



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2017-07

AGENDA ITEM: AR-4

PREPARED BY: Sheri Bermejo
Planning Division Manager

MEETING DATE: April 26, 2017

SUBJECT: Determination of Historic Significance
715 West Duarte Road

APPLICANTS: Helen Lin (Ante Property)
20547 E Walnut Drive North, Suite E
Walnut, CA 91789

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

BACKGROUND: The City's demolition review standards are set forth in Chapter 17.10 of the Monrovia Municipal Code and apply to main residential buildings in any zone that are fifty (50) years old or older proposing total demolition or significant alteration or removal of exterior building wall area and/or roof area. The demolition application requires the submittal of either documentation from a historic survey that indicates a California Historical Resource Status (CHRS) code for the subject building and other site data, a historic assessment and determination of CHRS code for the property by a qualified historic preservation consultant, or a written request for an exemption due to obvious lack of historic significance.

The evaluation and determination made by the Historic Preservation Commission is in the form of an approval of a DPR Form, which includes the assignment of a CHRS code. The determination made by the Commission using the CHRS codes is the first step in the process and will be part of the overall evaluation of the "project" pursuant to the California Environmental Quality Act (CEQA).

The applicant presented Staff with preliminary plans for the construction of a multi-family development which involves the demolition of the existing residential building located at 715 West Duarte Road. Since the house proposed for demolition was built more than 50 years ago, a determination of historical significance must be made by the Historic Preservation Commission under the demolition review authority of Ordinance No. 2016-10. Based on the provisions of the Code, the applicants opted to hire a qualified consultant to complete the evaluation.

The historical evaluation of the subject property includes a professional historic assessment and DPR Form that was prepared by Sapphos Environmental Inc. (Sapphos) dated February 27, 2017. The report is attached as "Exhibit "A." Based on the findings of the historic assessment, the property does not meet any of the criteria for local landmark designation.

DISCUSSION: The subject parcel is located on the north side of West Duarte Road. The property is developed with a single-family residence and a detached gazebo accessory structure.

Based on Sapphos' historic assessment, the vernacular residential structure has been substantially altered since it was originally constructed in 1928. The building permit history indicates that there were no building permits issued between 1928 and 1984. In 1984, a building permit was issued for an addition and a covered patio.



The single-story building is surmounted by gable on hip and shed style roofs sheathed in composition shingles. An entry porch spans the width of the front façade and is supported by large square columns that are clad in stucco. The front façade features an entry door which is framed with brick veneer. The east, west, and north facades are primarily clad in rough stucco, which is noted to be an alteration. The windows are also not original, and include aluminum sliding units in various sizes. A metal frame gazebo is located in the rear yard

of the property. The gazebo features a roof with boxed eaves that is supported by thin metal columns. The structure is partially enclosed with decorative railing and is topped with a decorative central cupola.

The results of the formal historic assessment indicate that the residence was constructed using common materials and methods during the real estate boom and land speculation that occurred in the 1920s throughout Southern California. The vernacular residential building does not embody the distinguishing characteristics of an architectural type specimen. Sapphos' review of online research and historic newspaper articles did not yield information suggesting that anyone associated with the residence during the historic period is significant in history. Information on the architect or builder was also not found during archival research.

Sapphos' historic assessment notes that the subject property has been substantially altered over the structure's lifetime. These alterations have impacted the building's visual quality, and as a result it no longer retains integrity of design, materials, workmanship, feeling, and association. The historic assessment noted that the surrounding residential properties are either vacant or have been redeveloped with modern apartment complexes. Although the surrounding neighborhood was not assessed as a potential historic district, the Sapphos report states that since the subject residential structure and its setting have been substantially altered it does not retain sufficient integrity to contribute to a potential district. Based on the information presented in the historic assessment, Sapphos assigned the property a CHRS code of 6Z. A 6Z status is assigned to properties that do not meet any of the criteria required for landmark designation.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission find that the single-family home located at 715 West Duarte Road is not eligible for landmark status and assign a CHRS code of 6Z to the property. If the Commission concurs with this recommendation the following motion is appropriate:

Approve the DPR Form with a Status Code of 6Z finding that the residential structure at 715 West Duarte Road does not have architectural or known historic value that meet the criteria for local landmark status or as a contributor to a potential local district.

February 27, 2017
Job Number: 2181-001
Historical Evaluation for
715 W. Duarte Road, Monrovia, California

MEMORANDUM FOR THE RECORD

2.6 2181-001 M01

TO: Ante Property
(Ms. Helen Lin; Ms. Charlene Phillips; Mr. Gary Phillips)

FROM: Sapphos Environmental, Inc.
(Ms. Carrie Chasteen)

SUBJECT: Historical Evaluation for 715 W. Duarte Road, Monrovia,
California

ATTACHMENTS: 1. Resume of Carrie Chasteen
2. DPR 523 Forms

EXECUTIVE SUMMARY

The property located at 715 W. Duarte Road, Monrovia, California (APN 8507-015-016) was evaluated by Sapphos Environmental, Inc. Ms. Carrie Chasteen, who conducted the evaluation, meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. A single one-story residential building was evaluated. The review was based on a site investigation of the property; literature review and online research; and an application of federal, state, and local register eligibility criteria. As a result of the investigation, it was determined that the property is not eligible for inclusion in federal, state, or local registers due to lack of significance and loss of integrity. Therefore, the property is not a historical resource for the purposes of Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

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INTRODUCTION

This Memorandum for the Record (MFR) documents the historical evaluation undertaken by Sapphos Environmental, Inc. (Ms. Carrie Chasteen) for the property located at 715 W. Duarte Road, Monrovia, California (APN 8507-015-016). This MFR includes a statement of understanding of the proposed project; a summary of the property's setting; the findings of a field survey; and an assessment of the property's eligibility for listing in federal, state, and/or local registers. Sapphos Environmental, Inc. finds that the property does not possess sufficient significance and integrity to merit listing in the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register); nor does it merit designation as a City of Monrovia Historic Landmark (Historic Landmark).

ELIGIBILITY CRITERIA

Federal

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- A. *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).*

State of California

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:

- 1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- 2. *Is associated with the lives of persons important in our past;*

3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

City of Monrovia

Section 17.40.060 of the City of Monrovia municipal code defines the criteria and standards for the designation of Landmarks and Historic Districts shall include one or more of the following, as applicable:

1. *It is identified with persons or events significant in local, regional, state, or national history.*
2. *It is representative of the work of a notable builder, designer, or architect.*
3. *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than 50% of historic or architecturally related grouping of properties which contribute to each other and are unified aesthetically by physical layout or development.*
4. *It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.*
5. *It has a unique location or physical characteristics or represents an established and familiar visual feature of neighborhood, community, or the city.*
6. *It incorporates elements that help preserve and protect an historic place or area of historic interest in the city.*
7. *It has yielded, or may be likely to yield, information important in prehistory or history.*

In order to be considered eligible for federal, state, and/or local registers, a property must meet one or more eligibility criteria and also possess integrity. Integrity is a property's ability to convey its significance and is recognized as the following seven aspects: design, workmanship, materials, feeling, association, setting, and location.

HISTORIC CONTEXT

Lands from the Rancho Azusa de Duarte were used to create present-day Monrovia. Rancho Azusa de Duarte was a 6,595-acre region granted by governor Juan Alvarado to Andres Duarte in 1841. Born at Mission San Juan Capistrano in 1805, Andres Duarte was assigned to military service at the Mission San Gabriel where he served for 20 years. After retiring and securing the land grant, Duarte settled in the region with his family. His lands were validated by the United States after the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo, although Duarte soon ran into financial issues and was forced to sell his land to pay taxes. The Rancho boundaries were formally surveyed in 1858, but by the early 1870s the land was parceled and sold to numerous

owners, many of whom planted citrus crops. Other regions of present-day Monrovia were carved from the Rancho Santa Anita. Under Mexican rule, much of Monrovia, along with the current cities of Arcadia, Sierra Madre, Pasadena, and San Marino, were encompassed in the 13,319-acre land grant known as the Rancho Santa Anita. This area was granted to Hugo Reid, a native of Scotland, in 1845. Reid constructed an adobe and began raising cattle on the property. Reid’s adobe is located on its original site within the boundaries of the Los Angeles County Arboretum located in the city of Arcadia.

In 1875, Elias Jackson “Lucky” Baldwin purchased the Rancho Santa Anita. Baldwin, a millionaire, made Rancho Santa Anita his home. He built a house and guest house; began cultivating the land by planting grain, oranges, grapes, and walnuts; and raised livestock. Baldwin even started a winery that produced wine and brandy. By the 1880s, Baldwin’s expenses began to exceed his income, and he began to divide and sell some of his holdings for the creation of the town of Arcadia. Baldwin’s disposal of land coincided with the Southern California land boom of the 1880s. One of the major buyers of the land was William N. Monroe, who purchased 240 acres of land from Baldwin.

Both the Santa Anita Rancho and the Rancho Azusa de Duarte were then subdivided and sold to various parties during the 1870 and 1880s. Land from both ranchos eventually was combined to create present-day Monrovia, which was formed by William N. Monroe, Edward F. Spence, John D. Bicknell, J.F. Falvey, and James F. Frank when they combined their lots under the business name of the Monrovia Land and Water Company as the Monrovia Tract (Figure 1, *Map of Monrovia Tract ca. 1886*).

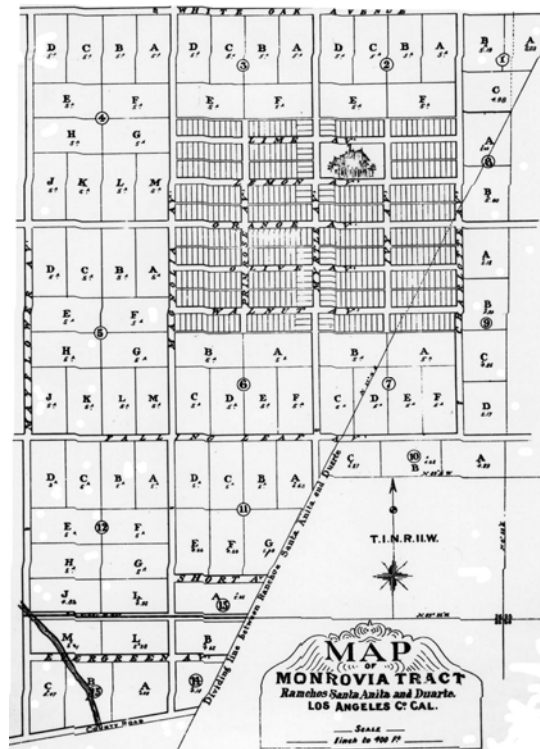


Figure 1. Map of Monrovia Tract, ca. 1886
 SOURCE: EarlyMonroviaStructures.Org

The land was developed by William N. and C.O. Monroe between 1884 and 1886. The early development was mostly centered on Orange (now Colorado) and Myrtle. Engineers John Quinton and John Flanagan divided 60 acres into Blocks A–Y further subdividing each block into twenty-four 50- by 160-foot lots. Streets were given fruit, flower, and women’s names such as: Lime, Lemon, Charlotte, and Magnolia Avenues (Figure 2, *Map of Town of Monrovia, ca. 1887*).

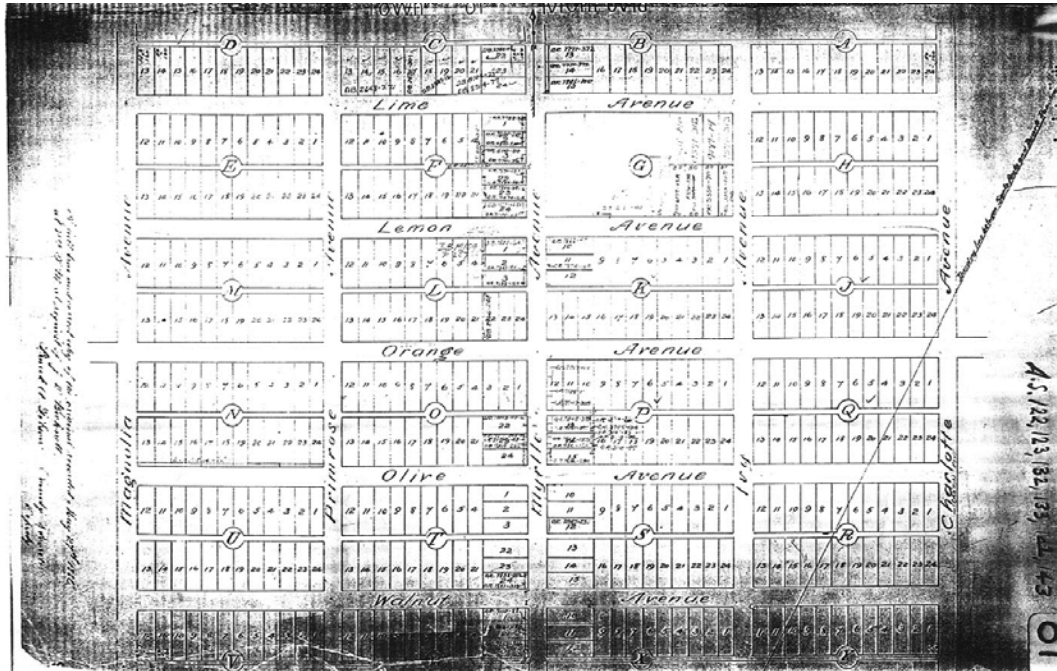


Figure 2. Map of Town of Monrovia, ca. 1887
SOURCE: EarlyMonroviaStructures.Org

Judge Bicknell recorded the Town of Monrovia Subdivision on May 21, 1886. Many people sold their lots quickly; those who retained their property saw its value diminish substantially as land values plummeted over the subsequent years. Many documents do not record early landowners, as some parcels were sold for taxes whereas other residents left the town.

The namesake and primary founder of the town, William N. Monroe, was elected mayor when the City incorporated in December of 1887. Monrovia is the fourth oldest city in Los Angeles County, and quickly became known as the “Gem City of the Foothills.” Many of the founding men of Monrovia were railroad men; the San Gabriel Valley Rapid Transit Railroad (SGVTR) was opened in 1888. The Red Cars of the Pacific Electric Railway arrived in 1903.

The newly developed town experienced substantial changes in the last decade of the nineteenth century and first few years of the twentieth. A number of buildings sprang up seemingly overnight along the downtown strip of Monrovia on Myrtle Street. In the turn of the century, the La Grant Vista Hotel, First National Bank of Monrovia, and American National Bank were just two of the many businesses that ushered in a new wave of settlers.

People from across the country flocked to Monrovia for refuge at the Pottinger Sanatorium, which was opened for invalid patients with tuberculosis, an illness that demanded a drier climate and fresh air for recovery. Founded by Francis Marion Pottenger, the idea to found a sanatorium was

conceived after his young wife was stricken with the disease and passed away in 1898. Pottenger became an advocate for the study of tuberculosis, specializing in the illness and ultimately refuting a bill that would have barred tuberculosis-stricken patients from entering the state, arguing that those seeking to relocate for the climate should be welcomed. Pottenger Sanatorium was opened in 1903. Located in the 500—600 blocks of Charlotte Avenue, this 40-acre institution treated over 1,500 patients from 1903 to its closure in 1955.

Along with the Pottenger Sanatorium, new residences, and commercial properties, public institutions began to pepper downtown Monrovia in the early twentieth century. The Carnegie Monrovia Public Library opened in 1908. Many residences during this period were designed in the Craftsman bungalow style.

Monrovia saw a boom into the 1920s, when Route 66, a major artery of the Continental United States, ran through its downtown. Completed in 1926, a number of businesses populated the new major roadway, as did automobile-related services. Monrovia still flaunts a number of interesting mementos of this period, including the unique Aztec Hotel, a Mesoamerican-inspired building constructed in 1925; the Spanish Colonial-designed Flying A Gas Station on Shamrock Ave; and 805 S. Shamrock Ave., which was converted to a gas station in 1926. Rail travel also flourished during this period, even as the car made headway in passenger travel. The Santa Fe Depot in Monrovia, a notable example of Streamline Moderne architecture, was completed in 1926.

With the new movement westward ushered by Route 66, many people visited Monrovia and never left. Period revival-style residences, including Spanish Colonial, Colonial, Tudor, and English Cottage, were erected throughout the town, resulting in a number of notable examples. Harding Court, one of the oldest bungalow courts in the town, was erected in 1920—1921 along Foothill Boulevard. Upton Sinclair moved to Monrovia in 1942, settling in a Spanish Colonial Revival-style residence that was erected in 1923. Perhaps in a symbol of the town's rapid growth, the Boxx Jeweler's Clock was installed in downtown Monrovia on Myrtle Avenue circa 1920.

The Administrative Group, a civic building designed to house the city hall, fire department building, justice and police department building, and a city garage, was proposed in 1924. In 1925, architects Paul R. Williams and Milton W. Nigg completed a mission-style Fire Department and Hall of Justice/Police Department. However, the City Hall conceived of in the master plan was not completed.

The 1930s brought a new set of economic setbacks to Monrovia, as the city, along with much of Southern California, was embroiled in the woes of the Great Depression. Along with the economic downturn of the decade came a number of public works projects championed under the American New Deal established by U.S. President Franklin D. Roosevelt. The Works Progress Administration (WPA) and Civilian/California Conservation Corps (CCC) were both active in Monrovia. Projects in the city included a number of building and park improvements. Two educational facilities were constructed/improved under the auspices of the WPA: the Clifton Middle School Gymnasium was moved in 1929 and underwent improvements in the 1930s; contemporaneously, the WPA made improvements to Monroe Elementary School's grounds. Originally commissioned in 1940 by the Treasury Section of Fine Arts for Monrovia's Ivy Avenue Post Office, a mural entitled "Grizzly Bear and Cubs" graced the post office until 1964, when the building was renovated and the murals were removed. Restoration was completed in 2009, and the surviving mural currently graces the new Monrovia Public Library.

In 1933, an 80-acre park in the San Gabriel Mountains was constructed by the CCC. This park, named Monrovia Mountain Park, housed CCC Camp F-131, and was one of 20 camps in the Angeles National Forest. While camped at Monrovia Mountain Park, the CCC, under the command of the U.S. Forest Service, extended the fire road from White Saddle to a number of fire roads around Monrovia Peak.

A number of transportation developments also improved the City's movement in the 1930s. The realignment of Route 66 was completed in 1933 and marshalled traffic away from earlier transportation-focused service areas along the South Shamrock corridor, such as the Flying A Gas Station, to the current alignment of the route, also known as Huntington Drive, through current-day Monrovia.

Don Robertson and other aviation-minded community members founded the Monrovia Airport/Foothill Flying Field at Huntington Drive, which was approved for commercial operations in November 1930. The airport was an initial success, as Robertson reported in 1932 that over 12,000 passengers had safely traveled from the airport.

The 1940s ushered in work designed to aid World War II efforts; many of these defense-focused jobs were realized in Southern California, and Monrovia was no exception. Although the town was heavily residential, the effects of the war were visible in the burgeoning of civil defense efforts. Monrovia's Civil Air Patrol was formed as early as 1942, and at least one female pilot, Francis Smith, learned how to fly at the Monrovia Airport before the onset of World War II. Factories also operated in Monrovia; notably, the Day and Night Manufacturing Company purchased 805 S. Shamrock Ave in 1943. At this location the company manufactured mortar shells, rocket shells, and airplane parts for the allied advance in Europe and the Pacific.

In the 1950s, Monrovia saw a number of changes. The last Red Car of the Pacific Electric Railway arrived in September of 1951 as the City became increasingly automobile-reliant. New municipal buildings and institutions were also established as veterans returned. The City Hall on Ivy was dedicated in 1954, and the City's third library was dedicated in 1957. As evident from historic aerials of 1946 and 1955, a number of postwar residential subdivisions were also completed in this decade, as demand for housing increased. Today, Monrovia maintains its small-town feel and is a vibrant community within the greater megalopolis of Los Angeles.

715 W. Duarte Road

Duarte Road, originally known as County Road, was renamed Santa Fe Avenue by 1907 and received its current moniker by 1913.^{1,2,3} The subject property is located in the southwestern quadrant of the City of Monrovia. The Sanborn fire insurance maps identify this street; however, the coverage does not include this property. The original footprint of the building is unknown. The original building permit was not available, and the original architect, if any, and builder are unknown. According to Los Angeles County Assessor online records, the building was constructed

¹ Sanborn-Perris Map Company, Monrovia, Index, September 1892.

² Sanborn Map Company, Monrovia, Index, January 1907.

³ Sanborn Map Company, Monrovia, Index, January 1913.

in 1914 with an effective date of 1928.⁴ Based upon a review of the tax values in the historic map books, the property was improved in 1928, which is when the building was constructed.⁵

No building permits were issued between 1928 and 1984. In 1984, a permit was issued to construct an addition and a covered patio addition.⁶ Also in 1984, a permit was issued for the installation of aluminum sash windows and exterior stucco.⁷ In 1988, a permit was issued for the construction of a concrete slab in the rear of the parcel.⁸

Based on a review of Los Angeles County Assessor’s parcel data, the property changed ownership several times between 1925 and 2017 (Table 1, Assessor Data).

**TABLE 1
ASSESSOR DATA**

Map Book No.	Page No.	Date	Name
305	26A	1926–1933	Almeda J. Peffer
305	214	1933–1940	Almeda J. Peffer (1928)* Roscoe C. Peffer (1935) Raymond Mitchell (1937)
844	14	1940–1947	Raymond L. Mitchell (1936/1937) Sam D. and Ramona M. Mishler (1944) Ernest A. and Lulu M. King (1945)
844	14	1948–1952	Ernest A. and Lulu (Lula) M. King
844	14	1953–1957	Ernest A. and Lulu (Lula) M. King

NOTE: * Denotes the year notated as change of title to the property.

The remainder of the historic Assessor records was not available; however, it is known that Gary and Charlene Phillips have owned this property since 1972.⁹

Almeda Peffer was born in Pennsylvania in 1896;¹⁰ no additional information was available, and she was not featured in the biographical section of the *Monrovia Blue Book*.¹¹ Roscoe Peffer was born in 1886 in Kansas and was a proprietor in wholesale confection.¹² Raymond Mitchell was born in 1892 in Kentucky and worked as a shoe salesman, and no additional information was available.¹³ Sam Mishler was a foreman, and no additional information was available.¹⁴ Ramona

⁴ Available at: <http://assessor.lacounty.gov/online-property-database-access/>

⁵ County of Los Angeles Assessor, Map Book 305, Page 26A, 1926-1933.

⁶ City of Monrovia, Building Permit, Issued October 23, 1984.

⁷ City of Monrovia, Building Permit, Issued August 2, 1984.

⁸ City of Monrovia, Building Permit, Issued January 6, 1988.

⁹ County of Los Angeles Assessor, Property Ownership Records, on file at the public counter.

¹⁰ Ancestry.com. *1910 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006.

¹¹ Davis, Charles F., ed., 1943. *The Monrovia Blue Book. A Historical and Biographical Record of Monrovia and Duarte*. A.H. Cawston: Monrovia, CA.

¹² Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch.

¹³ Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Mishler was born in 1921 in Mississippi, and no additional information was available.¹⁵ Ernest King was a salesman, and no additional information was available.¹⁶ No information pertaining to Lulu (or Lula) King was available.

FIELD SURVEY FINDINGS

Sapphos Environmental, Inc. Historic Resources staff (Ms. Carrie Chasteen) conducted an intensive-level field survey of 715 W. Duarte Road and its setting on February 16, 2017. Ms. Chasteen is an architectural historian who meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History (Attachment A, *Resume of Carrie Chasteen*).

Research was also conducted in the building permits on file at the City of Monrovia Building Department, County of Los Angeles Assessor records, and the Monrovia Public Library. Additional research was conducted in online resources including newspapers, Sanborn fire insurance maps, and city directories.

DESCRIPTION

The one-story vernacular building is rectangular in plan. The gable on hip and shed style roofs, accented with barge board, are clad in composition shingles. The exterior walls are clad in rough textured stucco, which is an alteration. The windows are aluminum sliding units, which is an alteration (Figure 3, *Street View, 715 W. Duarte Road*).



Figure 3. Street View, 715 W. Duarte Road
SOURCE: *Sapphos Environmental, Inc., 2017*

¹⁴ Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

¹⁵ Ancestry.com. *U.S., Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

¹⁶ Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Primary (Southern) Façade

The primary façade is asymmetrical and features a central entry door flanked by windows. Brick veneer frames the entryway. Square stucco-clad columns support a low-slope shed roof, which shelters the entry porch that spans the primary façade. The shed roof is accented with barge board. The entry porch is raised and is clad in modern tile. The shed roof bay of the primary façade appears to be an addition (Figure 4, *Primary Façade, 715 W. Duarte Road*).



Figure 4. Primary Façade, 715 W. Duarte Road
SOURCE: *Sapphos Environmental, Inc., 2017*

Secondary (Eastern) Façade

The secondary (eastern) façade is clad in rough textured stucco and features aluminum sliding windows of varying sizes. Two pairs of brick and concrete wing walls project from the southern end of the façade. One supports a gate, and the other appears to formerly have served this same purpose (Figure 5, *Secondary [Eastern] Façade, 715 W. Duarte Road*).



Figure 5: Secondary (Eastern) Façade, 715 W. Duarte Road
SOURCE: *Sapphos Environmental, Inc., 2017*

Secondary (Western) Façade

The secondary (western) façade is in keeping with the eastern façade in terms of design and materials. This façade, however, features a shed roof with exposed rafter tails (Figure 6, *Secondary [Western] Façade, 715 W. Duarte Road*).



Figure 6. Secondary (Western) Façade, 715 W. Duarte Road
SOURCE: *Sapphos Environmental, Inc., 2017*

Tertiary (Northern) Façade

The tertiary (western) façade is characterized by a Spanish Colonial Revival-style patio addition that has been further augmented with an aluminum canopy. The patio features a shed roof, an arched arcade that rests upon Roman brick piers, and Mexican tile. The awning is a simple, mass-produced boxed shed roof that rests upon metal supports (Figure 7, *Patio, 715 W. Duarte Road*; Figure 8, *Awning, 715 W. Duarte Road*).



Figure 7. Patio, 715 W. Duarte Road
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 8. Awning, 715 W. Duarte Road
SOURCE: *Sapphos Environmental, Inc., 2017*

Gazebo

The gazebo is a metal polygonal structure with a concrete slab foundation. The roof, with boxed eaves, is supported by narrow metal columns that are accented with metal 'S'-brackets. The roof is accented with a central cupola that is evocative of the decorative dove cotes featured on high-style Ranch style residential architecture and scrolled metal work. The base of the cupola appears to be glazing, which is capped with a pyramidal roof with Spanish tile coping. The gazebo is partially enclosed with a metal railing (Figure 9, *Gazebo, 715 W. Duarte Road*).



Figure 9. Gazebo, 715 W. Duarte Road
SOURCE: *Sapphos Environmental, Inc., 2017*

Setting

The building is generally centrally located within a large parcel that abuts an arterial roadway. Landscape features include mature ornamental pepper, palm, and olive trees, cactus, planters, and a small water feature. The property to the west of the site is vacant, and modern apartment complexes are located to the east and south (Figure 10, *Facing East from 715 W. Duarte Road*; Figure 11, *Facing Southeast from 715 W. Duarte Road*; Figure 12, *Facing Southwest from 715 W. Duarte Road*).



Figure 10. Facing East from 715 W. Duarte Road
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 11. Facing Southeast from 715 W. Duarte Road
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 12. Facing Southwest from 715 W. Duarte Road
SOURCE: *Sapphos Environmental, Inc., 2017*

EVALUATION

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 715 W. Duarte Road merely reflects a real estate boom and land speculation that occurred throughout Southern California during the 1920s and resulted in the construction of numerous buildings throughout the region. Therefore, the property does not appear eligible for listing in the National Register or the California Register under Criterion A/1, respectively.

The original owner of the property was Almeda Peffer, about whom very little is known. Persons who made identified and documented specific contributions to history are not known to be associated with this property. Therefore, the property does not appear eligible for listing in the National Register and the California Register under Criterion B/2, respectively. Additionally, the property does not appear eligible for designation as a Historic Landmark under Criterion 1.

The building is a low-style example of a vernacular residential building that has been substantially altered over the course of time. The original architect, if any, and builder are unknown. The building does not embody the distinguishing characteristics of an architectural type specimen; is not inherently valuable for a study of a period, style, or method of construction; nor is it a notable work of a master builder, designer, or architect whose individual genius influenced his or her age. Therefore, the building is not eligible for listing in the National Register or the California Register under Criterion C/3, respectively. Additionally, the building does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

The building and the setting of the building have been substantially altered and do not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Because the property and setting have been substantially altered, it also does not contribute to a sense of "place" under Historic Landmark Criteria 5 and 6.

The building was constructed using common materials and methods and does not possess the potential to yield important information in regard to history or prehistory. Therefore, the property is not eligible for listing in the National Register and the California Register under Criterion D/4, respectively, or Historic Landmark Criterion 7.

The building has been substantially altered through the addition of rough textured stucco, aluminum sliding windows, and an addition. Therefore, the building does not retain integrity of design, materials, workmanship, feeling, and association. Additionally, the neighboring properties are either vacant or have been redeveloped with modern apartment complexes, and the property does not retain integrity of setting. Although the building has not been moved and does retain integrity of location, it does not retain sufficient integrity to merit listing in the National Register or California Register or for designation as a Historic Landmark.

CONCLUSION

The subject property does not appear eligible for listing in the National Register and the California Register or eligible for designation as a Historic Landmark because it does not possess historical or architectural significance or sufficient integrity to merit designation in these registers. Therefore, the property is not a historical resource for the purposes of Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Carrie Chasteen at (626) 683-3547, extension 102.

***ATTACHMENT A
RESUME OF CARRIE CHASTEEN***

Carrie E. Chasteen, M.S.

Senior Historic Resource Specialist

Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois, 2001

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida, 1997

- Cultural resource management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation

Years of Experience: 15

- Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Historic Preservation Commissioner, City of Pasadena
- Phi Alpha Theta
- Architectural History
- Cultural History

Carrie Chasteen has more than 15 years of experience in the field of cultural resource management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of historic context statements, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's professional qualification standards in the fields of History and Architectural History.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego counties in Southern California. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), Orange County Transportation Authority (OCTA), and various other state, county, and local government agencies.

Carrie Chasteen served as Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project. The proposed I-10 Corridor Project consists of adding lane(s) and providing improvements along all or a portion of the existing 33-mile stretch of I-10 from approximately 2 miles west of the Los Angeles / San Bernardino county line in the City of Pomona to Ford Street in the City of Redlands. For this project, Ms. Chasteen prepared a Historic Property Survey Report (HPSR), Historical Resources Evaluation Report (HRER) with an extensive historic context statement, and a Finding of No Adverse Effect with Non-Standard Conditions (FNAE). As part of the FNAE, she conducted agency consultation with the Cities of Redlands, Upland, and Ontario, and with other interested parties including regional historical societies. Additional experience includes serving as the historic consultant for the design team for the renovation of the Shangri La Hotel, Santa Monica, California, which won a historic preservation award from the Santa Monica Conservancy. For the Shangri La Hotel project, Ms. Chasteen documented and ranked the character-defining features of the building and structures on the property; reviewed plans for consistency with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*; assisted with developing creative solutions to meet the objectives of updating the hotel amenities while maintaining the historic character of the building; assisted with the entitlement process including presentations before the Planning Commission; and prepared Historic American Building Survey (HABS)-like documentation of the linoleum flooring which was set in unique patterns per room throughout the entire building. Ms. Chasteen has also prepared HABS / Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building and the Space Flight Operations Facility, commonly referred to as Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.

Carrie Chasteen is a member of the Society of Architectural Historians, National Trust for Historic Preservation, California Preservation Foundation, and Pasadena Heritage. Ms. Chasteen is also a Historic Preservation Commissioner for the City of Pasadena.

ATTACHMENT 2
DPR 523 FORMS

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

* Resource Name or #: 715 W. Duarte Road

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 715 W. Duarte Road City Monrovia Zip 91016

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN: 8507-015-016; Legal Address: PART OF SANTA ANITA TR LOT COM E ON C/L OF GENOA ST VAC 82.05
FT FROM E LINE OF LAND DESC IN OR 21933-125 TO WALTON F STRAUB TH E ON SD C/L 50 FT TH S ON
A LINE WHICH EXTENDS TO A PT NE ON SE LINE OF BLK 22, 734.23 FT (see continuation sheet)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story vernacular building is rectangular in plan. The gable on hip and shed style roofs, accented with barge board, are clad in composition shingles. The exterior walls are clad in rough textured stucco, which is an alteration. The windows are aluminum sliding units, which is an alteration. The primary façade is asymmetrical and features a central entry door flanked by windows. Brick veneer frames the entryway. Square stucco-clad columns support a low-slope shed roof, which shelters the entry porch that spans the primary façade. The shed roof is accented with barge board. The entry porch is raised and is clad in modern tile. The shed roof bay of the primary façade appears to be an addition. The secondary (eastern) façade is clad in rough textured stucco and features aluminum sliding windows of varying sizes. Two pairs of brick and concrete wing walls project from the southern end of the façade. One supports a gate, and the other appears to formerly have served this same purpose. The secondary (western) façade is in keeping with the eastern façade in terms of design and materials. This façade, however, features a shed roof with exposed rafter tails. The tertiary (western) façade is characterized by a Spanish Colonial Revival-style patio addition that has been further augmented with an aluminum canopy. The patio features a shed roof, an arched arcade that rests upon Roman brick piers, and Mexican tile. The awning is a simple, mass-produced boxed shed roof that rests upon metal supports (see Continuations Sheet).

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

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

2/16/2017; Facing north; Photo No. L1120927.jpg

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

1928 Los Angeles County Assessor

* P7. Owner and Address:

Charlotte and Gary Phillips

146 W. Duarte Rd.

Monrovia, CA 91016

P--Private

* P8. Recorded by: (Name, affiliation, address)
Carrie Chasteen

Sapphos Environmental, Inc.

430 N. Halstead St.

Pasadena, CA 91107

* P9. Date Recorded: 2/16/2017

* P10. Survey Type: (Describe)
Intensive Survey

CEQA Compliance

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") Historical Evaluation for 715 W. Duarte Road, Monrovia, California

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

* NRHP Status Code 6Z

* Resource Name or #: 715 W. Duarte Road

B1. Historic Name: Almeda Peffer Residence

B2. Common Name: 715 W. Duarte Road

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Vernacular

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

The original building permit was not available, and the original architect, if any, and builder are unknown. No building permits were issued between 1928 and 1984. In 1984, a permit was issued to construct an addition and a covered patio addition. Also in 1984, a permit was issued for the installation of aluminum sash windows and exterior stucco (see Continuation Sheet).

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

* B8. Related Features:

B9a. Architect: N/A

b. Builder: N/A

* B10. Significance: Them Residential architecture Area Monrovia

Period of Significance 1928 Property Type Single-family residence Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 715 W. Duarte Road merely reflects a real estate boom and land speculation that occurred throughout Southern California during the 1920s and resulted in the construction of numerous buildings throughout the region. Therefore, the property does not appear eligible for listing in the National Register or the California Register under Criterion A/1, respectively.

The original owner of the property was Almeda Peffer, about whom very little is known. Persons who made identified and documented specific contributions to history are not known to be associated with this property. Therefore, the property does not appear eligible for listing in the National Register and the California Register under Criterion B/2, respectively. Additionally, the property does not appear eligible for designation as a Historic Landmark under Criterion 1.

The building is a low-style example of a vernacular residential building that has been substantially altered over the course of time. The original architect, if any, and builder are unknown. The building does not embody the distinguishing characteristics of an architectural type specimen; is not inherently valuable for a study of a period, style, or method of construction; nor is it a notable work of a master builder, designer, or architect whose individual genius influenced his or her age (see Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

City of Monrovia, Building Permit, Issued October 23, 1984; August 2, 1984; and January 6, 1988.

B13. Remarks:

* B14. Evaluator: Carrie Chasteen

Date of Evaluation: 2/16/2017

(This space reserved for official comments.)

(Sketch map with north arrow required)



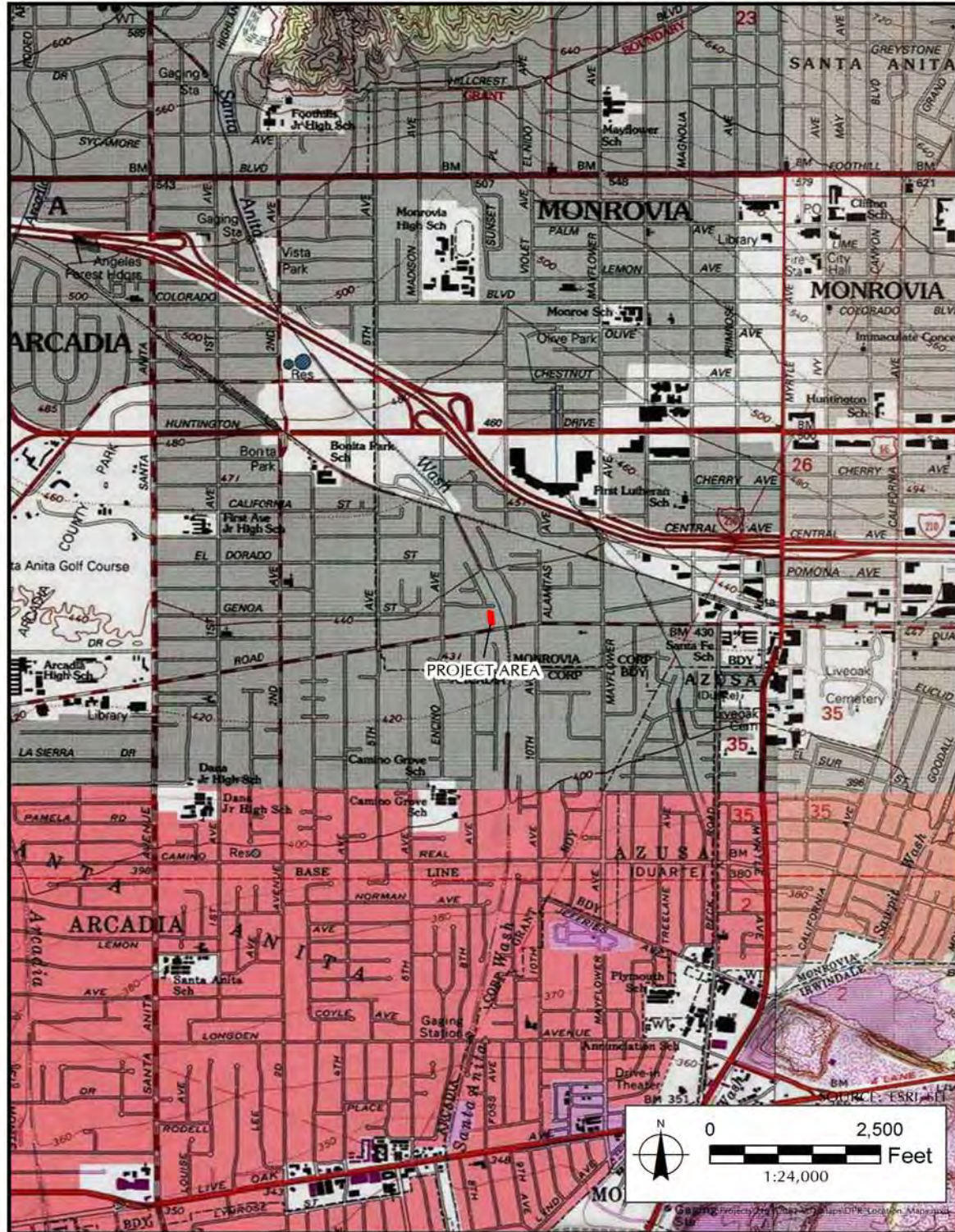
LOCATION MAP

Page 3 of 5 * Resource Name or #: (Assigned by recorder 715 W. Duarte Road

* Map Name: Mount Wilson

*Scale: 1:24,000

*Date of Map: 1995



CONTINUATION SHEET

Page 4 of 5 * Resource Name or #: (Assigned by recorder 715 W. Duarte Road)
* Recorded by: Carrie Chasteen * Date: 2/16/2017
 Continuation Update

P2e. Location continued:

FROM E LINE OF ENCINO AVE TO NW LINE OF DUARTE RD TH SW ON SD NW LINE TO E LINE OF LAND DESC IN OR 35319-94 TO ERNEST A KING TH N THEREON TO N LINE OF SD LAND DESC IN OR 35319-94 TH W THEREON 1.96 FT TH N TO BEG PART OF BLK 22 FROM E LINE OF ENCINO AVE TO NW LINE OF DUARTE RD TH SW ON SD NW LINE TO E LINE OF LAND DESC IN OR 35319-94 TO ERNEST A KING TH N THEREON TO N LINE OF SD LAND DESC IN OR 35319-94 TH W THEREON 1.96 FT TH N TO BEG PART OF BLK 22

P3a. Description continued:

The gazebo is a metal polygonal structure with a concrete slab foundation. The roof, with boxed eaves, is supported by narrow metal columns that are accented with metal 'S'-brackets. The roof is accented with a central cupula that is evocative of the decorative dove cotes featured on high-style Ranch style residential architecture and scrolled metal work. The base of the cupola appears to be glazing, which is capped with a pyramidal roof with Spanish tile coping. The gazebo is partially enclosed with a metal railing.

The building is generally centrally located within a large parcel that abuts an arterial roadway. Landscape features include mature ornamental pepper, palm, and olive trees, cactus, planters, and a small water feature. The property to the west of the site is vacant, and modern apartment complexes are located to the east and south.

B Construction History continued:

In 1988, a permit was issued for the construction of a concrete slab in the rear of the parcel.

B10. Significance continued:

Therefore, the building is not eligible for listing in the National Register or the California Register under Criterion C/3, respectively. Additionally, the building does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

The building and the setting of the building have been substantially altered and do not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Because the property and setting have been substantially altered, it also does not contribute to a sense of "place" under Historic Landmark Criteria 5 and 6.

The building was constructed using common materials and methods and does not possess the potential to yield important information in regard to history or prehistory. Therefore, the property is not eligible for listing in the National Register and the California Register under Criterion D/4, respectively, or Historic Landmark Criterion 7.

The building has been substantially altered through the addition of rough textured stucco, aluminum sliding windows, and an addition. Therefore, the building does not retain integrity of design, materials, workmanship, feeling, and association. Additionally, the neighboring properties are either vacant or have been redeveloped with modern apartment complexes, and the property does not retain integrity of setting. Although the building has not been moved and does retain integrity of location, it does not retain sufficient integrity to merit listing in the National Register or California Register or for designation as a Historic Landmark.

CONTINUATION SHEET

Page 5 of 5 * Resource Name or #: (Assigned by recorder 715 W. Duarte Road)
* Recorded by: Carrie Chasteen * Date: 2/16/2017
 Continuation Update



View of the eastern façade



View of the western façade



View of the patio



View of the awning



View of the gazebo

