



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: HL-153/MA-144

AGENDA ITEM: PH-1

PREPARED BY: Vincent Gillespie
Planning Technician

MEETING DATE: September 23, 2020

TITLE: Historic Landmark HL-153/Mills Act Contract MA-144
512 West Maple Avenue
Monrovia, CA 91016

APPLICANT: Elizabeth (Liz) Wittenberg
512 West Maple Avenue
Monrovia, CA 91016

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

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 31)

BACKGROUND: On January 29, 2020 Elizabeth (Liz) Wittenberg, the property owner of 512 West Maple Avenue submitted an application pursuant to the City's Historic Preservation Ordinance to designate her property a local landmark along with a Mills Act Contract. She retained the services of Tim Gregory (the Building Biographer) who provided research of the home's ownership throughout the years.

ANALYSIS: The subject property is located on the south side of West Maple Avenue between South Mayflower Avenue and Highway Esplanade. It is improved with a 1,364 square foot Colonial Revival inspired bungalow and a detached garage that was built in 1925. This 5,952 square foot lot was split off from the parcel next door in 1928. According to Gregory's research, the original owner (James Joyce) resided at 514 West Maple and may have built the home at 512 West Maple as a guest house.

The house at 512 West Maple Avenue is one of several bungalows built in a Period Revival style within the neighborhood. Because King Street and Maple Avenue do not connect with other streets, there is a sense that the neighborhood is self-contained. The mature trees on the side



Figure 1. Front elevation of the American Colonial Revival home at 512 West Maple Avenue.

streets and the wide, tree-filled median contribute to this neighborhood's unique character. Although some houses have been altered and there are some instances of infill, the neighborhood still conveys its historical association with middle-class suburbanization in Monrovia. Because the home at 512 West Maple Avenue has retained a majority of its original exterior materials and workmanship, it contributes to the neighborhood's historic association and should be preserved.

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 (1925) and exemplifies the tenets of the American Colonial Revival style. Those key elements include: a side-gabled roof with overhanging eaves, a symmetrical composition, horizontal wood siding, double hung divided light wood sash windows, a projecting front porch supported by pilasters or columns, and a prominent brick chimney. With exception to the painting of the brick chimney, the home at 512 West Maple 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. The design of the home has retained its building form and architectural elements throughout the years, and strongly conveys the American Colonial Revival style. There has been some erosion to the setting since its original construction, as the property is located adjacent to newer commercial development along Huntington Drive, and at the east end of Maple Avenue. There is also newer infill development within the neighborhood built outside of the period of significance of the home. The building retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of the 1920's Colonial Revival design and construction. The structure has retained its sense of feeling within the Highway Esplanade neighborhood as it is one of several well maintained bungalows in the neighborhood. The retention of the key Colonial Revival architectural features contribute to the historic feeling of the property.

Ownership History

James E. MacIntyre was the original property owner. He sold his 15,000 square foot lot to John Thomas Joyce in 1920. At that time, the only development on the property was the house at 514 West Maple Avenue where Joyce and his family lived. Joyce was the son of Michael and Bessie Joyce, both of whom were immigrants from Northern Ireland. Joyce previously lived in Western Chicago as a road master (a track maintenance official for a railroad), working for Chicago Northern Railroad. Joyce moved to Monrovia with his wife Phoebe Vey Endaly where they lived at the property with their four sons, Thomas C. (born ca. 1919; John E. (born ca. 1920); and George P. and Richard (both born ca. 1925), along with Joyce's widowed father.

On June 5, 1925 Joyce built the house and garage at 512 West Maple Avenue. It was listed as vacant for three years by local directories. Gregory contends that the home may have been used as a guest house or a secondary residence for the family until was sold in 1928.

While living at the 514 West Maple Avenue property, Joyce worked as a salesman for a dry-goods store in Monrovia. In the later 1930s, he owned his own Hupmobile agency at 124 East Lemon Avenue (an automobile dealer at the time), and dabbled in real estate. He owned

property such as the Arcadia Theater Building in Arcadia and a parcel of land at Highland and White Oak (Foothill Boulevard) on which he and his father had planned to build a Craftsman court of sixteen Swiss Chalet-type bungalows. Joyce continued to live at 514 West Maple Avenue until 1960, the year of his passing. His wife survived him and lived at the property for a number of years but later moved to a different property in Monrovia.

In 1928 Joyce subdivided the subject property selling off the east 50 feet of the lot and the home (512 West Maple Avenue). 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

Early building permit history indicate the original address was 510 West Maple Avenue; however it is unclear exactly when the address number changed to 512. Building permit history shows that the home has undergone few alterations since its construction in 1925; the original home owner, John T. Joyce, was also the contractor and builder. In 1937, a permit was issued for unspecified alterations and a reroof. Thereafter, building permits for the property include the construction of a 440 square foot carport in 1978, an electrical panel upgrade in 1999, a reroof and interior remodel in 2012, and a new fence in 2013.

Criteria and Guidelines

According 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 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 1960, with one-story examples of the style gaining popularity in 1920. The structure has retained most of its character-defining features, including: the one-story massing of an American Colonial bungalow style, a gabled eyebrow dormer, a projecting, partial-width front entrance porch with round Tuscan posts and an arched porch roof, plain door and window surrounds, and tripartite windows with fixed center panes and flanking eight-light casements. With exception to the painting of the brick chimney, the structure has retained a majority of its original exterior materials and workmanship reflecting the craftsmanship of the 1920's Colonial Revival design and construction.

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 automatically 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: 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 and a list of work already completed to the property. The work plan includes cost estimates in parentheses. These items would be added as conditions of the contract, which include:

- Retrofit the foundation of the home (\$24,000),
- Installation of gutters and downspouts (\$3,500),
- Repair damaged barge board (\$300),
- Repair damaged window sill on the window north of the chimney (\$250),
- Replace wooden fence along west property line (\$7,000), and
- New Screens (\$350).

The applicant has already completed the following items:

- Replaced stone hardscape in the rear yard with new landscaping at the cost of \$9,750 in 2015, and
- Repainted the exterior of the home in 2020 at the cost of \$9,500.

DPR Form

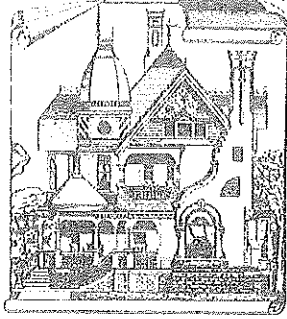
Staff has prepared the property's DPR523A survey form and has assigned a California Resource Historic Status (CRHS) code of 5S1, an individual property that is listed or designated locally. The DPR form is attached for the HPC's review and comment as Attachment "C".

RECOMMENDATION: Staff recommends that the Historic Preservation Commission forward a Nomination Statement to the City Council recommending that the residence at 512 West Maple 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 512 West Maple Avenue as Historic Landmark Number 153, and approve entering into a Mills Act Contract with the conditions of approval, and so recommend to the City Council.

ATTACHMENT "A"



THE BUILDING BIOGRAPHER TIM GREGORY

- ❖ Building Histories
- ❖ Archival Consulting
- ❖ Cultural Resource Studies
- ❖ Historic Resources Surveys
- ❖ Local, State and National Landmarking

512 WEST MAPLE AVENUE

MONROVIA

Former Address: 510 West Maple Avenue (at the time of construction)

Style: Colonial Revival

Year of Completion: 1925

Original Building Permit: #14, issued by the City of Monrovia on June 5, 1925 for a new six-room dwelling and garage. A copy of this permit is no longer available in City files. However, the *Southwest Builder and Contractor*, a weekly journal of the construction trade, published a summary in its June 19, 1925 issue. A copy of this transcription is attached on page 6.

Cost to Build: \$4,500—a typical cost for a house of this size at the time.

First Owner and Builder: John T. Joyce, a salesman. Mr. Joyce originally owned all of Lots 3 and 4, giving him 125 linear feet along Maple Avenue. He purchased the property in 1920 from James E. MacIntyre who had owned it since 1913. Lot 4 (514 West Maple) contained a house that Mr. MacIntyre had lived in since 1913. The house had originally been built in 1911 for Mary H. Vickers, a nurse.

John Thomas Joyce (1892-1960) was born in Ashton, Illinois, the son of Michael Joyce, a roadmaster (a track maintenance official for a railroad), and Bessie Joyce. Both parents had been born in Northern Ireland. By 1917, John was living in West Chicago and had also become a roadmaster, working for the Chicago Northwestern Railroad. In that same year he married the former Phoebe Vey Endaly (1891-1984) of Adams, Indiana. One of seven children, she had been born into a farming family and was working as a clerk in a dry-goods store at the time of her

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marriage. Mr. and Mrs. Joyce would have four sons: Thomas C. (born ca. 1919); John E. (born ca. 1920); and George P. and Richard (both born ca. 1925). At the time they moved into their house at 514 West Maple in 1920, John's widowed father was also living with the family.

By 1930, John Joyce was working as a salesman for a dry-goods store in Monrovia. In the later 1930s, he owned his own Hupmobile agency at 124 East Lemon in Monrovia. Mr. Joyce also dabbled in real estate. In 1925 alone, he bought the Arcadia Theater Building in Arcadia and supervised a twenty-acre residential subdivision in the same city, just north of Huntington Drive. He and his father also acquired a parcel at Highland and White Oak Avenues in Monrovia on which they planned to build a Craftsman court of sixteen Swiss Chalet-type bungalows. According to the *Los Angeles Times* (article attached on page 7), the court was to be "one of the finest in Monrovia."

The year 1925 was also when John Joyce built 512 West Maple. Directories show the house as "vacant" over the three years that Mr. Joyce owned it. He may have used it as a guest house or perhaps as a residence for his father or some of his sons. In 1928, he sold off the east fifty feet of Lot 3, which included 512 West Maple, but continued to live at 514.

John Joyce died at his West Maple home at the age of 67. Only a brief death notice was published for him in the *Los Angeles Times*. His widow, who moved elsewhere in Monrovia, outlived him by a number of years, passing away at age 92. Both are interred at Live Oak Memorial Park.

Architect: Unfortunately, the designer of this house remains unknown. The building permit, which is usually the source of this information, does not identify him or her. The *Southwest Builder and Contractor* reported most of the building projects associated with the major designers and builders of Southern California. However, a scan of the "News-Notes," "Contracts Recorded," and other relevant sections of all issues of the *Southwest Builder* between April 3 and June 26, 1925 did not turn up any information except for the building permit summary. A search of the *Los Angeles Times* Historic Database and of various indexed architectural periodicals was also unsuccessful. There may be several reasons for this: the designer was not very skilled at self-promotion and did not see the advantage of announcing his projects to the public; the owner was represented by another person so that his name did not appear in any announcements; or the owner preferred to remain anonymous, in which case a number of "blind entries" that identify an architect but not the client or the specific location could apply to this property.

In some cases, the builder or owner would purchase or "borrow" the plans and specifications from a publication. A number of bungalows appear to have been influenced by designs published in house pattern-books and in popular magazines including *Good Housekeeping*, *The Ladies' Home Journal*, and *House and Garden*. Once the plans were purchased, the builder might then embellish them according to his own or his clients' tastes. Some owners would even ask their builder to replicate a house they had seen somewhere else, perhaps while traveling abroad or in another state.

Another source of plans were ready-cut companies, which sold prefabricated houses (sometimes known as "kit houses") and furnished all the specifications and often all the materials needed for construction. These firms greatly influenced the popularity of the bungalow in Southern California. Probably the most famous of these mail-order sources was Sears, Roebuck and Company.

Some builders were known to consult with established architects who, for a set fee, might quickly sketch out a few ideas for the builder to enlarge upon, without taking credit for the actual design. In other instances, the builder might engage the services of a non-professional designer or perhaps an un-licensed architect who, for one reason or another, wished to remain anonymous. (By the mid-1920s, state licensing laws prevented un-certificated designers from putting their names on building permits.) Some very successful builders employed architects on their staffs, but unfortunately their names were rarely included on the plans or building permits. Often these were designers just starting their careers, many of whom would later set up their own private practices.

However, it must be emphasized that many experienced builders such as John Joyce and his father did not engage architects but did their own design work. A builder who had worked with a number of well-known architects might "borrow" stylistic elements that he fancied or felt were marketable and incorporate them into his own buildings.

Other Building Permits: A permit was issued in February 1937 for \$325 in unspecified alterations.

The house was re-roofed in September 1937.

In April 1978 construction of a 20-by-22-foot carport was permitted at a cost of \$1,000. It was to have a concrete-block wall and a flat gravel roof.

An upgrade to the electrical system occurred in December 1999.

In December 2012, Reo Properties LLC was permitted to re-roof and remodel the house, including new plumbing and electrical fixtures. The cost was estimated at \$25,000.

An existing fence was to be replaced in February 2013 for \$500.

(Note: Permits for very minor alterations, such as water heater replacement, are not included. Also not included are permits missing from the file or whose microfilmed or digital copies are indecipherable and not otherwise recorded or described in Assessor's records.)

Assessor's Records: The Los Angeles County Assessor first visited the property on October 2, 1925 and recorded a newly-completed single one-story "bungalow" and garage. The house had a concrete foundation, walls of wood siding over a wood frame, a gabled composition roof, and plain wood trim. There were six "good"-quality plumbing fixtures. Lighting fixtures were also rated "good." Plaster and wallpaper were the primary interior finishes. There was a fireplace.

The house had a total of four hardwood floors. Overall construction quality of the house was rated "good."

The Assessor estimated the square footage at 1,406. The house had two living rooms (one was probably a dining room), two bedrooms, one bathroom, and a kitchen. There was a 7-by-12-foot central entry porch. The detached garage, measuring approximately 17 by 18 feet, had a concrete foundation, walls of wood siding, and a gabled composition roof.

The Los Angeles County Assessor currently estimates the square footage of the house at 1,364 with two bedrooms and one bathroom.

Copies of the Assessor's building records are attached on pages 8 through 11.

Other Owners and Residents: In 1928, Mr. Joyce sold off the east fifty feet of Lot 3 (the current property) to Clara Hauseur (1871-1963), the widow of Peter Hauseur who had worked for a window-shade manufacturer and later became a painter in New Jersey. Mrs. Hauseur had emigrated from Germany as an infant. She lived with her daughter Margaret C. Nelson, a secretary for a soap manufacturer, and Margaret's husband William N. Nelson, the assistant manager of California Bank. By 1940, her daughter and son-in-law having moved elsewhere, Clara was sharing her home with her mother Katherine Hartmire, also a widow and native of Germany.

After 35 years of Hauseur family ownership, Olive H. Gordon, a widow, and her son William H. Gordon purchased the property in June 1963. Mr. Gordon was a mechanic at the local Ford agency. In February 1971, Jack A. Gordon, another son, who owned a Mobil service station, replaced Olive Gordon as co-owner.

Howard L. Ringer (1939-1995), an auto mechanic, and his new wife Barbara J. (Nickoley) Ringer became the owners in August 1978. Mr. Ringer was also known as a basketball player.

In February 1992, Vincent J. and Jeanette Lynn Dana were recorded as the owners.

The following December, title was transferred to Garbis and Maral Ghazarian. Mr. Ghazarian was the principal of Huntington Tires of Monrovia.

Jose A. Leyva gained possession in September 1999.

In October 2012, Reo Properties LLC became the owner.

Elizabeth M. Wittenberg has been the owner since April 2013.

Sources:

Los Angeles County Assessor (South El Monte district office and Los Angeles archives)
Los Angeles Public Library
City of Monrovia, Building Department

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*, 6th ed.
Santa Monica, Angel City Press, 2018.

McAdam, Pat. *Arcadia: Where Ranch and City Meet*.
Friends of the Arcadia Public Library, 1981.

McAlester, Virginia Savage. *A Field Guide to American Houses*. 2nd ed.
New York, Knopf, 2013.

City Directories: 1920-

Los Angeles Times: January 4, 1925

Southwest Builder and Contractor: June 19, 1925

Internet Resources, including California Index, California Death Index,
Gale Biography Master Index, Ancestry.com, and Historic *Los Angeles Times*
Database.

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by Tim Gregory

[dwlg and Garage, 6 rms; 510 W Maple; M \$10,000
 Joyce, own & bldr, Monrovia
 Garage 5 rms; 717 O J - \$4000

Southwest Builder and Contractor
 June 19, 1925; p. 63

Son and Father Buy Ground for Bungalow Court

[LOCAL CORRESPONDENCE]

MONROVIA, Jan. 3.—A bungalow court of sixteen bungalows which will represent an expenditure of over \$80,000 is to be built on a site at Highland and White Oak avenues by John T. Joyce, business man of this city, and his father, M. Joyce of Chicago, who have just acquired the property.

The site for the bungalow court, which will be one of the finest in Monrovia, is 281 feet by 160 feet deep and was purchased from Barney Lustig, Seattle capitalist, who holds extensive property interests here. The price was approximately \$17,000.

John Joyce said the bungalows will be of the Swiss chalet type and cost about \$3000 each and the court will face on Highland avenue, while the White Oak frontage will be artistically landscaped and held until some future date when it will become more valuable as business property. Work on the building will be started soon after the first of the year.

Los Angeles Times
January 4, 1925; p. E4

SEP 42
 JOHN C. S. W. H.
BUILDING DESCRIPTION BLANK
 Index Book Page 8506
 Street No. 578 W. Maple
 Tract 11861
 Lot No. 3 Block No. 10
 Examined by D Date 10/1/1925

CLASS Single ✓ Double Maverick California ✓ Bungalow Residence Cottage Dwelling Flat Apartment Factory Church School Store Garage Barn Shed Poultry House	EXTERIOR 1 Story ✓ 1 1/2 " 2 " 3 " Plaster Metal Lath " Wood " " Chicken Wire Shingles, Rustic Siding, wood Brick Corrugated Iron Adobe Plaster on Adobe " on Tile ROOF Flat Hip Gables ✓ Dormers Cut-up Shingle Gravel Tile Tile-Trim Corrugated Iron Composition ✓ Slate	HEATING Fireplace ✓ False Mantel Gas Furnace Wood " Coal " Steam " Gas Radiators Stove PLUMBING Number of Fixtures 6 Cheap Medium Good ✓ Special Bath { Tile Floor Tile Walls LIGHTING Gas Electricity ✓ Cheap Medium Good ✓ Special	TRIM Cobblestone Brick Stone Plaster ✓ Plaster Wood ✓ Ornamental INSIDE FINISH Plaster ✓ Plaster-Board Jazz Tiffany ✓ Paper Unfinished Woodwork, Plain " Ornamental BUILT-IN FEATURES Refrigerator Buffet Patent Beds Bookcases BUILT 1925 CONSTRUCTION Cheap Medium Good ✓ Special
	FOUNDATION Stone Concrete ✓ Brick Wood BASEMENT feet x feet x feet deep cu. ft.		

	Basil	1	2	3	Alto
Living Room		2			
Bed Rooms		2			
Bath Room		1			
Kitchen		1			
Breakfast Room or Nook					
Hardwood Floors		14			
Hardwood Finish					
No. of Permit	14				Date 6/5/25
Estimated Cost of Bldg.	\$4500				Material
No. of Permit					Date 1/25
Estimated Cost of Bldg.	1270	1280			
Owner's Name	M. Joyce				
Cost Factor Checked					
Computations	1400				
Entered on Map Book	11861				
Compared	1400				

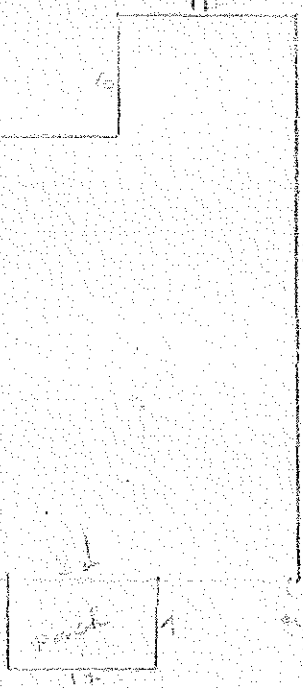
BUILDING VALUES	
No. of Cubic Ft.	
No. of Square Ft.	1406
At \$	250
Building Cost	3085.73
Basement Cost	
Heating Cost	122
Garage Cost	230
Outbuildings Cost	21.5
Total Cost	3745
Physical Depreciation	360
Utility Depreciation	
Depreciated Value	3385
Assessed Value	1270

Contract # 200 dated 8/1/57
 Amount \$357.00
 7/13/57

Garage
 Subla
 Comp
 siding
 concrete

Res
 $10 \times 14 = 140$
 $36 \times 34 = 1224$
 $7 \times 12 = 84$

1364
 140
 84
 1606
 1206
 703
 3571



STRUCTURE	FOUND.	FLOOR	EXTERIOR	ROOF	INTERIOR
MISCELLANEOUS STRUCTURES					
MAIN AREAS			OTHER AREAS		
COMPUTATIONS					

Handwritten in top left: 2002 10/10/03

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 2. Add to
 3. Add to
 4. Add to

Handwritten on right side: 10/10/03

REMARKS:

CONTRACT NAME	PERMIT NO	DATE	AMOUNT	IMPROVEMENT

CLASS & SHAPE NO. STX		DESCRIPTION OF BUILDING ARCHITECTURE		YR. BLT	SINGLE RESIDENTIAL BUILDING RECORD		MAP BOOK	PAGE	PARCEL	SUB PART
L.A. CO. ASSESSOR				ADDRESS		FINISH		KITCHEN DETAIL		

FOUNDATION	EXTERIOR	ROOF STYLE	LIGHTING	AIR COND.	ROOMS	NO. FLOORS	FLOOR FINISH	INTERIOR WALLS	CEILING	FINISH	CEILING	DETAIL
Concrete	Brick	Gable	None	None	Living Room	1	None	None	None	None	None	None
None	None	None	None	None	Kitchen	1	None	None	None	None	None	None
None	None	None	None	None	Bath	1	None	None	None	None	None	None
None	None	None	None	None	Bedroom	1	None	None	None	None	None	None
None	None	None	None	None	Hall	1	None	None	None	None	None	None
None	None	None	None	None	Stair	1	None	None	None	None	None	None
None	None	None	None	None	Garage	1	None	None	None	None	None	None
None	None	None	None	None	Front Porch	1	None	None	None	None	None	None
None	None	None	None	None	Back Porch	1	None	None	None	None	None	None
None	None	None	None	None	Patio	1	None	None	None	None	None	None
None	None	None	None	None	Driveway	1	None	None	None	None	None	None
None	None	None	None	None	Fence	1	None	None	None	None	None	None
None	None	None	None	None	Other	1	None	None	None	None	None	None

YEAR	USE TYPE	CLASS	SHAPE	UNITS	EFF DEPR	YR.	TABLE	SO. FEET	UNIT COST	R.C.N.	MAIN IMP	R.C.N.	%	R.C.N.	RECLND.	SP	APPRaiser	DATE	COST REVD	INT VIEW	NO INT CC.	
1950	Residential	1-1	1-1	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
1960	Residential	1-1	1-1	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
1970	Residential	1-1	1-1	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
1980	Residential	1-1	1-1	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
1990	Residential	1-1	1-1	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

Unit	Area	Unit Cost	Area	Cost	Area	Cost	Area	Cost	Area	Cost	Area	Cost	Area	Cost	Area	Cost	Area	Cost	Area	Cost	Area	Cost
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
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100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

138 HIGHLAND PLACE

Built in 1906, the first city directory of 1908 lists W.L. Auginbaugh as owner-resident of this house. The foundation is stone with an elevated main floor. Exterior siding is red-wood. The veranda extends across the front with a balcony above, supported by two posts mounted on stone pillars. The simplicity of design reflects an early wood-frame bungalow with some Victorian detail.



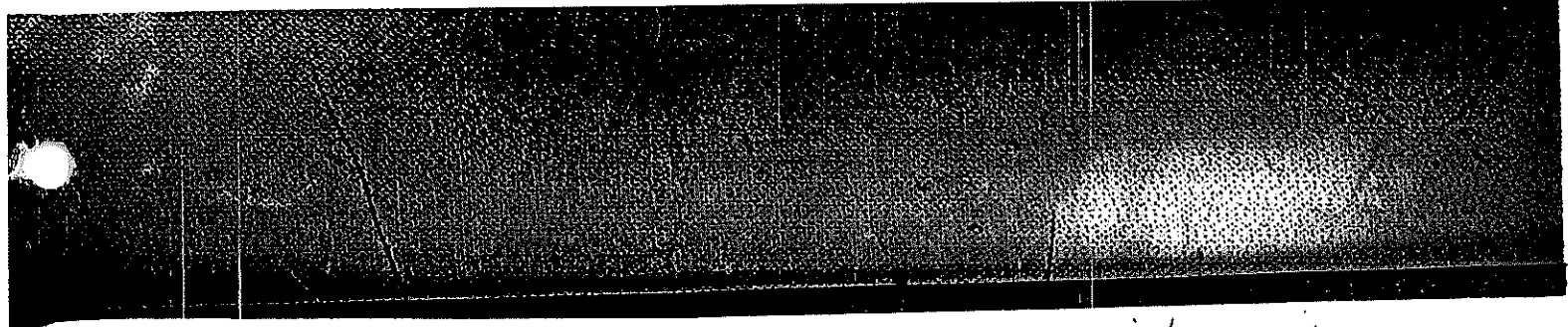
61

211 HIGHLAND PLACE

This well-maintained Colonial Revival style house is sided in wide clapboards and a front porch is supported by columns. The porch roof is arch-shaped with detail. Two covered verandas flank the south and north sides of the house.

The home was built by dentist Loring L. Day in 1924 from designs made by Mrs. Day. The current owners are just the third family to live in the home in the first 70 plus years of its history. In an interesting social note, the three ladies of the house have all been, or currently are, members of Chapter M, PEO sisterhood, as were many of Monrovia's earliest prominent women residents.





MONROVIA'S HERITAGE
 AN
 ARCHITECTURAL PERSPECTIVE
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 MONROVIA OLD HOUSE PRESERVATION
 GROUP, PUBLISHER



WEST MAPLE AVENUE & KING STREET

71

This mixed-style neighborhood is experiencing a rebirth in renovation of its single family homes. Most of the houses on these streets are bungalows of the Craftsman and Colonial Revival style. Note especially the details and workmanship of the houses located at 514, 621, and 644 West Maple, and 517, 522 and 640 King Street.



MONROVIA DAILY NEWS

MONROVIA, CALIFORNIA, FRIDAY, AUG. 18, 1911.

DILY SCARED BY COASTING BOYS
and Smashes the Buggy Against Rocks

horse went wrong yesterday. The wife of M. Extell, united by another lady, was at the corner of Banana and when two little boys with their cars came up behind her, she dashed into a ditch and dashed into a ditch littered with large stones. The buggy was overturned and she was thrown out. Mrs. Extell was hurt on the head and suffered ankle dislocation but was not seriously injured. The buggy wheels were pretty smashed, but it was not a serious injury and the two ladies considered themselves very fortunate to get through the ordeal so well.

Game Tomorrow
The team of the Los Angeles is to be matched with a Athletic club team this afternoon and a very interesting game is promised.

A misunderstanding got out from Los Angeles yesterday, which was a serious one to home players and fans. Greater interest and should therefore attend it is hoped that all the fans, young and old, will be a root for our boys.

Mr. and Mrs. Barnedollar, his wife who have been spending in Monrovia, have gone back to Los Angeles.

THERE IS NO HALT IN MONROVIA'S GROWTH

ANOTHER BIG CONTRACT TO BE MADE TODAY

Ten Thousand Dollars Worth of Interior Street Work to be Put in at Once in Highway Square

The MacIntyre Building company is proving its confidence in the future of Monrovia. It has already proved it by large and permanent investments in its tract on Palling Leaf avenue, and Mr. MacIntyre is today closing a contract with the B. R. Davisson Contracting company for an amount of interior street work in Highway Square, which will approximate in cost \$10,000. The work will commence within a week after the signing of the contract, which is all ready for closing today.

The MacIntyre company has already to put in about \$4000 worth of street work in the tract, which will be greatly extended and improved by the Davisson contract, which comprises 5500 lineal feet of cement curb, 25,000 square feet of sidewalk, 2500 lineal feet of petrolithic street pavement, 1000 feet of concrete conduit and the grading and leveling of the tract.

This contract is full of potentialities. It means that the MacIntyre Building company has full confidence that about 150 homes will be built on the tract and that the locality will soon be teeming with population. This street work is in the nature of foundations for homes. The homes will be built. All that have been built have been promptly sold and the tract is growing in popularity every day. Accretions of the choice population that reside in Cozycraft bungalows bestow upon the locality a charm and attraction irresistible to Los Angeles who desire the best there is in the way of a suburban home.

Taken in connection with the many other improvements now in progress of construction this private street contract helps mightily to swell the chorus of expansion which is the distinguishing feature of Monrovia this summer.

Eleanor Best Weds

Mrs. M. H. Best announces the marriage of her daughter, Eleanor Louise, to M. Harold Roberts of Ocean Park at Santa Ana, Monday afternoon, August 14.

Mr. Roberts is the only son of L. Roberts, a large concrete building contractor of Los Angeles, San Diego and

Opera House

The manager of the opera house will introduce tonight to his patrons the greatest of up-to-date films, the coronation of King George of England. By way of compliment to the manager this is the very latest of films and speaks well for his enterprise. Also Gambol and Le Chartier

CAME FOR A DAY AND WILL REMAIN FOR GOOD

North Dakota Visitor Decides Monrovia is a Good Place to Live

Another important sale made by Blythe & Beaman is of lot 35 in the Fairmount tract to S. F. McDonald 27 Poppy avenue to W. J. Fowler North Dakota, for a consideration of \$3000. The property is improved with an attractive modern 5 room house. Mr. Fowler and his wife are charmed with Monrovia and will take immediate possession.

Mr. Fowler is a middle aged man of leisure of substantial means and his wife while touring California came to Monrovia to spend a day and fell in love with our little city and there decided to locate here. The sale is the result of this case of love at first sight.

Messrs. Blythe & Beaman are credited with the sale made by John Pinney of his Myrtle avenue block to George Williamson of Boone, Iowa. The sale was a straight transaction involving no real estate exchange. The consideration was \$10,000, a cash deposit being placed in escrow, the balance of the purchase is to be paid in cash January 1 or the deposit to be forfeited. Mr. Williamson returned to Iowa.

Corporations Must Pay

That corporations are not exempt from the obligations imposed by the city on its private citizens was demonstrated recently in connection with the construction by the Santa Fe of a cesspool without a permit or license. City officials got after the railroad however, and the license and penalties have been paid without protest.

Department of
every evening.

Lose
insurance policies or
lose? If so, we
and BURGLAR
to call and in-
r.
to 3 p. m.

Bank

EST
\$783,000.00

RI, Vice-President.
Vice-President.
shier.

t Time

that old watch and
y a new one?
few years spend the price
and have no satisfaction
e can sell you an excellent
in a good gold filled case
15.00 to \$25.00.
special watch for \$25
a life-time. Call and see
our prices are right and we
a take care of a watch

JEWELER . .

Highway Square

Prices of Lots are Higher

- but it's close to car-line
- improvements being installed
- are absolutely complete
- plan of development is uniform
- restrictions are very exacting
- view is unequalled
- rapid building up
- not sold to speculators

Highway Square will be made not simply a good tract, not simply a better tract, but a unique and beautiful show place—something totally new.

No other suburb of Los Angeles will have so fine a section devoted exclusively to the best type of bungalows.

Eventually Highway Square—our model tract—will be a feature which will bring tourists to Monrovia and add greatly to the points of interest in this city.

55-foot lots \$1000; corner lots up to \$2000 (89 ft.)

Mac Intyre Building Company

318-319 Pacific-Electric Bldg,
Los Angeles, Cal.

Nellie Fillmore

pound I lose I have to pay the man
ger a dollar. For every pound I gain
he pays me a dollar. I have to eat
quantities of candy and all sorts of
starchy things to keep my flesh up.

"How did I begin stage work
Thirty years ago I started in at the
Sisters' school in Chicago playing
little dramas we put on for exhibi-
tions. I have a little niece now who
is going the very same way. I was
on the vaudeville stage for fifteen
years, but had to give it up on ac-
count of my flesh. No, I never get
tired of the life; it is very fascina-
ting.

"I like the western people better
than the easterners and they seem to
like me and my work. They show
their appreciation more and are very
charitable in their judgments. I am
a Chicagoan and consider myself a
western woman.

The "Klondike" Doc, in which I am
playing now, had its birth here, for
it was first acted in Los Angeles. Edga
Rosen, the author, always has his
plays acted out in Los Angeles be-
fore he goes to Broadway. Work in a
steep company is the only good training—
I have learned nothing that I get over
in school.

Some players find
very hard to study and everybody has
a knack of his own. My way is to
listen to the rehearsals and get the
spirit of the character. In three or
four rehearsals I get my part down
roughly first by listening to the oth-
ers.

"In the old days we didn't have
trains. We had to use our own lan-
guage. A rehearsal was called for 1
o'clock in the morning and we put
on that night. We were simply give
the story and had to provide the lan-
guage. That was in 1878 to 1880.

"The life of a professional is much
easier now than it used to be. An ac-
tress now is a tourist travelling about
the country. In those old days we had
to go by stage coaches many times
and it was very hard. I have dressed
in rooms that were simply sheds with
cracks two inches wide through which
the snow came in, and with no heat
except a lamp. Yet I never caught
cold, and was never sick. Now we
have lovely dressing rooms with
bath, electric lights, gas fixtures for

(Continued on Page 3.)

Miss Helen G. Magill of Pasadena presided a meeting of the Women's Society of St. Luke's church here Friday afternoon at the home of E. H. Grasett.

Miss Magill made a strong and exceedingly interesting talk on the scope and aims of the auxiliary, clearing up points which had been unintelligible to this auxiliary, which is a new one. She urged attention to the strengthening the gates and home mission work in the diocese.

Her talk was followed by a very free and profitable discussion of the excellent points raised by Miss Magill, and refreshments were served.

St. Luke's Grounds
A portion of the funds needed to carry out plans for beautifying the grounds of St. Luke's church, as outlined at last week's meeting, have already been secured and a rustic fence soon will mark the north boundary of the tract. The plan also includes a concrete walk on the north side of the tract leading to the north door of the parish house, and beds of scarlet geraniums.

The Mission Theater
The Mission Theater announced yesterday, the Mission Theater has just been transferred by Dixon & Dixon to Messrs. George W. Chase and A. C. Gage.

These young men have both been connected with the Kalem Picture Company of Glendale as members of the company of actors who enact plays for the Kalem company, manufacturers of pictures. Mr. Chase is still in the employ of the company.

They expect not only to maintain the standard set by Dixon & Dixon, but to raise it and give even better entertainment than heretofore. They have surprises in store for their patrons which will be announced later. Meanwhile they invite the public to come and see the very latest and best photo plays.

A Welcome Girl
Mr. and Mrs. Sumner Putnam, who live on an alfalfa ranch south of Los Angeles, are the happy parents of a new girl born at the Olive avenue residence Saturday evening. Mr. Putnam is a nephew of Mrs. Andrew Rydman, who rejoices with him at the advent of another relative.

Mr. J. Campbell, formerly of Monrovia now of Long Beach, is a visitor in the city today. L. M. Banks and his wife, who have been tenants of Mr. Campbell's house, expect to move to a new home on Greystone the latter part of the week. Mr. Campbell's wife hoped when his house was vacated she would return to the Gem but she has decided otherwise.

VERY UNIQUE
Cozycraft Bungalow
Price, \$4,000.

At last we've been able to complete a bungalow before selling it.

We wanted to exhibit that "Dutch style" Cozycraft—also that "Poster style" Cozycraft—also that quaint "English type" Cozycraft, but they were purchased during construction.

We're glad to have the chance to invite your inspection of this unique and interesting new home before it is sold.

FEATURES INCLUDE (briefly)

—den in white enamel—bookcases with leaded glass doors—octagonal dining room paneled to height of doors—buffet with French plate mirrors—living room with beamed ceiling and embossed panels—two bedrooms with wardrobe closets—interior hallway with linen closet—good sized bath with first quality fixtures—small entrance hall—kitchen in Cozycraft style.

Other features—Day and Night Solar heater—oak floors in chief rooms—linoleum in bath and kitchen—Cozycraft electric fixtures—hand fashioned hardware on bookcases and buffet—best shades, screens and all materials and carpenter work as good as is found in homes costing twice the price. Large cement porch with "Monastery" brick columns.

Complete with lawn, fence, walks. Located on corner lot in "Highway Square," our model tract, having frontage of 70 feet by 120 feet on improved streets with gas and all conveniences. Street improvements on this lot cost \$310 and lot itself is worth \$1500.

We believe this will compare fully with bungalows selling at \$6000 to \$7000 on less valuable 50-foot lots.

OTHER COZYCRAFT BUNGALOWS UNDER CONSTRUCTION IN HIGHWAY SQUARE

One—two—three—four—five other beautiful homes under way in Highway Square. Each totally different and very artistic. Others will follow at intervals of a week or two.

The Davisson Contracting Company have a big and busy force working on street extensions. Daily our model tract becomes more inviting. We are steadfastly accomplishing our object—namely, to create a model tract for our Cozycraft Bungalows which shall be a great credit to Monrovia.

**"COZYCRAFT JUNIORS," \$2200
\$100 DOWN—\$20 PER MONTH**

(Not in Highway Square, but pleasant locations.) We decide to call our new type of bungalows "Cozycraft Juniors." These will be extremely cozy, artistic and well built, but not quite so large or expensively featured as our regular "Cozycrafts." These are not located in Highway Square, but will be built in various pleasant parts of Monrovia. Whenever desirable lots are offered to us at a price low enough to permit lot and bungalow to be sold at \$2200, our company is buying them and will build thereon "Cozycraft Juniors."

We have three "Cozycraft Juniors" under construction at present on lots 50x150. Prices \$2200, \$2300, \$2400. If purchased during construction slight alteration can be made, if desired, to suit your particular wishes. Terms, \$100 down, balance \$20 monthly.

OR WE WILL BUILD TO ORDER

on any of our lots in any part of Monrovia. We own a variety of locations on the foothills or near the cars or betwixt. If we have no lot of our own to suit you we will secure one for you. If you own a clear lot, we will finance a home and build it for you with no cash payment. Pay for your home monthly like rent. If you want a good bungalow—good in design and built right—let us have a talk with you.

We operate our own draughting department and buy all materials at wholesale.

MAC INTYRE BUILDING COMPANY

318-319 Pacific Electric Building,

LOS ANGELES, CAL.

B9901511

JCB ADDRESS 512 W. MARIE AVE.

RESIDENTIAL COMMERCIAL INDUSTRIAL

DATE 12/1/99 APPLICATION FOR
ELECTRIC PERMIT
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 CITY OF MONROVIA

PERMIT NO. 12942-004

TOTAL FEES \$ 66.75

Checked by MR.

Owner Name MR. & MRS. JOSE LEXVA
 Address 512 W. MARIE AVE.
 City MONROVIA Tel. No. (203) 359-1380

Contractor Name MODAY ELECT. SERV. INC.
 Address 1345 CARLTON DR.
 City GLENDALE Tel. No. (212) 500-7207
 State Lic. CR10 412155 City Lic.

No.	DESCRIPTION OF WORK	ITEM	FILING FEE	SEE
	New Residential	sq. ft.	R-1 0.045 R-3 0.050	22 00
	Receptacles, Outlets, Switches		First 20 @ 1.00 Additional @ .65	
	Light Fixtures, Sockets		First 20 @ 1.00 Additional @ .65	
	Residential Appliances Ranges, Cook Tops, Air-Cond., Garb. Disp.		4.25 ea.	
	Non-Residential Appliances		4.25 ea.	
	Motor(s)		H.P.	
	Generator(s)		K.W.	
	Transformer(s)		KVA	
	Signs, Outline Lighting, Marquees		22.00 ea.	
	Signs-Additional Branch Circuits or Separate Feeders, etc.		4.25 ea.	
	Service Equipment: Under 200 A.		Amps _____ Volts _____	
	Over 200 A., See Schedule		27.25 ea.	27 25
	Temporary Services R.E.S. 22.00	Com. or Underground	38.25	
	Burways _____ Length _____		0.50 per 100 ft.	
	Priv. Swim. Pools		44.25 ea.	
	Miscellaneous			
	Other Fees - Waste Impact 10.00, Computer Cost Recovery 3.00, Microfilming 4.50			49 25
				17 50
				66 75

LICENSED CONTRACTORS' DECLARATION
 I hereby affirm under penalty of perjury 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.
 Contractor MODAY ELECT. SERV. INC. Lic. No. 413155 Date 12-1-99

OWNER - BUILDER DECLARATION
 I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 [commencing with Section 7000] of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

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 (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

I am exempt under Sec. _____, B. & P. C. for this reason: _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION
 I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____ Policy Number _____

(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 of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
 Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, 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 and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.
 Signature of Applicant or Agent _____ Date 12-1-99

Signature of Applicant or Agent _____ Date _____

Approvals

Inspector

Date

- Electrical (Power Pole)
- (Grd. Mtc.)
- (Conduit)
- (Rough)
- (Finish)
- (Service)
- (Signs)
- (Other)
- (Other)
- (Other)
- (Other)

12/2/99

10/27/99

REMARKS

Service upgrade
12/2/99

Meter Service Ordered

List Motors, Generators, Transformers

REMARKS

BUSINESS LICENSE
 ONE TIME LICENSE
 QUARTERLY LICENSE
 YEARLY LICENSE
EXP. DATE _____

PMT2012-01457

COO-12-01070
11/3/12

512 W. Maple



City of Monrovia
415 S. Ivy Ave
Monrovia, CA 91016-2888
T (626)932-5581 F (626)932-5569

Community Development Department

Application for Building Permit

PLEASE FILL OUT COMPLETELY IN INK.

Office Use Only
R S F

Job Address: 512 W. MAPLE AVE Date: 12/7/12

Unit/Floor: _____ APN#: _____

Existing Uses: Residential: Single Family Multi-Family Commercial Industrial Parking PUD Other/Unknown

Proposed Use: _____

Change of Use: Yes No

Description of Work: _____ Valuation: \$ 15,000.-

Applicant Information:

Agent for Owner Agent for Contractor Architect Developer Engineer

Owner Contractor

Contact Person/Agent: SEAN KAYS Telephone: (626) 347-4466 Fax: (909) 305-0303

Address: 417-B-W. FOOTHILL BLVD #331 City: CALIFORNIA State: CA Zip: 91741

Tenant Name: NUNHE Email: SEAN@REDMONDPLLC.COM

Property Owner: RED PROPERTIES LLC Telephone: (909) 305-0300 Fax: (909) 305-0303

Address: 417-B-W. FOOTHILL BLVD #331 City: CALIFORNIA State: CA Zip: 91741

Email: SEAN@REDMONDPLLC.COM

Contractor: RED PROPERTIES LLC / FOUNDAION DATA Telephone: (909) 305-0300 Fax: (909) 305-0303

Address: 417-B-W. FOOTHILL BLVD #331 City: CALIFORNIA State: CA Zip: 91741

State License Number: 882890 Exp: 8/31/2013 Email: SEAN@REDMONDPLLC.COM

A mechanical / plumbing / electrical (MPE) may be required. Three (3) sets of MPE plans must be submitted.

Project Details	
Building	Accessory
<input type="checkbox"/> New	<input type="checkbox"/> Patio
<input type="checkbox"/> Addition	<input type="checkbox"/> Storage Over 120 Sq. Ft.
<input type="checkbox"/> Remodel	<input type="checkbox"/> Patio Deck
<input type="checkbox"/> Conversion	<input type="checkbox"/> Demolition
<input type="checkbox"/> Foundation Only	<input type="checkbox"/> Sign
<input type="checkbox"/> After the Fact Permit/Other	<input type="checkbox"/> Type (Wall / Pole)
<input type="checkbox"/> Grading (Building)	<input type="checkbox"/> Transformers (Quantity)
<input type="checkbox"/> Hillside / Non-Hillside	<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Solar	<input type="checkbox"/> Pool Trap
<input type="checkbox"/> Roof/Reroof	<input type="checkbox"/> Pool
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Motor < 1 HP (Quantity)
<input type="checkbox"/> Chimney	<input type="checkbox"/> Motor < 5 HP (Quantity)
<input type="checkbox"/> Pool	<input type="checkbox"/> Pool Heater
<input type="checkbox"/> Electric Fixtures	<input type="checkbox"/> Pool Trap

Single-family Residential Property Lines & Setback Certification:
I hereby assume all responsibility for ensuring the location of the property lines and / or setbacks as indicated on the approved submittals are correct; and that I will take necessary corrective actions if different from the approved submittals.

I certify that I have filled out this application completely and state that the above information is correct.

Signature of Applicant
Or Agent:

Date: 12/7/12

Building Approval	Date:	Planning Approval	Date:	Fire Approval	Date:	Over the Counter Approvals

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provision of Chapter 9 (commencing with §7000) of Division 3 of the Business and professions code, and my license is in full force and effect.

License Number: _____ Type (B, C-10, etc) B, C-10

Contractor's Signature:  Date: 12-7-12

OWNER/BUILDER'S DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (§7031.5 Business and Professions Codes). Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provision of the Contractor's License Law, Chapter 9 (commencing with §7000) of Division 3 of the Business and Professions Code or that he is exempt there from, and the basis for the alleged exemption. Any violation of §7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (§500.00).

_____ I as owner of the property, am exclusively contracting with licensed contractors to construct the project (§7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improve thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law). I will provide evidence of such contract or otherwise identify said contractor(s) prior to issuance of the requested permit.

_____ I am exempt under \$ _____ of Business and Professions Code for this reason: _____

Signature: _____ Date: _____

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. (§3800, Labor Code)

Policy Num.: _____ Company: _____

Expiration: _____ Copy is filed with the Fire Dept Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100.00) valuation 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 Worker's Compensation Laws of California.

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 provision or this permit shall be deemed revoked.

Signature: _____ Date: _____

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

Signature: _____ Date: _____

Permit Issued By: _____ Date: _____

PMT2012-01457

COO-12-01070
1264 #

512 W. Maple



City of Monrovia
416 S. Ivy Ave
Monrovia, CA 91016-5269
T: 626/932-5581 F: 626/932-5583

Community Development Department
Application for Permit
Mechanical / Electrical / Plumbing

PLEASE FILL OUT COMPLETELY IN INK.

Job Address: 512 W MAPLE AVE Date: 12/7/12
Unit/Floor: Proposed Use: Residential
Existing Uses: Residential
Description of Work: Remodel

Plumbing and Mechanical only, is any equipment on exterior of structure? NO
Contact Person/Agent: SEAN LEANORA Telephone: (909) 347-4416 Fax: (909) 305-0300
Address: 417-B W. FOOTHILL BLVD. City: COLLETONA State: CA Zip: 91741
Tenant Name: N/A Email: SEAN@REPROPPLE.COM
Property Owner: PRO PROPERTIES / FURNACE DEVELOPMENT Telephone: (909) 305-0300 Fax: 909 305-0300
Address: 417-B W. FOOTHILL BLVD City: COLLETONA State: CA Zip: 91741
Email: SEAN@REPROPPLE.COM Telephone: (909) 305-0300 Fax: 909 305-0300
Contractor: PRO PROPERTIES / FURNACE DEVELOPMENT Telephone: (909) 305-0300 Fax: 909 305-0300
Address: 417-B W. FOOTHILL BLVD City: COLLETONA State: CA Zip: 91741
State License Number: 882890 Email: SEAN@REPROPPLE.COM

Quantity Detail	Service	Quantity Detail	Appliances
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial	Electrical Service to 200A	Motor, Transformer, Generator (Cont)	Residential Air Conditioner
<input type="checkbox"/> New <input type="checkbox"/> Existing <input type="checkbox"/> TPP	Electrical Service 200-1000A	11-50 HP, KW, KVA	Residential Cooling Unit
	Electrical Service > 1000A	51-100 HP, KW, KVA	Electric Dryer
	Residential Sub Panel to 200A	Above 100 HP, KW, KVA	Electric Water Heater
	Residential Sub Panel 200-1000A	22 Light Fixtures	Signs
	Residential Sub Panel > 1000A	100 Light Fixtures	Sign-Incandescent
	Motor, Transformer, Generator	100 Outlets	Sign-Neon
	0-1 HP, KW, KVA	10 Receptacles	
	1-10 HP, KW, KVA	10 Switches	
Electrical Permit Details			
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial		<input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground	<input type="checkbox"/> Phase I <input type="checkbox"/> Phase II
Plumbing Permit Details			
Bar Sink	Grease Interceptor	Spa	Swimming Pool
Bathub	Ice Maker	Kitchen Sink	Toilet
Building Sewer / Cap	1 Kitchen Sink	Laundry Tray	1 Tub/Shower
Cesspool	2 Lavatory	Lawn Valves	Urinal
Dishwasher	Pressure Regulator	Rainwater Drain	Vacuum Breaker
Drain Trap Primer	Sewer Ejector	Shower	Washing Machine
Floor / Stop Sink			Waste/Vent
Floor Drain			Water Heater
Garbage Disposal			Water Piping
Gas Outlets			
Air Handler < 10,000 CFM	Boiler/Compressor 30-50 HP	Mechanical Permit Details	Furnace > 100,000 BTU
Air Handler > 10,000 CFM	Boiler/Compressor 50+ HP	Boiler/Compressor 30-50 HP	Hood Commercial
Appliance Vent	Duct System	Boiler/Compressor 50+ HP	Other Equipment
Boiler/Compressor to 3 HP	Evaporative Cooler	Duct System	Vent Fan
Boiler/Compressor 3-14 HP	Fire Dampers	Evaporative Cooler	Vent System
Boiler/Compressor 15-30 HP	Furnace < 100,000 BTU	Fire Dampers	Wall Furnace

I certify that I have filled out this application completely and state that the above information is correct.

Signature of Applicant
Or Agent

Date: 12/7/12

LICENSED CONTRACTOR'S DECLARATION

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

License Number: 882890 Type (B, C-10, etc) B-C10

Contractor's Signature: [Signature] Date: 12/7/12

OWNER/BUILDER'S DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (§7031.5 Business and Professions Codes). Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provision of the Contractor's License Law, Chapter 9 (commencing with §7000) of Division 3 of the Business and Professions Code or that he is exempt there from, and the basis for the alleged exemption. Any violation of §7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

SKT as owner of the property, am exclusively contracting with licensed contractors to construct the project (§7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improve thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law). I will provide evidence of such contract or otherwise identify said contractor(s) prior to issuance of the requested permit.

I am exempt under § _____ of Business and Professions Code for this reason: _____

Signature: [Signature] Date: 12/7/12

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. (§3800, Labor Code)

Policy Num.: 17UB191M538211 Company: ALCO

Expiration: 9/29/2013 Copy is filed with the Fire Dept Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
(This section need not be completed if the permit is for one hundred dollars (\$100.00) valuation or less.)

SKT 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 Worker's Compensation Laws of California.
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 provision or this permit shall be deemed revoked.

Signature: [Signature] Date: 12/7/12

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

Signature: [Signature] Date: 12/7/12

Permit Issued By: _____ Date: _____

79	Underground Hydro						
80	Underground Flush						
81	Underground Final						
82	Hydrant Flush						
83	Hydrant Final						
84	Other Fire Protection System Final						
85							
86	Fire Alarm Final						
87	Hazardous Materials Disclosure						
88	Fire Lane Final						
89	Knox Box Location/Gates Final						

CODE #		DATE	INIT	CODE#	DATE	INIT
700	MISCELLANEOUS			OTHER DEPT. FINALS - CALL DIRECT		
	REROOF			480 FIRE PROJECT FINAL		
710	PRE-REROOF			490 PUBLIC WORKS		
715	DOUBLE PAPER			505 RIGHT OF WAY		
725	DECK NAILING			510 COUNTY HEALTH		
	POOL					
800	PRE POOL/SPA			580 PLANNING FINAL		
810	SURCHARGE FROM ADJ. BLDG.					
815	UNDERGROUND ELECTRIC			610 PRELIM ENCROACH INSPECT.		
820	STEEL/GUNITE/BONDING			615 CONST. ENCROACH INSPECT.		
830	MAIN DRAIN/FILLER LINES			620 FINAL ENCROACH INSPECT.		
840	FILTRATION EQUIPMENT			OFFICE USE ONLY		
845	ROUGH ELECTRICAL			GAS COMPANY RELEASE		
850	HEATER			SCE RELEASE		
860	GAS PIPING			MECH. PLUMB/CERT-CF6R		
870	FINAL ELECTRICAL			WATER CALC		
875	POOL/SPA ALARM			ELEC GREEN SHEET		
880	FENCING OK TO PLASTER			PLANS PULLED		
900	FINAL POOL/SPA					

FINAL INSPECTION DATE: _____ INSPECTOR SIGNATURE: _____

INSPECTION INFORMATION

The approved plans and this card must always be available to the inspector. Preserve this record of your inspections; this will be your permanent and only record of inspections for this permit.

A permit shall expire and become null and void if the work authorized by the permit is not commenced within 180 days, or if the work is suspended or abandoned for a period of 180 days. If the work is progressing but approaching the end of the 180 days period from the last recorded date of inspection, a progress inspection must be obtained to keep the permit active, not to exceed the two-year limitation period.

NO WORK SHALL BE CONCEALED WITHOUT PRIOR APPROVAL BY THE CITY BUILDING INSPECTOR. REQUIRED INSPECTIONS ARE LISTED ON THIS CARD.

A REINSPECTION FEE SHALL BE ASSESSED WHEN THE WORK IS NOT READY, INSPECTION CARD NOT PROPERLY POSTED, APPROVED PLANS NOT AVAILABLE, FAILURE TO PROVIDE ACCESS OR DEVIATING FROM APPROVED PLANS.

INSPECTION NOTES



City of Montrovia
415 S. Ivy Ave
Montrovia, CA 91016-2888
T (626)932-5581 F (626)932-5569

Community Development Department

Application for Building Permit

PLEASE FILL OUT COMPLETELY IN INK.

Office Use Only		
R	S	F

Job Address: 512 W. MAPLE AVE. Date: 2-14-13
 Unit/Floor: _____ APN#: _____

Existing Uses: Residential: Single Family Multi-Family Commercial Industrial Parking PUD Other/Unknown

Proposed Use: _____
 Change of Use: Yes No Construction Type: I II III IV V Valuation: \$ 500.-

Description of Work: REPAIR EXISTING FENCE.

Applicant Information:
 Agent for Owner Agent for Contractor Architect Developer Engineer
 Owner Contractor

Contact Person/Agent: SEAN KEAYS Telephone: (909) 305-0300 Fax: (909) 305-0303

Address: 417-B-W FOOTHILL BLVD #331 City: GLENNDALE State: CA Zip: 91741

Tenant Name: _____ Email: SEAN@REDPOOPLLC.COM

Property Owner: _____ Telephone() Fax()
 Address: _____ City: _____ State: _____ Zip: _____

Email: _____

Contractor: FOURCAST DEVELOPMENT Telephone (909) 305-0300 Fax (909) 305-0303

Address: 417-B W FOOTHILL BLVD #331 City: GLENNDALE State: CA Zip: 91741

State License Number: 882890 Exp: 8/31/13 Email: SEAN@REDPOOPLLC.COM

A mechanical / plumbing / electrical (MPE) may be required. Three (3) sets of MPE plans must be submitted.

Project Details	
Building	Accessory
New	Patio
Addition	Storage Over 120 Sq. Ft.
Remodel	Patio Deck
Conversion	Demolition
Foundation Only	Sign
After the Fact Permit/Other	Type (Wall / Pole)
Grading (Building)	Transformers (Quantity)
Hillside / Non-Hillside	Miscellaneous
Solar	
Roof/Reroof	
Fence/Wall	
Chimney	
Pool	
Electric Fixtures	
Motor < 1 HP (Quantity)	
Motor < 5 HP (Quantity)	
Pool Heater	
Pool Trap	

Single-family Residential Property Lines & Setback Certification:
 I hereby assume all responsibility for ensuring the location of the property lines and / or setbacks as indicated on the approved submittals are correct,
 and that I will take necessary corrective actions if different from the approved submittals.

I certify that I have filled out this application completely and state that the above information is correct.

Signature of Applicant
 Or Agent:

[Signature]

Date:

Building Approval	Date: _____	Office Use Only	Date: _____	Over the Counter Approvals
	Date: <u>2/14/2013</u>	zoning Approval	Date: _____	
			Date: _____	
			Date: _____	

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provision of Chapter 9 (commencing with §7000) of Division 3 of the Business and professions code, and my license is in full force and effect.

License Number: 882890 Type (B, C-10, etc) B, C-10

Contractor's Signature: [Signature] Date: 2-14-13

OWNER/BUILDER'S DECLARATION

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I as owner of the property, am exclusively contracting with licensed contractors to construct the project (§7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improve thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law). I will provide evidence of such contract or otherwise identify said contractor(s) prior to issuance of the requested permit.

I am exempt under \$ _____ of Business and Professions Code for this reason: _____

Signature: [Signature] Date: 2-14-13

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. (§3800, Labor Code)

Policy Num.: 1JUB191M53821 Company: ALCOA

Expiration: 9/29/13 Copy is filed with the Fire Dept Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100.00) valuation 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 Worker's Compensation Laws of California.

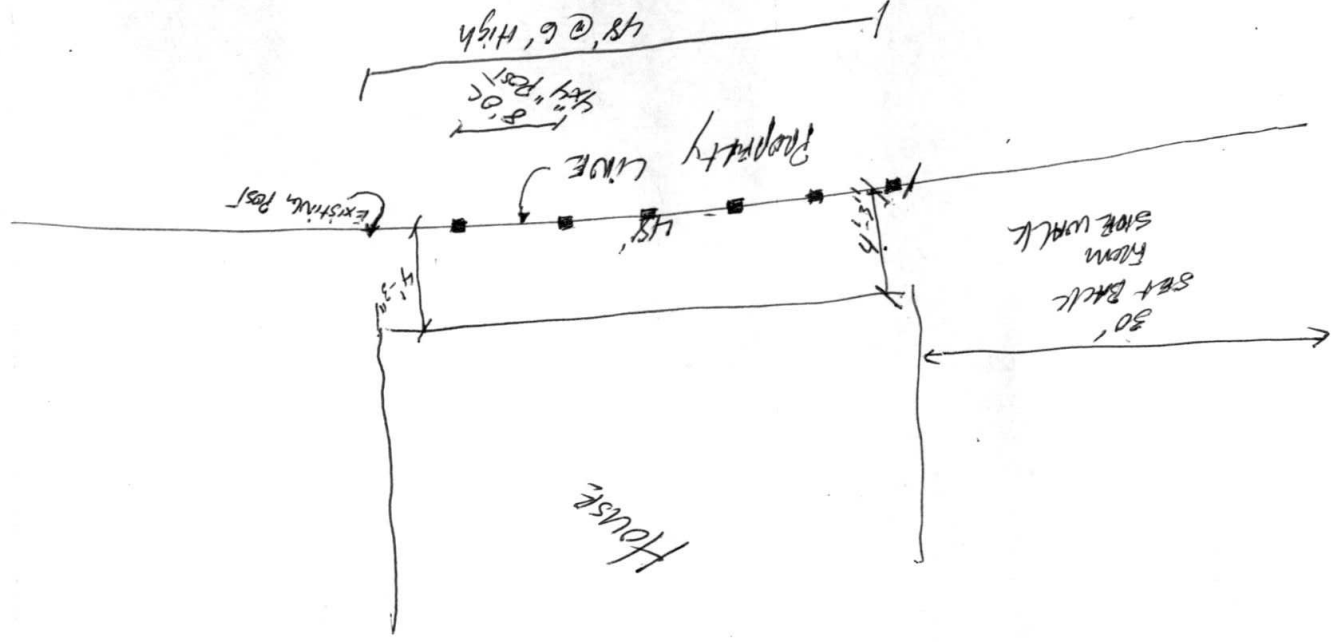
NOTICE TO APPLICANT: If, after making this certificate of Exemption you should become subject to the Workers' Compensation provisions of the labor Code, you must forthwith comply with such provision or this permit shall be deemed revoked.

Signature: _____ Date: _____

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

Signature: _____ Date: _____

Permit Issued By: EN Date: 2/14/13



THIS PLAN IS SUBJECT TO TITLE I,
 (ZONING) M.M.C. SUBJECT TO ANY
 ATTACHED OR NOTED CONDITIONS
 OR CORRECTIONS

FEB 14 2013

CITY OF MONROVIA
 DEPT OF COMMUNITY DEVELOPMENT

[Signature]
 DIVISION

CITY OF MONROVIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 Telephone 626.932.5581 Fax 626.932.5569

PERMIT #	_____
Bldg.	_____
Elec.	_____
Mech	_____
Plumb	_____
Fire	_____
Alarm	_____
Int.	_____
Other	_____

INSPECTION REQUEST
FOR NEXT DAY INSPECTION CALL BEFORE 3:00 p.m
Be sure to have your permit number and inspection code number when calling for an inspection

FOR INSPECTION CANCELLATION (626) 932-5581 OR (626) 932-5527

POST THIS CARD IN A CONSPICUOUS PLACE

JOB ADDRESS	512 N. MAPLE				DATE	2/1/13	
DESCRIPTION	REPAIR WOOD FENCE				OWNER		
CONTRACTOR							
CODE #	PRELIM TO FOOTINGS	DATE	INIT	CODE #	STRUCTURAL FRAME	DATE	INIT
095	HEIGHT VERIFICATION			290	HEAT/VENT/AC		
730	PRE-DEMOLITION			300	EXHAUST SYSTEMS		
100	SEWER CAP			330	ROUGH ELECTRICAL		
105	CESSPOOL/SEPTIC TANK			335	FLOOR SYSTEMS		
106	CESSPOOL/FILLED/COMPACTED/REMOVED			340	BUILDING HEIGHT		
107	CESSPOOL REMAINS			345	ROOF SYSTEMS		
110	TEMPORARY PWR POLE			GRADE BEAM LAB REPORT <input type="checkbox"/> STEEL CERTS <input type="checkbox"/> UT <input type="checkbox"/> GLULAM CERTS <input type="checkbox"/> BEFORE FRAME			
115	OFFSITE GRADING/EXCAVATE			360	SHEAR PANELS		
120	SHORING			ITEMS 240-360 need OK before frame			
121	PAD CERTS			370	FRAMING		
125	PED. PROTECT/FENCING			375	T-BAR/LIGHTS		
	Items 100-107 need OK before foundation			INSULATION			
130	FOOTINGS			380	FLOORS/OVERHANG		
140	UFER/SWEEP <input type="checkbox"/> STEEL <input type="checkbox"/> COPPER			390	ROOF/CEILING INSULATION		
				400	WALL INSULATION		
				OUTSIDE BUILDING			
				410	SEWER		
				412	WATER		
190	RETAINING FOOTING Yes <input type="checkbox"/> No <input type="checkbox"/>			420	CLEAN OUT TO GRADE		
200	OK TO GROUT (1 st LIFT)			422	UTILITIES TO P/L OR P.P.		
201	OK TO GROUT (2 nd LIFT)			SURFACE COVERING			
210	COMPACTION			450	DRYWALL		
				430	EXTERIOR LATH		
150	UNDER ELECTRIC			440	INTERIOR LATH		
160	UNDER MECHANICAL			460	SHOWER/TUB LATH		
155	GROUND PLUMBING			470	SHOWER PAN		
170	WATER PIPING			FINALS			
175	GAS PIPING			519	FINAL ELECTRIC		
176	FLOOR JOIST			520	GAS TEST		
177	FLOOR SHEATHING			530	FINAL (WTR HTR C/O)		
180	BACKWATER VALVE			PLUMBING (DHS WSHR C/O)			
220	WATERPROOF/RAIN			540	BKTR VALVE ACCESS		
230	GRADE BEAM			ROUGH PLBG. MECH., ELECT			
235	SLAB			550	FINAL HEAT/VENT/A.C.		
				560	FINAL EXHAUST		
240	ROUGH PLUMBING			575	FINAL SIGN - STORE FRONT		
250	WATER PIPING			590	FINAL BUILDING		
260	GAS PIPING			600	FINAL TREE		
270	SOLAR STUB OUT			3/1/13			
275	ROUGH FIRE						
276	Overhead Hydro/Rough Piping						
277	Final/Main Drain/Inspector Test						
278	Sprinkler Final						

279	Underground Hydro				
280	Underground Flush				
281	Underground Final				
282	Hydrant Flush				
283	Hydrant Final				
284	Other Fire Protection System Final				
285					
286	Fire Alarm Final				
287	Hazardous Materials Disclosure				
288	Fire Lane Final				
289	Knox Box Location/Gates Final				

CODE #	DESCRIPTION	DATE	INIT	CODE#	DESCRIPTION	DATE	INIT
700	MISCELLANEOUS				OTHER DEPT. FINALS - CALL DIRECT		
	REROOF			480	FIRE PROJECT FINAL		
710	PRE-REROOF			490	PUBLIC WORKS		
715	DOUBLE PAPER			505	RIGHT OF WAY		
725	DECK NAILING			510	COUNTY HEALTH		
	POOL						
800	PRE POOL/SPA			580	PLANNING FINAL		
810	SURCHARGE FROM ADJ. BLDG.				ENCROACHMENT		
815	UNDERGROUND ELECTRIC			610	PRELIM ENCROACH INSPECT.		
820	STEEL/GUNITE/BONDING			615	CONST. ENCROACH INSPECT.		
830	MAIN DRAIN/FILLER LINES			620	FINAL ENCROACH INSPECT.		
840	FILTRATION EQUIPMENT				OFFICE USE ONLY		
845	ROUGH ELECTRICAL				GAS COMPANY RELEASE		
850	HEATER				SCE RELEASE		
860	GAS PIPING				MECH. PLUMB/CERT-CF6R		
870	FINAL ELECTRICAL				WATER CALC		
875	POOL/SPA ALARM				ELEC GREEN SHEET		
880	FENCING OK TO PLASTER				PLANS PULLED		
900	FINAL POOL/SPA						

FINAL INSPECTION DATE: _____

INSPECTOR SIGNATURE: _____

INSPECTION INFORMATION

The approved plans and this card must always be available to the inspector. Preserve this record of your inspections; this will be your permanent and only record of inspections for this permit.

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**NO WORK SHALL BE CONCEALED WITHOUT PRIOR APPROVAL BY THE CITY BUILDING INSPECTOR:
REQUIRED INSPECTIONS ARE LISTED ON THIS CARD.**

A REINSPECTION FEE SHALL BE ASSESSED WHEN THE WORK IS NOT READY, INSPECTION CARD NOT PROPERLY POSTED, APPROVED PLANS NOT AVAILABLE, FAILURE TO PROVIDE ACCESS OR DEVIATING FROM APPROVED PLANS.

INSPECTION NOTES

ATTACHMENT "B"

STANDARDS AND CONDITIONS 512 West Maple Avenue Mills Act Contract MA-144

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. *Seismic Retrofit.* Documentation by either a building permit or building inspector's report must be submitted verifying completion of a seismic retrofit. If the house has not been seismically retrofitted, and if it is determined by the City of Monrovia Building Official that retrofitting is needed, it shall be retrofitted within ten (10) years of the date of the City Council approval. Seismic retrofit shall be at minimum the bolting of the house to an approved foundation.
7. *Barge Board, Window Sill, and Screens.* Within one (1) year of the date of City Council approval, repair any damaged barge board around the house, replace the damaged window sill just north of the brick chimney, and replace damaged window screens.
8. *Gutters and Downspouts.* Within five (5) years of the date of City Council approval, install gutters and downspouts around the house and detached garage.
9. *New Fence.* Within seven (7) years of the date of City Council approval, replace damaged wooden property line fencing with a new wooden fence.
10. The property owner(s) shall submit to the Planning Division a progress report every two (2) years for the first ten (10) years on the anniversary date of the Contract, listing a response to the

conditions of approval as listed on this document. Report shall also include interior and exterior maintenance projects completed since the last required update report. After the first ten (10) years, a progress report shall be required every five (5) years.

ATTACHMENT "C"

State of California
 Department of Parks and Recreation
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 CHR Status Code 5S1

Other Listings
 Review Code Reviewer Date

Page 1 of 4 *Resource Name or #: HL-153 / MA-144 (512 West Maple Avenue)

P1 Other Identifier: _____

***P2 Location:** Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 512 West Maple Avenue **City:** Monrovia **Zip:** 91016

e. Other Locational Data: APN # 8506-021-033

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

This one-story Colonial Revival inspired bungalow is capped by a side-gabled roof with overhanging eaves and a gabled eyebrow dormer. The dormer is located at the center of the primary (north) elevation. Narrow clapboard siding with corner boards sheathes the exterior walls. The projecting, partial-width front entrance porch centers the façade. Round Tuscan posts support the segmental arched porch roof. Concrete steps lead to the porch area and the glazed front entrance with flanking multi-pane sidelights. Doors and windows feature plain surrounds. Tripartite windows with fixed center panes and flanking eight-light casements are east and west of the entrance. The wood framed dwelling 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 South, May 2020

P6 Date Constructed: 1925

Source: L.A. County Assessor

P7 Owner and Address:

Elizabeth M Wittenberg

512 West Maple Avenue
 Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: 09/23/2020

P10 Survey Type: Individual

P11 Report Citation:

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

Page 2 of 4 *Resource Name or #: HL-153 / MA-144 (512 West Maple Avenue)

- B1 Historic Name:** N/A
- B2 Common Name:** N/A
- B3 Original Use:** Single Family Residence
- B4 Present Use:** Single Family Residence
- B5 Architectural Style:** American Colonial Revival
- B6 Construction History** (Construction date, alterations, and date of alterations)

1937 – A permit issued for unspecified alterations and a re-roof
 1978 – A permit issued for a 20 foot by 22-foot carport
 1999 – A permit issued for an electrical upgrade
 2012 – A Permit issued to Reo Properties LLC to re-roof and remodel home with new plumbing and electrical features
 2013 – An existing fence was replaced

- B7 Moved:** No **Date Moved:** N/A **Original Location:** N/A
- B8 Related Features:** N/A

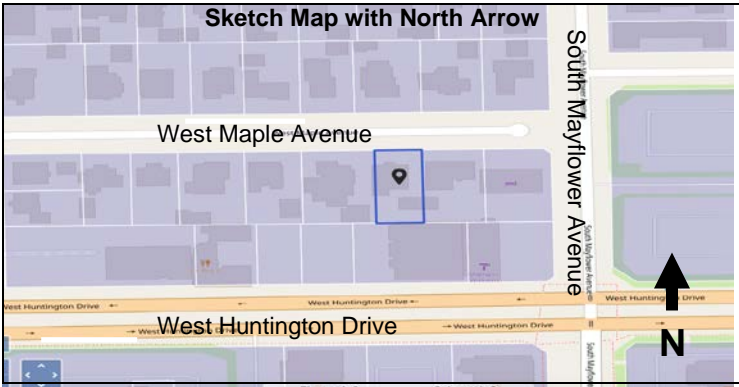
B9a Architect: Unknown **b. Builder:** Unknown

B10 Significance: **Theme:** Period Revival (American Colonial) **Area:** City of Monrovia
Period of Significance: 1900 - 1960 **Property Type:** HP2 - Single Family Property
 Discuss importance in terms of historical or architectural context as well as integrity.

This structure at 512 West Maple Avenue appears eligible for local listing as an individual resource. According to the City of Monrovia Historic Context Statement, the American Colonial Revival style was one of the popular revival styles during the 1920's and 1930's. The proliferation of the revival style in the Los Angeles area was aided by low-cost building techniques and plan books which gave local builders the ability to adapt any of the revival styles to smaller cottages and bungalows. The American Colonial style used elements from a variety of architectural modes, including Federal, Georgian, and Dutch. In Los Angeles, early examples of the style were typically single-family residences. In Monrovia, American Colonial Revival influences can be seen in several properties. To be eligible under this theme, an individual property should: have been built during the period of significance; exemplify tenets of the American Colonial Revival style; and retain most of its character-defining features and essential aspects of integrity.

The structure is eligible for historic significance because it was built during the period of significance (1925) and exemplifies the tenets of the American Colonial style. Those key elements include: a side-gabled roof with overhanging eaves, a symmetrical composition, horizontal wood siding, double hung, divided light wood sash windows, projecting front porch supported by pilasters or columns. An architecturally significant property must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials are usually more important than location, setting, feeling, and association. The structure has retained most of its character-defining features, including: the one-story massing of an American Colonial bungalow style, a gabled eyebrow dormer, a projecting, partial-width front entrance porch with round Tuscan posts and an arched porch roof, plain door and window surrounds, and tripartite windows with fixed center panes and flanking eight-light casements. The building also retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of the 1920's Colonial Revival design and construction.

- B11 Additional Resource Attributes:** None
- B12 References:** City Building permits, Los Angeles County Tax Assessor
- B13 Remarks:**
- B14 Evaluator/Date:** City of Monrovia
September 23, 2020





Side (East) elevation view of a single-hung window just north of the brick chimney. The window sill is partially broken and in need of replacement.



View of the front entry door and side lights. The door and windows feature a prairie style grid pattern.



View of Tuscan porch column in the foreground with two sets of eight-pane side lights flanking a picture window in the background.