an ownership history, and current photos of the subject home. Staff prepared the property's Department of Parks and Recreation (DPR 523A) survey form which assigned a status code of 6Z (Attachment B). A California Resources Historic Status (CRHS) code of 6Z means that the property is not eligible for listing or designation under state or local evaluation criteria. Since the home was built using materials commonly available at the time of construction, it is described as a Vernacular home, without a specific architectural style.

ANALYSIS: Staff conducted a field survey and evaluation of 227 East Walnut Avenue, including a review of the applicant's documentation and an inspection of the site and existing structure. Furthermore, staff used the City of Monrovia's Historic Context Statement to understand the property's place in the City's history and used the Residential Development Theme (1903 – 1940), Single-Family Residential sub-theme, to evaluate the property's historic

significance. The architectural style of the property was assessed under the seven aspects of historic integrity including: location, design, setting, materials, workmanship, feeling, and association.

Finally, staff referenced the seven criteria for local landmark designation listed in MMC Section 17.40.060 to assess whether the property would be eligible for local landmark listing or as a contributor to a potential historic district. This information was used to document its current conditions and evaluate the property for historic significance within the DPR form.

RECOMMENDATION: The applicant's exemption request demonstrates that the property located at 227 East Walnut Avenue does not have architectural or known historic value that meets the criteria for local landmark status and is not a contributor to a potential historic district.

Staff recommends that the Historic Preservation Commission grant the exemption request by approving the attached 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:

Grant the exemption request and approve the DPR Form with a Status Code of 6Z.



MONROVIA

CALIFORNIA

Request for Exemption from Discretionary Demolition Review

DEPARTMENT OF COMMUNITY DEVELOPMENT
Building Neighborhood and Business Services Planning

Pursuant to Monrovia Municipal Code (MMC) Section 17.10.050(B)(3), please accept this written request to be exempt from providing a written historic assessment and prepared by a City-approved historic preservation expert for main residential buildings 50 years and older proposed for demolition. Based on the information provided in this written request, there is an obvious lack of historic significance.

I, Emilio (applicant/property owner) have investigated the available resources as outlined in the City of Monrovia House Research Guide. The information has been gathered as follows:

Property Address: 227 E. WALNUT AVE.
 Applicant Name: EMILIO MEDINA-RAMOS Title: OWNER
 Address: 227 E. WALNUT AV.
 Phone: (213) 305 9634 Email: emilio@medinashvac.com

1. Year Built: 1925
 Source (check applicable boxes):
- Los Angeles County Assessor
 - City Building Permit
 - City Permit Book
 - Sanborn Map
 - Other _____

2. Location. Attach vicinity map. (Attached)

3. Architectural/Design Description.

Check the appropriate box. Attach pictures of all four sides of the home:

- Victorian
 - Stick Style
 - Queen Anne
 - Shingle Style
 - Folk Victorian
- American Foursquare
- Transitional Craftsman
- Craftsman
- Spanish Colonial Revival
- Mediterranean Revival
- Tudor Revival
- Art Deco
- Streamline Moderne
- Minimal Traditional
- Mid-Century Modern
- The Ranch House
- VERNA CULAR



Other _____

4. Roof. Check the boxes that best describes the style and material of the roof.

Style:

- Gable
- Hipped
- Cross Hipped
- Flat
- Other _____

Material:

- Composition Shingles
- Asphalt Shingles
- Other _____

5. Exterior Wall Material. Check the boxes that best describes the exterior wall material.

Siding

- Vinyl
- Wood
- Composite
- Fiber Cement
- Stone
- Other _____

Stucco Finish

- Smooth
- Rough
- Sand

6. Windows. Check the boxes that best describe the window type, arrangement, openings, and materials.

- Original. Since the home was constructed, the windows have not been replaced.
- Altered. Windows materials and/or openings have been replaced or modified.

Window Material. Check the boxes that best describe the window material.

- Wood
- Vinyl
- Aluminum
- Other _____



7. Unique Features. List any unique features (i.e. chimney, uniquely shaped windows, shutters, decorative elements).

N/A

8. Other Important Property Description.

SEE HISTORICAL REPORT

9. Building Permit History. Attach additional sheets if necessary.

Builder: _____ Architect: _____

Date	Description	Property Owner	Architect/Builder
<i>MARCH 12</i>	<i>1925 HOUSE</i>	<i>AK Wilson</i>	<i>AK Wilson</i>

9. Ownership History. Attach additional sheets if necessary.

SEE HISTORICAL REPORT

Dates	Name	Occupation	Source

10. Alterations. Have there been any changes to the exterior of the home that have changed the home since original construction (such as addition, stucco over siding, etc. Building permits may contain this information).

Date	Description of Alteration
<i>MAY 17</i>	<i>1961 FIRE DAMAGE</i>
	<i>NEW WINDOW</i>



11. Sources. List sources of information used to complete this form. Attach additional sheets if necessary.

I hereby certify under penalty of perjury that the information provided herein is to the best of my knowledge and belief, a true and complete statement. I understand that this written request is not considered approval and additional information may be requested by the City of Monrovia.

Signature:  Date: 2/18/20

Print Name: Emilio MEDINA-RAMOS Title: OWNER

M:\DIVISION FOLDER (IN PROGRESS)\Historic\Forms\Demolition Handouts and Forms\Request for Exemption from Discretionary Demolition Review.docx

PROPERTY AND BIOGRAPHICAL INFORMATION PREPARED FOR

Hayde Franco

BY THE MONROVIA HISTORICAL MUSEUM FOUNDATION
227 E. Walnut Ave.

Property:

Description:

Town of Monrovia Subdivision, Block R, Lot 19

Contractor/Builder:

Unknown





This shows the west side of the house. Because of the height of the fence, photos of the side of the house could not be taken. No one answered the door, and there were three BEWARE OF DOG signs just in the front yard, so I heeded the warning and didn't try to go out of my way to get good photos.

Because I couldn't get a photo of the back, I am providing a Google image. I don't know when Google acquired the image, but the fence is now completely covered over with foliage.



Major Elements of 227 E. Walnut Avenue

The house is a simple, wood-frame rectangle that has provided the bare basics of a home for the backbone of Monrovia for 95 years. The front windows are not original, and I couldn't see the others well enough to determine. According to the L.A. County Tax Assessor, the house is 795 square feet with two bedrooms and a bath.

The house is placed at the back of a 160-foot deep lot with an enormous front yard containing chickens, an enormous cockatiel enclosure, dogs (which someone had thoughtfully locked up somewhere) and bees and butterflies fluttering around a garden run wild. (See the 1927 Sanborn map on page 5 for the location footprint.)

PERMIT HISTORY

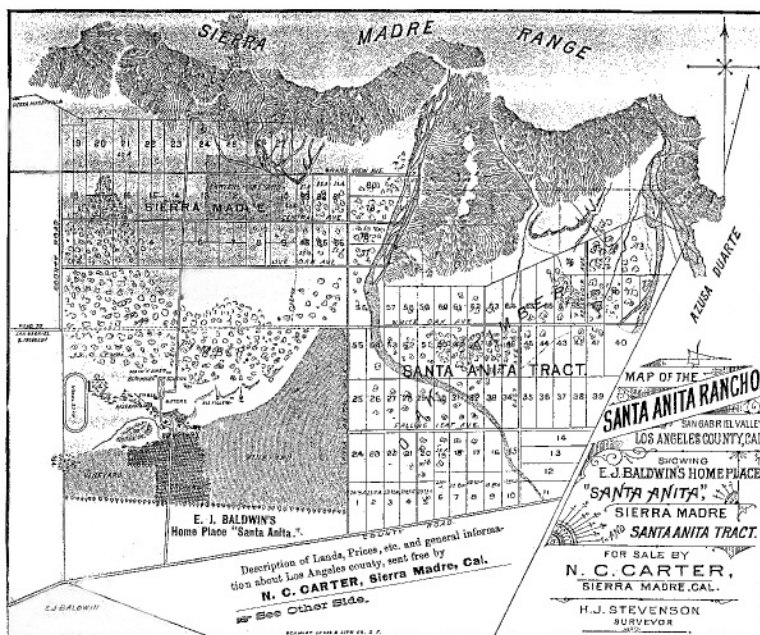
Date	Permit	Description	Owner
12 Mar 1925	23	A \$1600 structure	A.K. Wilson Owner/contractor
17 Mar 1925		Sewer	Wilson
1 May 1951		Application for demolition of a shed	Ophelia Ray
14 Feb 1961	6891	Electrical	Ophelia Ray
17 May 1961		Replace fire damage	Ophelia Ray
3 Mar 1966		Finish electrical	Ophelia Ray
30 Aug 1989		Chain link fence	Ophelia Ray
9 Oct 1990		Previous permit expired	
25 May 1993		Wrought iron fence	Jesse Ray

Though the permit history indicates that A.K. Wilson was the owner of the and builder of the house, the tax records tells a different story. (See the tax records on page for the years 1915-1925.) The property owner in the tax record for 1925 is D.A. Casey who seems to have owned it, lost it, and then owned it again during the year the City permits show the was built and hooked up to the sewer.

The only Monrovia person known as A.K. Wilson was Arthur K. Wilson who was a school teacher and then a school administrator. I could find no connection between D.A. Casey and A.K. Wilson.

Subdivision History

History of Subdivision: The Town of Monrovia Subdivision and the Monrovia Tract were originally Lots 11 through 14 and Lots 37-45 of the Santa Anita Track, owned by Elias J. Baldwin, and a sliver, owned by L.L. Bradbury, of the western section of Rancho Azusa de Duarte. The Town of Monrovia Subdivision was established at the same time, 1887, as the Monrovia Tract, and was the first subdivision in the tract.

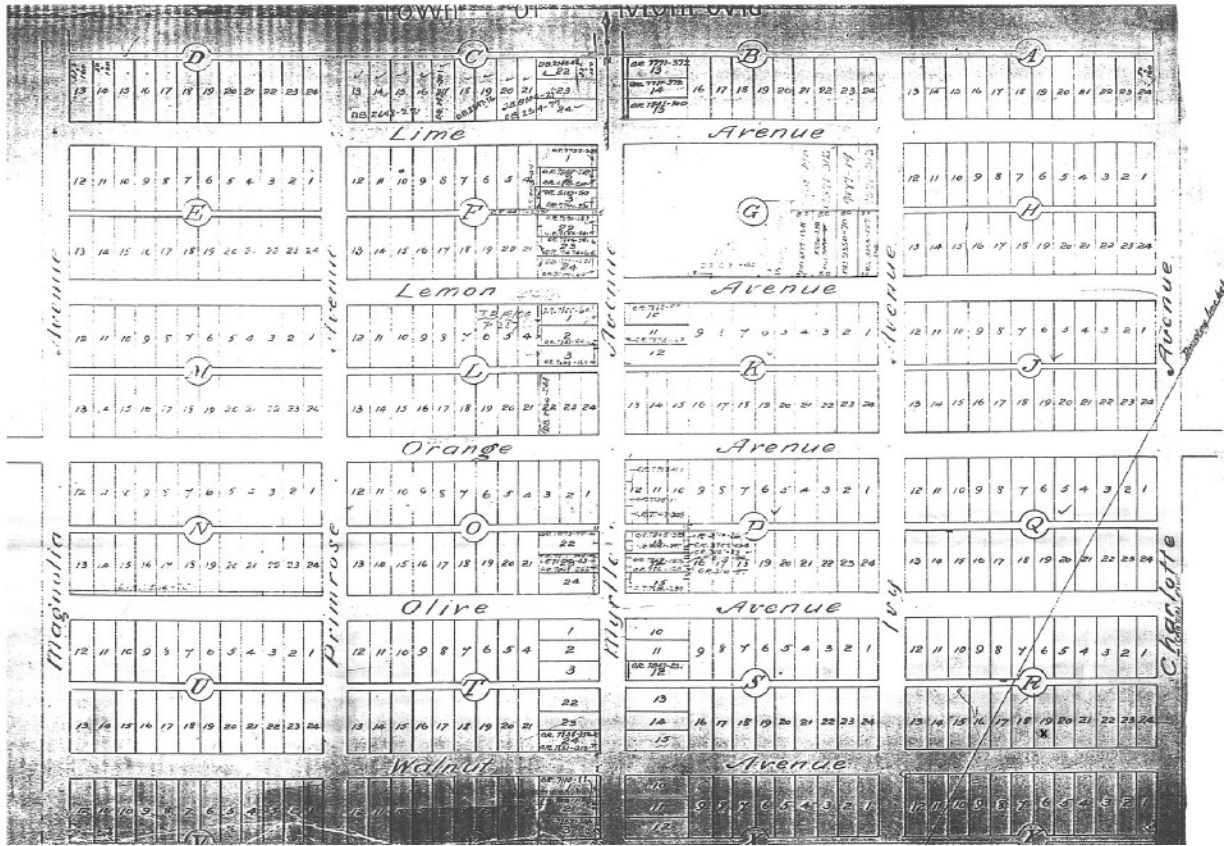


Santa Anita Tract map, 1883. With Nathaniel Carter acting as land agent, Lucky Baldwin laid out his 3,000-acre Santa Anita Tract in 1883. Boundaries of the remaining "Home Place" acreage became Santa Anita Ave. on the east, Michillinda Ave. on the west, Duarte Rd. on the south, and Orange Grove ("Live Oak") on the north. Note the preserved stands of "oak timber" indicated on the map.

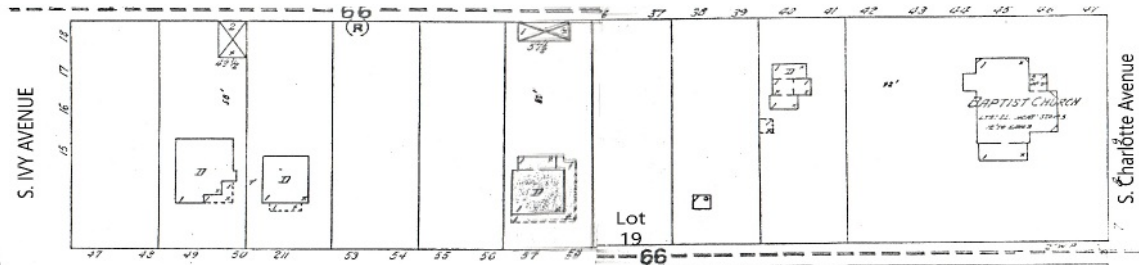
In 1886, William N. Monroe and four other men formed a consortium and purchased some land from Elias Baldwin's Santa Anita Tract and a portion (to the right of the diagonal line) of land from Rancho Azusa de Durate to form the Town of Monrovia. In the same year, they subdivided a portion of it, naming the Town of Monrovia Subdivision. This is the 1886 map of the Monrovia Tract with the first subdivision, the Town of Monrovia.



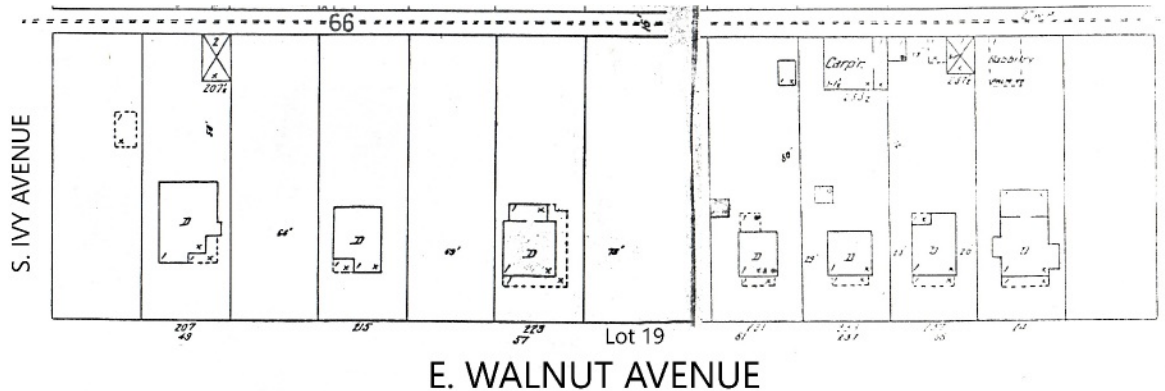
The map below shows an enlargement of the Town of Monrovia Subdivision with Lot 19 Block R marked.



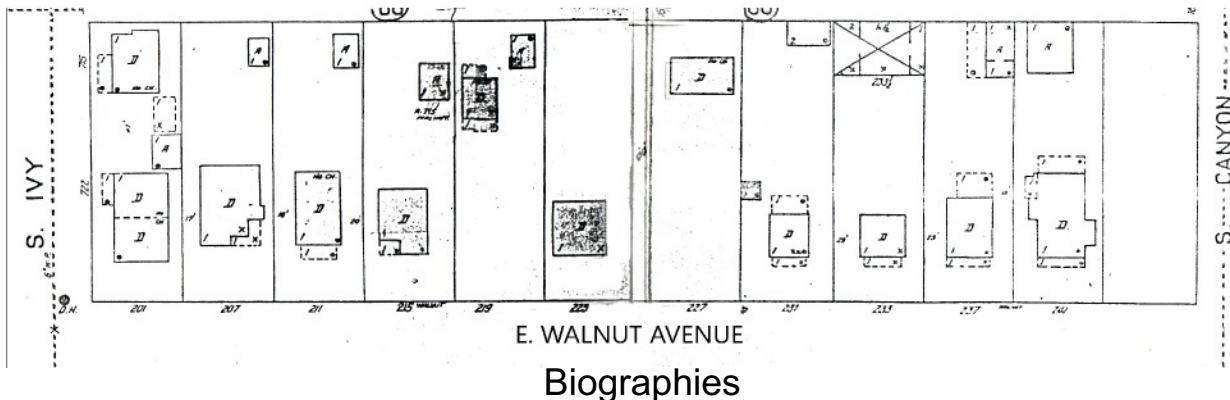
The Sanborn Fire Insurance Company mapped communities from the 1880s to the end of 1930s. The maps show the footprints of structures with notations on their composition. The 1907 Sanborn map is pictured below. The house to the left of Lot 19 was the first house on the block to be built in 1894. The Baptist Church at the end of the block will be torn down soon after this.



The 1913 map below shows the growth over six years at the east end of the block where Craftsman-style bungalows have been built. Most are still there.



By 1927 when this map was made, the second block of East Walnut had settled into being an area where the backbone of Monrovia lived: painters, contractors, plasterers, auto mechanics, carpenters, and laundresses. These were the people who kept Monrovia running. They were also mostly people of color. In the reverse telephone lookup section of several city directories, the names are marked with a “C” for colored and “M” for Mexican. Though the houses from 219-227 are small and extremely modest, the yards are extremely large and would have had chickens and gardens. The property at 227 still has chickens!



Biographies

The dates after the owner’s name represent the years of ownership.

Beer, Lewis Joseph 1887-1894

Lewis Joseph Beer was born in Switzerland around 1830 and married his wife, Carrie Wenzin, there. They immigrate to the United States and show up in the 1860 census living in Sharon, Le Seur, Minnesota, where Louis Beer works as a farmer. He and his wife have two children, Bridget and Louisa, who are born in Minnesota.

The family does not show up in the 1870 census, but there is a naturalization record for Lewis from Minnesota in 1870. Lewis's wife disappears from the records, and he marries a woman named Mary somewhere around 1870.

By 1880, the Beer family is listed as living in El Monte, and he is working as a farmer. However, they soon move to Duarte to farm. As the City of Monrovia becomes established in 1887, Lewis invests in several pieces of property in the Town of Monrovia Subdivision, including Lots 19-21 in Block R.

Beer moves his family to Monrovia, buying the Pioneer Bakery and most likely living above the bakery. However, things don't go well. He becomes overextended financially and has problems with his marriage. By this time, his daughters have left home to be married, but his financial problems don't improve and neither do relations with his wife. So in late April of 1889, Lewis Beer drowns himself in a reservoir in Monrovia leaving a note that explains his intention.

The heirs of Lewis Beer sell their property in Block R to Eugene B. Smith in 1894.

Sources

1860 United States Federal Census. Ancestry.com. Ancestry.com Operations, Inc. 2009.

1870 United States Federal Census. Ancestry.com. Ancestry.com Operations, Inc. 2009.

1880 United States Federal Census. Ancestry.com. Ancestry.com Operations, Inc. 2009.

California Voter Registers: 1882, 1884, 1888: California State Library, California History Section; Great Registers, 1866-1898; Collection Number: 4 - 2A; CSL Roll Number: 19; FHL Roll Number: 976928.

City of Monrovia Tax Records 1889-1893. Monrovia City Hall, 415 S. Ivy Ave., Monrovia, California.

Monrovia Messenger Vol. 2, No. 24. 2 May 1889. Monrovia Historical Museum, 742 E. Lemon Ave, Monrovia, California.

Smith, Eugene B. 1894-1914
b. 1852 Texas d. 1909 Texas

Eugene Beauharnois Smith's father was a wealthy planter in Polk, Texas. In the 1860 census, the value of his real estate is \$27,100, and the value of his person estate is 7

\$3,200. The Civil War likely put a dent in his fortune (Robert Smith died in 1869), but in 1870, his widow, Sarah, still had real estate worth \$5,000 and a personal estate of \$4,000. She had enough money that Eugene, at 17, could still stay in school instead of working on their property.

By 1880, Eugene Smith is established as a merchant in San Jacinto, Texas. In 1882, he marries Annie Jane Mitchell. I could find no evidence that they had children.

I also could find no relations living in the Los Angeles area who might have informed Smith of land opportunities in the San Gabriel Valley. Even so, he buys Lots 16-19 in Block R of the Town of Monrovia Subdivision in 1894. The property stays in the family (his wife doesn't die until 1932) until 1914.

The tax records get somewhat fuzzy from 1915 until 1920. In 1915, a woman named Edith Schultz owns the property. Eugene Smith had a sister named Edith, but I could find no record that she ever married anyone, much less someone named Schultz. In 1918, the Pendleton Lumber Company is listed as owning the property, and in 1920, ownership goes back to Edith Schultz.

Sources

1860 United States Federal Census. Database. Ancestry. <http://www.ancestry.com>: 2009. Accessed 29 Jan 2020.

1870 United States Federal Census. Database. Ancestry. <http://www/ancestry.com>: 2009. Accessed 29 Jan 2020.

1880 United States Federal Census. Database. Ancestry. <http://ancestrycom> and The Church of Jesus Christ of Latter-day Saints: 2010. Accessed 29 Jan 2020.

1900 United States Federal Census. Database. Ancestry. <http://www/ancestry.com>: 2004. Accessed 29 Jan 2020.

Texas, Death Certificates, 1903-1982. Database. Ancestry. <http://www/ancestry.com>: 2013. Accessed 29 Jan 2020.

D.A. Casey 1921, 1924-1925

I could find no information on this person. The 1922 tax record is missing, so I don't know if he owned the property then, but the owner in 1923 is **not** him but Albert S. McCormick who only owns it one year, and then the property returns to D.A. Casey. I tried to determine if there was a connection between McCormick and Casey but could find none.

Albert S. McCormick 1923

b. 1838 Pennsylvania d. 1929 Los Angeles County

The first record of Albert Stacy McCormick in Monrovia is in the 1913 city directory where he is living at 227 E. Lemon Avenue and working as an agent for the Earline brand of oil. Previous to that, McCormick and his wife Mary Ellen (Brown) were living in Venango, Pennsylvania. The 1910 census record records him as being an oil producer.

He was at least 73 years-old when he arrived to Monrovia, yet he continued to work. In 1923, he may have purchased the property thinking he would build on it and move there. However, his wife died in 1923, and in 1924, the property reverted to D.A. Casey who may have built the house.

Sources

1880 United States Federal Census. Ancestry.com and The Church of Jesus Christ of Latter-day Saints. <http://www.ancestry.com>: 2010. Accessed 28 Jan 2020.

1910 United States Federal Census. Ancestry. <http://www.ancestry.com>: 2006. Accessed 28 Jan 2020.

1913-1914 Resident and Classified Business Directory of Monrovia. T. Whitford: 1913-1914.

1920 United States Federal Census. Database. Ancestry. <http://www.ancestry.com>: 2010.

1924 Monrovia Telephone & Telegraph Company Directory No.34. February 1924.

William W. Summers 1926-1934

b. 1893 North Dakota d. 1960 San Bernardino County, California

William Wincilous Summers was born into a farming family in Ransom County, North Dakota. He was one of 16 children, and continued farming on his own when he left home to get married.

He married Josephine Orondo in 1919 in North Dakota, and they had four children. Their last child, William James was born in Monrovia.

The family first appears in the city directory in 1926, the year after the house was supposedly built. Six people lived in that house of 795 square foot house from 1926-1934 when William and Josephine moved to Pomona and then Ontario. None of their children stay.

Sources

1930 United States Federal Census. Database. Ancestry. <http://www.ancestry.com>: 2002. Accessed 29 Jan 2020.

Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed 31 Jan 2020.

California, Voter Registrations, 1900-1968. Database. Ancestry. <http://www.ancestry.com>: 2017. Accessed 31 Jan 2020.

California, Death Index, 1940-1997. Database. Ancestry. <http://www.ancestry.com>: 2000. Accessed 31 Jan 2020.

U.S., World War I Draft Registration Cards, 1917-1918. Database. Ancestry. <http://www.ancestry.com>. 2005. Accessed 31 Jan 2020.

U.S., World War II Draft Registration Cards, 1942. Database. Ancestry. <http://www.ancestry.com>: 2010.

Franci P. McCalpin 1939-1942

1935-1941 Unknown & Monrovia Mutual Building and Loan Association

b. 1866 Alabama d. 1946 Los Angeles County, California

Francis Percy McAlpin (MacAlpin) was the son of a slave and a Scots merchant, Sam McAlpin, who lived in Birmingham, Alabama. He was lucky to have been educated because he was able to teach in Selma, Alabama. He moved to Birmingham where he worked in the post office and edited a newspaper called *The Birmingham Free Speech*.

He marries Mary Winslow, a woman who had come South because she couldn't get a teaching job in her native Canada. Eventually, they all move to Canada for better educational opportunities, but things do not go well for the family after that.

Francis McAlpin leaves the family for Californian and eventually married someone else in spite of not being divorced from Mary. He lives for several years working at real estate and living on Vernon Street in Los Angeles. A biography posted on Ancestry indicates that two of his sons came out at different times to California to see their father. One of the sons was concerned that Wanda, the woman his father had married, only wanted him for his money.

The 1940 census record shows Francis and Wanda renting the house at 227 E. Walnut. Francis is not working; he's 73 by then, and Wanda works as a housekeeper for someone else. They are probably renting the Monrovia Mutual Building and Loan Association as the tax records indicate the business owns the property until 1942 when Francis McAlpin appears in the tax record as owning it.

The McAlpins own the house for only one year though they lived in about four years. The Voter Registration Index for 1942 lists Francis McAlpin as still living in Monrovia in 1942 and working at real estate.

The next year, they return to Los Angeles where Francis McAlpin dies in 1946.

Sources

1939 Monrovia City Directory. Los Angeles Directory Co., 1939.

1940 United States Federal Census. Ancestry. <http://www.ancestry.com>: 2012. Accessed 1 Feb 2020

California, Death Index, 1940-1997. Ancestry. <http://www.ancestry.com>: 2000. Accessed 1 Feb 2020.

McAlpin, Lawrence. "Short Bio of Francis Percy MacAlpine." *Ancestry*. <http://www.ancestry.com>: 2017. Originally uploaded on 27 Apr 2017. Accessed 1 Feb 2020.

New Brunswick, Canada, Marriages, 1789-1950. Database. Ancestry. <http://www.ancestry.com>: 2017. Accessed 1 Feb 2020.

U.S. City Directories, 1822-1995. Database. Ancestry. <http://www.ancestry.com>: 2011. Accessed 1 Feb 2020.

California Voter Registrations, 1900-1968 Database. Ancestry. <http://www.ancestry.com>: 2017. Accessed 1 Feb 2020.

Ophelia Ray 1943 - 1990s

b. 1879 Missouri - d. 1976 Los Angeles County

Ophelia Ray was a 64-year-old widow when she purchased the property at 227 E. Walnut Avenue. Her husband had been a farm laborer but he dies shortly after 1900, and Ophelia and seven of her children move to Sioux City, Iowa, where Ophelia runs a boarding house. For at least 15 years, she stays in Sioux and then moves to San Jose, California.

She purchases the property at 227 E. Walnut Avenue on December 17, 1942. In 1943, she buys the property at 227 E. Walnut Avenue, and lives there until her death in 1976. Though later permits list her as the owner of the house, that could possibly be because the house stayed in her name as an estate in the decades after her death. One or more of her children retained ownership of the house, but lived in other cities. In 1993, there is finally a permit that lists a different name. That name is Jesse Ray, the daughter of Ophelia.

Sources

1900 United States Federal Census. Database. *Ancestry*. <http://www.ancestry.com>: 2004. Accessed 23 Jan 2020.

1943 United States Federal Census. Database. *Ancestry*. <http://www.ancestry.com>: 2002. Accessed 23 Jan 2020.

1940 United States Federal Census. Database. *Ancestry*. <http://www.ancestry.com>: 2012. Accessed 23 Jan 2020.

Iowa, State Census Collection, 1836-1925. *Ancestry*. <http://www.ancestry.com>: 2002 Accessed 23 Jan 2020.

Iowa, Marriage Records, 1880-1940. Database. *Ancestry*. <http://www.ancestry.com>: 2014. Accessed 23 Jan 2020.

Los Angeles County Tax Records. Los Angeles County Tax Assessors Office, 500 W. Temple St., Los Angeles. Book 64, 1942-1946, 1947-1952, 1952-1955. Note: The value of the structure on the property was not entered in the records.

Missouri, Marriage Records, 1805-2002. Database. *Ancestry*. <http://www.ancestry.com>: 2007. Accessed 23 Jan 2020.

U.S. City Directories, 1822-1995. Database. *Ancestry*. <http://www.ancestry.com>: 2011. Accessed 23 Jan 2020.

Tax Information

The table below is made up of records from the Monrovia City tax records and the Los Angeles County Records. The records sometimes contradict each other. Additionally, the County records only report the value of the property and the improvement (structure), not the amount the owner is taxed for them. Any blanks you see in the table below reflect the blanks in the records.

Meanings of abbreviations used: V of L: Value of Land; V of I: Value of Improvement

TV AE: Total value of property and improvements after exemptions

TT: Total Tax Due

Tax Year	Block	Lot	Names of Owners	V of L	V of I	TV AE	TT	Paid	Date	Remarks
1889	R	19	Beer, Lewis	\$125		\$125	\$0.82	\$0.82	12/21/1889	Pd by D.W. Field, Estate Admin.
1890	R	19	Beer, Lewis, Estate of	\$125		\$125	\$1.00	\$1.00	10/14/1890	
1891	R	19	Beer, Lewis, Estate of	\$100		\$100	\$1.00	\$1.00	11/2/1891	
1892	R	19	Beer, Lewis, Estate of	\$100		\$100	\$1.35	\$1.35	11/15/1892	
1894	R	19	Smith, Eugene B	\$100		\$100	\$1.25	\$1.25	9/22/1894	pd by Mrs. Ford
1895	R	19	Smith, Eugene B	\$100		\$100	\$1.40	\$1.40	11/19/1895	E.B. Smith Shepherd, Texas
1896	R	19	Smith, Eugene B	\$100		\$100	\$1.40			
1897	R	19	Smith, Eugene B	\$85		\$85	\$1.35	\$1.35	12/27/1897	Shepherd, Texas
1898	R	19	Smith, Eugene B	\$75		\$75	\$1.32			C.F. Ford, Agt. No indication of payment
1899	R	19	Smith, Eugene B	\$75		\$75	\$1.32	\$1.32	11/22/1899	C.F. Ford, Agent
1899	R	19	Smith, Eugene B	\$75		\$75	\$1.32	\$1.32	11/22/1899	C.T. Ford, Agt
1900	R	19	Smith, Eugene B	\$75		\$75	\$1.50	\$1.50	11/5/1900	Shepherd, Texas; C.F. Ford, Agent

1900	R	19	Smith, Eugene B	\$75	\$75	\$1.50	\$1.50	11/5/1900	Shepherd, Texas; C.F. Ford, A
1901	R	19	Smith, Eugene B	\$35					
1902	R	19	Smith, Eugene B	\$35					
1903	R	19	Smith, Eugene B	\$35					
1904	R	19	Smith, Eugene B	\$300					
1905	R	19	Smith, Eugene B	\$175					
1906	R	19	Smith, Eugene B	\$175					
1907	R	19	Smith, Eugene B	\$250	\$250	\$3.63	\$3.63	11/20/1907	
1908	R	19	Smith, Eugene B	\$300					
1909	R	19	Smith, Eugene B	\$250	\$250	\$3.50	\$3.50	11/29/1909	
1910	R	19	Smith, Eugene B., Heirs of	\$300	\$300	\$4.35	\$4.35	11/9/1910	Pd by J.D. Langham Houston, T
1911-1912	R	19	Smith, Eugene B	\$400	\$400	\$6.00	\$6.00	11/16/1911	
1912-1913	R	19	Smith, Eugene B., Heirs of	\$400	\$400	\$6.00	\$6.00	11/25/1912	
1913-1914	R	19	Smith, Eugene B., Heirs of	\$400	\$400	\$6.00	\$6.00	11/28/1913	Bk. 9, P
1915-1916	R	19	Schultz, Edith	\$400	\$400	\$5.60	\$2.80	11/17/1915	Bk. 9, P
1918	R	19	Pendleton Lumber Co.	\$350					
1920	R	19	Schultz, Edith	\$350					
1921	R	19	Casey, D.A.	\$300					
1923	R	19	McCormick, Albert S.	\$300					
1924	R	19	Casey, D.A.	\$300					
1925	R	19	Casey, D.A.	\$400					
1926	R	19	Summers, William W.	\$400					
1927	R	19	Summers, William W.	\$400					
1928	R	19	Summers, William W.	\$400					
1929	R	19	Summers, William W.	\$400					
1930	R	19	Summers, William W.	\$360					
1931	R	19	Summers, William W.	\$360					
1932	R	19	Summers, William W.	\$290					

1901	R	19	Smith, Eugene B	\$35						
1902	R	19	Smith, Eugene B	\$35						
1903	R	19	Smith, Eugene B	\$35						
1904	R	19	Smith, Eugene B	\$300						
1905	R	19	Smith, Eugene B	\$175						
1906	R	19	Smith, Eugene B	\$175						
1907	R	19	Smith, Eugene B	\$250	\$250	\$3.63	\$3.63	11/20/1907		
1908	R	19	Smith, Eugene B	\$300						
1909	R	19	Smith, Eugene B	\$250	\$250	\$3.50	\$3.50	11/29/1909		
1910	R	19	Smith, Eugene B., Heirs of	\$300	\$300	\$4.35	\$4.35	11/9/1910	Pd by J.D. Langham Houston, Texas	
1911-1912	R	19	Smith, Eugene B	\$400	\$400	\$6.00	\$6.00	11/16/1911		
1912-1913	R	19	Smith, Eugene B., Heirs of	\$400	\$400	\$6.00	\$6.00	11/25/1912		
1913-1914	R	19	Smith, Eugene B., Heirs of	\$400	\$400	\$6.00	\$6.00	11/28/1913		Bk. 9, Pg. 70
1915-1916	R	19	Schultz, Edith	\$400	\$400	\$5.60	\$2.80	11/17/1915		Bk. 9, Pg. 70
1918	R	19	Pendleton Lumber Co.	\$350						
1920	R	19	Schultz, Edith	\$350						
1921	R	19	Casey, D.A.	\$300						
1923	R	19	McCormick, Albert S.	\$300						
1924	R	19	Casey, D.A.	\$300						
1925	R	19	Casey, D.A.	\$400						
1926	R	19	Summers, William W.	\$400						
1927	R	19	Summers, William W.	\$400						
1928	R	19	Summers, William W.	\$400						
1929	R	19	Summers, William W.	\$400						
1930	R	19	Summers, William W.	\$360						
1931	R	19	Summers, William W.	\$360						
1932	R	19	Summers, William W.	\$290						
1933	R	19	Summers, William W.	\$230						

CITY OF MONROVIA DEPARTMENT OF BUILDING

Types of Construction

- Type 1—Fire Resistive
Type 2—Heavy Timber
Type 3—Ordinary Masonry
Type 4—Metal Frame
Type 5—Wood Frame

Application to Alter, Repair or Demolish

Valuation \$ 10.00
Fee \$ 10.00
Permit Number 1768
Date Received
Date Issued 5-1-51

To the Department of Building of the City of Monrovia:

Application is hereby made to the Department of Building of the City of Monrovia, through the office of the Chief Building Inspector for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Monrovia.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

(Use Ink or Indelible Pencil)

LEGAL DESCRIPTION OF PROPERTY

Lot No.
Block. Tract.
Owner's Name Mrs. G. Ray Owner's Address.
Contractor's Firm Name. State License No.
Contractor's Address. City License No.
Proposed Use of Building or Structure. No. of Families. No. of Rooms.
Type of Construction of Existing Building.

LOCATION OF BUILDING

No. 227 E Walnut Ave. Street

VALUATION OF PROPOSED WORK { "Value" of a Building Shall Be the Estimated Cost to Replace the Building in Kind } \$ 100.00

Architect {
Engineer {
State Certificate No.

Present Use of Building. Type of Soil.

Size of Existing Building. x No. of Stories in Height. Material of Roof

Area of Existing Building. Height of Existing Building

Number of buildings on lot. How used. Material of Exterior Walls.

State on following lines exactly what alterations, additions, etc., will be made to this building:

Demolish Shed.

Size of new addition. x No. of Stories in height. Material of Roof.

Area of new addition. Height of new addition. Material of exterior walls.

I have carefully examined and read the above application and know the same is true and correct, and that, in doing this work, all provisions of Monrovia's Ordinances and State Laws will be complied with, whether herein specified or not. Also in accordance with the Building Code, I hereby apply for a Certificate of Occupancy to be issued after all final inspections have been called for by me and have been made by the Department of Building.

All Applications must be filled out by the Applicant.

PLANS AND SPECIFICATIONS and other data must also be filed.

(Sign Here) Mrs. G. Ray (Owner or Authorized Agent)

(NOTE—Turn over and fill out blank on other side)

FOR DEPARTMENTAL USE ONLY

Table with 6 columns: ZONE, F. D. No., GROUP, SET-BACKS, CHECKED BY, ISSUED BY. Includes handwritten signatures and initials.

227

DEPARTMENT OF PLUMBING

CITY OF MONROVIA

Owner Hilson

Street E Walnut

Sewer Permit No. 2512 Date 3-17-25 Certificate No.

Sewer Contractor Casner

Remarks

No Trap

Permit No. E 6891

**CITY OF MONROVIA
BUILDING DEPARTMENT
APPLICATION FOR ELECTRICAL PERMIT**

Date 2/14/61

Job Address 227 E WALNUT ST

Owner MRS. O. RAY

Contractor JANDON ELECT.

Address 221 E EL 501 ST.

Phone EL-93861

State Lic. No. 172954 City Lic. No. _____

I am the legal possessor of the above state and city licenses.

[Signature]
Electrician

Description of Work

Outlets 36 Motors _____
Fixtures 9 Generators, etc. _____
Meter Loop 1 Temp. Power Pole _____

Number of Meters

Light _____ Heat _____ Power _____
Voltage _____ Phase _____ Meter Change _____

Approvals

	Date	Inspector
Electrical (Power Pole) <input type="checkbox"/>	_____	_____
(Meter Loop) <input type="checkbox"/>	_____	_____
(Grd. Wk.) <input type="checkbox"/>	_____	_____
(Rough) <input type="checkbox"/>	<u>6-7-61</u>	<u>[Signature]</u>
(Finish) <input type="checkbox"/>	<u>3-3-66</u>	<u>[Signature]</u>
(Signs) <input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____

Remarks Partial for existing will be permanent - Wiring in burned area will be installed when framing is repaired - [Signature]

Meter Service Ordered _____

227 E. Walnut Ave

ADDRESS

PERMIT No. 23

DATE 3/12/25 CARD NO.

OF

INFORMATION AS TO OWNER, CONTRACTOR, ETC., APPLIES TO ORIGINAL PERMIT ONLY

LOT

BL. TR.

PERMIT FEE \$ 3.90

OWNER

A. K. Wilson

GROUP I TYPE 5

INSP. FEE \$

ADDRESS

FIRE ZONE ZONE

EX. FEE \$

CONTRACTOR

owner

VALUE \$ 1600.00

TOTAL \$

ALL BUILDING AND SUB-CONTRACT PERMITS

WORK	NUMBER	DATE	CONTRACTOR	INSPECTIONS		
					FINAL	INSP. FEE
FORMS						
FRAMING						
STEEL						
STEEL						
WIRING						
FIXTURES						
PLUMBING						
GAS						
SEWER						
HEATING						
PLAST. INT.						
PLAST. EXT.						
FINAL						

JOB ADDRESS 227 E. Walnut Ave.
 LEGAL DESCRIPTION Lot # 19 - Block "R"
Town of Monrovia Tract

(Legal description may be attached separately if necessary)

APPLICATION FOR
BUILDING PERMIT
 BUILDING DIVISION
 CITY OF MONROVIA

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

Description of Work Replace fire damage

Owner Name Mrs. Ray
 Address 227 E. Walnut Ave.
 City _____ Tel. No. _____

Contractor Name owner
 Address _____
 City _____ Tel. No. _____
 Licenses: State _____ City _____

Architect or Engineer Name _____
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

Size of Lot _____ No. of Bldgs. _____
 Use of Property _____ Now on Lot _____

WORK COVERED BY THIS PERMIT

Height _____ Ft. Area _____ Sq. Ft.
 No. of Stories _____ Valuation \$ 1500.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.
Mrs. Ray
 Signature of Owner or Authorized Agent

PLANNING DIVISION
 Fire District _____ Minimum Setbacks
 Zone _____ Front _____ Rear _____
 Required Parking Spaces _____
 side side
 Special Permits or Conditions _____
 Zoning Approval _____ Date _____

Group Occupancy <input type="radio"/>	Type of Const. <input type="radio"/>	Date	Plan Check	Permit
Checked by	Approved by <u>[Signature]</u>	5-17-61	7542	5-17-61
		Receipt #	7542	7542
		Fee	\$4.50	\$9.00

"Approved Without Plans"

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the city building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, C.W.C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Pedro De Leon 8/30/89
 Signature of Applicant or Agent _____ Date _____

**CITY OF MONROVIA
 DEPARTMENT OF
 COMMUNITY DEVELOPMENT
 415 S. IVY AVE.
 MONROVIA, CA. 91016
 (818) 359-3231**

JOB ADDRESS 227 E. Walnut St.
 LEGAL DESCRIPTION Book _____ Page _____ Parcel _____

(Legal description may be attached separately if necessary)
 Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____
**APPLICATION FOR
 BUILDING PERMIT**
 BUILDING & PLANNING
 DIVISIONS
 CITY OF MONROVIA

New _____ Add'n _____ Alter _____ Demo _____

Description of Work Replace 6' - 50' chain
Sink to setback 60' from front property line

Owner Name Pedro De Leon
 Address 227 E. Walnut St.
 City Monrovia Tel. No. _____

Contractor Name Owner
 Address _____
 City _____ Tel. No. _____
 State Lic. _____ City Lic. _____

Architect or Engineer Name _____
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

WORK COVERED BY THIS PERMIT

Height _____ Ft. Area _____ Sq. Ft.
 No. of Stories _____ Valuation \$ 2,200
 Size of Lot _____ No. of Bldgs. _____
 Use of Property _____ Now on Lot _____

Group	Type of	Plan Check	Permit
Occupancy	Const.	Date	Fee
Checked by	Approved by	Receipt #	Fee
			\$13.50

Zone _____	Fire District _____	Minimum Setbacks
Required Parking Spaces _____	Front _____	Rear _____
Special Permits or Conditions _____	side _____	side _____
Zoning Approval <u>RLC</u>	Date <u>8/30/89</u>	

FEE TO BE PAID BEFORE/OR AT TIME OF ISSUANCE OF THE BUILDING PERMIT

School Facility Fee - Sq. Ft. _____ x _____ = _____

Construction Tax Account No.: 311-32150

Bedrooms x \$125. = Construction Tax Fee (Max. \$500. per dwelling)

Receipt No.: _____

Sanitation Fund Account No.: 421-14540

Units x EDU x Zone # Fee = Fee

Receipt No.: _____

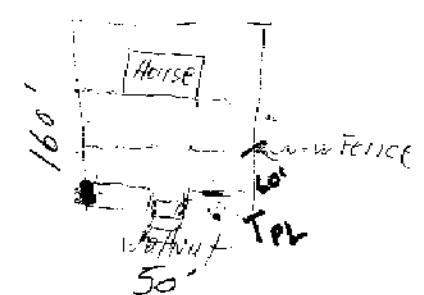
Sewer Deficiency Fund Account No.: 422-14540

Units x EDU x Zone # Fee = Fee

Receipt No.: _____

L.A. County Sanitation Fee - Receipt No.: _____

Fees to be paid before the issuance of the Sewer Permit.



INSPECTION RECORD

APPROVALS	DATE	INSPECTOR
Forms & Foundation		
Reinforcing Steel		
Chimney Foundation		
Chimney Reinforcing		
Electrical Groundwork		
Plumbing Groundwork		
Duct Groundwork		
Masonry Steel		
Lift 4' <input type="checkbox"/> 8' <input type="checkbox"/> 12' <input type="checkbox"/>		
Final Lift & Grout		
Framing		
Insulation		
Sheathing Nailing		
Wall <input type="checkbox"/> Roof <input type="checkbox"/>		
Rough Electrical		
Rough Plumbing		
Gas Test Rough		
Rough Heating & Ventilating <input type="checkbox"/> A/C <input type="checkbox"/>		
Interior Lathing/Drywall		
Exterior Lathing		
Sewer <input type="checkbox"/> Cesspool <input type="checkbox"/>		
Electrical Fixtures <input type="checkbox"/>		
Service <input type="checkbox"/>		
Plumbing Fixtures		
Gas Test Final		
Final Heating & Ventilating <input type="checkbox"/> A/C <input type="checkbox"/>		
Pool Fence		
Parking		
Landscaping		
Walls <input type="checkbox"/> Fences <input type="checkbox"/>		
FIRE DEPT.		
FINAL		

OWNER NOTIFIED 10/9/90
 NO RESPONSE
 PERMIT EXPIRED
 11/20/90
 DATE

NOTES

REMARKS

10-9-90 Sent request for inspection

OTHER DIAGRAM

CERTIFICATE OF OCCUPANCY

A certificate of occupancy must be issued before building can be occupied.
 This form when properly endorsed is notice that the work described herein has been inspected and approved and the occupancy stated has been authorized.

Date _____ Building Inspector _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3-900, Lab. C.)

Policy No. _____ Company _____

- Certified copy is hereby furnished.
- Certified copy is filed with the city building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

- I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code)
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 9097 Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____ Date _____

CITY OF MONROVIA
DEPARTMENT OF
COMMUNITY DEVELOPMENT
415 S. IVY AVE.
MONROVIA, CA. 91016
(818) 359-3231

JOB ADDRESS 227 E. WALNUT
LEGAL DESCRIPTION Book 8516 Page 431 Parcel 022

(Legal description may be attached separately if necessary)

Use of Structure

- Single Family Duplex
- Unit Apt. Sign
- Commercial Indust.
- Other _____

APPLICATION FOR
BUILDING PERMIT
BUILDING & PLANNING
DIVISIONS
CITY OF MONROVIA

New Add'n _____ Alter _____ Demo _____

Description of Work 4' wrought iron fence

Owner Name Jessyea Kay
Address 4322 S. Kenwood
City LA Tel. No. (214) 293-3555

Contractor Name _____
Address _____
City _____ Tel. No. _____
State Lic. _____ City Lic. _____

Architect or Engineer Name _____
Address _____
City _____ Tel. No. _____
State Certificate No. _____

WORK COVERED BY THIS PERMIT

Height _____ Ft. Area _____ Sq. Ft.
No. of Stories _____ Valuation \$ 100
Size of Lot _____ No. of Bldgs. _____
Use of Property _____ Now on Lot _____

Group	Type of	Plan Check	Permit
Occupancy	Const.	Date	
Checked by	Approved by	Receipt #	
		Fee	

5-25-93
R25-0263/4
\$55.00

Zone _____	Fire District _____	Minimum Setbacks	
Required Parking Spaces _____		Front _____	Rear _____
		side _____	side _____
Special Permits or Conditions _____			
Zoning Approval _____		Date <u>25 May 93</u>	

FEES TO BE PAID BEFORE/OR AT TIME OF ISSUANCE OF THE BUILDING PERMIT

School Facility Fee - Sq. Ft. _____ x _____ = _____

Construction Tax Account No.: 311-32150

Bedrooms x \$125. = Construction Tax Fee (Max. \$500. per dwelling)

Receipt No.: _____

Sanitation Fund Account No.: 421-34540

Units x ZDU x Zone # Fee = Fee

Receipt No.: _____

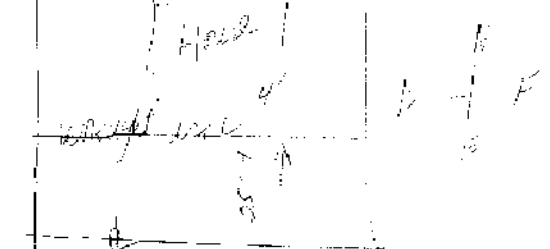
Sewer Deficiency Fund Account No.: 422-34540

Units x ZDU x Zone # Fee = Fee

Receipt No.: _____

L.A. County Sanitation Fee - Receipt No.: _____

Fees to be paid before the issuance of the Sewer Permit.





Front (South) Elevation



East Side Elevation



West Side Elevation



North (Rear) Elevation

Other Listings
Review Code

Reviewer

Date 10/23/2019

Page 1 of 5 *Resource Name or #: 227 East Walnut Avenue

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 227 East Walnut Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8516-031-021

P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Vernacular home is setback on the rear (north) of the parcel and features a rectangular floor plan with moderately-pitched side gable roof form with moderate eave overhang and asphalt shingle roofing. The front entry has a partial width front porch with simple shed roof overhang, square posts and narrow square railings. The exterior is clad in horizontal wood siding. A plastic canopy with metal frame has been attached to the west side of the house. The original wood windows have been replaced with vinyl windows, except for one aluminum garden box window on the front elevation. The original fenestration and simple wood window surrounds remain. It appears that the size of two of the window were changed and that boards having the same dimensions as the window surrounds were used to fill in the exterior wall area. There are minimal building design decorative elements. A detached prefabricated shed sits in the northeast corner of the backyard.

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: (view, date)

Front facade (view from south)
February 2020

P6 Date Constructed: 1925

Source: City Building Permits

P7 Owner and Address:

Emilio Medina-Ramos
227 East Walnut Avenue

Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

February

P9 Date Recorded: 2020

P10 Survey Type: Individual



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):

City of Monrovia	Primary #
Department of Community Development	HRI #
BUILDING, STRUCTURE, AND OBJECT RECORD	
Trinomial	

Page 2 of 5 *Resource Name or #: 227 East Walnut Avenue

- B1 Historic Name:** N/A
- B2 Common Name:** N/A
- B3 Original Use** Single-family residential
- B4 Present Use** Single-family residential
- B5 Architectural Style** Vernacular

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

1925 – House
 1951 – Demolition of shed
 1961 – Replace fire damage

B7 Moved: No **Date Moved** N/A **Original Location** N/A

B8 Related Features:

None

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

B10 Significance: **Theme:** Residential Development **Area:** Monrovia

Period of Significance: 1903-1940 **Property Type** Single-Family Residence

Discuss importance in terms of historical or architectural context as well as integrity.

The original dwelling was constructed in 1925 and was built using common materials available at the time of construction. It is placed on the rear of the property and has minimal architectural design details. A review of the permit history reveals that the main dwelling has not undergone extensive alteration since its original construction. Most notably, a 1961 permit indicates that the structure was damaged by fire and required repair, though it is not specific as to where the damage occurred to the structure. In addition to the permitted alterations, a site inspection revealed that the original wood windows have been replaced with vinyl and aluminum windows.

Table 1 outlines the ownership history of the parcel, including dates of ownership and occupation of the owner. None of the previous owners appear to be significant in local, regional, or state history.

Historic Integrity

The house at 227 East Walnut Avenue retains some integrity of location, design and setting in that the house has remained on its original site since its construction in 1925. However, unpermitted vinyl and aluminum windows and additional boards, and attached plastic canopy have compromised the aspects of materials, feeling, workmanship and association.

The house at 227 East Walnut Avenue is not identified with persons or events that are significant in local, regional, state, or national history. It does not represent the work of a notable builder, designer, or architect. Its Vernacular design does not embody one or more distinctive characteristics of style, type, period, design, materials, or craftsmanship. The house does not represent an established and familiar visual

Date	Name	Occupation
1894-1914	Eugene B. Smith	Merchant
1915-1920	Edith Schultz	Unknown
1921-1922	D.A. Casey	Unknown
1923-1924	Albert S. McCormick	Oil Producer
1924-1925	D.A. Casey	Unknown
1926-1934	William W. Summers	Unknown
1939-1942	Franci P. McCalpin	Postal Worker, Editor
1943-1990s	Ophelia Ray	Widow

Table 1. Ownership history of 227 East Walnut Avenue. None of the previous owners appear to be significant in local, regional, or state history.

City of Monrovia	Primary #
Department of Community Development	HRI #
BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial	

Page 3 of 5 *Resource Name or #: 227 East Walnut Avenue

feature of the neighborhood or community and does not incorporate elements that help preserve an historic place as the surrounding neighborhood has been significantly altered over time. It is unlikely to yield any information important in prehistory or prehistory, as it is a previously disturbed site in an urbanized location.

Finally, the house does not contribute to the significances of an historic area. The surrounding residential neighborhood was originally developed in the 1920s, however, post-war infill development, the construction of additional dwelling units on several parcels, and a large condominium project across the street to the south built in 1983 have eroded the integrity of the neighborhood. There is a range of architectural styles in the neighborhood, including Craftsman, Transitional Victorian, Minimal Traditional, and Vernacular. Given the number of significant alterations and new intrusions that have been made to the neighborhood, this area would not qualify as a potential historic district.

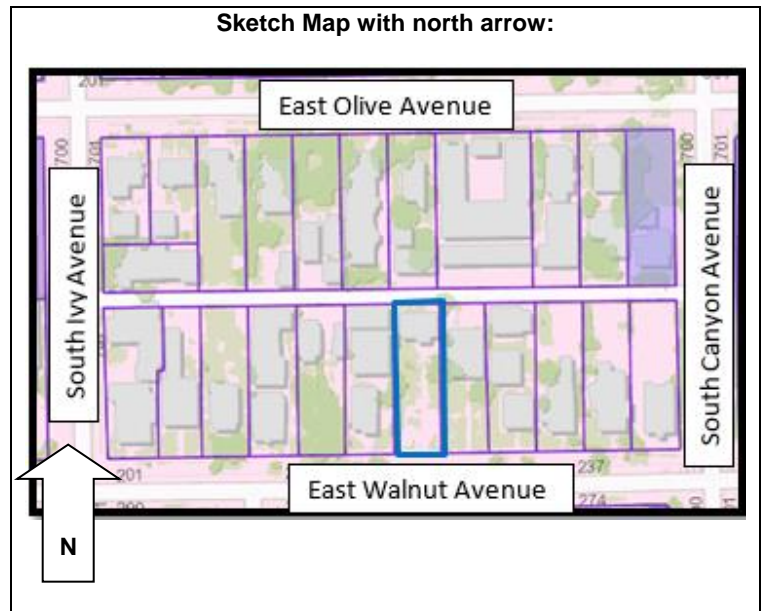
B11 Additional Resource Attributes:

B12 References:

- Los Angeles County Assessor's Records
- City of Monrovia Building Permits
- Sanborn Fire Insurance Maps
- Monrovia Citywide Historic Context Statement
- Historic Report – Pam Barkas, 2020

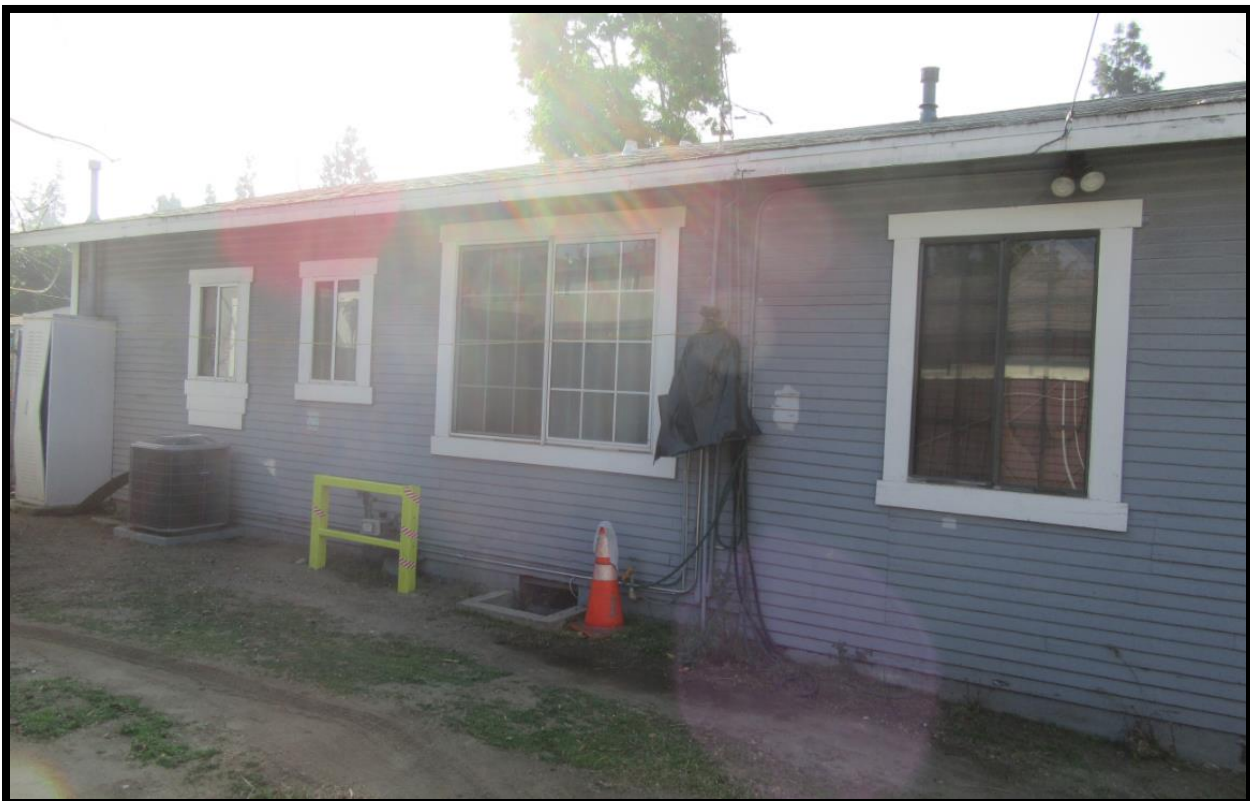
B13 Remarks

B14 Evaluator/Date City of Monrovia
February 2020





Front (South) Elevation



Rear (North) Elevation



East Side Elevation



West Side Elevation