



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** HL-154/MA-145

**AGENDA ITEM:** PH-1

**PREPARED BY:** Teresa Santilena  
Associate Planner

**MEETING DATE:** June 24, 2020

**TITLE:** Historic Landmark HL-154/Mills Act Contract MA-145  
234 West Greystone Avenue  
Monrovia, CA 91016

**APPLICANT:** Edward and Eleni Mejia  
234 West Greystone Avenue  
Monrovia, CA 91016

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

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 31)

**BACKGROUND:** On May 19, 2020, Edward and Eleni Mejia, property owners of 234 West Greystone Avenue submitted an application pursuant to the City's Historic Preservation Ordinance to designate their property a local landmark along with a Mills Act Contract.

**ANALYSIS:** The subject property is located on the south side of West Greystone Avenue between North Magnolia and North Primrose Avenues. It is improved with a 1,456 square foot American Colonial Revival residence and detached garage that was built in 1922. Charles S. Cramlet is the contractor noted on the building permit. Cramlet is a notable builder within the City who designed and built more than 40 houses in Monrovia. His architectural style was varied.



**Figure 1.** Front elevation of the American Colonial Revival home at 234 West Greystone Avenue.

The home at 234 West Greystone would be the first of Cramlet's American Colonial Revival homes to receive designation.

### ***Architectural Description***

The subject house is designed in the American Colonial Revival style. According to the Monrovia Context Statement, this style of architecture has a period of significance from 1900-1960. One story American Colonial Revival homes were most commonly constructed between 1920 and 1950. This home is individually eligible because it was built during the period of significance (1922) and exemplifies the tenets of the American Colonial Revival style. Those key elements include: a side or cross-gable roof; symmetrical composition; horizontal wood siding; paneled wood entry door with sidelights, transom light, or fanlight; divided light wood windows with shutters; projecting front porch with gabled or arched crown supported by pilasters or columns; and a prominent brick chimney. Other than the front porch columns and the brick chimney which have been altered, the home at 234 West Greystone Avenue has preserved all of these important features.

The structure also retains most of the seven aspects of historic integrity, and continues to convey its historic significance. It remains on its original site and retains integrity of location. There has been some erosion to the setting since its original construction, as several Ranch style homes were constructed on the block in the 1940s and 1950s. The building has a majority of the original character-defining features of its American Colonial Revival style design. It is largely intact and retains sufficient integrity to convey its architectural design. A majority of its original exterior materials have been preserved, reflecting the workmanship and craftsmanship of early 20<sup>th</sup> century construction.

### ***Ownership History***

James Richardson purchased the lot at 234 West Greystone Avenue and secured Charles S. Cramlet to build a home and detached garage in 1922. James, his wife, Grace, and their son James Jr. were the first residents of the home. Grace Richardson, who was active in the suffrage movement in Nebraska before moving to California, became an active member of the Monrovia Women's Club. In her role as Chairman of Public Affairs, Grace spearheaded the fundraising efforts for Monrovia's contribution to the restoration of Olvera Street in Downtown Los Angeles. Though James Richardson died in 1930, Grace continued to live in the home until 1944.

The residence was occupied by various owners throughout the years; however, there are no records indicating that any of them are identified with local, regional, state or national history. The applicant submitted a history of the home's ownership that may be found in Attachment "A".

### ***Construction History***

Building permit history shows that the home has undergone few alterations since its construction in 1922. In 1944, a permit was issued to repair fire damage, but it is unclear where the damage occurred. In 1958, a permit was issued to enclose a 319 square foot porch. Finally, in 2018 the home was seismically retrofitted.

### ***Criteria and Guidelines***

Pursuant to Monrovia Municipal Code (MMC) Section 17.40.060(A), the Historic Preservation Commission (HPC) may recommend City Council designation of a property as a Historic Landmark. The property must meet one or more of the designation criteria contained in MMC Section 17.40.060(B), subsections one through seven.

Based on the information in the property's DPR form, the designation can be supported by the following criteria contained in MMC Section 17.40.060(B)(4):

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

The Monrovia Historic Context Statement notes that Charles Cramlet was a prolific builder in Monrovia and is responsible for constructing more than 44 homes within the City. Cramlet's work included both residential and commercial construction and consisted of single family homes, bungalow courts, a funeral home and a sanatorium. Cramlet's residential designs included Craftsman, English Cottage, and American Colonial Revival style architecture. He is the builder of record for several landmark properties, including 135 West Palm Avenue, 212 East Colorado Boulevard, 205 North Encinitas Avenue and his own home at 351 North Magnolia Avenue.

- **Criterion Number 4 - *It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship***

The period of historic significance for American Colonial Revival architecture is 1900 to 1950, with one-story examples of the style gaining popularity in 1920. The home at 234 West Greystone Avenue was constructed in 1922 and well represents the adept use of Colonial styling and features in its overall design. The key elements of this home's architectural style have been retained including: the side gable roofline, projecting front porch with supporting columns, wood paneled front door with sidelights and a fanlight, wood divided light windows, and horizontal wood siding. Except of the replacement of the original porch columns and the painting of the brick chimney, the structure has retained most of its original character-defining features.

### ***Mills Act Contract***

The applicant is also requesting a Mills Act contract with the Landmark Designation application. Monrovia Municipal Code (MMC) Section 17.40.140(B) offers the Mills Act contract as a participation incentive that is intended to encourage property owners to seek landmark designation. A Mills Act contract allows a tax reduction for a property owner who must do certain restoration and maintenance tasks over a specific period of time. The initial term for the contract agreement is ten years. An additional year is added to that ten year term on an annual basis.

The applicant will be subject to the standard conditions of all Mills Act contracts including:



**Figure 2.** Front elevation of the American Colonial Revival home at 234 West Greystone Avenue from 1923. The original porch columns and brick chimney can be seen.

maintenance of the view corridor and installation of a plaque to demarcate the property as a Monrovia designated historic landmark. The property owners have provided their proposed repair and restoration work with cost estimates. These items would be added as conditions of the contract, which include:

- Year 2: Install new electrical panel and rewire to replace existing knob and tube wiring (\$20,000). Repair of plaster work related to the rewire (\$5,000).
- Year 2: Replace wood fence at rear of the property (\$5,000).
- Year 3: Replace existing iron columns with wood or cement columns replicate the original front façade. (\$2,000).
- Year 3: Restore brick chimney. Bring the existing chimney up to code height requirements, update bracing, add working flue and restore original brick and re-point chimney. (\$15,000).
- Year 4: Repair wood siding (\$5,000).
- Year 5: Restore four shutters on front façade. (\$4,000).
- Year 6: Replace roof and underlayment for home and detached garage. All layers of the existing roof will be removed (\$35,000).
- Year 7: Repair original casement windows and rear single-hung sash windows to functioning (\$5,000).
- Year 8: Replace gutters with period-appropriate gutters (\$6,000).
- Year 10: Repaint home and possible lead abatement (\$10,000).

The proposed conditions may be found in Attachment “B” of this report. Upon approval of the landmark designation, all exterior alterations will require a Certificate of Appropriateness from the HPC.

### ***DPR Form***

Staff has prepared the property’s DPR 523A survey form and has assigned a California Resources Historic Status (CRHS) code of 5S3. The status of 5S3 means that the property is eligible for listing or designation under state or local evaluation criteria. If the HPC determines that the building is eligible for local designation and the City Council concurs, then the 5S3 status code will be changed to 5S1 (individual property that is listed or designated locally). The DPR form is attached for the HPC’s review and comment as Attachment “C”.

**RECOMMENDATION:** Staff recommends that the Historic Preservation Commission forward a Nomination Statement to the City Council recommending that the house at 234 West Greystone Avenue be designated as a historic landmark and a Mills Act Contract with the property owner subject to the attached conditions.

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 234 West Greystone Avenue as Historic Landmark Number 154, and approve entering into a Mills Act Contract with the conditions of approval, and so recommend to the City Council.**

# **ATTACHMENT “A”**

234 West Greystone Avenue (HL-154/MA-145)

Application, Submitted by Owners, Edward and Eleni Mejia

## **City of Monrovia Historic Preservation Application for Historic Landmark Status**

**Address:** 234 W Greystone Ave, Monrovia CA 91016  
**Assessor Parcel #:** Tract No 4962 E 25Ft of Lot 12 and all of Lot 13  
**Owner Names:** Eleni & Edward Mejia  
**Address:** 234 W Greystone Ave, Monrovia CA 91016  
**Phone Number:** (818) 231-1267  
**Date Purchased:** April 14, 2017  
**Historic Name:** N/A  
**Original Use:** Residence  
**Present Use:** Residence  
**Architectural Style:** American Colonial Revival  
**Architect:** Charles Cramlet  
**Builder:** Charles Cramlet

### **Neighborhood and Property History**

In 1922, parcels of land on W Greystone Avenue located one block South of Hillcrest (Banana Avenue, at the time) and one block North of Monroe became available for development. The street, located on the backside of William Monroe's first home in Monrovia, was part of Monroe's addition, and likely a subdivision of the Monroe's property itself. Four properties on W Greystone were issued permits in 1922: 210 W Greystone in May, 234 W Greystone in September, 218 W Greystone in October, and 231 W Greystone in November. This home, 234 W Greystone, was the second home built on this block, built under permit 2114 for an estimated value of \$6,000. A listing in the September 22, 1922 issue of Southwest Builder and Contractor notes the permit for a 6-room structure issued to the owner James Richardson who lived at the time in Harding Court (Historic Landmark #58).

The bungalow at 234 W Greystone Avenue was built by Charles Cramlet (1873-1965), a notable local builder. According to Monrovia's permit book, Charles Cramlet was responsible for building over 35 homes in Monrovia—including Monrovia Historic Landmarks #39, #51, and #97—as well as bungalows for the Pottenger Sanitarium and numerous additions and remodels from 1911 to 1933. Of the homes of his that still stand, his designs range from Craftsman to transitional Craftsman homes such as

the residence located at 234 W Greystone Avenue. His own home is Monrovia Historic Landmark #85, located at 351 N Magnolia Avenue, just up the street from this home on W Greystone Avenue.

Although Charles often consulted a planning book called *Ye Planry* for some of his earlier Craftsman designs, the design of the home at 234 W Greystone Ave. is not a traditional Craftsman Bungalow. The home reflects the transitional tastes of the time and blends a Californian bungalow with both Craftsman and Colonial influences to create a single-story American Colonial Revival Bungalow. Colonial design elements such as the symmetrical façade, portico with slender columns (changed by a previous owner), brick chimney, and fanlight above the door 6-panel door are combined with a low sloping roof and gabled design typical of a bungalow. The modest eaves and overhangs are far smaller than in a traditional/typical Craftsman. The home has horizontal wood siding (versus Craftsman shingles). The home's foundation is raised cement as opposed to rubble-rock or brick. The home also features a small California basement, accessed through an exterior door off the kitchen. Based on photos the current owner has obtained of the house from 1923, the home is in original condition—with the exception of the columns flanking the entry and the painted brick chimney, which the current owner plans to restore—with its original single-pane windows intact.

The city of Monrovia and this region appealed early on to health-seekers and consumptives throughout the country, and the first owners of this home—the Richardsons—were no exception. Cramlet's design captured California's famous restorative breezes. Windows are a central feature of the front façade, further accented by original shutters on either side of the casement windows. The U-shaped home was designed with plentiful windows to maximize cross-breezes, as well as a sunny central patio (closed off during a renovation in the 1950s by previous owners) throughout the home. Window types include paned casement windows in the front living room as well as double-hung windows in the dining room and kitchen. To the rear of the house, both bedrooms feature two walls of single-sash "pocket" windows, which slide into the wall below the window frame, each. This style of window was popular for a "sleeping porch"-style bedroom where maximizing air flow was important. In areas such as Monrovia

and Pasadena where mild weather and an emphasis on fresh air made it possible for the ill to breathe in California's invigorating breezes night and day, windows such as these were a special perk of California living. Throughout the house, nearly all of the original windows are still intact, including their handmade "wavy" glass panes.

The door opens directly into the living room, as most Craftsman bungalows do. Inside the home, a simple brick fireplace with built-in bookshelves on either side take up the western wall of the home, while ornate ceiling crown molding and picture rail line the room. On the opposite (Eastern) wall, decorative built-in cabinets with beadboard backs hold china. Based on an early photograph of the room, the living room had the white woodwork interiors of a Colonial home (versus stained wood in a Craftsman) Aside from some patches, the original plaster walls are intact. The middle of the room features a large decorative plaster ceiling medallion (age and origin unknown). The floors are white oak hardwood. An early photo of the entryway of the home recovered by the current owners, indicates the room is largely in original condition.

In 1944, a permit was acquired by the second owners of the home for fire repair. The type of fire or location or type of repair needed is unclear. In 1958, the third owners of the home, Charles and Felicia Gallagher, acquired a permit to enclose the patio. At this time (presumably) they also updated the bathroom. The kitchen was subsequently remodeled during the 1990s by a previous owner and a ¼ bath was removed to create a large closet. These updates notwithstanding, the vast majority of the exterior of the home is in original condition.

Subsequent updates were made to the kitchen in the 1990s and an HVAC system was added by retro-fitting the gravity heating vents in the home. The current owners refinished the hardwood floors throughout the home, updated the aged plumbing and sewer line and bolted the foundation for earthquakes.



## **Owner History – The Richardson Family and Grace Crandall Richardson**

Descended from St. Louis society, James Richardson III (January 9, 1879 – October 5, 1930) was the eldest son of Florence Wyman Richardson (March 24, 1855 - August 19, 1920) and James Richardson II (January 8, 1855–February 8, 1905). The Richardson lineage descended from the Puritans who landed in Boston in the 1600s and The Wyman side afforded James Richardson III membership in the Sons of the American Revolution. James Richardson II was the vice-president of the Doctor J.H. McClean Medicine Company of St. Louis, son of the founder of the Richardson Drug Company, said to be the “largest drug house in the West,” and Vice-President of the Richardson Drug Company’s largest outpost in Omaha, Nebraska. Together, they had four children: James Richardson III (Jamie), Dorothea, Florence Wyman (Fonnie), and Elizabeth Hadley (Elizabeth married author Ernest Hemingway in 1921 to become the first Mrs. Ernest Hemingway).

The children grew up in St. Louis society and James Richardson III left St. Louis to attend Cornell University. The 1901 Cornell yearbook states, “James Richardson. Jr., was born in St. Louis and attended the Concord Home School intending to go to Harvard. A change in plans enabled him to enter Cornell and spend most of his time in track work, making the ‘Varsity team in his sophomore year besides captaining his class team. He holds the record of three busts in two years which he attributes to too much Theodore and his failure to bluff as successfully as Pop Miller. He is now with the Richardson Drug Co. of Omaha.”

Shortly after graduating from Cornell in 1901, James Richardson III went to Omaha to work at the largest branch of the Richardson Drug Company. Here, he met Grace Leonora Crandall and the two were wed in Omaha Nebraska on October 1, 1902—the couple’s only son, James Richardson Jr., was born in 1903. An account of the wedding in the 1902 issue of Omaha Druggist magazine said this of their wedding:

*A charming daylight wedding was that of Mr. James Richardson, Jr., and Miss Grace Crandall, which took place Wednesday afternoon October 1st, at 2 o'clock, at the residence of the bride's parents, Mr. and Mrs. Frank James Gilford Crandall on Manderson Street. The floral decorations throughout the house were very artistic and pretty. The parlors were trimmed with pink roses, asparagus, fern and smilax, and the chandeliers, doorway and windows were hung with the smilax. Stately palms were placed here and there, and the impressive ceremony was performed in the back parlor, the bridal party making a picture against a background of palms. The center of the dining table was graced by a large bowl of pink bridesmaid roses and festoons of smilax reached from the chandelier to the corners of the table and were caught with white bows of pink satin ribbon. Roses were strewn over the board. Miss Richardson of St. Louis, sister of the groom, played the Mendelssohn wedding march [Edited to add: This is presumably Elizabeth Hadley Richardson, before she became the first wife of Ernest Hemingway] as the bridal party descended the stairs. Rev; D. K. Tindall leading, followed by the maid of honor, Miss Laura Crandall, the groom and his best man, Mr. Harry Crandall, and lastly the petite bride, who was beautifully gowned in a costume of white opera batiste, elaborately tucked and ornamented with a duchess lace fichu. A misty tulle veil enveloped her and she carried a bouquet of bride roses. Miss Laura Crandall wore a dainty dress of white batiste and carried pink roses. The wedding was attended by a large number of friends and the young couple received many handsome presents. Mr. and Mrs. Richardson left for a honeymoon trip to Washington and other eastern points returning by way of St. Louis, where a large reception will be given in their honor by Mr. and Mrs. J. Richardson, parents of the groom, and after November 11th will be at home at 2433 Manderson street. The bride's going-away gown was a handsome suit of black broadcloth. The out of town guests were Miss Richardson, St. Louis; Mr. and Mrs. James Richardson, St. Louis; Mr. Bragdon, St. Louis; and Miss Outcalt, Lincoln.*

The Richardsons also experienced their own sets of hardships. Ill-suited to business, the patriarch James Richardson II committed suicide in 1905 over speculative stock market investments turned sour. His widow, Florence, was forced to negotiate with his debt-holders to make funeral arrangements. In 1911, daughter Dorothea died in a tragic fire while eight months pregnant. In 1912, sister Hadley dropped out of Bryn Mawr after a nervous breakdown and lived at home, doing little except reading and playing the piano. Despite these setbacks, Florence Richardson showed fortitude. She revived the family's fallen fortune, leaving a \$50,000 trust to her children upon her death in 1920. In addition to establishing the St. Louis Symphony, she became one of the state's leading suffragists, along with her daughter Florence (Fonnie).

In some ways, Grace Crandall Richardson—James Richardson's wife—took after her mother and sister-in-law. She, too, was resilient, but Grace was also self-made. For unknown reasons she was separated as a girl from her family—the 1900 Census shows Grace as a lodger in Omaha—and due to unknown circumstances she did not graduate from high school until her early Twenties. As stated in her own autobiography, Grace Crandall Richardson desired to be more than a wife and mother. Tellingly independent, she abhorred her large diamond wedding ring, and later loaned it to her sister-in-law, Hadley, when Hadley became engaged to the starving young writer, Ernest Hemingway, in 1921.

Grace found her calling in 1912 when she became involved in securing voting rights for women. For nearly ten years, Grace Crandall Richardson campaigned tirelessly for women's suffrage. So tireless in her role as one of Nebraska's forefront suffragists, she has been referred to by Nebraskan historian Amy Forse as Nebraska's "Persistent Suffragist."

She was first introduced to the campaign through her mother and sister-in-law. In 1910 Grace Richardson was recorded by the federal census living with her family at Omaha Ward 11. In 1911 she and her husband journeyed from Omaha to Cape Ann to spend some time with her husband's mother, Florence. There Grace Richardson, her mother-in-law, and her sister-in-law Mrs. Roland Usher, who was

very involved in suffrage work in St. Louis, volunteered to help the Boston suffragists when they came to Gloucester for a street demonstration. As soon as she came back from Massachusetts she immediately joined the Omaha suffragists.

In early 1912 she was made chairman of the Congressional district comprising the three counties around Omaha. Along with Grace's colleagues, Mrs. Draper Smith of Omaha (State President of Suffragists) and Mrs. H.C. Sumney on the Omaha Board, they became known over the years as "The Big Three."

From 1912-1919, Grace Richardson worked ceaselessly to earn Nebraskan women the right to vote. Despite frequent defeat, Grace continued to fight for women's right to vote, election after election. While her husband James Richardson III and her son James Richardson Jr. supported both her and the cause, often campaigning along with her, she encountered many men and women who sought to undermine the Suffrage effort. Ultimately, her persistence, eye for detail and persistence proved crucial to a historic legal victory, that revealed both conspiracy and fraud in thwarting women's efforts to vote. Finally, after seven years of ceaseless effort, the women of Nebraska received the right to Vote. Grace Crandall Richardson, Mrs. H.C. Sumney, and Ms. Draper Smith were the first three women to register to Vote in Omaha, as reported in the newspaper on May 29, 1919. In 1920, Grace was selected as a delegate for the Convention for the National American Woman Suffrage Association (NAWSA) and the Congress of the League of Women Voters in Chicago.

Her autobiography details her work in a landmark case that unmasked attempts to suppress women's right to vote through fraudulent petitions. It details meetings with Woodrow Wilson, and on the ground in Washington D.C. during this pivotal era for women's rights. With the 100<sup>th</sup> anniversary of women's right to vote in the United States celebrated in 2019, Grace Crandall Richardson and women like her are just beginning to earn recognition for their role in shaping history. Grace herself was recently the subject of a lecture given in her home state of Nebraska. Were it not for her autobiography, which is

in the collection at Scripps College in Claremont, California, many of the details about women's efforts could have been lost to time.

Unfortunately, just as women received the vote, Grace's husband, James Richardson, had fallen ill with tuberculosis. While the 1920 Census documented, James, Grace and their 13-year old son James Jr. at their Omaha residence, by October of that year Grace and her son James Richardson Jr. left Nebraska to join the elder James Richardson—who had departed at some time earlier. Their destination was sunny Monrovia, California.

It's unknown which of Monrovia's sanitariums James Richardson was treated at from 1920-1922, but at some point he purchased Lot 13 and the east half of Lot 12 on West Greystone Avenue in tract 4962, located in Block F of Monroe's addition. Bolstered by improving health and an inheritance from the death of Florence Wyman Richardson in August of 1920, James and Grace could then build their dream bungalow. In September of 1922, a notice printed in Southwest Builder and Contractor states that a "Jas. Richardson" of Harding Court (Historic Landmark #58) contracted builder Charles Cramlet (Historic Landmarks #39, #51, #97) to build a 6-room house located at 234 W Greystone Avenue—note that Southwest Building and Contractor lists the address as 230 W Greystone Ave. By the 1923 Monrovia City directory, James Richardson is listed as residing at the home. According to the permit filed on 9/11/1922, the value of the home was \$6,000.

From what ephemera remains today, both Grace and James were quite involved in their new Monrovia community. In 1925, James Richardson and W.J. Streeton of Bradbury Estate managed Monrovia Chamber of Commerce's petition to the University of California system to site UCLA at Bradbury Ranch—the Beverly location, where UCLA is located today, was the winning location. Grace Richardson joined the League of Women Voters and took leadership positions within the Monrovia Women's club. "Sunny Jim," as James Richardson became known, took on a position as Assistant

Contact Officer in the local Monrovia Sheriff's department in 1927. Their son, James Richardson Jr., became a student at Stanford and pursued graduate work at Cornell.

On April 9, 1930, the Los Angeles Times announced that Monrovia would participate in the restoration of historic Olvera Street in downtown Los Angeles, due in particular to the fundraising efforts of Grace Richardson. As chairman of the public affairs section of the Monrovia Woman's Club, Grace raised enough money to lay 320 tiles on the thoroughfare of Olvera Street. The tile was designed by local architect Paul Rockwood and made by noted tile designer and contractor Henry Krier (also of Monrovia).

Despite his activity within the community, James remained in what, he deemed, was relatively poor health. His depression worsened, brought on by the almost complete loss of his inheritance—a fortune of \$100,000—due to poor investments. On October 3, 1930, almost a year after the stock market's crash, and 25 years after his own father's suicide, James Richardson III shot himself in the head and died. He was 51.

Yet Grace Crandall Richardson continued on. She lived in the same home for many more years, entertained at her home as part of the Monrovia's Women's Club and for her Bridge and card clubs, and traveled to Hawaii several times via boat. Her son, James Richardson Jr. returned home following his father's death and became an executive for an airplane manufacturer. On March 6, 1939 James Richardson Jr. married Cynthia E. Scott of Monrovia (her family split time between Oakland and Monrovia and their summer home was located at 833 Ocean View, Monrovia) at All Saints Episcopal Church in Pasadena, CA. Later, he and Cynthia resided at 368 Arroyo Terrace, Pasadena, in the home designed by famed architects Greene & Greene as Charles S. Greene's personal residence (Arroyo Terrace Historic District). In 1944, at the age of 66, Grace sold her home and relocated to the recently-built bungalows located at 308 ½ Palm Avenue in Monrovia. In 1955, she completed an autobiographical work called *My Part in the Struggle for Equal Rights for Women, 1911-1920* which is located in the

collection at Scripps College in Claremont, CA and can be read today. She died Jan 9, 1963 at the age of 84.

### **Owner History – Subsequent Owners**

Following the Richardsons, the house at 234 W Greystone Avenue has had six subsequent owners, including the current owners.

When Grace Richardson moved in 1944, she sold her home to William R. Billing, a rock crusher and shovel operator. He lived in the home with his wife Vialetta and their sons, Robert O. (age 18) and William (age 11). They sold the home in 1946 and moved to 232 E Foothill Blvd, where they lived until William R. died in 1952 at the at the age of 51.

Charles Gallagher and his wife May Irene Murphy Gallagher moved into the property in 1946 (according to their Voter Registration) along with their daughter Mary Ione Gallagher. On July 12, 1947 May suffered a fatal heart attack and died at age 61. Mary Ione met and married Clifford T Wolfe shortly thereafter on October 4, 1947 and for a time they also lived at 234 W Greystone Avenue along with her father. On February 2, 1949 an electrical permit was filed for unknown work. Charles Gallagher re-married sometime before 1950. In 1958, he and his wife Felicia Gallagher filed for a permit to alter their home at 234 W Greystone Avenue. The renovation enclosed the 14' x 16' porch located between the living room and bedrooms into a family room/den. At or around this time the bathroom was altered (timing is estimated based on the style of the tile). By 1962 the Gallaghers had sold their home and moved to a residence on Rancho Rd in nearby Arcadia. Charles Gallagher passed away July 1, 1965, at the age of 65.

The subsequent owners, Harold Whitney Peck & his wife Pauline resided in the home until 1990. Harold worked as a paint formulator for automotive paints. They each passed away in 1991 (Harold) and

1992 (Pauline) at the ages of 90 and 95, respectively. In 1974 and 1985, permits were filed to re-roof and hot mop the roof for the house.

The Pecks sold the house to the Prestons who lived there from approximately 1993-1995. They sold to Sharon Weiser in 1995. At this time, the kitchen was updated and HVAC system routed through the gravity heater vents. Sharon Weiser sold the property to the home's current owners in 2017.

### **City Directory Summary**

1923-1942	James & Grace Richardson  James Richardson d. 1930  Son James Richardson Jr. (1930-1939)  Daughter-in-Law Cynthia Scott Richardson (1939)
1943	No directory found
1944	William R. Billings (Violetta)
1945-1946	No directory found
1947-1961	Charles Gallagher (Felicia V.)  (Spouse) - May I Gallagher d. 1947  (Daughter) - Mary Ione & Son-in-Law Clifford T Wolfe (1948-1950)
1962-1964	No Directory Found
1965-1970	H.W. Peck (Pauline)
1970-2017	No Directory Found



## References

“Married: Richardson – Crandall” *Omaha Druggist*, 1902 p. 16

“Nebraska’s Persistent Suffragist: Grace Crandall Richardson” – Lecture by Historian Amy Forss for History Nebraska [https://www.youtube.com/watch?v=y3Atvqy\\_Mc](https://www.youtube.com/watch?v=y3Atvqy_Mc)

*My Part in the Struggle for Equal Rights for Women*, Grace Crandall Richardson  
<http://ccdlibraries.claremont.edu/cdm/ref/collection/p15831coll5/id/596>

*Paris Without End: The True Story of Hemingway’s First Wife*, Gioia Diliberto, 2011

*Hemingway’s Cuba: Finding the Places and People That Influenced the Writer*, Dennis L. Noble, 2016

*A Historical Guide to Ernest Hemingway*, ed. Linda Wagner-Martin

“Monrovia Aids Restoration of Spanish Street” *The Los Angeles Times*, 9 April 1930, p. 30

“Club Notes” *The Los Angeles Times*, 17 October 1926, p. 75

“The Forgotten Plague: Tuberculosis in America,” *American Experience, PBS*, 5 February 2015

U.S Census Documents

Monrovia Telephone Directories

**Historic Landmark Application – 10-year Renovation Plan**

**234 W Greystone Ave, Monrovia CA 91016**

**DRAFT – 04-09-2020**

Proposed Year	Renovation Type	Details	Estimated Cost
2020	Carpentry	Replaced Cellar Door – replaced original rotted cellar door with new redwood door in same tongue & groove style. (Complete)	\$600
2021	Electrical	Install new Electrical Panel and rewire to replace existing knob & tube. Note that Panel may need to be relocated.	\$20,000
2021	Plaster Repair	Repair plasterwork related to home rewire. (note: May require abatement at additional cost).	\$5,000
2021	Carpentry	Replace rotten wooden fence at rear of property	\$5,000
2022	Carpentry	Replace existing iron columns with wood/cement columns to restore original façade element	\$2,000
2023	Carpentry/General	Repair wood siding cracks, chips, gaps	\$5,000
2024	Carpentry	Restore (4) rotten shutters at front facade	\$4,000
2025	Roof	Replace Roof & underlayment for home and detached garage (all layers of current roof will need to be removed and new roof put on)	\$35,000
2026	Windows	Restore original casement windows and rear single-sash windows to functioning	\$5,000
2027	Gutters	Replace Gutters with period-appropriate	\$6,000
2030	Exterior	Repaint Home + possible lead abatement	\$10,000

# **ATTACHMENT “B”**

234 West Greystone Avenue (HL-154/MA-145)

Mills Act Contract No. 145, Standards and Conditions

**STANDARDS AND CONDITIONS**  
**234 West Greystone Avenue**  
**Mills Act Contract MA-145**

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 (Attachment A) 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 building upon approval of a Certificate of Appropriateness.
3. *View Corridor Maintained.* The view corridor enabling the general public to see the building 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 public 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. *Fence Repair:* Within two (2) years of the date of City Council approval, the rear property line fence shall be replaced.
7. *Front Porch Column Restoration:* Within three (3) years of the date of City Council approval, restore the front porch columns with wood or cement columns.
8. *Brick Chimney Restoration:* Within three (3) years of the date of City Council approval, repair and restore the brick chimney, including removing the paint and re-pointing the brick.
9. *Repair Wood Siding:* Within four (4) years of the date of City Council approval, repair wood siding.
10. *Restore Shutters:* Within five (5) years of the date of City Council approval, repair four shutters on the front facade.
11. *Window Repair:* Within seven (7) years of the date of City Council approval, repair the original casement and single-hung sash windows.
12. *Gutters:* Within eight (8) years of the date of City Council approval, replace the rain gutters with period-appropriate gutters.

# **ATTACHMENT “C”**

234 West Greystone Avenue (HL-154/MA-145)

DPR 523A Form

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5 \*Resource Name or #: 234 West Greystone Avenue – HL154/MA145

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 234 West Greystone Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-013-003

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

The American Colonial Revival residence has a side-gable roof plan with moderate eave overhang. The symmetrical composition features a central projecting front porch with gable roof and an arched crown with beadboard ceiling. The original columns supporting the front porch overhang have been replaced. The paneled wood entry door features sidelights and a fanlight above. Two elongated original wood casement windows and shutters on the front façade frame the front entry.

The home is clad in horizontal tongue-and-groove wood siding with cornerboards. Decorative arched attic vents with horizontal louvers are located on either side of the painted brick chimney. The original single hung and casement divided light windows and wood window surrounds remain. The house has been seismically retrofitted and rests on a raised concrete foundation.

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)

Facing north, June 2020  
(See Continuation Sheet, page 3)

P6 Date Constructed: 1922

Source: L.A. County Assessor

P7 Owner and Address:

Edward and Eleni Mejia  
234 West Greystone Avenue

Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: June, 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):

Page 2 of 5 \*Resource Name or #: 234 West Greystone Avenue – HL-154/MA-145

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single-Family Residential

**B4 Present Use** Single-Family Residential

**B5 Architectural Style** American Colonial Revival

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

- 1922 – Main dwelling and detached garage constructed
- 1944 – Fire Repair
- 1958 – Enclose back porch (319.8 SF)
- 2008 - Foundation retrofit

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

**B8 Related Features:**  
 • Accessory Structure (noncontributing)

**B9a Architect:** Unknown      **b. Builder:** Charles S. Cramlet

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

**Period of Significance:** 1903-1940      **Property Type** HP2 – Single Family Residential  
 Discuss importance in terms of historical or architectural context as well as integrity.

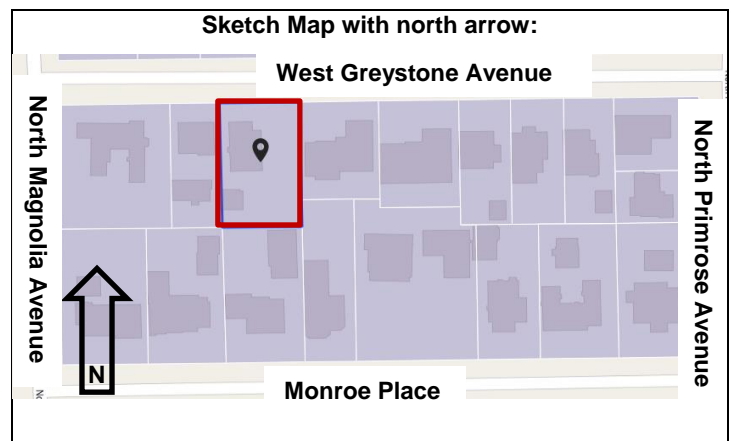
This home is associated with the Residential Development Theme, Single-Family Residential Sub-theme, when suburban development started to spread out from Monrovia’s downtown core to the north and west. The home was built by Charles S. Cramlet who is responsible for the construction of more than 44 homes within the City. Cramlet’s work included residential and commercial construction in a variety of architectural styles, including Craftsman, English Cottage, and American Colonial Revival. He is the builder of record on several landmark properties.

**B11 Additional Resource Attributes:**

- B12 References:**
- *City of Monrovia Context Statement*
  - Sanborn Maps
  - LA County Tax Assessor Website
  - *Landmark Application* by Eleni Mejia, 2020

**B13 Remarks**

**B14 Evaluator/ Date**      City of Monrovia  
    June 2020





Front (North) Elevation



Rear (South) Elevation





East Elevation



West Elevation