



## **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** DPR2017-08 - Continued

**AGENDA ITEM:** AR-1

**PREPARED BY:** Teresa Santilena  
Assistant Planner

**MEETING DATE:** May 24, 2017

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**SUBJECT:** Determination of Historic Significance  
167 North Lincoln Place

**APPLICANT:** Matt Meichtry  
167 North Lincoln Place  
Monrovia, CA 91016

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

**BACKGROUND:** On April 26, 2017, the Historic Preservation Commission considered an application to determine the historic significance of the house located at 167 North Lincoln Place. A historical evaluation for the property was submitted which included a professional historic assessment and DPR form with background documentation that was prepared by ASM Affiliates, Inc. (ASM) dated April 3, 2017. The historic



assessment determined that the property does not meet any of the criteria for local landmark designation. The staff report from the April 26, 2017 meeting and the April 3, 2017 consultant report are attached as Exhibit "A."

At the meeting, the Commission considered the assessment, and took public comment regarding the project. Because of several unique design features of the home, the Commission concluded that a decision could not be rendered at the meeting. The Commission asked for additional information regarding the neighborhood context to determine if it could be considered a potential historic district, and, if so, how many homes would be considered contributors. Additionally, the Commission requested more information about the home builder, Earl H. Eno, whether this home is typical of his style, and if he is considered significant in local history. Furthermore, the Commission requested additional assessment of the building's defining architectural elements and whether the house is a Minimal Traditional residence.

**DISCUSSION:** In response to the additional information requested by the Commission, ASM updated their original report. The updated report, dated May 16, 2017, has been attached as Exhibit "B". This report confirms ASM's original findings that the single family residential property built in 1940 is a Minimal Traditional building and is located within a neighborhood that is not considered a potential historic district. Based on the information presented in the historic assessment, ASM assigned the property a California Historic Resources Status (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 167 North Lincoln Place 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 167 North Lincoln Place does not have architectural or known historic value that meet the criteria for local landmark status or a contributor to a potential local district.**



## EXHIBIT A

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Please note that the historic assessment provided by ASM Affiliates, Inc. (ASM), dated May 16, 2017 updated the information within Appendix D and divided it into two appendices (Appendix D and Appendix E). Appendix D from the original ASM assessment, dated April 3, 2017 has been printed. Since all other appendices were not changed and are included in Exhibit B, they have not been printed.



# **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** DPR2017-08

**AGENDA ITEM:** AR-5

**PREPARED BY:** Teresa Santilena  
Assistant Planner

**MEETING DATE:** April 26, 2017

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**SUBJECT:** Determination of Historic Significance  
167 North Lincoln Place

**APPLICANT:** Matt Meichtry  
167 North Lincoln Place  
Monrovia, CA 91016

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

**BACKGROUND:** On September 20, 2016, the City Council adopted revised demolition permit review regulations (Ordinance 2016-10) as a preservation effort to further discourage the demolition and substantial alteration of potential significant residential structures that contribute to the defining character of the City of Monrovia. The new demolition review standards became effective on October 20, 2016 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).



Because CEQA defines “project” as the whole of an action, all components, parts and phases of the activity or permit must be considered in making the environmental determination for the project. Evaluating each part separately is referred to as “piecemealing” which is expressly prohibited. Therefore, in the case of a demolition, since it is typically part of a larger project, the potential impacts of the demolition are part of the overall project environmental review. The Commission is not approving or denying the demolition, this review is only the first step in the entitlement process.

The owner of 167 North Lincoln Place submitted preliminary plans for a remodel of the existing single family dwelling. The plans propose to alter 100% of the existing roof, 54% of the front wall facing a public street, and 63% of the total exterior wall area. The extent of the remodel requires a historic determination be made by the Historic Preservation Commission under the demolition review authority of Ordinance No. 2016-10. Under Ordinance No. 2016-10, review by the Historic Preservation Commission is required if 50% or more of the roof is proposed for alteration, if 25% or more of the front wall facing a public street is proposed to be altered, or if 50% or more of the total exterior wall area is proposed for alteration. Based on the provisions of the Code, the property owner opted to hire a qualified consultant to complete the evaluation.

A historical evaluation for the property was submitted which includes a professional historic assessment and DPR form with background documentation that was prepared by ASM Affiliates, Inc. (ASM) dated March 10, 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 west side of North Lincoln Place, between West Foothill and West Hillcrest Boulevards. The property is developed with a single family residence and detached two-car garage.

The Minimal Traditional residential structure was originally constructed in 1940. Building permit history indicates that the house remains relatively intact, with no significant exterior alterations. Though a 200 square foot addition was permitted in 1942, that addition appears not to have been built. Other permits indicate that plumbing, mechanical equipment and roof repairs were made to the home. According to ASM’s historical assessment, the windows are primarily vinyl and metal framed, which are not original to the home. The original porch supports and railings have also been replaced.

ASM’s assessment concludes that the residential structure is not a good example of the Minimal Traditional architectural style because there are design features that are atypical to the style, most notably the angled cutaway bay on the southeast section of the house. According to the assessment, this feature breaks with the non-ornamental aesthetic of typical Minimal Traditional home. Additionally, ASM’s research did not indicate that the house was the work of a notable architect or builder, and no occupants of the home are known to be historically significant.

ASM conducted a windshield survey in the area bounded by Foothill Boulevard to the south, Hillcrest Boulevard to the north, Fifth Avenue to the west, and El Nido Avenue to the east to determine whether this property would be considered a contributor to a potential district as a neighborhood constructed during and after World War II. The ASM assessment notes that there are neighborhoods that would be better examples of this theme within the City. The

assessment further notes that there is a lack of architectural cohesion in the survey area, and that many of the homes in the neighborhood have been significantly altered. Based on the information presented in the historic assessment, ASM 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 167 North Lincoln Place 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 167 North Lincoln Place does not have architectural or known historic value that meet the criteria for local landmark status or a contributor to a potential local district.**



April 3, 2017

Matt Meichtry  
167 N. Lincoln Place  
Monrovia, California 91016

**Re: Historic Resource Evaluation Report for 167 N. Lincoln Place, Monrovia, Los Angeles County, California**

Dear Mr. Meichtry:

ASM Affiliates, Inc. (ASM) evaluated the residential building on assessor's parcel number 8504-026-030, at 167 N. Lincoln Place, in the city of Monrovia, Los Angeles County. This Historic Resource Evaluation Report was prepared in compliance with local ordinances and the California Environmental Quality Act (CEQA) prior to the renovation of the property.

**EXECUTIVE SUMMARY**

The single-family residential property under study is a Minimal Traditional building constructed in 1940 in the city of Monrovia. The property was considered for eligibility to the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the City of Monrovia Historic Landmark Listing (Local). The property is not recommended eligible as an individual resource nor as a contributor to a potential historic district under NRHP/CRHR/Local Criterion A/1/1, 3, 5. As such, it need not be considered a historical resource under CEQA.

**PROJECT SUMMARY**

The property at 167 N. Lincoln Place is located on the west side of N. Lincoln Place south of W. Hillcrest Boulevard in the northwest corner of the city of Monrovia, Los Angeles County (Figures 1-2). This assessment was prepared by ASM to determine the significance of the house at 167 N. Lincoln Place prior to its proposed renovation (Project). The evaluation was conducted by ASM architectural historians Shannon Davis and Jennifer Gorman, who meet the *Secretary of the Interior's (SOI) Professional Qualifications Standards* in architectural history. Ms. Davis is also SOI-qualified as a historian. It is not currently listed in the NRHP or the CRHR and is not City of Monrovia Historic Landmark. This report evaluates the potential of the property as a historical resource for future planning purposes in compliance with CEQA.

For this report, the property was considered as an individually eligible historical resource as well as a potential contributor to a historic district under NRHP/CRHR criteria A/1, B/2, C/3, and D/4, and City of Monrovia Historic Landmark criteria 1-7. The evaluation was conducted in conformance with NRHP Bulletin *How to Apply the National Register Criteria for Evaluation*, the California Office of Historic Preservation's *Instructions for Recording Historical Resources*, and Technical Assistance Series #7 *How to Nominate a Resource to the California Register of Historical Resources*, and City of Monrovia Ordinance No. 95-01.

The report is divided into the following sections: Assessment Methodology, Summary of Previous Evaluations/Designations, Architectural Description, Building History, Regulatory Framework, Evaluation of Eligibility, and Recommendations, and References. Figures and maps are included as Attachment A, a

DPR 523 Form is included in Attachment B; the SCCIC Records Search is contained in Attachment C; building permits are included as Attachment D, chain of title search is in Attachment E, and resumes are included in Attachment F.

## ASSESSMENT METHODOLOGY

### ***Research Conducted***

To confirm date of construction and alterations, ASM obtained building permits from the City of Monrovia Community Development Department, and referenced the Los Angeles County Assessor's parcel map (Attachment D). No original building permit was found for this property. ASM also acquired a chain of title guarantee from First American Title Company in Los Angeles to identify previous owners of the property (Attachment E). ASM searched the digital Sanborn Fire Insurance Maps directory available through the Los Angeles Public Library. While this area was located within the Monrovia city limits, the only Sanborn map found for N. Lincoln Place included only the southern portion of the road from 1942. As this property is located on the northern portion of N. Lincoln Place, there was no Sanborn map found for the property. Online Los Angeles County Assessor records indicate the 1,052-square-foot house under study was built in 1940 (Los Angeles County Assessor 2017). Additional research included online searches for significant individuals associated with the property. ASM researched city directories, Ancestry.com, and general searches on Google news archives. Information on Vaughan L. Murray and Rush Williams was found in the Monrovia city directories. To obtain a general history on the development of Monrovia, ASM reviewed the background summary of Monrovia presented in the *Wild Rose Tract Historic District Historic Context and Survey* (Jimenez 2008), and augmented that with several secondary sources available in the Monrovia Public Library. ASM also contacted the Monrovia Old House Preservation Group (MOHPG), and spoke with Jim Wigton on March 2, 2017, about the property and immediate neighborhood. Mr. Wigton expressed that block and immediate area is not one that MOHPG is expressly concerned with from a historic preservation perspective.

### **Records Search**

A records search for the project area and a ¼-mile (mi.) buffer around it was requested from the SCCIC at California State University, Fullerton, to identify previously recorded historic resources within ¼-mi. of the property (Attachment C). Eight studies have been conducted within a ¼-mi. radius of the project site (Table 1). Four previously recorded historic resources were identified within a ¼-mi. radius of the project site (Table 2). No reports or resources were recorded within the project area.

**Table 1. Previously recorded studies within a 1/4-mile radius of the study area**

<b>Report Number</b>	<b>Authors</b>	<b>Year</b>	<b>Report Title</b>
LA-03308	Bissell, Ronald M.	1993	Cultural Resources Reconnaissance of the Madison/cloverleaf Specific Plan Area, Monrovia, California, Los Angeles County
LA-03511	Romani, John F.	1977	Assessment of the Archaeological Impact by the Development of the Waste Water Facilities Plan W.O. 31389
LA-04323	Hill, James N.	1985	Cultural Evolution in the Archaic/Mesolithic: A Research Design for the Los Angeles Basin
LA-06859	Unknown	1985	Arcadia General Plan
LA-11484	Walker, E.F. and Robinson, Eugene	1996	Partial List of Indian Village Sites in Lost [sic] Angeles County, with a few in Orange County.
LA-11747	Sakai, Rodney	2006	Programmatic Agreement Compliance Report, twenty-first Reporting Period, July 1, 2005-March 31, 2006.

Report Number	Authors	Year	Report Title
LA-11748	Sakai, Rodney	2003	Programmatic Agreement Compliance Report Fifteenth Reporting Period July 1-December 31, 2002.
LA-12497	Maxon, Pat	2010	Draft Program Environmental Impact Report, City of Acadia, 2010 General Plan Update

**Table 2. Previously Recorded Cultural Resources within ¼-mile of the Study Area**

Primary Number	Resource Type	Recorder, Date
P-19-190679	1211 Valencia Way- Building	McKenna et. al., 2014
P-19-192001	234 E. Sycamore Avenue- Building	Casey Tibbet, LSA, 2013
P-19-192129	1135 Valencia Way- Building	Casey Tibbet, LSA, 2014
P-19-192329	405 Hillcrest Boulevard	McKenna et. al., 2016

### **Field Methods**

ASM conducted an intensive-level field survey on February 6, 2017, to document 167 N. Lincoln Place through photographs and extensive notes. ASM noted architectural elements and features of the house, alterations and additions, and the condition of all building materials. Additionally, ASM conducted a brief windshield survey of the surrounding neighborhood to help determine if the property was located within a potential historic district (see Appendix A, Figures 21-26). ASM conducted the windshield survey in the area bounded by Foothill Boulevard to the south, Fifth Avenue to the west (City border), Hillcrest Boulevard to the North, and El Nido Avenue to the East. During the windshield survey, ASM took photographs of the surrounding neighborhood as well as comparable Minimal Traditional residences within the area. ASM noted a significant degree of alterations to the single-family residences within the neighborhood, and within the immediate subdivision (Tract 7000, of which 167 Lincoln Place is part), there was a lack of architectural distinction and cohesion. Archival research also confirmed the field observations that the 100 block of Lincoln Place was developed later than the blocks to the east between Foothill and Hillcrest, likely because it was located on the edge of the City boundaries.

### **HISTORIC CONTEXT**

The native people of the area now known as Monrovia were the Tongva, or Gabrieleno Indians. In 1771, Spanish missionaries arrived to the area and established Mission San Gabriel Arcangel. After Mexico won independence from Spain in 1821, California territory fell under the jurisdiction of the Mexican government. This led to the secularization of the missions by the 1830s, which resulted in the transference of mission land to Mexican ranchos. The 9,000-acre Rancho Santa Anita, within which present-day Monrovia is located, was granted to Hugo Reid in 1841 (Jimenez 2008; Ostrye 1985). The same year, Mexican Governor Juan Alvarado granted the eastern half of the rancho to Andreas Duarte, which created Rancho Azusa de Duarte. In 1848, the Treaty of Guadalupe Hidalgo established California as part of the United States. Two years later, it became the nation's 31<sup>st</sup> state (Jimenez 2008; Cheng 2014).

Both Rancho Santa Anita and Rancho Azusa de Duarte were sold to a series of people after California became part of the United States. Large portions of both ranchos were eventually purchased by Elias "Lucky" Baldwin, who held most of the land holdings of present-day Monrovia in the mid- to late nineteenth century. William N. Monroe and his brother C.O. purchased 240 acres of land from Baldwin in 1885 (Jimenez 2008; Ostrye 1985). William along with James F. Crank, Edward F. Spence, and John D. Bicknell are credited as the four founding fathers of Monrovia (Ostrye 1985; Davis 1943; Hotchkiss 1980). That same year, the Atchison, Topeka, and Santa Fe Railroad (ATSF RR) laid tracks through Monrovia,

connecting it to Los Angeles. This resulted in an influx of people to the area. A year later, the townsite of Monrovia was laid out centered at Orange (now Colorado Boulevard) and Myrtle avenues (Jimenez 2008; Hotchkiss 1980; Sanborn 1888; Ostrye 1985; Davis 1943). The town was incorporated by 1887. Unlike unsuccessful boomtowns in Los Angeles County, Monrovia required that all property purchased for residential purposes must have a building constructed within six months. This requirement helped decrease speculation that resulted in the collapse of other communities in Los Angeles County during the recession that hit in the 1890s (Jimenez 2008; Ostrye 1985; Davis 1943; Hotchkiss 1980). Despite the recession, Monrovia progressed into an established city. The Monrovia Electric Light and Power Company established electricity in the new town shortly before 1900. In 1903, the Pacific Electric rail line established a line to Monrovia. The Pacific Electric was an interurban railway line that traveled through Los Angeles, Orange, and San Bernardino counties. This railway was an important part of southern California history as it made traveling easy for inlanders to take day trips to the beach, to commuters to downtown Los Angeles, and for the public to access and explore other areas of southern California (Jimenez 2008; PERHS 2012). City officials desired the establishment of railway stops within their community as it resulted in increased residency, easy and reliable accessibility to other locations, and economic development and prosperity. Known for its signature red rail car, the arrival of the Pacific Electric played an important role in increasing the population of Monrovia from 1,205 to 3,576 people between 1900 and 1910 (Jimenez 2008). For the next two decades, Monrovia's population only increased, as the town prospered until the Great Depression. As the town's population increased, so did its boundaries. By 1927, the town was bounded to the south by Santa Fe Avenue (now Duarte Road); to the east by Mountain Avenue; to the west by 5<sup>th</sup> Avenue, and to the north by the foothills of the Sierra Madre Mountains (Sanborn 1927). The Great Depression hit Monrovia like other cities in Los Angeles County. Unemployment lines were long and city employees' salaries were reduced (Ostrye 1985). Unlike other cities in Los Angeles County that were forced to unincorporate such as Glendora, Hawthorne, and Lynwood, Monrovia sustained incorporation despite slow progress in the 1930s. School bonds were never passed; and city-run boards such as the Library Board were unable to get increases in budgets (Ostrye 1985). The neighborhoods that developed along the foothills illustrated continuous development, as several popular architectural styles that mark specific eras between the 1920s and 1940s appear within these neighborhoods. Earlier styles such as Craftsman and Spanish Colonial Revival mark the 1920s and early 1930s; Tudor Revival and Minimal Traditional styles are also found within this neighborhood; styles that were popular in the 1930s and post-World War II (McAlester 2013). By 1941, the population of Monrovia was approximately 15,000 and spanned approximately 8.1 square miles (Gierlich 1941).

The beginning of World War II resulted in a push for the war effort and an increase in jobs. It was not uncommon for residents in Monrovia to drive up to 50 miles to get to work. The west coast was on high alert from the war in the Pacific Theater, and blackout drills were common for cities in Los Angeles County (Ostrye 1985). After the war, Monrovia continued to grow and traffic became a problem at the heart of the city at Myrtle and Colorado. The U.S. economy was on the rise and many people flocked to southern California. In Monrovia, the Pacific Electric Red Car was still in use for commuters to Los Angeles. The only freeway nearby was the Arroyo Seco, and Foothill Boulevard and Route 66/Huntington Drive were the major east/west transportation corridors (Ostrye 1985). By 1971, Interstate 210 was constructed from Arcadia through Monrovia and east to Pomona (Interstate Guide 2017). The 1970s and 1980s in Monrovia is characterized by redevelopment and renovation of the downtown area (Ostrye 1985). Today Monrovia has a population of approximately 36,500 residents and homes and is headquarters for Naked Juice, Trader Joe's, and Original Tommy's, to name a few. It has also been featured in TV commercials, pilots, and films (City of Monrovia 2017a).

## **ARCHITECTURAL DESCRIPTION**

The property at 167 N. Lincoln Place is a single-family residence constructed in 1940 in a Minimal Traditional style (Figures 3-17). It is located on the west side of N. Lincoln Avenue in Monrovia, in Los

Angeles County. The single-story residence features an L-shaped footprint and concrete foundation. The siding is stucco with a brick water table on the southeast corner of the house. The roof is hipped and clad in asphalt shingles. There are exposed rafters underneath the moderately-overhanging eaves. The windows are primarily vinyl or metal-framed sashes and sliders.

The primary entrance is located within a partial-width recessed corner porch on the main (east) façade. The porch roof is supported by an ornate wrought iron post. Concrete steps with iron railings lead to the porch and entrance which is composed of a single flush wood door with a hinged metal peephole with decorative screening. Also within the porch is a hexagonal porthole window and beneath that is a mail slot. Also on the east façade is a vinyl slider window with shutters on the hipped roof projection. There are two flower boxes underneath this window that are fastened to the exterior wall plane. To the south of the porch is a single metal sash window and a cutaway curved bay window on the southeast corner of the house. This cutaway bay features five narrow metal sash windows. The south façade features a brick chimney and a single metal sash window within a projected window surround and corbelling. Also on this façade is a crawlspace vent opening near the southwest corner of the house. The rear (west) façade of the house features two secondary entrances, both located within partial-width concrete stoops. Both entrances are composed of partially-glazed wood doors. The southernmost entrance is accessed by concrete steps that lead to a covered stoop with a flat porch roof that is supported by metal poles. To the north of this is another entrance, also accessed by concrete steps that lead to a covered stoop with a recessed porch roof. There are three windows on this façade; two metal sashes and one vinyl sash. The north façade features two metal sash windows. Also to the rear of the property is a two-bay garage building with a hipped roof, stucco siding, and a metal roll-top garage door on the east façade.

The interior of the house features curved and angled plaster walls, wood floors in the common areas, vinyl tile floors in the kitchen and bathroom, built-in cabinets and shelving, and recessed ceilings.

Landscaping features include a concrete driveway to the south of the house that leads to the rear garage; a concrete patio to the rear (west) of the house; a grass lawn with small manicured bushes and a stone pillar at the edge of the driveway in front of the sidewalk. In the backyard, there is a raised terrace level on the northwest portion of the property that is made of a grass lawn with playground equipment. This raised area is the result of a division of the lot immediate north of the property, half of which is part of the current parcel. There is also a white vinyl fence surrounding the perimeter of the backyard. A white vinyl gate is located on the driveway to the south of the house.

Modifications to the building include some replacement windows, and replacement porch supports.

During a brief windshield survey of the surrounding neighborhood, ASM took overview photos of the streetscape, residences, and comparable Minimal Traditional properties (Figures 18-20).

## **BUILDING HISTORY**

The residence at 167 N. Lincoln Place was constructed in 1940, per Los Angeles County Assessor records. It was originally part of the Tract 7000, northwest of the city center. This area of the city was annexed around 1905 (Miller 1905; Sanborn 1897, 1907). No original building permit was found for the building at the City of Monrovia Community Development Department. Sanborn maps from 1942 only show the homes on the south portion of N. Lincoln Place (Sanborn 1942). Therefore, no Sanborn map is available for the building. The house, and development of the north half of the block, are evident on a historic aerial photograph by 1952 (Historicaerials.com 1952).

A chain of title and city directories indicate that the year the building was constructed, the property was owned by Charles E. Platt and his wife Pearl R. Over the next five years, the property changed hands several

times. In 1940, the property changed hands twice more, first to Earl H. Eno, then to Martin W. Mitchell and his wife Flora B; it is unclear which of these owners was the first owner of the house. In 1941, the property was deeded to Alma G. Anderson and her husband Harry. A year later, the property was owned by Emerson Burton Thauburn and his wife Jessalyn A. In 1943, Wesley L. Brooks, a lawyer, and his wife Manoka S. lived at the property. The following year, the property changed hands to Alice G. Slemmons, then to James L. Scott and his wife Dorothy.

From 1945 to 1965 the property was owned by Vaughan L. Murray and his wife Clara. In a 1950 city directory, Vaughan is listed as a service manager at Browning Buick. From 1953 to 1954 he was assistant service manager at McDonald & O'Boyle. In 1955, Vaughan is deceased, and his wife Clara is listed as a widow, retired. In 1965, the property changed hands to Rush Williams, who was married to Jacqueline. In 1967, he is listed as a salesman at Wyles Realty. In 1971, he is listed as a real estate trust officer at Bank of America. Building permits show that William owned the property until at least 2008. The property was turned over to Lynn A. Williams, a Trustee of the Williams Family Trust and she sold the property to Matt Meichtry in 2011 (First American Title Company 2017; Polk City Directory 1944, 1946-1947, 1950, 1952-1954, 1955, 1958, 1959, 1961, 1963, 1965, 1966, 1967, 1968). Table 3 below lists the property owners, and Attachment E provides the chain of title search.

The earliest building record was in 1940 for a plumbing permit (Attachment D, page 7). The owner of the property is not listed on the permit, but there is a hand-drawn sketch of the footprint of the house which is the same as the current footprint. In 1942, E.B. Thauburn pulled a permit for a 10-ft. x 20-ft. addition, which does not appear to have been constructed, as the footprint of the property remains the same as it was in 1940. In 1980, Rush Williams applied for three permits; one a mechanical permit for the furnace/boiler, one to re-roof the house, and a plumbing permit for a gas piping system. In 2005, Williams also got a permit for a new furnace. Three years later he again re-roofed the house (City of Monrovia 2017b). Attachment D provides the building permits.

Per historic aerial photographs, the garage was constructed sometime between 1964 and 1972 (Historicaerials.com 1964, 1972).

**Table 3. Chain of Ownership of 167 N. Lincoln Place.**

<b>Grantor</b>	<b>Grantee</b>	<b>Year of Deed Transfer</b>
Raymond and Macie R. Houch	Charles E. Platt and Pearl R. Platt	1939
Charles E. Platt and Pearl R. Platt	Earl H. Eno	1940
Earl H. Eno	Martin W. Mitchell and Flora B. Mitchell	1940
Martin W. Mitchell and Flora B. Mitchell	Alma G. Anderson and Harry Anderson	1940
Alma G. Anderson and Harry Anderson	Emerson Burton Thauburn and Jesselyn A. Thauburn	1941
Emerson Burton Thauburn and Jesselyn A. Thauburn	Wesley L. Brooks Manoka S. Brooks	1942
Wesley L. Brooks Manoka S. Brooks	Alice G. Slemmons	1943
Alice G. Slemmons and James L. Scott	Dorothy S. Scott	1944
Dorothy S. Scott	Vaughn L. Murray and Clara M. Murray	1944
Clara M. Murray, widow	Rush P. Williams and wife Jacqueline	1963



Rush P. Williams and wife Jacqueline	Rush P. Williams and wife Jacqueline, Trustees of the Williams Family Trust	1994
Lynn A. Williams, Trustee of Williams Family Trust	Matt Meichtry	2011

## REGULATORY FRAMEWORK

### *National Register of Historic Places*

Authorized by the National Historic Preservation Act of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP is the official list of the nation's historic places worthy of preservation. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. 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 have yielded, or
- D. may be likely to yield, information important in prehistory or history.

### *Integrity*

In order to be eligible for listing in the NRHP and CRHR, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, NRHP Bulletin 15, establishes how to evaluate the integrity of a property: "Integrity is the ability of a property to convey its significance" (National Park Service, National Register of Historic Places 1991). The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
7. **Association** is the direct link between the important historic event or person and a historic property.

### *California Register of Historical Resources Significance Criteria*

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

In order to be eligible for listing in the CRHR, a building, object, or structure must satisfy at least one of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) It is associated with the lives of persons important to local, California, or national history.
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must also retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Office of Historic Preservation 2001). This general definition is generally strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon.

### *California Environmental Quality Act*

CEQA Section 15064.5 *Determining the Significance of Impacts to Archeological and Historical Resources* requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed Project’s impacts to historical resources. Mitigation of adverse impacts is required if the proposed Project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a Project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be a “historical resource” if it:

1. Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (PRC Section 5024.1, Title 14 CCR, Section 4850 et seq.).
2. Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the PRC.
3. Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

### *City of Monrovia Historic Landmarks Criteria*

The Historic Preservation Ordinance establishes the criteria and standards for both the designations of landmarks and historic districts. Historic District is defined in the Monrovia Municipal Code as:

"Any area containing a concentration of improvements which have a special character, historical interest, or aesthetic value, which possess integrity of location, design, setting, materials, workmanship, feeling, and association, or which represent one or more architectural periods or styles typical to the history of the city, and that has been designated a historic district pursuant to this title."

In order to be designated the proposed structure or district must meet one or more of the following criteria:

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 a historic area, being a geographically definable area possessing a concentration of not less than 50% of historic or architecturally related grouping of properties which contribute to each other and are unified aesthetically by physical layout or development.
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 a neighborhood, community, or the city.
6. It incorporates elements that help preserve and protect a 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.

A proposed resource may be eligible for local designation as a Monrovia Historic Landmark if it meets at least one of the criteria above.

## **EVALUATION OF ELIGIBILITY**

### **National Register of Historic Places Evaluation**

#### ***Individual Assessment***

ASM considered whether 167 N. Lincoln Place could be eligible as an individually eligible historical resource. The property is one of many single-family residences constructed during the development of Monrovia. While the property can be broadly associated with the context of Community Planning & Development of Monrovia, the property was part of a later-annexed part of Monrovia called the Tract 7000 and does not sufficiently represent the theme as an individual resource. As such, it is not recommended eligible as an individual resource under NRHP Criterion A.

None of the occupants of the property are historically significant individuals. None appear to have had distinguished careers nor made significant contributions to society, nor were detailed obituaries located to provide further information about their lives beyond what is available from the chain of title search, city directories for the property, and Ancestry.com records. As such, 167 N. Lincoln Place is not recommended eligible as an individual resource under NRHP Criterion B.

ASM carefully considered if the property is eligible under NRHP Criterion C, for the area of significance of Architecture, as a Minimal Traditional residence. 167 N. Lincoln Place can be broadly defined as a property sub-type of the Minimal Traditional architectural style. While this building exhibits some general features of a Minimal Traditional style, such as its low-pitched hipped roof, brick chimney, and recessed corner porch, this building is not a good example of the Minimal Traditional style. Minimal Traditional style features a simple, non-ornamented building that was constructed relatively quickly to accommodate the population boom after World War II (McAlester 2014). This building has an angled cutaway bay on the southeast section of the house that is atypical to the style, as it is a stylistic feature that would have been seen as unnecessary and over-elaborate (McAlester 2014). Further, the building has undergone some changes such as window, porch support and railing replacement. Better examples of Minimal Traditional in this neighborhood include 140, 157 N. Lincoln, and 135 N. Madison Avenue. As such, 167 N. Lincoln Place is not recommended eligible under NRHP Criterion C, as it does not embody the distinctive characteristics of the style, period, region, or method of construction as well as numerous other local examples.

Additionally, 167 N. Lincoln Place is not recommended eligible under NRHP Criterion C for its potential association with a master builder, designer, or architect. No such master was identified that was involved with the design or construction of the residential property.

167 N. Lincoln Place is not recommended eligible under NRHP Criterion D. It is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

In conclusion, the residential property located at 167 N. Lincoln Place is recommended not individually eligible for the NRHP.

### **California Register of Historical Resources Evaluation**

167 N. Lincoln Place is recommended not eligible for CRHR listing under criteria 1, 2, 3, and 4 following the reasons outlined in the preceding section regarding eligibility under the corresponding NRHP Criteria A, B, C, and D.

### **City of Monrovia Historic Landmark Evaluation**

167 N. Lincoln Place is recommended not eligible under City of Monrovia Historic Landmark (Local) Criteria 1, 2, 4, and 7 following the reasons outlined in the preceding section regarding eligibility under the

corresponding NRHP Criteria A, B, C and D. The property is not recommended eligible under Local Criterion 6 as it does not incorporate elements that help preserve and protect a historic place or area of historic interest in the city. As Local Criteria 3 and 5 pertain to historic districts, they are not applicable to the individual assessment of the property, but are applied to the historic district evaluation below.

### ***Historic District Evaluation***

ASM carefully considered whether or not 167 N. Lincoln Place is eligible as a contributor to a historic district. Currently, there is no identified Historic District that this residence is located within. ASM considered if the neighborhood has the potential to be a historic district under NRHP/CRHR/Local Criteria A/1/1 under the theme of Community Planning & Development, as a neighborhood constructed during and after World War II. However, it does not appear that Tract 7000 meets that criteria as there are likely other neighborhoods within the city that are better representation of this theme. Therefore, 167 N. Lincoln Place is recommended not eligible as a contributor to a potential historic district.

As City of Monrovia Historic Landmark criteria 3 and 5 pertain to historic districts, 167 N. Lincoln Place is recommended not eligible under local criterion 3 as ASM did not identify 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. Furthermore, 167 N. Lincoln Place is also not eligible under local criterion 5 as it does not represent an established and familiar visual feature of a neighborhood, community, or the city.

### **California Environmental Quality Act Evaluation**

The property at 167 N. Lincoln Place is recommended not eligible for the NRHP, CRHR, or local registers and therefore does not qualify as a historical resource under the terms of CEQA.

### **Integrity Assessment**

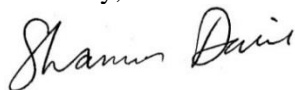
While the property has undergone some minor alterations such as replacement windows, porch supports and railing, it retains most of its materials, design, and workmanship. It is also located in its original location and setting. As a 1940 residence, it retains integrity of feeling and association as part of a larger World War II neighborhood in Monrovia. The property therefore retains integrity.

## **RECOMMENDATIONS**

The residence at 167 N. Lincoln Place is recommended not eligible under any of the NRHP, CRHR, or local criteria, either individually or as a contributor to a potential historic district. Therefore, 167 N. Lincoln Place should not be considered a historical resource in accordance with CEQA.

Please contact me as needed, if you have questions or concerns.

Sincerely,



Shannon Davis  
Director, Architectural Historian  
ASM Affiliates, Inc.  
20 North Raymond Avenue, Suite 220  
Pasadena, California 91103  
(626) 793-7395  
sdavis@asmaffiliates.com

Attachment A: Figures

April 3, 2017  
Matt Meichtry  
Page 13 of 15

Attachment B: DPR 523 Form  
Attachment C: Records Search  
Attachment D: Building Permits  
Attachment E: Chain of Title  
Attachment F: Resumes

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1952-1954 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.

1955 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.

1958 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.

1959 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.

1961 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.

1963 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.

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1927 Monrovia, California, key sheet.

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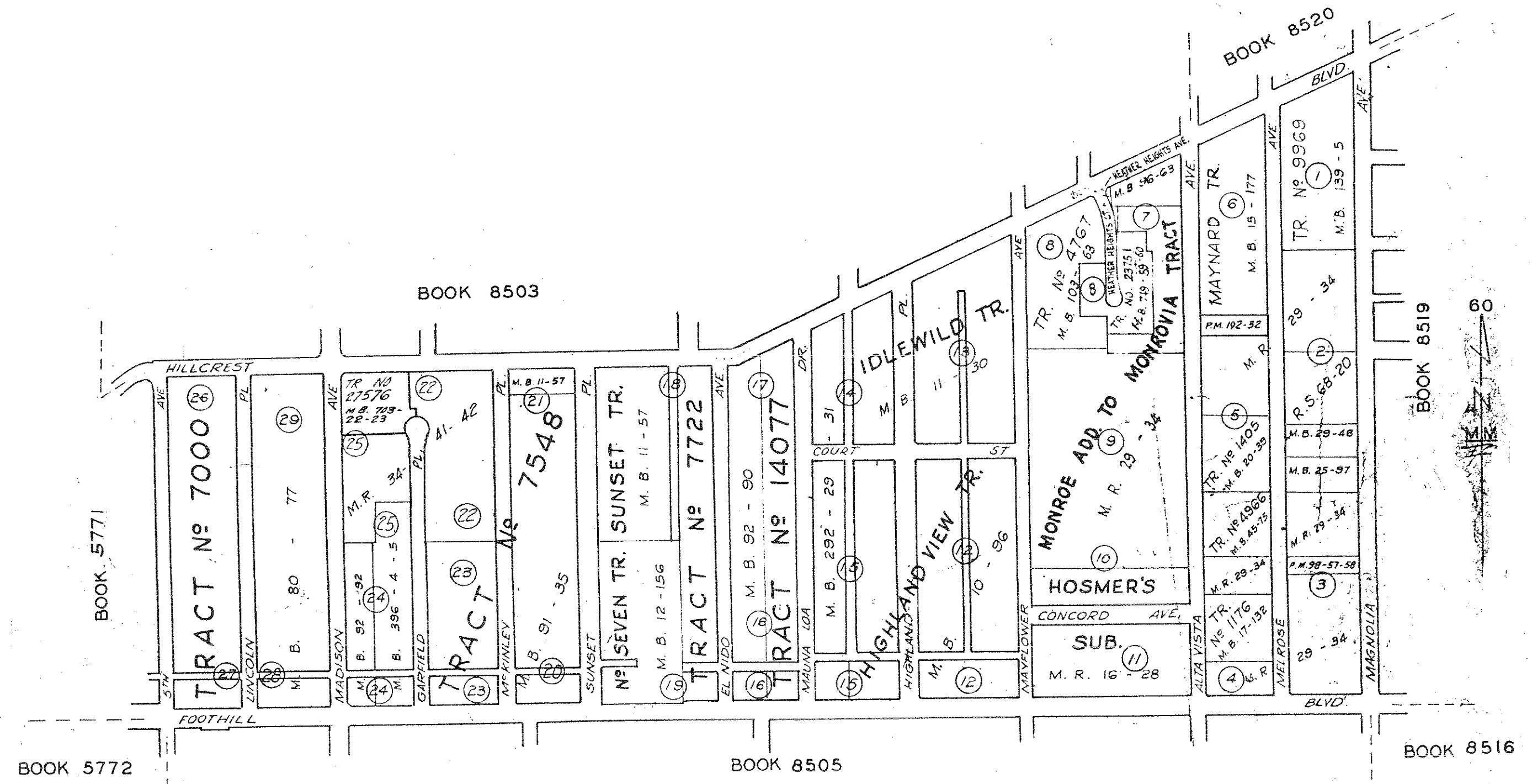
**APPENDIX D**  
**Building Permits**



5-28-56  
12-9-57  
780972  
870204  
12-8-65  
660506

# INDEX 8504

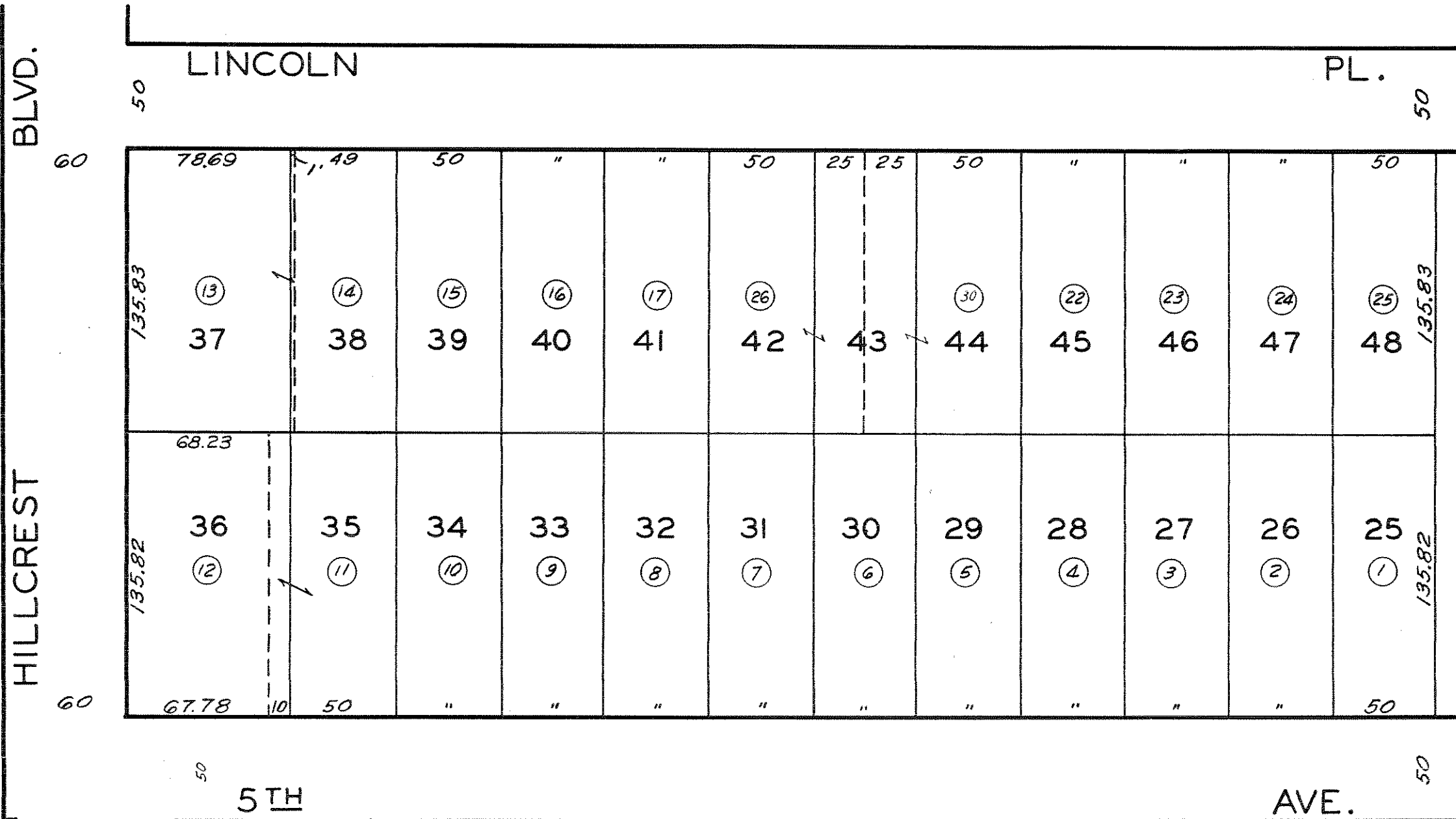
SCALE: 1 IN. = 400 FT



CITY OF MONROVIA

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

SCALE 1" = 60'



TRACT NO. 7000

M.B. 80-77



CODE  
6191

FOR PREV. ASSMT. SEE: 1080-26

**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.  
 License Class C-39 License No. 808800 Date 6-30-08  
 Contractor W. FATHER GUASE ROOFING

**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 herself 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: Carrier SPIK FUND Policy Number 1773083

(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 provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 7/2/07 Applicant: [Signature]  
**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENAL TIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

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 country to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent [Signature] Date 7/2/07

**CITY OF MONROVIA  
 DEPARTMENT OF  
 COMMUNITY DEVELOPMENT  
 415 S. IVY AVE.  
 MONROVIA, CA. 91016**

JOB ADDRESS 167 N. LINCOLN BLVD Parcel B02007-07005  
 APN Book \_\_\_\_\_ Page \_\_\_\_\_

(Legal description may be attached separately if necessary)  
**APPLICATION FOR  
 BUILDING PERMIT  
 BUILDING & PLANNING  
 DIVISIONS  
 CITY OF MONROVIA**

New \_\_\_\_\_ Add'n \_\_\_\_\_ Alter \_\_\_\_\_ Demo \_\_\_\_\_  
 Description of Work REAR PORCH HOUSE ADDED  
REAR PORCH EXISTING PORCH 3000 COMP

Name RUSSELL WILLIAMS  
 Address 167 N. LINCOLN BLVD  
 City MONROVIA Tel. No. 358-0470

Name WILLIAM GERRERO RODRIGUEZ  
 Address 167 N. LINCOLN BLVD  
 City MONROVIA Tel. No. 358-0470  
 State Lic. 808800 City Lic. \_\_\_\_\_

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ Tel. No. \_\_\_\_\_  
 State Certificate No. \_\_\_\_\_

**WORK COVERED BY THIS PERMIT**  
 Height \_\_\_\_\_ Ft. Area 19 Sq. Ft.  
 No. of Stories \_\_\_\_\_ Valuation \$ 4000  
 No. of Bldgs. \_\_\_\_\_  
 No. on Lot \_\_\_\_\_

Use of Property \_\_\_\_\_

Group	Type of Cont.	Date	Plan Check	Permit
Occupancy	Approved by <u>[Signature]</u>	Receipt # _____	_____	_____
Checked by	_____	Fee _____	_____	_____

Zoning \_\_\_\_\_ new/ \_\_\_\_\_ side \_\_\_\_\_ side \_\_\_\_\_  
 Required Parking \_\_\_\_\_  
 Spaces \_\_\_\_\_  
 Special Permits or Conditions \_\_\_\_\_  
 Zoning Approval \_\_\_\_\_ Date \_\_\_\_\_

INSPECTION RECORD

APPROVALS	DATE	INSP'T	APPROVALS	DATE	INSP'TR
<b>STRUCTURAL:</b>			<b>MECHANICAL:</b>		
Forms & Foundation			Heating Rough		
Reinforcing Steel			Final		
Chimney Foundation			A/C-Fan Rough		
Chimney Reinforcing			Final		
Roof Sheathing Nailing	2/17/07		Exhaust Fan		
Masonry Steel			Compressor		
Lift 4' 8"			Boiler		
Final Lift & Grout			<b>SWIMMING POOL:</b>		
Shear Panel Nail/Hdwre			Setbacks		
Framing			Overhead Wires		
Insulation			Sewer Loc./P-Trap		
Interior Lath/Drywall			Main Drain		
Exterior Lathing			Pool Piping		
<b>ELECTRICAL:</b>			Reinforcing		
Power Pole			Bonding		
Groundwork			Underground Conduit		
Conduit			Pool Equip. Location		
Fixtures/Rough			Pool Heater Rough		
Finish			Final		
Service			Health Dept.-non-SFR		
Signs			Pool Fences & Gates		
<b>PLUMBING:</b>			Backwash		
Groundwork			Pool Cover (Heated)		
Fixtures/Rough			Final Pool Electr		
Final			Final Pool Plumbing		
Gas Groundwork			Final Health-non-SFR		
Gas Test & Rough			Final Pool Approval		
Gas Final			<b>MISCELLANEOUS:</b>		
Sewer <input type="checkbox"/> Casspool <input type="checkbox"/>			Demolition		
Sewer Cap			Re-Roof		
Water Heater Vents			Signs		
Water Heater Final			Fences		
			Accessibility Comp		
<b>FINAL</b>			<b>FINAL</b>		

2/18/07

**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

License Class 00-036-038-B C2U License No 258228 Date 12-13-05

Contractor AIR-TRD

**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 herself 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 & PC 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 CA00002944

Carrier Majestic Applicant \_\_\_\_\_

(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 provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions

Date 12-13-05

**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 3700 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 country to enter upon the above-mentioned property for inspection purposes

Signature of Applicant or Agent [Signature] Date 12-13-05

JOB ADDRESS 1107 N. Lincoln Pl. USE OF STRUCTURE  RESIDENTIAL  COMMERCIAL  INDUSTRIAL

DATE 12/13/05 APPLICATION FOR **COMBINATION PERMIT** DEPARTMENT OF COMMUNITY DEVELOPMENT CITY OF MONROVIA

PERMIT NO. \_\_\_\_\_ TOTAL FEES \$ 6720 Checked by \_\_\_\_\_

Name William Rusk Address 1107 N. Lincoln Pl City Monrovia Tel No 358-8470

Name AIR-TRD Address 1130 S. Merville Ave City Monrovia Tel No 352-5311 State Lic \_\_\_\_\_ City Lic \_\_\_\_\_

No	ITEM	FILING FEE	FEE
	<b>FURNACES</b>		
1	Forced Air or Gravity Furnace to 100,000 B TU over 100,000 B TU (including Ducts and Vents)	13 60 ea	13 60
	Boiler or Compressor up to 3 hp or 100,000 B TU	16 65 ea	
1	Gas Line and Electrical Hook-Ups	13 00 ea	13 00
	<b>SWIMMING POOLS</b>		
	Structural Valuation \$		
	Plan Check and Building Permit		
	Additional Waste Impact		
	Pool Heater to 100,000 B TU over 100,000 B TU (includes piping)	13 60 ea	
	Heater Piping ONLY	24 25 ea	
	Heater Piping ONLY	9 75 ea	
	Plumbing and Electrical Hook-Ups	27 15 ea	
	Electrical Service Equipment Under 200 Amps	27 95 ea	
	OTHER (LIST)		
	<u>Summed only</u>		
	<u>NO OTHER</u>		
	Other Fees - Waste Impact 10.00, Computer Cost Recovery 3.25, Microfilming 4.75		18 00
	TOTAL FEE		6720



Approvals

- Furnace (Rough)  \_\_\_\_\_
- (Final)  \_\_\_\_\_
- Gas (Grd Work)  \_\_\_\_\_
- (Rough)  \_\_\_\_\_
- (Final)  \_\_\_\_\_
- Plumbing (Grd Work)  \_\_\_\_\_
- (Rough)  \_\_\_\_\_
- (Final)  \_\_\_\_\_
- Electrical (Grd Work)  \_\_\_\_\_
- (Conduit)  \_\_\_\_\_
- (Rough)  \_\_\_\_\_
- (Finish)  \_\_\_\_\_
- (Service)  \_\_\_\_\_
- Swimming Pools  \_\_\_\_\_
- Setbacks  \_\_\_\_\_
- Overhead Wires  \_\_\_\_\_
- Sewer Location/P-Trap  \_\_\_\_\_
- Main Drain  \_\_\_\_\_
- Pool Piping  \_\_\_\_\_
- Reinforcing  \_\_\_\_\_
- Bonding  \_\_\_\_\_
- Underground Conduit  \_\_\_\_\_
- Pool Equip Location  \_\_\_\_\_
- Pool Heater (Rough)  \_\_\_\_\_
- (Final)  \_\_\_\_\_
- Health Dept (Except SFD)  \_\_\_\_\_
- Fences and Gates  \_\_\_\_\_
- Backwash  \_\_\_\_\_
- Pool Cover (Heated Cover)  \_\_\_\_\_
- Final Pool Electrical  \_\_\_\_\_
- Final Pool Plumbing  \_\_\_\_\_
- Final Health (Except FSD)  \_\_\_\_\_
- Final Pool Approval  \_\_\_\_\_

167

DEPARTMENT OF PLUMBING  
CITY OF MONROVIA

Street *N. Lincoln Place*

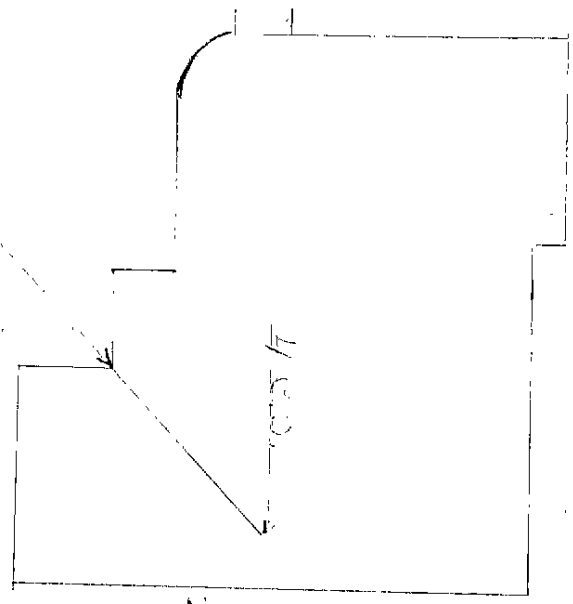
Lot \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_

Permit No. *27* Date *Nov 12, 1940*

*F. F. Walker Plumber*  
*Map*

N W

100'



100' feet

100'

100' feet

100'

JOB ADDRESS 167 N. Lincoln - P1  
 Nature of Installation  
 Plumbing  Gas  Sewer  Water Heater

DATE 1-21-80  
 PERMIT NO. 2134  
 TOTAL FEES \$ \_\_\_\_\_  
 Checked by [Signature]

APPLICATION FOR  
**PLUMBING PERMIT**  
 DEPARTMENT OF COMMUNIT  
 DEVELOPMENT  
 CITY OF MONROVIA

Owner Name Mr & Mrs R. Williams  
 Address 167 N. Lincoln - P1  
 City Monrovia Tel No. 358-8470

Contractor Name George S  
 Address 16336 Arrow Hwy  
 City Irwindale Tel No. 916-26855  
 State Lic. 273569 City Lic. 5839

**DESCRIPTION OF WORK**

No.	ITEM	FEE
	Filing Fee	6 .50
FIXTURES	Sink Lavatory Water Closet 4.35 ea.	
	Shower Bath Tub Auto Washer	
	Urinal Wash Tray Floor Drain	
	Disposal Dishwasher (Other)	
	Water Piping System 4.35 ea.	
1	Gas Piping System 4.35 Outlets over 5 1.05	4.35
	Sewer Cap Direct (Saddle) 10.90	
	Cesspool or Drywell Back Fill 10.90	
	Interceptor Gallon Capacity 4.35	
	Vacuum Breaker or Backflow Device 4.35	
	Lawn Sprinkler System (inc. Backflow Device) 4.35	
	Water Heater and-or Vent 4.35	
	Rainwater Systems (Drains) 4.35	
	Swimming Pool: 43.50 Private 65.00 Public	
	P. Trap 4.35	
	Miscellaneous:	
	<b>Total Fee</b>	<b>10.85</b>

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.  
 I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.  
 Signature of Owner [Signature]  
 or Authorized Agent [Signature]

**Approvals**

	Date	Inspector
Plumbing (Grd. Wk.)	<input type="checkbox"/>	_____
(Rough)	<input type="checkbox"/>	_____
(Finish)	<input checked="" type="checkbox"/>	1-23-80 J.M.
Gas (Grd. Wk.)	<input type="checkbox"/>	_____
(Rough)	<input type="checkbox"/>	_____
(Finish)	<input checked="" type="checkbox"/>	1-23-80 J.M.
Sewer	<input type="checkbox"/>	_____
Water Heater (Vents)	<input type="checkbox"/>	_____
(Finish)	<input type="checkbox"/>	_____

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Meter Service Ordered \_\_\_\_\_



SEWER MAP

JOB ADDRESS Russ Williams  
 LEGAL DESCRIPTION Book \_\_\_\_\_ Page \_\_\_\_\_ Parcel \_\_\_\_\_  
167 N. Lincoln

(Legal description may be attached separately if necessary)

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

APPLICATION FOR  
**BUILDING PERMIT**  
 BUILDING & PLANNING  
 DEPARTMENT  
 CITY OF MONROVIA

New \_\_\_\_\_ Add'n \_\_\_\_\_ Alter \_\_\_\_\_ Demo \_\_\_\_\_

Description of Work Reroof - Comp

Owner Name Russ Williams  
 Address 167 N. Lincoln  
 City Monrovia Tel. No. \_\_\_\_\_

Contractor Name Hopper Roof  
 Address P.O. Box 145  
 City Mon Tel. No. \_\_\_\_\_  
 State Lic. 185374 City Lic. B4663

Architect or Engineer Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ Tel. No. \_\_\_\_\_  
 State Certificate No. \_\_\_\_\_

Size of Lot \_\_\_\_\_ No. of Bldgs. Now on Lot \_\_\_\_\_

Use of Property \_\_\_\_\_

WORK COVERED BY THIS PERMIT  
 Height \_\_\_\_\_ Ft. Area \_\_\_\_\_ Sq. Ft.  
 No. of Stories \_\_\_\_\_ Valuation \$1,650.00

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

ZONING  
 Fire District \_\_\_\_\_ Minimum Setbacks  
 Zone \_\_\_\_\_ Front \_\_\_\_\_ Rear \_\_\_\_\_  
 Required Parking Spaces \_\_\_\_\_ side \_\_\_\_\_, side \_\_\_\_\_

Special Permits or Conditions \_\_\_\_\_

Zoning Approval \_\_\_\_\_ Date \_\_\_\_\_

Fire Dept. Approval \_\_\_\_\_ Date \_\_\_\_\_

Health Dept. Approval \_\_\_\_\_ Date \_\_\_\_\_

Group Occupancy	Type of Const.	Date	Plan Check	Permit
Checked by <u>[Signature]</u>	Approved by _____	Receipt # _____	_____	<u>272-80</u>
		Fee _____	_____	<u>12222</u>
			_____	<u>\$37.50</u>

**INSPECTION RECORD**

APPROVALS	DATE	INSPECTOR
Forms & Foundation		
Reinforcing Steel		
Chimney Foundation		
Chimney Reinforcing		
Electrical Groundwork		
Plumbing Groundwork		
Duct Groundwork		
Masonry Steel		
Lift 4' <input type="checkbox"/> 8' <input type="checkbox"/> 12' <input type="checkbox"/>		
Final Lift & Grout		
Framing		
Insulation		
Sheathing Nailing		
Wall <input type="checkbox"/> Roof <input checked="" type="checkbox"/>	8-27-80	RM
Rough Electrical		
Rough Plumbing		
Gas Test Rough		
Rough Heating &		
Ventilating <input type="checkbox"/> A/C <input type="checkbox"/>		
Interior Lathing/Drywall		
Exterior Lathing		
Sewer <input type="checkbox"/> Cesspool <input type="checkbox"/>		
Electrical Fixtures <input type="checkbox"/>		
Service <input type="checkbox"/>		
Plumbing Fixtures		
Gas Test Final		
Final Heating &		
Ventilating <input type="checkbox"/> A/C <input type="checkbox"/>		
Pool Fence		
Parking		
Landscaping		
Walls <input type="checkbox"/> Fences <input type="checkbox"/>		
FIRE DEPT.		
PUBLIC WORKS		

NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**CERTIFICATE OF OCCUPANCY**

A certificate of occupancy must be issued before building can be occupied.

This form when properly endorsed is notice that the work described herein has been inspected and approved and the occupancy stated has been authorized.

Date 8-27-80 Duane Marks  
 Building Inspector

ALL APPLICATIONS MUST BE FILLED OUT BY APPLICANT  
(USE PENCIL)

PLANS AND SPECIFICATIONS and Other Data Must Also Be Filed



# OFFICE OF THE BUILDING INSPECTOR of the City of Monrovia

Phone 199

## 2 Application to Alter, Repair or Demolish a Type 1 Building

All provisions of the Building Ordinances and State Laws shall be complied with in alteration of said building, whether herein specified or not. It is also understood that the granting of a permit on this application does not grant any right or privilege for the alteration, repair or demolition of the building herein described, on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State; or as giving or granting any right or privilege to use the said structure or building for any purpose which is or may hereafter be prohibited by ordinance of the City of Monrovia.

(SIGN HERE) Joseph B. Thawburn

Lot No. \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_  
 No. 167  
 Group \_\_\_\_\_ Fire Dist. No. \_\_\_\_\_ Zone \_\_\_\_\_ Stories 1  
 Owner's Name A. B. Thawburn Address 167  
 Architect's Name \_\_\_\_\_ Address \_\_\_\_\_  
 Contractor's Name Joseph B. Thawburn Address 167  
 Entire Cost of Proposed Improvements, \$ 195<sup>00</sup>/<sub>100</sub>  
 Purpose of Building State Room

Outside Wall Coverings Stucco  
 Size of New Addition 10 X 20 Material of Foundation concrete  
 Depth of Foundation 12" Size Footing \_\_\_\_\_ X \_\_\_\_\_ Size of Wall \_\_\_\_\_  
 Size of Exterior Studs \_\_\_\_\_ X \_\_\_\_\_ Interior Studs \_\_\_\_\_ X \_\_\_\_\_  
 Size of Mud Sills \_\_\_\_\_ X \_\_\_\_\_ Bearing Studs \_\_\_\_\_ X \_\_\_\_\_  
 Size of First Floor Joist \_\_\_\_\_ X \_\_\_\_\_ Second Floor Joist \_\_\_\_\_ X \_\_\_\_\_  
 Third Floor Joist \_\_\_\_\_ X \_\_\_\_\_ Fourth Floor Joist \_\_\_\_\_ X \_\_\_\_\_  
 Ceiling Joist \_\_\_\_\_ X \_\_\_\_\_ Roof Rafters 2 X 16"  
 Material of Roofing Shingles  
 Number and Kind of Chimneys \_\_\_\_\_ Size of Flues \_\_\_\_\_ X \_\_\_\_\_

Materials of Outside Walls \_\_\_\_\_  
Distance from Other Buildings of the New Addition \_\_\_\_\_

### THICKNESS OF EXTERIOR WALLS:

Basement \_\_\_\_\_ First Story \_\_\_\_\_ Second \_\_\_\_\_  
 Third Story \_\_\_\_\_ Fourth Story \_\_\_\_\_ Fire Wall \_\_\_\_\_

Material of Beams, Girders and Columns \_\_\_\_\_

### STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:

Alteration of building  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date Issued \_\_\_\_\_ 19 \_\_\_\_\_

PERMIT No. 2127

Application Received \_\_\_\_\_



# ADDITIONS

Group 1 Type Water

Permit No. \_\_\_\_\_

Issued to \_\_\_\_\_

For \_\_\_\_\_

At 1127 1/2

Value, \$ 175.00

Plumbing Permit \_\_\_\_\_

Sewer " \_\_\_\_\_

Cesspool " \_\_\_\_\_

Wiring " \_\_\_\_\_

Fixture " \_\_\_\_\_

Electric O. K. \_\_\_\_\_

Gas O. K. \_\_\_\_\_

REMARKS:

JOB ADDRESS: 1677 W. Lincoln Pl  
 Job Valuation 2,250 Installation of  
 Furnace  A/C  Boiler  Repair   
 New  Relocate  Other

DATE: July 21 80  
 PERMIT NO. 121-34  
 TOTAL FEES \$             
 Checked by:           

APPLICATION FOR  
**MECHANICAL PERMIT**  
 DEPARTMENT OF COMMUNITY  
 DEVELOPMENT  
 CITY OF MONROVIA

Owner Name:             
 Address:             
 City:            Tel. No.           

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

**DESCRIPTION OF WORK**

No.	ITEM	FEE
	Filing Fee	6 .50
1	Forced Air or Gravity Furnace to 100,000 B.T.U. over 100,000 B.T.U. (Includes Ducts & Vents)	8.75 10.90
	Floor Furnace & Vent	8.75
	Suspended Wall or Floor Heater	8.75
	Appliance Vent or Duct System	4.35
	Repair or Replacement of Heating, Refrigeration Equip.	8.75
1	Boiler or Compressor up to 3 H.P. or 100,000 B.T.U.	8.75
	Boiler or Compressor up to 15 H.P. or 500,000 B.T.U.	16.35
	Boiler or Compressor up to 30 H.P. or 1,000,000 B.T.U.	21.80
	Boiler or Compressor up to 50 H.P. or 1,750,000 B.T.U.	32.75
	Boiler or Compressor over 50 H.P. or 1,750,000 B.T.U.	54.50
	Air Handling Unit up to 10,000 C.F.M.	6.50
	Air Handling Unit over 10,000 C.F.M.	10.90
	Ventilation Fan—Attic/Roof Mechanical _____ Electric _____	6.50
	Kitchen Hood Exhaust Fan Residential _____ Commercial _____	10.90
	Miscellaneous (Describe) <u>          </u>	6.50
	<b>TOTAL FEE</b>	<b>3040</b>

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.  
 I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.  
 Signature of Owner:             
 or Authorized Agent

# Approvals

Date

Inspector

Heating Rough

Final  1-23-80 *OM*

A/C - Fan Rough

Final

Exhaust Fan

Compressor

Boiler

(Other)

(Other)

(Other)

(Other)

REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

JOB ADDRESS 167 11 Lincoln Pl  
 Nature of Installation  
 Residential  Commercial  Industrial

DATE 1-21-80  
 PERMIT NO. 12134  
 TOTAL FEES \$ \_\_\_\_\_  
 Checked by KL

APPLICATION FOR  
**ELECTRIC PERMIT**  
 DEPARTMENT OF COMMUNITY  
 DEVELOPMENT  
 CITY OF MONROVIA

Owner Name Mr & Mrs J. Williams  
 Address 167 11 Lincoln Pl  
 City Monrovia Tel. No. 278 2800  
 Contractor Name J. Williams  
 Address 167 11 Lincoln Pl  
 City Monrovia Tel. No. 278 2800  
 State Lic. 333-78 City Lic. 7888

**DESCRIPTION OF WORK**

No.	ITEM	FEE	
	Filing Fee	10	.90
	Blanket Permit or Supplemental	4.35	
	Receptacles, Outlets, Switches	First 20 @ .55 Additional @ .32	
	Light Fixtures, Sockets	First 20 @ .55 Additional @ .32	
	Mercury Vapor, Pole Mounted Fixtures	Ea. 2 15	
	Residential Appliances		
	Ranges, Cook Tops, Air-Cond., Garb. Disp.	3 25	
	Non-Residential Appliances (Not Exceeding 5 H.P.)	6 50	
	Motor(s)	H.P.	
	Generator(s)	K.W.	
	Transformer(s)	KVA	
	Signs, Outline Lighting, Marquees	10.90 ea.	
1	Service Equipment: Under 200 A. Amps _____ Volts _____ Over 200 A., See Schedule	6.50	6 50
	Temporary Service Res. 10 90 Comm. 21 80		
	Temporary Lighting	10 90	
	Busways: Length _____ 2 15/feet		
	Miscellaneous		
	TOTAL FEE		17 40

\*For item not listed, check with office personnel.

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.  
 I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.

Signature of Owner \_\_\_\_\_  
 or Authorized Agent \_\_\_\_\_

### Approvals

	Date	Inspector
Electrical (Power Pole)	<input type="checkbox"/>	_____
(Grd. Wk.)	<input type="checkbox"/>	_____
(Conduit)	<input type="checkbox"/>	_____
(Rough)	<input type="checkbox"/>	_____
(Finish)	<input checked="" type="checkbox"/> 1-23-80 DM	_____
(Service)	<input checked="" type="checkbox"/> 1-23-80 DM	_____
(Signs)	<input type="checkbox"/>	_____
(Other)	<input type="checkbox"/>	_____
(Other)	<input type="checkbox"/>	_____
(Other)	<input type="checkbox"/>	_____
(Other)	<input type="checkbox"/>	_____

Remarks \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Meier Service Ordered \_\_\_\_\_

List Motors, Generators, Transformers



EXHIBIT B

---



May 16, 2017

Matt Meichtry  
167 N. Lincoln Place  
Monrovia, California 91016

**Re: Historic Resource Evaluation Report for 167 N. Lincoln Place, Monrovia, Los Angeles County, California**

Dear Mr. Meichtry:

ASM Affiliates, Inc. (ASM) evaluated the residential building on assessor's parcel number 8504-026-030, at 167 N. Lincoln Place, in the city of Monrovia, Los Angeles County. This Historic Resource Evaluation Report was prepared in compliance with local ordinances and the California Environmental Quality Act (CEQA) prior to the renovation of the property.

**EXECUTIVE SUMMARY**

The single-family residential property under study is a Minimal Traditional building constructed in 1940 in the city of Monrovia. The property was considered for eligibility to the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the City of Monrovia Historic Landmark Listing (Local). The property is not recommended eligible as an individual resource nor as a contributor to a potential historic district under NRHP/CRHR/Local Criterion A/1/1, 3, 5. As such, it need not be considered a historical resource under CEQA.

**PROJECT SUMMARY**

The property at 167 N. Lincoln Place is located on the west side of N. Lincoln Place south of W. Hillcrest Boulevard in the northwest corner of the city of Monrovia, Los Angeles County (Figures 1-2). This assessment was prepared by ASM to determine the significance of the house at 167 N. Lincoln Place prior to its proposed renovation (Project). The evaluation was conducted by ASM architectural historians Shannon Davis and Jennifer Gorman, who meet the *Secretary of the Interior's (SOI) Professional Qualifications Standards* in architectural history. Ms. Davis is also SOI-qualified as a historian. It is not currently listed in the NRHP or the CRHR and is not a City of Monrovia Historic Landmark. This report evaluates the potential of the property as a historical resource for future planning purposes in compliance with CEQA.

For this report, the property was considered as an individually eligible historical resource as well as a potential contributor to a historic district under NRHP/CRHR criteria A/1, B/2, C/3, and D/4, and City of Monrovia Historic Landmark criteria 1-7. The evaluation was conducted in conformance with NRHP Bulletin *How to Apply the National Register Criteria for Evaluation*, the California Office of Historic Preservation's *Instructions for Recording Historical Resources*, and Technical Assistance Series #7 *How to Nominate a Resource to the California Register of Historical Resources*, and City of Monrovia Ordinance No. 95-01.

The report is divided into the following sections: Assessment Methodology, Summary of Previous Evaluations/Designations, Architectural Description, Building History, Regulatory Framework, Evaluation

of Eligibility, and Recommendations, and References. Figures and maps are included as Attachment A, a DPR 523 Form is included in Attachment B; the SCCIC Records Search is contained in Attachment C; Assessor's building records and maps are included in Attachment D; City building permits are included as Attachment E, chain of title search is in Attachment F, and resumes are included in Attachment G.

## ASSESSMENT METHODOLOGY

### *Research Conducted*

To confirm date of construction and alterations, ASM reviewed the City of Monrovia's building permits log book entry (1911-1947), building permits from the City of Monrovia Community Development Department, and Los Angeles County Assessor's Building Records for the property (see Attachments D and E). ASM also referenced the Los Angeles County Assessor's parcel map (Attachment D). ASM also acquired a chain of title guarantee from First American Title Company in Los Angeles to identify previous owners of the property (Attachment F). The permit log book and Los Angeles County Assessor records indicate the 1,052-square-foot house under study was built in 1940 (Los Angeles County Assessor 2017).

ASM augmented that research with reviewing available Sanborn Fire Insurance Maps (both online through the Los Angeles Public Library and hard copies on file with the City Planning Department). While this area was located within the Monrovia city limits, the only Sanborn map found for N. Lincoln Place included only the southern portion of the road from 1942. As this property is located on the northern portion of N. Lincoln Place, there was no Sanborn map found for the property. Historic aerial photographs were also reviewed (Historicaerials.com 1952-1972).

Additional research included online searches for potentially significant individuals associated with the property. ASM researched city directories, Ancestry.com, U.S. Census, and online newspaper archives. Information on Earl H. Eno, Vaughan L. Murray, and Rush Williams was found in the Monrovia city directories and U.S. Census data. To obtain a general history on the development of Monrovia, ASM reviewed the background summary of Monrovia presented in the *Wild Rose Tract Historic District Historic Context and Survey* (Jimenez 2008), and augmented that with several secondary sources available in the Monrovia Public Library. ASM also contacted the Monrovia Preservation Group (MPG), and spoke with Jim Wigton on March 2, 2017, about the property and immediate neighborhood. Mr. Wigton expressed that block and immediate area is not one that MPG is expressly concerned with from a historic preservation perspective. ASM subsequently contacted Mr. Wigton, as well as Ili Lobaco and Pam Barkus with the Monrovia Historical Museum to solicit input on Earl Eno.

### Records Search

A records search for the project area and a ¼-mile (mi.) buffer around it was requested from the SCCIC at California State University, Fullerton, to identify previously recorded historic resources within ¼-mi. of the property (Attachment C). Eight studies have been conducted within a ¼-mi. radius of the project site (Table 1). Four previously recorded historic resources were identified within a ¼-mi. radius of the project site (Table 2). No reports or resources were recorded within the project area.

**Table 1. Previously recorded studies within a 1/4-mile radius of the study area**

Report Number	Authors	Year	Report Title
LA-03308	Bissell, Ronald M.	1993	Cultural Resources Reconnaissance of the Madison/cloverleaf Specific Plan Area, Monrovia, California, Los Angeles County
LA-03511	Romani, John F.	1977	Assessment of the Archaeological Impact by the Development of the Waste Water Facilities Plan W.O. 31389



Report Number	Authors	Year	Report Title
LA-04323	Hill, James N.	1985	Cultural Evolution in the Archaic/Mesolithic: A Research Design for the Los Angeles Basin
LA-06859	Unknown	1985	Arcadia General Plan
LA-11484	Walker, E.F. and Robinson, Eugene	1996	Partial List of Indian Village Sites in Lost [sic] Angeles County, with a few in Orange County.
LA-11747	Sakai, Rodney	2006	Programmatic Agreement Compliance Report, twenty-first Reporting Period, July 1, 2005-March 31, 2006.
LA-11748	Sakai, Rodney	2003	Programmatic Agreement Compliance Report Fifteenth Reporting Period July 1-December 31, 2002.
LA-12497	Maxon, Pat	2010	Draft Program Environmental Impact Report, City of Acadia, 2010 General Plan Update

**Table 2. Previously Recorded Cultural Resources within ¼-mile of the Study Area**

Primary Number	Resource Type	Recorder, Date
P-19-190679	1211 Valencia Way- Building	McKenna et. al., 2014
P-19-192001	234 E. Sycamore Avenue- Building	Casey Tibbet, LSA, 2013
P-19-192129	1135 Valencia Way- Building	Casey Tibbet, LSA, 2014
P-19-192329	405 Hillcrest Boulevard	McKenna et. al., 2016

### **Field Methods**

ASM conducted an intensive-level field survey on February 6, 2017, to document 167 N. Lincoln Place through photographs and extensive notes. ASM noted architectural elements and features of the house, alterations and additions, and the condition of all building materials. Additionally, ASM conducted a brief windshield survey of the surrounding neighborhood to help determine if the property was located within a potential historic district (see Appendix A, Figures 21-26). ASM conducted the windshield survey in the area bounded by Foothill Boulevard to the south, Fifth Avenue to the west (City border), Hillcrest Boulevard to the North, and El Nido Avenue to the East. During the windshield survey, ASM took photographs of the surrounding neighborhood as well as comparable Minimal Traditional residences within the area. ASM noted a significant degree of alterations to the single-family residences within the neighborhood, and within the immediate subdivision (Tract 7000, of which 167 Lincoln Place is part), there was a lack of architectural distinction and cohesion. Archival research also confirmed the field observations that the 100 block of Lincoln Place was developed later than the blocks to the east between Foothill and Hillcrest, likely because it was located on the edge of the City boundaries.

### **HISTORIC CONTEXT**

The native people of the area now known as Monrovia were the Tongva, or Gabrieleno Indians. In 1771, Spanish missionaries arrived to the area and established Mission San Gabriel Arcangel. After Mexico won independence from Spain in 1821, California territory fell under the jurisdiction of the Mexican government. This led to the secularization of the missions by the 1830s, which resulted in the transference of mission land to Mexican ranchos. The 9,000-acre Rancho Santa Anita, within which present-day Monrovia is located, was granted to Hugo Reid in 1841 (Jimenez 2008; Ostrye 1985). The same year, Mexican Governor Juan Alvarado granted the eastern half of the rancho to Andreas Duarte, which created Rancho Azusa de Duarte. In 1848, the Treaty of Guadalupe Hidalgo established California as part of the United States. Two years later, it became the nation's 31<sup>st</sup> state (Jimenez 2008; Cheng 2014).

Both Rancho Santa Anita and Rancho Azusa de Duarte were sold to a series of people after California became part of the United States. Large portions of both ranchos were eventually purchased by Elias “Lucky” Baldwin, who held most of the land holdings of present-day Monrovia in the mid- to late nineteenth century. William N. Monroe and his brother C.O. purchased 240 acres of land from Baldwin in 1885 (Jimenez 2008; Ostrye 1985). William along with James F. Crank, Edward F. Spence, and John D. Bicknell are credited as the four founding fathers of Monrovia (Ostrye 1985; Davis 1943; Hotchkiss 1980). That same year, the Atchison, Topeka, and Santa Fe Railroad (ATSF RR) laid tracks through Monrovia, connecting it to Los Angeles. This resulted in an influx of people to the area. A year later, the townsite of Monrovia was laid out centered at Orange (now Colorado Boulevard) and Myrtle avenues (Jimenez 2008; Hotchkiss 1980; Sanborn 1888; Ostrye 1985; Davis 1943). The town was incorporated by 1887. Unlike unsuccessful boomtowns in Los Angeles County, Monrovia required that all property purchased for residential purposes must have a building constructed within six months. This requirement helped decrease speculation that resulted in the collapse of other communities in Los Angeles County during the recession that hit in the 1890s (Jimenez 2008; Ostrye 1985; Davis 1943; Hotchkiss 1980). Despite the recession, Monrovia progressed into an established city. The Monrovia Electric Light and Power Company established electricity in the new town shortly before 1900. In 1903, the Pacific Electric rail line established a line to Monrovia. The Pacific Electric was an interurban railway line that traveled through Los Angeles, Orange, and San Bernardino counties. This railway was an important part of southern California history as it made traveling easy for inlanders to take day trips to the beach, to commuters to downtown Los Angeles, and for the public to access and explore other areas of southern California (Jimenez 2008; PERHS 2012). City officials desired the establishment of railway stops within their community as it resulted in increased residency, easy and reliable accessibility to other locations, and economic development and prosperity. Known for its signature red rail car, the arrival of the Pacific Electric played an important role in increasing the population of Monrovia from 1,205 to 3,576 people between 1900 and 1910 (Jimenez 2008). For the next two decades, Monrovia’s population only increased, as the town prospered until the Great Depression. As the town’s population increased, so did its boundaries. By 1927, the town was bounded to the south by Santa Fe Avenue (now Duarte Road); to the east by Mountain Avenue; to the west by 5<sup>th</sup> Avenue, and to the north by the foothills of the Sierra Madre Mountains (Sanborn 1927). The Great Depression hit Monrovia like other cities in Los Angeles County. Unemployment lines were long and city employees’ salaries were reduced (Ostrye 1985). Unlike other cities in Los Angeles County that were forced to unincorporate such as Glendora, Hawthorne, and Lynwood, Monrovia sustained incorporation despite slow progress in the 1930s. School bonds were never passed; and city-run boards such as the Library Board were unable to get increases in budgets (Ostrye 1985). The neighborhoods that developed along the foothills illustrated continuous development, as several popular architectural styles that mark specific eras between the 1920s and 1940s appear within these neighborhoods. Earlier styles such as Craftsman and Spanish Colonial Revival mark the 1920s and early 1930s; Tudor Revival and Minimal Traditional styles are also found within this neighborhood; styles that were popular in the 1930s and post-World War II (McAlester 2013). By 1941, the population of Monrovia was approximately 15,000 and spanned approximately 8.1 square miles (Gierlich 1941).

The beginning of World War II resulted in a push for the war effort and an increase in jobs. It was not uncommon for residents in Monrovia to drive up to 50 miles to get to work. The west coast was on high alert from the war in the Pacific Theater, and blackout drills were common for cities in Los Angeles County (Ostrye 1985). After the war, Monrovia continued to grow and traffic became a problem at the heart of the city at Myrtle and Colorado. The U.S. economy was on the rise and many people flocked to southern California. In Monrovia, the Pacific Electric Red Car was still in use for commuters to Los Angeles. The only freeway nearby was the Arroyo Seco, and Foothill Boulevard and Route 66/Huntington Drive were the major east/west transportation corridors (Ostrye 1985). By 1971, Interstate 210 was constructed from Arcadia through Monrovia and east to Pomona (Interstate Guide 2017). The 1970s and 1980s in Monrovia is characterized by redevelopment and renovation of the downtown area (Ostrye 1985). Today Monrovia has a population of approximately 36,500 residents and homes and is headquarters for Naked Juice, Trader

Joe's, and Original Tommy's, to name a few. It has also been featured in TV commercials, pilots, and films (City of Monrovia 2017a).

## ARCHITECTURAL DESCRIPTION

The property at 167 N. Lincoln Place is a single-family residence constructed in 1940 in a Minimal Traditional style (Figures 3-17). It is located on the west side of N. Lincoln Avenue in Monrovia, in Los Angeles County. The single-story residence features an L-shaped footprint and concrete foundation. The siding is stucco with a brick water table on the southeast corner of the house. The roof is hipped and clad in asphalt shingles. There are exposed rafters underneath the moderately-overhanging eaves. The windows are primarily vinyl or metal-framed sashes and sliders. The *defining architectural elements* of the building are: rectangular form with slight L-shaped footprint, single-story massing, medium-pitch clipped-hipped roof with asphalt singles, moderate eaves, stucco walls, irregular fenestration, round cut-away bay window, recessed porch, and minimal applied ornamentation that includes shutters, flower boxes, hexagonal window, horizontal brick courses on the chimney, and wooden belt-course above the windows.

The primary entrance is located within a partial-width recessed corner porch on the main (east) façade. The porch roof is supported by an ornate wrought iron post. Concrete steps with iron railings lead to the porch and entrance which is composed of a single flush wood door with a hinged metal peephole with decorative screening. Also within the porch is a hexagonal porthole window and beneath that is a mail slot. Also on the east façade is a vinyl slider window with shutters on the hipped roof projection. There are two flower boxes underneath this window that are fastened to the exterior wall plane. To the south of the porch is a single metal sash window and a cutaway curved bay window on the southeast corner of the house. This cutaway bay features five narrow metal sash windows. The south façade features a brick chimney and a single metal sash window within a projected window surround and corbelling. Also on this façade is a crawlspace vent opening near the southwest corner of the house. The rear (west) façade of the house features two secondary entrances, both located within partial-width concrete stoops. Both entrances are composed of partially-glazed wood doors. The southernmost entrance is accessed by concrete steps that lead to a covered stoop with a flat porch roof that is supported by metal poles. To the north of this is another entrance, also accessed by concrete steps that lead to a covered stoop with a recessed porch roof. There are three windows on this façade; two metal sashes and one vinyl sash. The north façade features two metal sash windows. Also to the rear of the property is a two-bay garage building with a hipped roof, stucco siding, and a metal roll-top garage door on the east façade.

The interior of the house features curved and angled plaster walls, wood floors in the common areas, vinyl tile floors in the kitchen and bathroom, built-in cabinets and shelving, and recessed ceilings.

Landscaping features include a concrete driveway to the south of the house that leads to the rear garage; a concrete patio to the rear (west) of the house; a grass lawn with small manicured bushes and a stone pillar at the edge of the driveway in front of the sidewalk. In the backyard, there is a raised terrace level on the northwest portion of the property that is made of a grass lawn with playground equipment. This raised area is the result of a division of the lot immediate north of the property, half of which is part of the current parcel. There is also a white vinyl fence surrounding the perimeter of the backyard. A white vinyl gate is located on the driveway to the south of the house.

Modifications to the building include some replacement windows, and replacement porch supports.

During a brief windshield survey of the surrounding neighborhood, ASM took overview photos of the streetscape, residences, and comparable Minimal Traditional properties (Figures 18-20).

## **BUILDING HISTORY**

The residence at 167 N. Lincoln Place was constructed in 1940, per Los Angeles County Assessor records and the City permit log book (Attachments D and E). It was originally part of the Tract 7000, northwest of the city center. This area of the city was annexed around 1905 (Miller 1905; Sanborn 1897, 1907). The original building permit is not on record with the City of Monrovia Community Development Department, however, the permit book that lists buildings between 1911 and 1947 includes a building permit issued in October of 1940 for 167 N. Lincoln (City of Monrovia 2017c). The building permit was issued to E. H. Eno, as owner and contractor of 167 N. Lincoln Place, for a house and garage. Eno was also issued approximately sixty other single-family and duplex properties dispersed throughout Monrovia (City of Monrovia 2017c). It appears that Eno, who was active between 1936 and 1947, was a small local developer who acquired four or five nearby parcels at a time. City directories and U.S. Census data indicate Earl H. Eno resided at 250 N. Primrose Avenue in 1937 through 1950. His occupation is listed as self-employed builder or carpenter (Monrovia City Directory 1937, 1948; U.S. Census 1940, 1950). No record of Eno as a registered architect was identified. He is not listed in online databases of professional architects (Pacific Coast Architecture Database and the AIA Historical Directory of American Architects were searched), and his highest grade completed shown in Census data is eighth grade.

It appears the house was constructed quickly and was owned by several people in the early 1940s. The chain of title and city directories indicate that Eno sold the property to Martin W. Mitchell and his wife Flora B in 1940, who immediately sold it to Alma G. Anderson and her husband Harry. Including the Mitchells and Andersons, the house was owned by seven different individuals or couples from 1940 to 1945. One of those couples was Wesley L. Brooks, a lawyer, and his wife Manoka S. who lived at the property in 1943.

From 1945 to 1965 the property was owned by Vaughan L. Murray and his wife Clara. In a 1950 city directory, Vaughan is listed as a service manager at Browning Buick. From 1953 to 1954 he was assistant service manager at McDonald & O'Boyle. In 1955, Vaughan is deceased, and his wife Clara is listed as a widow, retired.

In 1965, the property was sold to Rush Williams, who was married to Jacqueline. In 1967, he is listed as a salesman at Wyles Realty. In 1971, he is listed as a real estate trust officer at Bank of America. Building permits show that William owned the property until at least 2008. The property was turned over to Lynn A. Williams, a Trustee of the Williams Family Trust and she sold the property to Matt Meichtry in 2011 (First American Title Company 2017; Polk City Directory 1944, 1946-1947, 1950, 1952-1954, 1955, 1958, 1959, 1961, 1963, 1965, 1966, 1967, 1968). Table 3 below lists the property owners, and Attachment F provides the chain of title search.

The original Assessor's building records include a hand-drawn sketch of the footprint of the house and garage (Attachment D, page 4). The sketch indicates that the footprint of the house has not changed since 1940, including the curved window on the southeast corner of the main façade. However, only the front portion of the garage was constructed in 1940. The earliest extant City building record is a 1940 plumbing permit (Attachment E, page 6), which also includes a similar hand-drawn sketch of the footprint of the house only. In 1942, E.B. Thauburn obtained a permit for a 10-ft. x 20-ft. addition to the garage, which was completed per the Assessor's building records in 1943 (Attachment E, page 11; Attachment D, page 6). In 1980, Rush Williams applied for three permits; one a mechanical permit for the furnace/boiler, one to re-roof the house, and a plumbing permit for a gas piping system. In 2005, Williams also got a permit for a new furnace. Three years later he again re-roofed the house (City of Monrovia 2017b).

**Table 3. Chain of Ownership of 167 N. Lincoln Place.**

<b>Grantor</b>	<b>Grantee</b>	<b>Year of Deed Transfer</b>
Charles E. Platt and Pearl R. Platt	Earl H. Eno	1940
Earl H. Eno	Martin W. Mitchell and Flora B. Mitchell	1940
Martin W. Mitchell and Flora B. Mitchell	Alma G. Anderson and Harry Anderson	1941
Alma G. Anderson and Harry Anderson	Emerson Burton Thauburn and Jesselyn A. Thauburn	1941
Emerson Burton Thauburn and Jesselyn A. Thauburn	Wesley L. Brooks Manoka S. Brooks	1942
Wesley L. Brooks Manoka S. Brooks	Alice G. Slemmons	1943
Alice G. Slemmons and James L. Scott	Dorothy S. Scott	1944
Dorothy S. Scott	Vaughn L. Murray and Clara M. Murray	1944
Clara M. Murray, widow	Rush P. Williams and wife Jacqueline	1963
Rush P. Williams and wife Jacqueline	Rush P. Williams and wife Jacqueline, Trustees of the Williams Family Trust	1994
Lynn A. Williams, Trustee of Williams Family Trust	Matt Meichtry	2011

## REGULATORY FRAMEWORK

### *National Register of Historic Places*

Authorized by the National Historic Preservation Act of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP is the official list of the nation's historic places worthy of preservation. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. 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 have yielded, or
- D. may be likely to yield, information important in prehistory or history.

### *Integrity*

In order to be eligible for listing in the NRHP and CRHR, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, NRHP Bulletin 15, establishes how to evaluate the integrity of a property: "Integrity is the ability of a property to convey its significance" (National Park Service, National Register of Historic Places 1991). The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
7. **Association** is the direct link between the important historic event or person and a historic property.

### *California Register of Historical Resources Significance Criteria*

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

In order to be eligible for listing in the CRHR, a building, object, or structure must satisfy at least one of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) It is associated with the lives of persons important to local, California, or national history.
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must also retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Office of Historic Preservation 2001). This general definition is generally strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon.

### *California Environmental Quality Act*

CEQA Section 15064.5 *Determining the Significance of Impacts to Archeological and Historical Resources* requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed Project’s impacts to historical resources. Mitigation of adverse impacts is required if the proposed Project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a Project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be a “historical resource” if it:

1. Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (PRC Section 5024.1, Title 14 CCR, Section 4850 et seq.).
2. Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the PRC.
3. Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

### *City of Monrovia Historic Landmarks Criteria*

The Historic Preservation Ordinance establishes the criteria and standards for both the designations of landmarks and historic districts. Historic District is defined in the Monrovia Municipal Code as:

"Any area containing a concentration of improvements which have a special character, historical interest, or aesthetic value, which possess integrity of location, design, setting, materials, workmanship, felling, and association, or which represent one or more architectural periods or styles typical to the history of the city, and that has been designated a historic district pursuant to this title."

In order to be designated the proposed structure or district must meet one or more of the following criteria:

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 a historic area, being a geographically definable area possessing a concentration of not less than 50% of historic or architecturally related grouping of properties which contribute to each other and are unified aesthetically by physical layout or development.
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 a neighborhood, community, or the city.
6. It incorporates elements that help preserve and protect a 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.

A proposed resource may be eligible for local designation as a Monrovia Historic Landmark if it meets at least one of the criteria above.



## EVALUATION OF ELIGIBILITY

### National Register of Historic Places Evaluation

#### *Individual Assessment*

ASM considered whether 167 N. Lincoln Place could be eligible as an individually eligible historical resource. The property is one of many single-family residences constructed during the development of Monrovia. While the property can be broadly associated with the context of Community Planning & Development of Monrovia, the property was part of a later-annexed part of Monrovia called the Tract 7000 and does not sufficiently represent the theme as an individual resource. As such, it is not recommended eligible as an individual resource under NRHP Criterion A.

None of the occupants of the property are historically significant individuals. None appear to have had distinguished careers nor made significant contributions to society, nor were detailed obituaries located to provide further information about their lives beyond what is available from the chain of title search, city directories for the property, and Ancestry.com records. As such, 167 N. Lincoln Place is not recommended eligible as an individual resource under NRHP Criterion B.

ASM carefully considered if the property is eligible under NRHP Criterion C, for the area of significance of Architecture, as a Minimal Traditional residence. 167 N. Lincoln Place is broadly classified as Minimal Traditional style architecture. While this building exhibits features characteristic of the Minimal Traditional style, this building is not wholly representative of the style. Minimal Traditional style is characterized by simple, non-ornamented residential buildings constructed relatively quickly to accommodate the population boom after World War II (McAlester 2014). The style emerged in the late 1930s to become one of Southern California's dominant architectural styles for housing in the 1940s (ARG n.d.) The restrained use of ornament and space in a traditional form characterize the style and give it its name. Character defining features of the Minimal Traditional style include compact floor plan; side or cross-gabled or hipped roofs with low or intermediate pitch covered in composition shingles; little or no overhang eaves; stucco walls; single windows in each bay; divided-light wood double-hung sash or divided-light steel casement windows; solid, vertical panel doors; hexagonal or round windows, typically near front doors; wood board and brick accents; louvered or paneled shutters; and small/partial-width and recessed portico entry, with decorative iron rails along porticos and walkways. 167 N. Lincoln includes many elements of the Minimal Traditional style, which is why it is classified as such, including its size, roof, stucco walls, brick and wood accents, hexagonal window, shutters, recessed porch, and iron railing. The most notable non-Minimal Traditional element of the house is the angled cutaway bay window on the southeast corner atypical to the style, as it is a feature that would have been seen as unnecessary and over-elaborate (McAlester 2014). The pattern of fenestrations/bays, width of the eaves, and some of the window frames are also atypical. The building has also undergone some changes such as replacement windows in several facades including the primary façade, porch support and railing replacement. Most notably the window replacement impacts the integrity of its materials, design, and craftsmanship to its year built. Better examples of Minimal Traditional are evident in this neighborhood including 140 N. Lincoln, 157 N. Lincoln, and 135 N. Madison Avenue. Furthermore, the Minimal Traditional style developed in response to mass-production for large tract-housing developments before and after World War II. Single properties are generally not as good a reflection of the historical significance of this style as are historic districts.

The rounded bay window (an architectural feature more typical of Streamline Moderne) does not distinguish the building as historically significant or unique because of the blend of architectural elements from more than one time-period or style. National guidance on applying eligibility criteria for architectural significance states "For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be

demonstrated to be significant as well” (National Park Service 1998, p. 18). The transition between Streamline Moderne and Minimal Traditional is not an important architectural development in Monrovia, nor within California, or nationally.

Additionally, 167 N. Lincoln Place is not recommended eligible under NRHP Criterion C for its potential association with a master, defined as “a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality” (National Park Service 1998, page 20). Eno was not a registered architect, but a local builder/carpenter who constructed many homes, likely on speculation. Eno is not recognized as a master architect or craftsman in current professional literature. None of the local history experts whom ASM contacted with MPG or the Monrovia Historical Museum were familiar with Eno. His local work does not display consummate skill, nor is his work distinguishable by characteristic style and quality. As such, 167 N. Lincoln Place is recommended not eligible under NRHP Criterion C, as it does not embody the distinctive characteristics of the style, period, region, or method of construction, nor the work of a master.

167 N. Lincoln Place is not recommended eligible under NRHP Criterion D. It is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

In conclusion, the residential property located at 167 N. Lincoln Place is recommended not individually eligible for the NRHP.

#### **California Register of Historical Resources Evaluation**

167 N. Lincoln Place is recommended not eligible for CRHR listing under criteria 1, 2, 3, and 4 following the reasons outlined in the preceding section regarding eligibility under the corresponding NRHP Criteria A, B, C, and D.

#### **City of Monrovia Historic Landmark Evaluation**

167 N. Lincoln Place is recommended not eligible under City of Monrovia Historic Landmark (Local) Criteria 1, 2, 4, and 7 following the reasons outlined in the preceding section regarding eligibility under the corresponding NRHP Criteria A, B, C and D. The property is not recommended eligible under Local Criterion 6 as it does not incorporate elements that help preserve and protect a historic place or area of historic interest in the city. As Local Criteria 3 and 5 pertain to historic districts, they are not applicable to the individual assessment of the property, but are applied to the historic district evaluation below.

#### ***Historic District Evaluation***

ASM carefully considered whether or not 167 N. Lincoln Place is eligible as a contributor to a historic district. Currently, there is no identified Historic District that this residence is located within. ASM considered if the neighborhood has the potential to be a historic district under NRHP/CRHR/Local Criteria A/1/1 under the theme of Community Planning & Development, as a neighborhood constructed during and after World War II. However, it does not appear that Tract 7000 meets that criteria as there are likely other neighborhoods within the city that are better representation of this theme. ASM also considered whether or not 167 N. Lincoln Place is eligible as a contributor to a historic district under NRHP/CRHR C/3 under the theme of Architecture. Tract 7000, and the other subdivisions that comprise the 100 block of Lincoln, developed over an extended period of time from the 1920s through the 1960s and contain a mix of styles popular throughout the City and southern California during that time, including Minimal Traditional, Ranch, Tudor Revival, and Spanish Colonial Revival. ASM noted during our windshield survey of the area that the houses that comprise this block do not have the same cohesiveness or architectural distinction as other areas of the City that developed during this same time period—such as blocks further to the east north of Foothill. Additionally, a majority of the buildings in the 100 block of Lincoln have experienced

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modifications that contribute to that lack of cohesion and ability to reflect architectural significance. Therefore, 167 N. Lincoln Place is recommended not eligible as a contributor to a potential historic district.

As City of Monrovia Historic Landmark criteria 3 and 5 pertain to historic districts, 167 N. Lincoln Place is recommended not eligible under local criterion 3 as ASM did not identify 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 (in part because a majority of the buildings in the 100 block of Lincoln have experienced modifications that contribute to that lack of cohesion and ability to reflect architectural significance). Furthermore, 167 N. Lincoln Place is also not eligible under local criterion 5 as it does not represent an established and familiar visual feature of a neighborhood, community, or the city.

### **California Environmental Quality Act Evaluation**

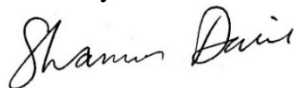
The property at 167 N. Lincoln Place is recommended not eligible for the NRHP, CRHR, or local registers and therefore does not qualify as a historical resource under the terms of CEQA.

### **RECOMMENDATIONS**

The residence at 167 N. Lincoln Place is recommended not eligible under any of the NRHP, CRHR, or local criteria, either individually or as a contributor to a potential historic district. Therefore, 167 N. Lincoln Place should not be considered a historical resource in accordance with CEQA.

Please contact me as needed, if you have questions or concerns.

Sincerely,



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Attachment A: Figures  
Attachment B: DPR 523 Form  
Attachment C: Records Search  
Attachment D: Assessor's Building Records and Maps  
Attachment E: City Building Permits  
Attachment F: Chain of Title  
Attachment G: Resumes

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1941 Map of Monrovia in 1941. Compiled and Drawn for the Monrovia Chamber of Commerce by O.A. Gierlich, 1941.

Historicaerials.com

1952 Aerial image of the property at 167 N. Lincoln Place. [www.historicaerials.com](http://www.historicaerials.com)

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1977 Aerial image of the property at 167 N. Lincoln Place. [www.historicaerials.com](http://www.historicaerials.com)

1980 Aerial image of the property at 167 N. Lincoln Place. [www.historicaerials.com](http://www.historicaerials.com)

1994 Aerial image of the property at 167 N. Lincoln Place. [www.historicaerials.com](http://www.historicaerials.com)

2002 Aerial image of the property at 167 N. Lincoln Place. [www.historicaerials.com](http://www.historicaerials.com)

2003 Aerial image of the property at 167 N. Lincoln Place. [www.historicaerials.com](http://www.historicaerials.com)

2005 Aerial image of the property at 167 N. Lincoln Place. [www.historicaerials.com](http://www.historicaerials.com)

2009 Aerial image of the property at 167 N. Lincoln Place. [www.historicaerials.com](http://www.historicaerials.com)

2010 Aerial image of the property at 167 N. Lincoln Place. [www.historicaerials.com](http://www.historicaerials.com)

2012 Aerial image of the property at 167 N. Lincoln Place. [www.historicaerials.com](http://www.historicaerials.com)

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Interstate Guide

2017 Interstate 210 California. Interstate-Guide.com Accessed March 3, 2017.

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Los Angeles County Assessor

2017 Assessor record for 167 N. Lincoln Place, Monrovia. AIN: 8504-026-030.  
<http://portal.assessor.lacounty.gov/parceldetail/8504026030>

Los Angeles Times

1950 *Shopping District Plans Approved*, page 35. April 24, 1950.  
1950 *Monrovia Builder, Earl H. Eno, Dies*, page 62. Obituary, July 10, 1950.

Monrovia City Directory

1937 Directory listing for Earl H. Eno. Los Angeles Directory Co.  
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2013 *A Field Guide to American Houses*. Alfred A. Knopf: New York, 2013.

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2001 *How to Nominate a Resource to the California Register of Historical Resources*. Technical Assistance Series #7.

Pacific Electric Railway Historical Society (PERHS)

2012 *Pacific Electric History*. Pacific Electric Railway Historical Society. [www.pacificelectric.org](http://www.pacificelectric.org).

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1944 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.  
1946-1947 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.  
1950 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.  
1952-1954 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.  
1955 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.  
1958 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.  
1959 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.  
1961 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.  
1963 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.  
1965 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.  
1966 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.  
1967 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.

1968 Directory listing for the owner at 167 N. Lincoln Place, Monrovia, California.

Sanborn Fire Insurance Map (Sanborn)

- 1888 Monrovia, California, key sheet.
- 1897 Monrovia, California, key sheet.
- 1907 Monrovia, California, key sheet.
- 1927 Monrovia, California, key sheet.
- 1942 Monrovia, California, key sheet.

U.S. Census Bureau

- 1940 Entry for Earl H. Eno.
- 1950 Entry for Earl H. Eno.

**APPENDIX A**  
**FIGURES**



Figure 1. Project Location



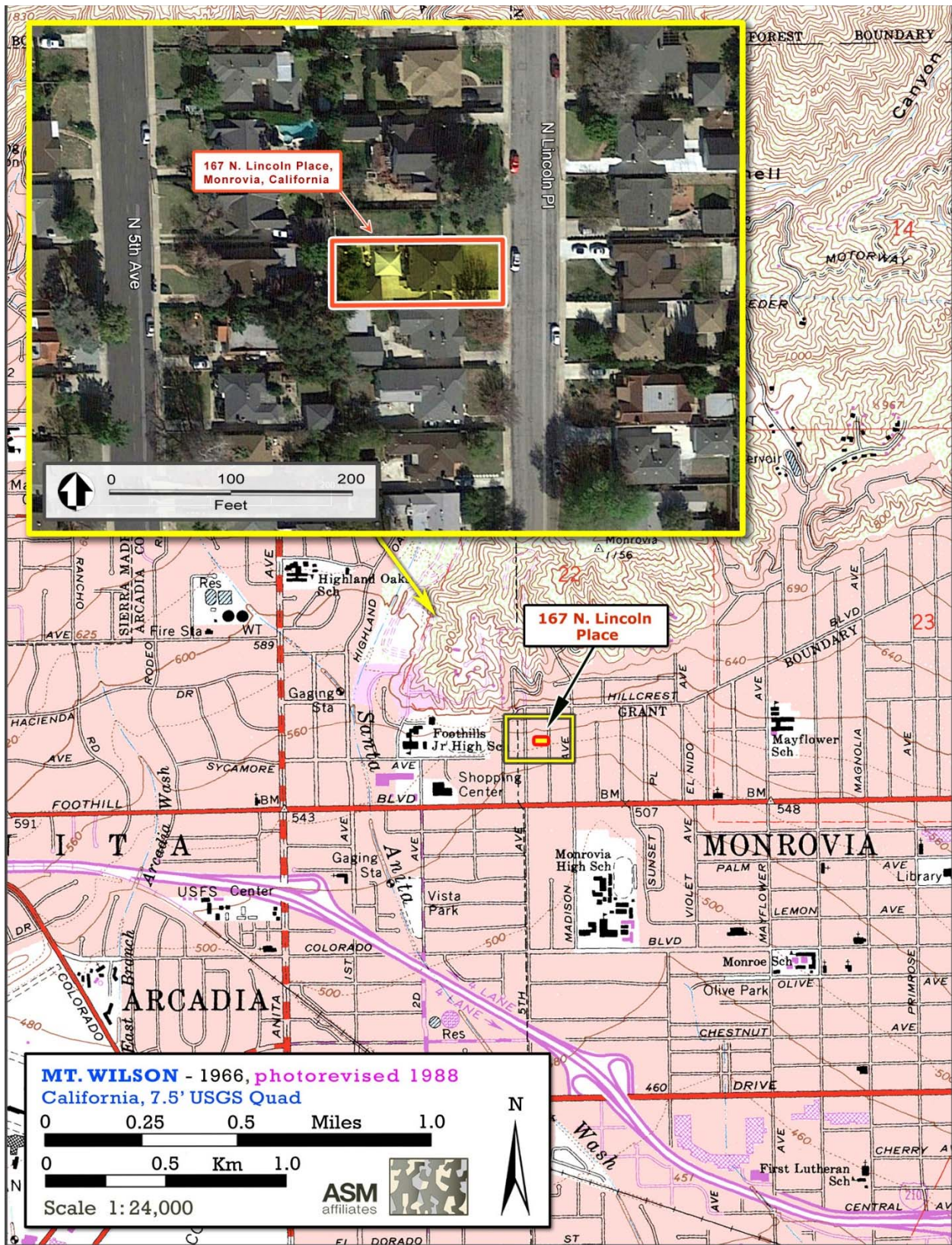


Figure 2. Project Location and Aerial





Figure 3. Overview of 167 N. Lincoln Place looking northwest.



Figure 4. View looking west at the east façade of the house.



Figure 5. View looking southwest at the northeast oblique of the house.





Figure 6. Detail of the porch and primary entrance.



Figure 7. Detail of the cutaway bay.



Figure 8. View of the south façade looking northeast.



Figure 9. View of the southwest oblique looking northeast.





Figure 10. View of the west façade of the house looking east.



Figure 11. View of the northwest oblique of the house looking southeast.



Figure 12. Overview of the lot looking southeast.



Figure 13. View of the crawlspace.





Figure 14. Interior view of the living room.



Figure 15. Interior view of the living room, bay window, and fireplace.



Figure 16. Interior view of the kitchen.



Figure 17. Interior view of the hallway.





Figure 18. Overview of the west side of N. Lincoln Place looking northwest.



Figure 19. View of the east side of N. Lincoln Place looking east.



Figure 20. View of 135 N. Madison Avenue.



Figure 21. West side of 100 block of N. Lincoln Avenue, part of Tract 7000





Figure 22. 100 block of Fifth Avenue and Monrovia City Boundary, east side is Tract 7000



Figure 23. East side of 100 block of Fifth Avenue, part of Tract 7000



Figure 24. East side of 100 block of N. Lincoln Avenue, unknown subdivision



Figure 25. East side of McKinley Avenue, part of Tract 7548





Figure 26. East side of 100 block of Sunset Avenue, part of Sunset Tract



**APPENDIX B**  
**Department of Parks and Recreation 523 Forms**



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6 \*Resource Name or #: 167 N. Lincoln Place

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

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Mt. Wilson Date 1966 T 1N R 11W; SW 1/4 of SE 1/4 of Sec 22; S.B. B.M.

c. Address 167 N. Lincoln Place City Monrovia Zip 91016

d. UTM: (give more than one for large and/or linear resources) Zone 11S, 405972 mE/ 3779656 mN;

e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) AIN 8504-026-030

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

The property at 167 N. Lincoln Place is a single-family residence constructed in 1940 in a Minimal Traditional style. It is located on the west side of N. Lincoln Avenue in Monrovia, in Los Angeles County. The single-story residence features an L-shaped footprint and concrete foundation. The siding is stucco with a brick water table on the southeast corner of the house. The roof is hipped and clad in asphalt shingles. There are exposed rafters underneath the moderately-overhanging eaves. The windows are primarily vinyl or metal-framed sashes and sliders.

The primary entrance is located within a partial-width recessed corner porch on the east façade. The porch roof is supported by an ornate wrought iron post. Concrete steps with iron railings lead to the porch and entrance which is composed of a single flush wood door with a hinged metal peephole with decorative screening. Also within the porch is a hexagonal porthole window and beneath that is a mail slot. Also on the east façade is a vinyl slider window with shutters on the hipped roof projection.

(continued on page 5)

\*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, accession#)

Overview of the property looking northeast.

Photo taken February 6, 2017.

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric  Both

1940

Los Angeles County Assessor

\*P7. Owner and Address:

Matt Meichtry

167 N. Lincoln Place

Monrovia, California 91016

\*P8. Recorded by: (Name, affiliation, and address)

Shannon Davis & Jennifer Gorman

ASM Affiliates, Inc.

2034 Corte Del Nogal

Carlsbad, CA 92011

\*P9. Date Recorded: February 6, 2017

\*P10. Survey Type: (Describe) Pedestrian Intensive

\*P11. Report Citation: (cite survey report and sources, or enter "none.")

Historic Resource Evaluation Report for 167 N. Lincoln Place,  
Monrovia, Los Angeles County, 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 6

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 167 N. Lincoln Place

B1. Historic Name: 167 N. Lincoln Place

B2. Common Name: 167 N. Lincoln Place

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alterations, and date of alterations) The building was constructed in 1940.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area: \_\_\_\_\_

Period of Significance: \_\_\_\_\_

Property Type: Single Family Applicable  
Property Criteria:

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

**National Register of Historic Places Evaluation**

**Individual Assessment**

ASM considered whether 167 N. Lincoln Place could be eligible as an individually eligible historical resource. The property is one of many single-family residences constructed during the development of Monrovia. While the property can be broadly associated with the context of Community Planning & Development of Monrovia, the property was part of a later-annexed part of Monrovia called the Crescent Addition and does not sufficiently represent the theme as an individual resource. As such, it is not recommended eligible as an individual resource under NRHP Criterion A.

None of the occupants of the property are historically significant individuals. None appear to have had distinguished careers nor made significant contributions to society, nor were detailed obituaries located to provide further information about their lives beyond what is available from the chain of title search, and city directories for the property. As such, 167 N. Lincoln Place is not recommended eligible as an individual resource under NRHP Criterion B.

ASM carefully considered if the property is eligible under NRHP Criterion C, for the area of significance of Architecture, as a Minimal Traditional residence. 167 N. Lincoln Place can be broadly defined as a property sub-type of the Minimal Traditional architectural style.

(continued on page 5)

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References: See Report

B13. Remarks: None

\*B14. Evaluator: Shannon Davis & Jennifer Gorman

\*Date of Evaluation: March 2017

(This space is reserved for official comments)

Sketch Map with north arrow required.

See Location Map



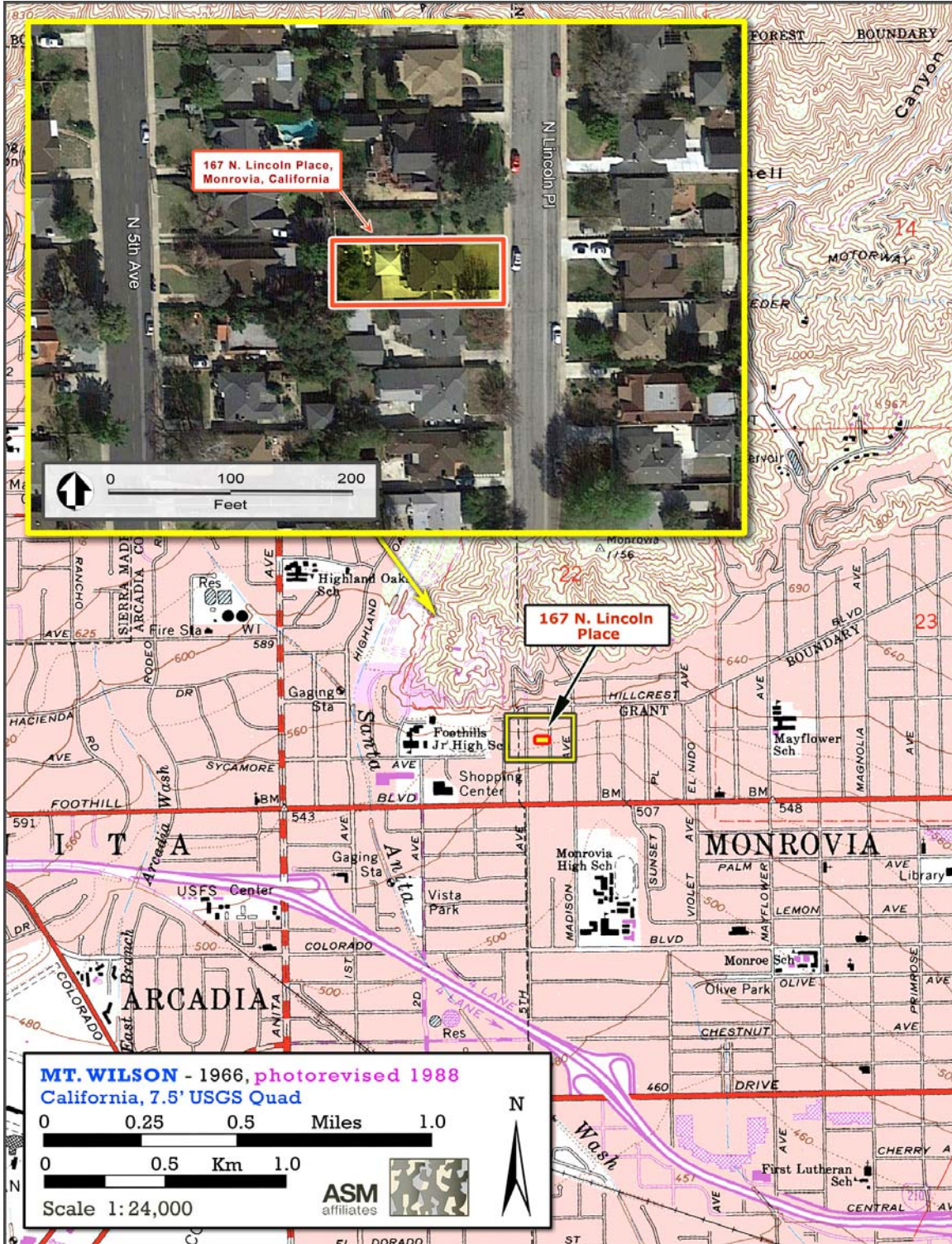






Image 1. View of the primary (east) facade looking west.



Image 2. View of the southwest oblique looking northeast.



Image 3. View of the northwest oblique looking southeast.



Image 4. View of the northeast oblique looking southwest.



Image 5. View of interior bay window.



Image 6. View of interior dining room.

**\*P3a. Description:**

(continued from page 1)

There are two flower boxes underneath this window that are fastened to the exterior wall plane. To the south of the porch is a single metal sash window and a cutaway curved bay window on the southeast corner of the house. This cutaway bay features five narrow metal sash windows. The south façade features a brick chimney and a single metal sash window within a projected window surround and corbelling. Also on this façade is a crawlspace vent opening near the southwest corner of the house. The rear (west) façade of the house features two secondary entrances, both located within partial-width concrete stoops. Both entrances are composed of partially-glazed wood doors. The southernmost entrance is accessed by concrete steps that lead to a covered stoop with a flat porch roof that is supported by metal poles. To the north of this is another entrance, also accessed by concrete steps that lead to a covered stoop with a recessed porch roof. There are three windows on this façade; two metal sashes and one vinyl sash. The north façade features two metal sash windows. Also to the rear of the property is a two-bay garage building with a hipped roof, stucco siding, and a metal roll-top garage door on the east façade. The interior of the house features curved and angled plaster walls, wood floors in the common areas, vinyl tile floors in the kitchen and bathroom, built-in cabinets and shelving, and inlay ceilings.

Landscaping features include a concrete driveway to the south of the house that leads to the rear garage; a concrete patio to the rear (west) of the house; a grass lawn with small manicured bushes and a stone pillar at the edge of the driveway in front of the sidewalk. In the backyard, there is a raised terrace level on the northwest portion of the property that is made of a grass lawn with playground equipment. There is also a white vinyl fence surrounds the perimeter of the backyard. A white vinyl gate located on the driveway to the south of the house. Modifications to the building include some replacement windows, and replacement porch supports.

**\*B10. Significance:**

(continued from page 2)

While this building exhibits some general features of a Minimal Traditional style, such as its low-pitched hipped roof, brick chimney, and recessed corner porch, this building is not a good example of the Minimal Traditional style. Minimal Traditional style features a simple, non-ornamented building that was constructed relatively quickly to accommodate the population boom after World War II (McAlester 2014). This building has an angled cutaway bay on the southeast section of the house that is atypical to the style, as it is a stylistic feature that would have been seen as unnecessary and over-elaborate (McAlester 2014). Further, the building has undergone some changes such as window, porch support and railing replacement. Better examples of Minimal Traditional in this neighborhood include 140, 157 N. Lincoln, and 135 N. Madison Avenue. As such, 167 N. Lincoln Place is not recommended eligible under NRHP Criterion C, as it does not embody the distinctive characteristics of the style, period, region, or method of construction as well as numerous other local examples.

Additionally, 167 N. Lincoln Place is not recommended eligible under NRHP Criterion C for its potential association with a master builder, designer, or architect. No such master was identified that was involved with the design or construction of the residential property.

167 N. Lincoln Place is not recommended eligible under NRHP Criterion D. It is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. In conclusion, the residential property located at 167 N. Lincoln Place is recommended not individually eligible for the NRHP.

**California Register of Historical Resources Evaluation**

167 N. Lincoln Place is recommended not eligible for CRHR listing under criteria 1, 2, 3, and 4 following the reasons outlined in the preceding section regarding eligibility under the corresponding NRHP criteria A, B, C, and D.

**City of Monrovia Historic Landmark Evaluation**

167 N. Lincoln Place is recommended not eligible under City of Monrovia Historic Landmark (Local) Criteria 1, 2, 4, and 7 following the reasons outlined in the preceding section regarding eligibility under the corresponding NRHP Criteria A, B, C and D. The property is not recommended eligible under Local Criterion 6 as it does not incorporate elements that help preserve and protect a historic place or area of historic interest in the city. As Local Criteria 3 and 5 pertain to historic districts, they are not applicable to the individual assessment of the property, but are applied to the historic district evaluation below.

Page 6 of 6

\*Resource Name or # (Assigned by recorder)

167 N. Lincoln Place

Recorded by: Shannon Davis & Jennifer Gorman

Date: March 2017

Continuation  Update

**\*B10. Significance:**

(continued from page 5)

***Historic District Evaluation***

ASM carefully considered whether or not 167 N. Lincoln Place is eligible as a contributor to a historic district. Currently, there is no identified Historic District that this residence is located within. ASM considered if the neighborhood has the potential to be a historic district under NRHP/CRHR/Local Criteria A/1/1 under the theme of Community Planning & Development, as a neighborhood constructed during and after World War II. However, it does not appear that Tract 7000 meets that criteria as there are likely other neighborhoods within the city that are better representation of this theme. Therefore, 167 N. Lincoln Place is recommended not eligible as a contributor to a potential historic district.

As City of Monrovia Historic Landmark criteria 3 and 5 pertain to historic districts, 167 N. Lincoln Place is recommended not eligible under local criterion 3 as ASM did not identify 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. Furthermore, 167 N. Lincoln Place is also not eligible under local criterion 5 as it does not represent an established and familiar visual feature of a neighborhood, community, or the city.



**APPENDIX C**  
**Records Search**



**South Central Coastal Information Center**

California State University, Fullerton  
Department of Anthropology MH-426  
800 North State College Boulevard  
Fullerton, CA 92834-6846  
657.278.5395 / FAX 657.278.5542  
[sccic@fullerton.edu](mailto:sccic@fullerton.edu)

*California Historical Resources Information System*  
*Orange, Los Angeles, and Ventura Counties*

2/15/2017

Records Search File No.: 17294.3309

Jennifer Gorman  
ASM Affiliates  
20 N Raymond Ave #220  
Pasadena, CA 91103

Re: Records Search Results for the 167 N. Lincoln Place Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Mt. Wilson, CA USGS 7.5' quadrangle. The following reflects the results of the records search for the project area and a ¼-mile radius:

As indicated on the data request form, the locations of historic resources and reports are provided in the following format:  custom GIS maps  shape files  hand-drawn maps

Resources within project area: 0	None
Resources within ¼-mile radius: 4	See attached map and list
Reports within project area: 0	None
Reports within ¼-mile radius: 8	See attached map and list. 5 are overview reports.

- Resource Database Printout (list):**  enclosed  not requested  nothing listed
- Resource Database Printout (details):**  enclosed  not requested  nothing listed
- Resource Digital Database (spreadsheet):**  enclosed  not requested  nothing listed
- Report Database Printout (list):**  enclosed  not requested  nothing listed
- Report Database Printout (details):**  enclosed  not requested  nothing listed
- Report Digital Database (spreadsheet):**  enclosed  not requested  nothing listed
- Resource Record Copies:**  enclosed  not requested  nothing listed
- Report Copies:**  enclosed  not requested  nothing listed
- OHP Historic Properties Directory:**  enclosed  not requested  nothing listed
- Historical Maps:**  enclosed  not requested  nothing listed
- Ethnographic Information:**  not available at SCCIC
- Historical Literature:**  not available at SCCIC
- GLO and/or Rancho Plat Maps:**  not available at SCCIC
- Caltrans Bridge Survey:**  not available at SCCIC; please go to

<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>

**Shipwreck Inventory:**

not available at SCCIC; please go to

[http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks\\_Database.asp](http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp)

**Soil Survey Maps: (see below)**

not available at SCCIC; please go to

<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

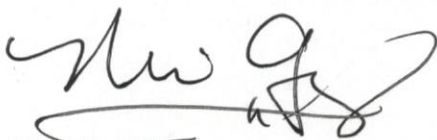
Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),



Michelle Galaz  
Assistant Coordinator

Enclosures:

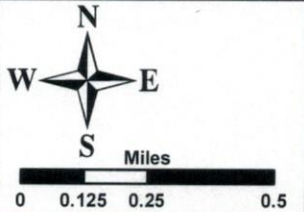
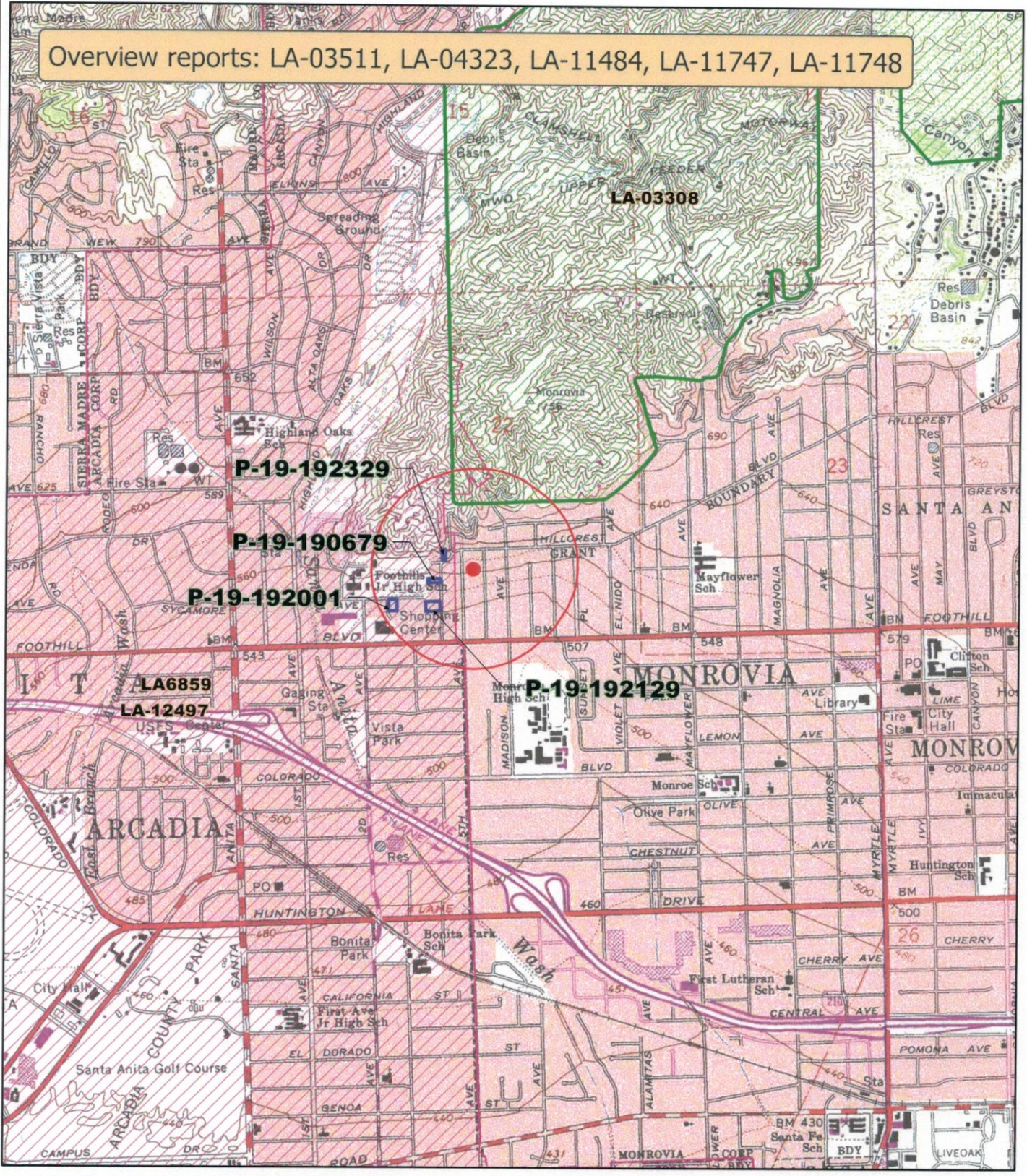
- (X) Custom Maps – 1 page
- (X) Resource Database Printout (list) – 1 page
- (X) Report Database Printout (list) – 1 page
- (X) OHP Historic Properties Directory – 3 pages
- (X) National Register Status Codes – 1 page

(X) Historical Maps – 4 pages

(X) Invoice #17294.3309



Overview reports: LA-03511, LA-04323, LA-11484, LA-11747, LA-11748



Resources within project area: None  
4 resources within 1/4-mile radius  
Reports within project area: None  
3 reports within 1/4-mile radius  
5 overview reports

Mt Wilson, CA  
USGS 7.5'  
PR: 1988 1:24,000  
SCCIC #17294  
FEB 2017

South Central Coastal Information Center

May depict confidential cultural resource locations. Do not distribute.



## Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-19-190679		Resource Name - 1211 Valencia Way	Building	Historic	HP02 (Single family property)	2014 (Jeanette A. McKenna, McKenna et al.)	
P-19-192001		Resource Name - 234 E Sycamore Ave	Building	Historic	HP02 (Single family property)	2013 (Casey Tibbet, LSA)	
P-19-192129		Resource Name - 1135 Valencia Wy	Building	Historic	HP02 (Single family property)	2014 (Casey Tibbet, LSA)	
P-19-192329		Resource Name - 405 Hillcrest Blvd	Building	Historic	HP02 (Single family property)	2016 (Jeanette McKenna, Mckenna et al)	

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-03308	Paleo -	1993	Bissell, Ronald M.	Cultural Resources Reconnaissance of the Madison/cloverleaf Specific Plan Area, Monrovia, Loa Angeles County, California	RMW Paleo Associates, Inc.	19-002102, 19-002103, 19-002104, 19-002106, 19-002107, 19-002108, 19-002109, 19-150017, 19-150018, 19-150019
LA-03511		1977	Romani, John F.	Assessment of the Archaeological Impact by the Development of the Waste Water Facilities Plan W.o. 31389	Northridge Archaeological Research Center, CSUN	19-000009, 19-000043, 19-000053, 19-000055, 19-000056, 19-000057, 19-000058, 19-000061, 19-000062, 19-000064, 19-000065, 19-000068, 19-000203, 19-000204, 19-000206, 19-000211, 19-000212, 19-000343
LA-04323		1985	Hill, James N.	Cultural Evolution in the Archaic/mesolithic: a Research Design for the Los Angeles Basin	Archaeological Resource Management Corp.	
LA-06859		1996	Unknown	Arcadia General Plan	LSA Associates, Inc.	19-001868
LA-11484			Walker, E.F. and Robinson, Eugene	Partial List of Indian Village Sites in Lost [sic] Angeles County, with a few in Orange County. (Information from Eugene Robinson, Handwritten, in "Reconnaissance Sites 15F" looseleaf notbook of Mr. E.F. Walker, Southwest Museum, Los Angeles, California	Southwest Museum	
LA-11747		2006	Sakai, Rodney	Programmatic Agreement Compliance Report, twenty-first Reporting Period, July 1, 2005-- March 31, 2006	Historic Resources Group	
LA-11748		2003	Sakai, Rodney	Programmatic Agreement Compliance Report Fifteenth Reporting Period July 1-- December 31, 2002	SHPO & Advisory Council on Hitsoric Preservation	
LA-12497		2010	Maxon, Pat	Draft Program Environmental Impact Report, City of Arcadia, 2010 General Plan Update	BonTerra Consulting	19-001868, 19-179332, 19-179333, 19-179334, 19-179335, 19-179336, 19-179337, 19-186674, 19-187703, 19-187944, 19-188266



PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
179877			AZUSA CONDUIT	(VIC) ANG NF	M	1892	PROJ.REVW.	USFS030310A	03/24/03	6Y	
123231	19-001604	EATON CANYON TRACT	STAFF RESIDENCE, BIG PINES PARK, M	(VIC) ANG NF	F	1925	PROJ.REVW.	COE100826A	09/01/10	2S2	
							HIST.RES.	DOE-19-99-0295-0000	09/17/99	6Y	
							PROJ.REVW.	USFS990816A	09/17/99	6Y	
166255		21 ALICE ST	SBC ARCADIA BUILDING	ARCADIA	P	1951	PROJ.REVW.	FCC061013G	11/17/06	6Y	
125751		1004 ALTA VISTA AVE		ARCADIA	U	1925	HIST.RES.	DOE-19-99-0392-0000	06/14/99	6Y	
180872		ANITA SUBSTATION	SCE MESA-ANITA-EASTON 66KV TRANSMI	ARCADIA	P	1951	PROJ.REVW.	HUD990614F	06/14/99	6Y	
081674		908 BALBOA DR		ARCADIA	U	1939	PROJ.REVW.	USFS101206A	12/10/10	6Y	
125739		2002 BELLA VISTA AVE		ARCADIA	U	1937	HIST.RES.	DOE-19-99-0381-0000	06/14/99	6Y	
							PROJ.REVW.	HUD990614F	06/14/99	6Y	
083921		41 E FOREST AVE		ARCADIA	U	1937	PROJ.REVW.	HUD920203G	08/30/93	6Y	
083923		239 E FOREST AVE		ARCADIA	U	1940	PROJ.REVW.	HUD920211A	08/30/93	6Y	
083920		342 E HAVEN AVE		ARCADIA	U	1940	PROJ.REVW.	HUD920203P	08/30/93	6Y	
030026	19-179337	29 E HUNTINGTON DR	COMMERCIAL REHABILITATION	ARCADIA	P	1931	PROJ.REVW.	HUD871209N	01/05/88	6Y	
							HIST.SURV.	1006-0006-0000		7R	
066682		32 E HUNTINGTON DR	COMMERCIAL REHABILITATION	ARCADIA	U		PROJ.REVW.	HUD880518K	06/16/88	6Y	
066521		44 E HUNTINGTON DR		ARCADIA	U		PROJ.REVW.	HUD880309H	04/05/88	6Y	
065601		101 E HUNTINGTON DR		ARCADIA	U		PROJ.REVW.	HUD881121M	12/19/88	6Y	
081599		105 E HUNTINGTON DR		ARCADIA	U	1920	PROJ.REVW.	HUD871027C	08/29/89	6Y	
077892		163 E LONGDEN AVE		ARCADIA	U	1938	PROJ.REVW.	HUD920928L	08/31/93	6Y	
							PROJ.REVW.	HUD920923L	10/28/92	6Y	
083922		1923 EL DORADO ST		ARCADIA	U	1923	PROJ.REVW.	HUD920203H	08/30/93	6Y	
084010		2437 FLORENCE		ARCADIA	U	1935	PROJ.REVW.	HUD920928K	08/31/93	6Y	
077890		2437 FLORENCE AVE		ARCADIA	U	1935	PROJ.REVW.	HUD920923K	10/28/92	6Y	
153936		2400 GREENFIELD AVE		ARCADIA	U	1948	PROJ.REVW.	HUD031101B	12/01/03	6U	
066719		38 HUNTINGTON DR	COMMERCIAL REHABILITATION	ARCADIA	U		PROJ.REVW.	HUD880616G	07/18/88	6Y	
065602		42 HUNTINGTON DR		ARCADIA	U		PROJ.REVW.	HUD881121N	12/19/88	6Y	
125750		326 JOYCE AVE		ARCADIA	U	1947	HIST.RES.	DOE-19-99-0391-0000	06/14/99	6Y	
							PROJ.REVW.	HUD990614F	06/14/99	6Y	
153712		954 KINGSLEY DR		ARCADIA		1947	PROJ.REVW.	HUD040329B	04/21/04	6U	
153710		1111 LA ROSA		ARCADIA		1948	PROJ.REVW.	HUD040329B	04/21/04	6U	
125745		311 LAUREL AVE		ARCADIA	U	1947	HIST.RES.	DOE-19-99-0386-0000	06/14/99	6Y	
							PROJ.REVW.	HUD990614F	06/14/99	6Y	
153714		2305 LOUISE AVE		ARCADIA		1952	PROJ.REVW.	HUD040329B	04/21/04	6U	
125742		401 MONTE VISTA DR		ARCADIA	U	1948	HIST.RES.	DOE-19-99-0384-0000	06/14/99	6Y	
							PROJ.REVW.	HUD990614F	06/14/99	6Y	
030027	19-179338	112 N 1ST AVE	AVIS RENT A CAR	ARCADIA	P	1925	HIST.SURV.	1006-0007-0000		7R	
065239		112 N 1ST AVE	RESIDENCE	ARCADIA	U		PROJ.REVW.	HUD8706220	07/14/87	6Y	
083700		919 N 1ST AVE		ARCADIA	U	1938	PROJ.REVW.	HUD900930A	09/30/90	6Y	
030023	19-179334	301 N BALDWIN AVE	HUGO REID ADOBE	ARCADIA	C	1839	HIST.SURV.	1006-0003-0000		7N	
							HIST.RES.	SHL-0368-0000	04/03/40	7L	
030024	19-179335	301 N BALDWIN AVE	E.J. BALDWIN'S QUEEN ANNE COTTAGE	ARCADIA	C	0	HIST.RES.	NPS-80000804-0000	10/31/80	1S	C
							HIST.SURV.	1006-0004-0000		3S	
							HIST.RES.	SHL-0367-0000	04/03/40	7L	
030025	19-179336	301 N BALDWIN AVE	SANTA ANITA DEPOT	ARCADIA	C	1882	HIST.SURV.	1006-0005-0000		7N	
							HIST.RES.	SPHI-LAN-001	06/02/67	7L	
030022	19-179333	301 N BALDWIN AVE	COACH BARN; L.A. STATE & CO. ARBOR	ARCADIA	S	1885	HIST.RES.	NPS-80000804-0001	10/31/80	1S	C
							HIST.SURV.	1006-0002-0000	01/01/80	1S	BC
125523		600 OLD RANCH RD		ARCADIA	U	1941	HIST.RES.	DOE-19-97-0243-0000	10/06/97	6Y	
							PROJ.REVW.	HUD971006G	10/06/97	6Y	
153708		315 OXFORD DR		ARCADIA		1953	PROJ.REVW.	HUD040329B	04/21/04	6U	
153709		823 PALO ALTO DR		ARCADIA		1941	PROJ.REVW.	HUD040329B	04/21/04	6U	
153711		910 PORTOLA DR		ARCADIA		1946	PROJ.REVW.	HUD040329B	04/21/04	6U	

PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
158394		2733 S 10TH AVE	VILLAGE PRESBYTERIAN CHURCH OF ARC	ARCADIA	P	1954	PROJ.REVW.	FCC060106B	01/17/06	6Y	
153715		1409 S 10TH ST		ARCADIA		1947	PROJ.REVW.	HUD040329B	04/21/04	6U	
066520		21 S 1ST AVE		ARCADIA	U		PROJ.REVW.	HUD880309G	04/05/88	6Y	
125521		1521 S 4TH AVE		ARCADIA	U	1926	HIST.RES.	DOE-19-97-0241-0000	10/06/97	6Y	
							PROJ.REVW.	HUD971006G	10/06/97	6Y	
153938		1525 S 6TH AVE		ARCADIA		1947	PROJ.REVW.	HUD031101B	12/01/03	6U	
125752		2400 S 6TH AVE		ARCADIA	U	1926	HIST.RES.	DOE-19-99-0393-0000	06/14/99	6Y	
							PROJ.REVW.	HUD990614F	06/14/99	6Y	
125741		2330 S BALDWIN AVE		ARCADIA	U	1932	HIST.RES.	DOE-19-99-0383-0000	06/14/99	6Y	
							PROJ.REVW.	HUD990614F	06/14/99	6Y	
083135		1106 S MAYFLOWER AVE		ARCADIA	P	1941	PROJ.REVW.	HUD930106E	07/29/93	6Y	
097870		405 S SANTA ANITA AVE	ARCADIA COUNTY PARK-BATHHOUSE	ARCADIA	M		HIST.RES.	DOE-19-94-0288-0000	08/12/94	6Y	
							PROJ.REVW.	HRG940202Z	08/12/94	6Y	
134432		1412 S SANTA ANITA AVE		ARCADIA		1938	HIST.RES.	DOE-19-02-1022-0000	10/09/02	6U	
							PROJ.REVW.	HUD021009N	10/09/02	6U	
125526		2320 S SANTA ANITA AVE		ARCADIA	U	1942	HIST.RES.	DOE-19-97-0246-0000	10/06/97	6Y	
							PROJ.REVW.	HUD971006G	10/06/97	6Y	
125522		918 TINDALO RD		ARCADIA	U	1942	HIST.RES.	DOE-19-97-0242-0000	10/06/97	6Y	
							PROJ.REVW.	HUD971006G	10/06/97	6Y	
125744		1213 VALENCIA WY		ARCADIA	U	1947	HIST.RES.	DOE-19-99-0385-0000	06/14/99	6Y	
							PROJ.REVW.	HUD990614F	06/14/99	6Y	
153842		129 W CAMINO REAL AVE		ARCADIA		1930	PROJ.REVW.	HUD040329B	04/21/04	6U	
152525		650 W DUARTE RD		ARCADIA	P	1957	HIST.RES.	DOE-19-04-0423-0000	08/17/04	6Y	
							PROJ.REVW.	FCC040712J	08/17/04	6Y	
030021	19-179332	701 W FOOTHILL BLVD	ANOAKIA	ARCADIA	P	1912	HIST.SURV.	1006-0001-0000		3S	
182128		240 W HUNTINGTON DR	ARCADIA CITY HALL	ARCADIA	M	1948	PROJ.REVW.	DOE110207A	03/30/11	6Y	
091575		285 W HUNTINGTON DR	SANTA ANITA PARK / ASSEMBLY CENTER	ARCADIA	U	1942	HIST.RES.	NPS-06000672-9999	08/03/06	2S	A
							NAT.REG.	19-0486	05/05/06	2S	A
							HIST.RES.	SHL-0934-0008	05/13/80	1CL	
083924		60 W LAS FLORES AVE		ARCADIA	U	1927	PROJ.REVW.	HUD920211B	08/30/93	6Y	
083304		52 W LONGDEN AVE		ARCADIA	U	1937	PROJ.REVW.	HUD891231X	08/05/93	6Y	
125746		225 W LONGDEN AVE		ARCADIA	U	1946	HIST.RES.	DOE-19-99-0387-0000	06/14/99	6Y	
							PROJ.REVW.	HUD990614F	06/14/99	6Y	
153713		618 W LONGDEN AVE		ARCADIA		1927	PROJ.REVW.	HUD040329B	04/21/04	6U	
125738		107 W NAOMI AVE		ARCADIA	U	1941	HIST.RES.	DOE-19-99-0380-0000	06/14/99	6Y	
							PROJ.REVW.	HUD990614F	06/14/99	6Y	
154756		24 W NORMAN AVE		ARCADIA		1925	PROJ.REVW.	HUD050627E	07/15/05	6U	
085015		239 W NORMAN AVE		ARCADIA	P	1938	PROJ.REVW.	HUD931105G	12/15/93	6Y	
153931		100 W PAMELA RD		ARCADIA		1950	PROJ.REVW.	HUD031101B	12/01/03	6U	
125740		68 W WOODRUFF AVE		ARCADIA	U	1947	HIST.RES.	DOE-19-99-0382-0000	06/14/99	6Y	
							PROJ.REVW.	HUD990614F	06/14/99	6Y	
077894		452 W WOODRUFF AVE		ARCADIA	U	1941	PROJ.REVW.	HUD920923M	10/28/92	6Y	
084011		452 W WOODRUFF AVE		ARCADIA	U	1941	PROJ.REVW.	HUD920928M	08/31/93	6Y	
153841		617 W WOODRUFF AVE		ARCADIA		1946	PROJ.REVW.	HUD040329B	04/21/04	6U	
173860			SANTA ANITA DAM PAINT AND EXPLOSIV	(VIC) ARCADIA	C	1936	PROJ.REVW.	COE080804A	09/15/08	6Y	
173862			SANTA ANITA DAM SHELTER HOUSE	(VIC) ARCADIA	C	1946	PROJ.REVW.	COE080804A	09/15/08	6Y	
173861			SANTA ANITA DAM SLUICE GATE CONTRO	(VIC) ARCADIA	C	1936	PROJ.REVW.	COE080804A	09/15/08	6Y	
173859			SANTA ANITA DAM DAM KEEPER'S HOUSE	(VIC) ARCADIA	C	1937	PROJ.REVW.	COE080804A	09/15/08	6Y	
173858			SANTA ANITA DAM	(VIC) ARCADIA	C	1927	PROJ.REVW.	COE080804A	09/15/08	6Y	
152618		10273 BARTEE AVE		ARLETA		1952	HIST.RES.	DOE-19-03-0466-0000	07/31/03	6Y	
							PROJ.REVW.	HUD030801A	07/31/03	6Y	
184460		13272 BRACKEN ST		ARLETA	P	1954	PROJ.REVW.	HUD101220C	12/27/10	6Y	
180348		13634 BRACKEN ST		ARLETA	P	1950	PROJ.REVW.	HUD101018D	11/16/10	6Y	



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PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT	
094116		618 KING ST		MONROVIA	P	1919	PROJ. REVW.	HUD940328AC	01/05/95	6Y		
066235		606 LIME AVE	COMMERCIAL REHABILITATION	MONROVIA	U		PROJ. REVW.	HUD870918B	10/13/87	6Y		
065068		522 LOS ANGELES ST	RESIDENCE	MONROVIA	U		PROJ. REVW.	HUD870304A	03/09/87	6Y		
030074	19-179385	111 MCKINLEY PL		MONROVIA	P	1906	HIST. SURV.	1016-0040-0000		3S		
142307		233 MELROSE AVE	FANSLAW, ROBERT B AND IVY P, HOUSE	MONROVIA	P	1925	HIST. SURV.		08/18/03	3S	C	
083888		368 MELROSE AVE		MONROVIA	U	1938	PROJ. REVW.	HUD911015T	08/26/93	6Y		
030042	19-179353	225 MONROE PL	C. O. MONROE HOUSE	MONROVIA	P	1885	HIST. SURV.	1016-0008-0000		3S		
065597		131 MZY		MONROVIA	U		PROJ. REVW.	HUD881121H	12/19/88	6Y		
125515		122 N ALTA VISTA AVE		MONROVIA	U	1924	HIST. RES.	DOE-19-97-0234-0000	10/06/97	6Y		
							PROJ. REVW.	HUD971006G	10/06/97	6Y		
030064	19-179375	227 N ALTA VISTA AVE	SARAH J. ABBOTT HOUSE	MONROVIA	P	1887	HIST. SURV.	1016-0030-0000		5S2		
030061	19-179372	232 N ALTA VISTA AVE	P. G. HULL COTTAGE	MONROVIA	P	1887	HIST. SURV.	1016-0027-0000		3S		
030062	19-179373	257 N ALTA VISTA AVE		MONROVIA	P	1913	HIST. SURV.	1016-0028-0000		3S		
030063	19-179374	265 N ALTA VISTA AVE		MONROVIA	P	1889	HIST. SURV.	1016-0029-0000		3S		
030106	19-179417	261 N CANYON BLVD	CHESTER P. DORLAND HOUSE	MONROVIA	P	1894	HIST. SURV.	1016-0072-0000		3S		
030107	19-179418	445 N CANYON BLVD		MONROVIA	P	1907	HIST. SURV.	1016-0073-0000		3S		
030090	19-179401	222 N GRAND AVE	DR. CREWS HOME PHARMACIST, CREWS H	MONROVIA	P	1887	HIST. SURV.	1016-0056-0000		3S		
030065	19-179376	138 N HIGHLAND PL	W. L. AUGHINBAUGH HOUSE	MONROVIA	P	1906	HIST. SURV.	1016-0031-0000		3S		
030043	19-179354	117 N MAGNOLIA AVE	DR. CHARLES H. STEWART HOUSE	MONROVIA	P	1887	HIST. SURV.	1016-0009-0000		3S		
030044	19-179355	257 N MAGNOLIA AVE	FELIX M. MONROE HOUSE	MONROVIA	P	1887	HIST. SURV.	1016-0010-0000		3S		
030103	19-179414	115 N MAY AVE		MONROVIA	P	1912	HIST. SURV.	1016-0069-0000		3S		
030105	19-179416	116 N MAY AVE		MONROVIA	P	1900	HIST. SURV.	1016-0071-0000		7N		
030104	19-179415	120 N MAY AVE		MONROVIA	P	1914	HIST. SURV.	1016-0070-0000		3S		
030102	19-179413	121 N MAY AVE		MONROVIA	P	1916	HIST. SURV.	1016-0068-0000		7N		
030066	19-179377	161 N MAYFLOWER AVE	MARTHA MUSHWELL HOUSE	MONROVIA	P	1889	HIST. SURV.	1016-0032-0000		3S		
030040	19-179351	255 N MAYFLOWER AVE	IDLEWILD	MONROVIA	P	1887	HIST. SURV.	1016-0006-0000		3S		
030060	19-179371	171 N MELROSE AVE		MONROVIA	P	1911	HIST. SURV.	1016-0026-0000		3S		
030041	19-179352	329 N MELROSE AVE	MILTON S. MONROE HOUSE, MILLS VIEW	MONROVIA	P	1887	HIST. SURV.	1016-0007-0000		3S		
030101	19-179412	130 N MYRTLE AVE	FRANK J. CORNES HOUSE	MONROVIA	P	1907	HIST. SURV.	1016-0067-0000		3S		
030045	19-179356	150 N MYRTLE AVE	BURR HOUSE	MONROVIA	P	1893	HIST. SURV.	1016-0011-0000		3S		
030100	19-179411	166 N MYRTLE AVE		MONROVIA	P	1906	HIST. SURV.	1016-0066-0000		3S		
030098	19-179409	167 N MYRTLE AVE	LEONIDAS BARNES HOUSE	MONROVIA	P	1887	HIST. SURV.	1016-0064-0000		3S		
030099	19-179410	222 N MYRTLE AVE		MONROVIA	P	1911	HIST. SURV.	1016-0065-0000		3S		
030097	19-179408	227 N MYRTLE AVE	SHERWOOD GUEST HOME	MONROVIA	P	1901	HIST. SURV.	1016-0063-0000		3S		
030109	19-179420	464 N MYRTLE AVE	SINCLAIR, UPTON HOUSE	MONROVIA	P	1923	HIST. RES.	NHL-71000153-0000	11/11/71	1S	B	
							HIST. RES.	NPS-71000153-0000	11/11/71	1S	B	
030048	19-179359	250 N PRIMROSE AVE	THE OAKS, WILLIAM N. MONROE HOUSE	MONROVIA	P	1885	HIST. RES.	NPS-78000692-0000	04/06/78	1S		
							HIST. SURV.	1016-0014-0000	01/01/78	1S		
030108	19-179419	415 N PRIMROSE AVE	FLORENCE CONALDE HOUSE	MONROVIA	P	1910	HIST. SURV.	1016-0074-0000		3S		
153170		6317 PALM AVE		MONROVIA		1947	PROJ. REVW.	HUD030710C	11/14/03	6U		
156579		2520 PECK RD	CALVARY GRACE CHURCH	MONROVIA	P	1960	PROJ. REVW.	FCC050916A	10/17/05	6Y		
030092	19-179403	422 PROSPECT AVE	JUDGE C. P. CARPENTER HOUSE, NICHOLSON	MONROVIA	P	1896	HIST. SURV.	1016-0058-0000		3S		
030049	19-179360	122 S CALIFORNIA AVE	ST LUKES EPISCOPAL CHURCH	MONROVIA	P	1925	HIST. SURV.	1016-0015-0000		7N		
125687		1221 S CALIFORNIA AVE		MONROVIA	U	1915	HIST. RES.	DOE-19-98-0377-0000	08/21/98	6Y		
							PROJ. REVW.	HUD980821J	08/21/98	6Y		
030112	19-179423	716 S CANYON BLVD		MONROVIA	P	1924	HIST. SURV.	1016-0078-0000		7R		
064985		716 S CANYON BLVD	RESIDENCE	MONROVIA	U		PROJ. REVW.	HUD861027C	11/21/86	6Y		
030035	19-179346	223 S ENCINITAS AVE	FIRST BAPTIST CHURCH	MONROVIA	P	1912	HIST. SURV.	1016-0001-0000		3S		
030050	19-179361	206 S HELIOTROPE AVE	JOHN H. BARTLE HOUSE	MONROVIA	P	1888	HIST. SURV.	1016-0016-0000		3S		
030089	19-179400	224 S HELIOTROPE AVE	MANNING HOUSE	MONROVIA	P	1887	HIST. SURV.	1016-0055-0000		3S		
030038	19-179349	232 S HELIOTROPE AVE	SARTORI HOUSE	MONROVIA	P	1887	HIST. SURV.	1016-0004-0000		3S		
030083	19-179394	512 S IVY AVE	JOHN F. BROSSART HOUSE	MONROVIA	P	1887	HIST. SURV.	1016-0049-0000		7N		
125573		514 S IVY AVE		MONROVIA	U	1903	HIST. RES.	DOE-19-97-0275-0000	10/06/97	6Y		
							PROJ. REVW.	HUD971006F	10/06/97	6Y		
030051	19-179362	517 S IVY AVE	BELL-CASNER HOUSE, ASA CASNER HOUS	MONROVIA	P	1897	HIST. SURV.	1016-0017-0000		3S		
030052	19-179363	120 S MYRTLE AVE	LEVEN OAKS HOTEL	MONROVIA	P	1911	HIST. SURV.	1016-0029-0000		3S		



## California Historical Resource Status Codes

### **1 Properties listed in the National Register (NR) or the California Register (CR)**

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.
  
- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

### **2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
  
- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

### **3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.
  
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

### **4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation**

- 4CM Master List - State Owned Properties – PRC §5024.

### **5 Properties Recognized as Historically Significant by Local Government**

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
  
- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
  
- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

### **6 Not Eligible for Listing or Designation as specified**

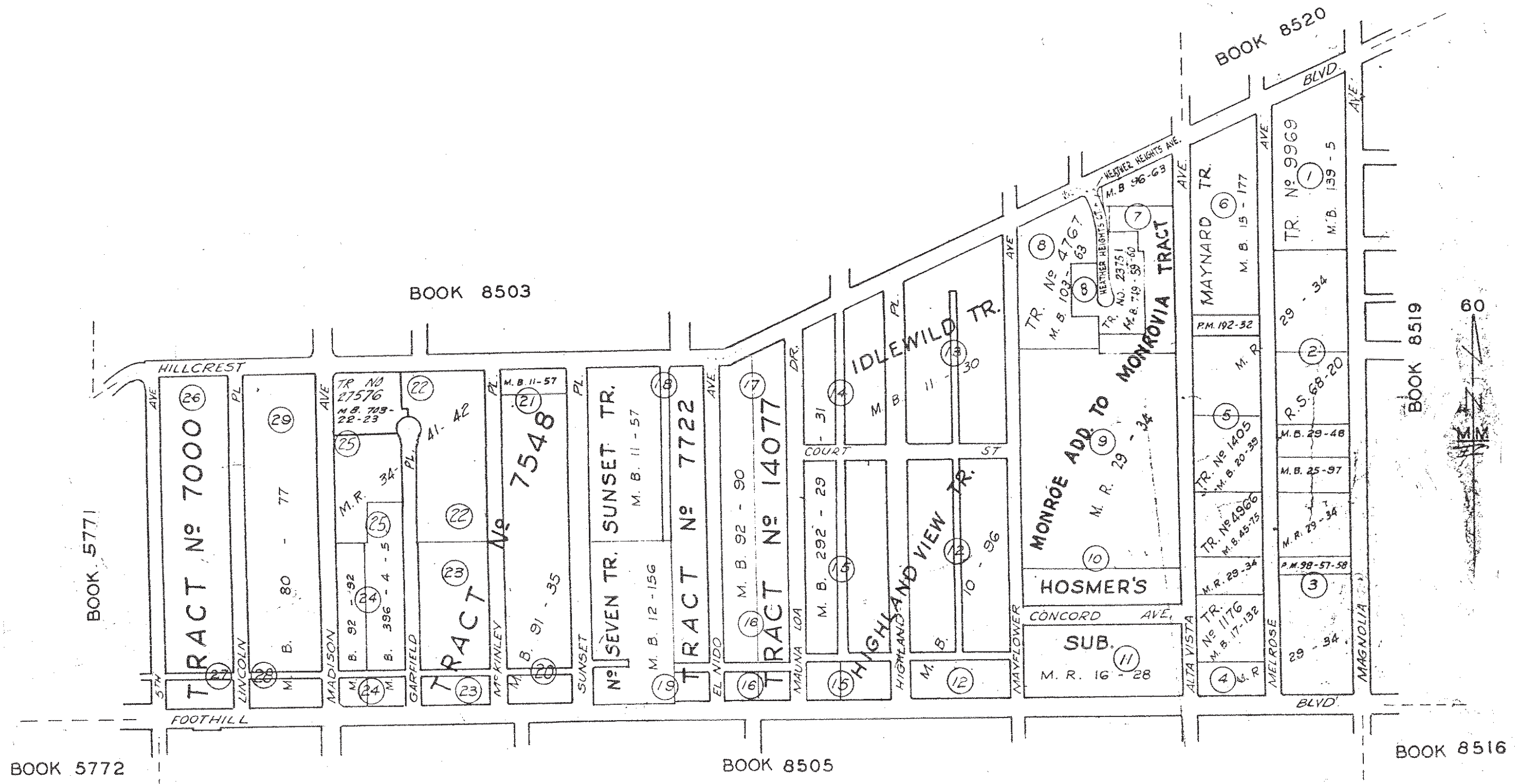
- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

### **7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation**

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

**APPENDIX D**  
**Assessor's Maps and Building Records**

5-28-56  
12-9-57  
700922  
870204  
12-8-65  
660506



BOOK 5771

BOOK 8503

BOOK 5772

BOOK 8505

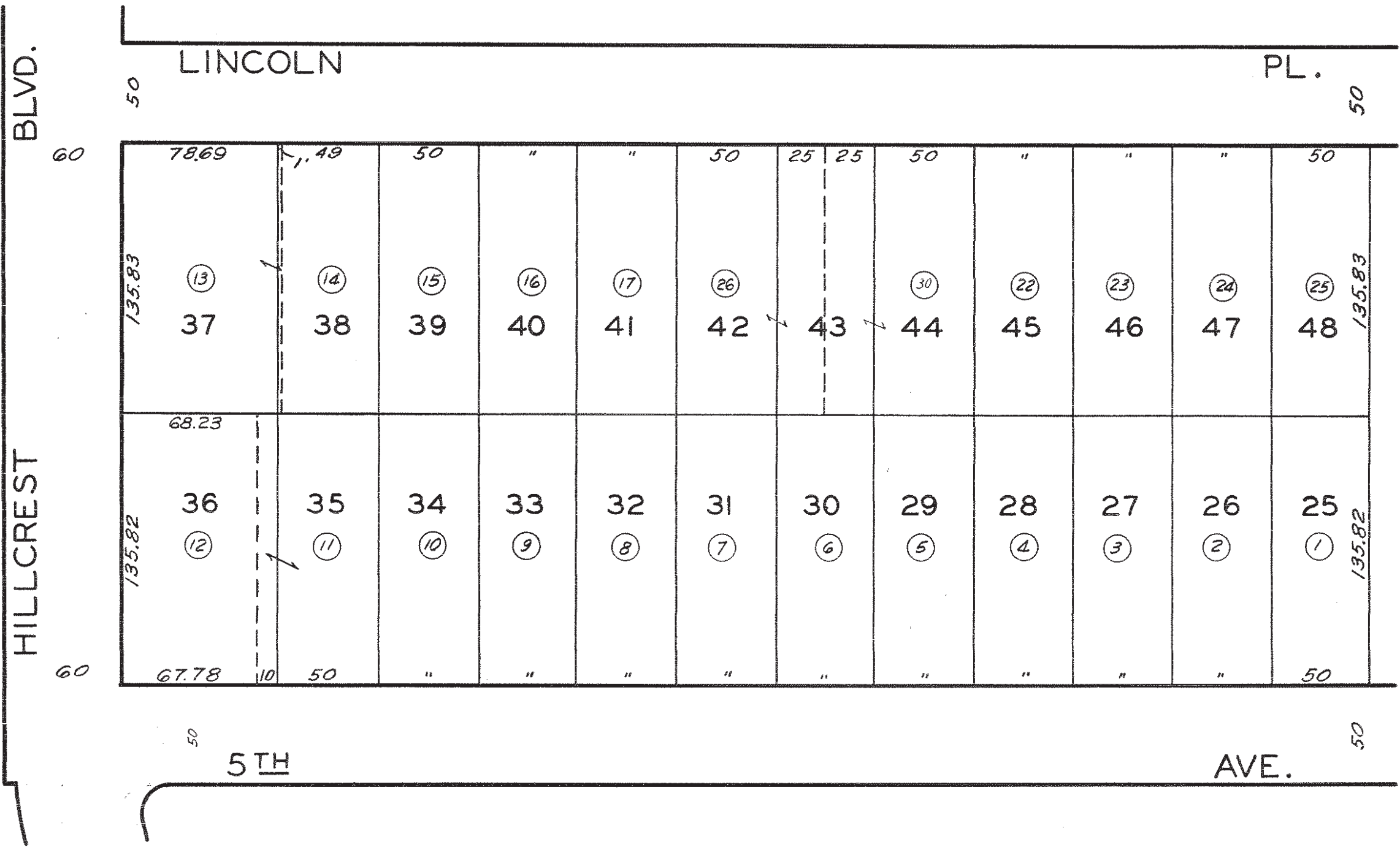
BOOK 8516

BOOK 8519

CITY OF MONROVIA



SCALE 1" = 60'



TRACT NO. 7000  
M.B. 80-77



CODE  
6191

FOR PREV. ASSMT. SEE: 1080-26

ST. No. 167 Lincoln Place  
 TRACT 7000

LOT No. 44 BLOCK No.  
 EXAMINED BY Magill DATE 1-8-1941

CLASS	EXTERIOR	HEATING	EXT. FEATURES
Single Bungalow Double Maverick Residence California Dwelling Cottage Factory Church School Garage Barn Shed Poultry House Store Auto Court Bungalow Court Flat Studio Apartment No. Units Area per Unit " " Room	1 1 1/2 2 3 Story Stucco Shakes, B & B Siding Shingle Sheet Steel T & C Wide Siding Abode Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Frame, Steel Frame, Wood	Fireplace Single Dbl. False Mantel Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters Blower Furnace Floor Furnace Wall Heaters Ventilating Sys. Washed Air Refrig. Air H.P.	Steel Sash All Part Copper Spouts Screens Galv. " " Trim-Tile, Plaster " Stone, Wood, Brick Cornice Boxed
	ROOF	PLUMBING	INSIDE FINISH
	Flat 1/4 1/2 3/4 3/4 Hip Monitor Gables Dormers Shed Cut-up Copper Shingle Shakes Gravel Sheet Steel Corrugated Iron Flat Galv. Iron Composition Compo Shingle Tile-Trim Amt. Sm. Lge. Tile	No. of Fixtures Cheap Medium 7 Good Special	Plaster Sand, Putty Celotex Staff Plaster-Board Interior Stucco Ply-Bd Knotty Pine Panelled Walls Tint, Paper Paint Sanitas Unfinished Woodwork, Plain " Ornamental
	FOUNDATION	LIGHTING	BUILT-INS
	Concrete Hillside Cross Walls Steel Joists	Over-Tub Shower Strail Tile Walls Glass Door Tile Pullman	Refrigerator Elec., Gas, Ice Buffet Bookcases Patent Beds Cedar Closets Venetian Blinds
	BASEMENT		BUILT
feet x feet x feet deep sq. ft.	1/4 1/2 1/2 3/4 Full Wood Steel Truss Span ft. Quality Good	Cheap Medium Good Special	1940
			CLASSIFICATION
			Cheap Medium Good Special

Check Sanitas	B	1	2	3	BUILDING VALUES
Living Room		2			Year 1941
Bedrooms		2			No. of Square ft. 1066
Dressing Room					At. \$ 235
Bathroom		1			Building Value 2398
" No Tub					Basement Value
Tile Kitchen		1			Heating Value
Bfst. R. or N.					Garage Value 190
Plank Hdwd. Floors		4			Outbuildings Value
Hdwd. Doors Hdwd. Finish					
P. C. by Date % P. C. Val.					
					Total Value 2588

Year	Spec. Depr.	Depreciated Value	Assessed Value	Year	Spec. Depr.	Depreciated Value	Assessed Value
1941		2588	1290				
1947	628		1630				
57	1.10		1790				



LOCATION IF CUT

BY

DATE

E. ON M. B. ON

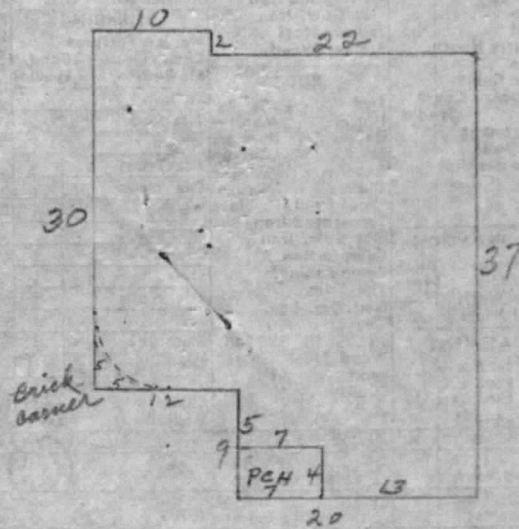
BY

DATE

Car. Stucco  
 Hip shl roof  
 19 cm floor  
 Med 50¢

20

$$\frac{19 \times 20 = 380}{190}$$



Pch

$$7 \times 4 = 284$$

$$\begin{aligned} 2 \times 10 &= 20. \\ 28 \times 32 &= 896. \\ 5 \times 20 &= 100. \\ 4 \times 13 &= 52. \\ \cancel{4 \times 4 \times 7} &= \cancel{112}. \\ \hline &1082 \end{aligned}$$

$$\begin{aligned} \text{Less } 5 \times 5 \times \frac{3}{8} &= 16. \\ \hline &1066. \\ &1052 \end{aligned}$$

about 90% complete now abt 1-8-41

OWNER'S NAME	PERMIT NO.	DATE	AMOUNT
<i>CHENS</i>	233	10-10-40	3000
C. F. CHECKED			<i>Rux Gar</i>
COMPT. CHECKED			
E. ON M. B.			
COMPARED			



20  
cum flr 10

10x20 = 200

19  
20

OWNER'S NAME	PERMIT No.	DATE	AMOUNT
B. Thakurn	247	1-6-43	195
C. F. CHECKED			
COMPT. CHECKED			
E. ON M. B. ac			
COMPARED			

DESCRIPTION OF BUILDING: SINGLE RESIDENTIAL BUILDING RECORD  
 CLASS & SHAPE NO. STY: ARCHITECTURE  
 YR. BLT. 1929  
 L.A. CO. ASSESSOR 167 N. Wisconsin St.  
 PARCEL NUMBER 8504-26-27-2729  
 SUB PART 1 030

FOUNDATION: CONC. ROBBED CONC. SLOB  
 EXTERIOR: STRUCCO  
 ROOF STYLE: GABLE  
 LIGHTING: WIRING  
 AIR COND.: HEATING  
 ROOMS: ALL  
 ROOM & FINISH DETAIL: NO. FLOORS 1, FLOOR 2, INTERIOR WALLS, FINISH CEILINGS  
 KITCHEN DETAIL: CABINETS, COUNTERTOPS, RANGE, DISH, HOOD-FAN

STRUCTURAL: WOOD FRAME, STEEL FRAME, MASONRY  
 TRIM: WOOD BRICK  
 ROOF COVER: SHINGLE, ASPHALT  
 PLUMBING: TOILET, SINK, SHOWER, TUB  
 FIXTURES: SINK, SHOWER, TUB  
 SPECIAL FEATURES: SHOWER, TUB

WINDOWS: SLIDING, DOUBLE  
 FIREPLACES: SINGLE  
 SCREENS: KEYSER  
 EFF. DEPR. YR. TABLE: 46  
 SQ. FEET MAIN IMP.: 1066

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. DEPR. YR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP APPRAISER	DATE	COST REV'D	INT VIEW	NO INT VIEW	CO. CK.
1916				46	1066				1876	44	2488						

7200 B

COMPUTATIONS

Unit Area	Unit Cost	Area	Unit Cost	Area	Unit Cost	Area	Unit Cost	Area	Unit Cost	Area	Unit Cost	Area	Unit Cost	Area	Unit Cost	Area	Unit Cost
40 R.R.	1066																
Pal -	14																
Pal	1052																
Pal	38	470	130														
Garage	580	320	1860														
Total R.C.N.			1990														

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. DEPR. YR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP APPRAISER	DATE	COST REV'D	INT VIEW	NO INT VIEW	CO. CK.
1916				46	1066				1876	44	2488						



**APPENDIX E**  
**City Building Permits**



**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.  
 License Class C-39 License No. 808808 Date 6-30-08  
 Contractor W. FATHER GUASE ROOFING

**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 herself 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:  
 Carrier SPRINK FUND Policy Number 1773083

(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 provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 7/2/07 Applicant: [Signature]  
**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENAL TIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

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 country to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent [Signature] Date 7/2/07

**CITY OF MONROVIA  
 DEPARTMENT OF  
 COMMUNITY DEVELOPMENT  
 415 S. IVY AVE.  
 MONROVIA, CA. 91016**

JOB ADDRESS 167 N. LINCOLN BLVD Parcel 802007-07005  
 APN Book \_\_\_\_\_ Page \_\_\_\_\_

APPLICATION FOR  
**BUILDING PERMIT**  
 BUILDING & PLANNING  
 DIVISIONS  
 CITY OF MONROVIA

New \_\_\_\_\_ Add'n \_\_\_\_\_ Alter \_\_\_\_\_ Demo \_\_\_\_\_

Description of Work REAR PORCH HOUSE ADDED  
REAR PORCH EXISTING BODY 3000 COMP

Name RUSSELL WILLIAMS  
 Address 167 N. LINCOLN BLVD  
 City MONROVIA Tel. No. 358-0470

Name WILLIAM GERRERO  
 Address 167 N. LINCOLN BLVD  
 City MONROVIA Tel. No. 358-0470  
 State Lic. 808808 City Lic. \_\_\_\_\_

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ Tel. No. \_\_\_\_\_  
 State Certificate No. \_\_\_\_\_

WORK COVERED BY THIS PERMIT  
 Height \_\_\_\_\_ Ft. Area 19 Sq. Ft.  
 No. of Stories \_\_\_\_\_ Valuation \$ 2000  
 No. of Bldgs. \_\_\_\_\_ Now on Lot \_\_\_\_\_

Use of Property \_\_\_\_\_

Group	Type of Cont.	Date	Plan Check	Permit
Occupancy	Approved by	Receipt #		
Checked by	<u>[Signature]</u>			

ZONING  
 Required Parking \_\_\_\_\_ new/ \_\_\_\_\_  
 Spaces \_\_\_\_\_ side \_\_\_\_\_ side \_\_\_\_\_  
 Special Permits or Conditions \_\_\_\_\_  
 Zoning Approval \_\_\_\_\_ Date \_\_\_\_\_

INSPECTION RECORD

APPROVALS	DATE	INSP'T	APPROVALS	DATE	INSP'TR
<b>STRUCTURAL:</b>			<b>MECHANICAL:</b>		
Forms & Foundation			Heating Rough		
Reinforcing Steel			Final		
Chimney Foundation			A/C-Fan Rough		
Chimney Reinforcing			Final		
Roof Sheathing Nailing	2/17/07		Exhaust Fan		
Masonry Steel			Compressor		
Lift 4' 8"			Boiler		
Final Lift & Grout			<b>SWIMMING POOL:</b>		
Shear Panel Nail/Hdwre			Setbacks		
Framing			Overhead Wires		
Insulation			Sewer Loc./P-Trap		
Interior Lath/Drywall			Main Drain		
Exterior Lathing			Pool Piping		
<b>ELECTRICAL:</b>			Reinforcing		
Power Pole			Bonding		
Groundwork			Underground Conduit		
Conduit			Pool Equip. Location		
Fixtures/Rough			Pool Heater Rough		
Finish			Final		
Service			Health Dept.-non-SFR		
Signs			Pool Fences & Gates		
<b>PLUMBING:</b>			Backwash		
Groundwork			Pool Cover (Heated)		
Fixtures/Rough			Final Pool Electr		
Final			Final Pool Plumbing		
Gas Groundwork			Final Health-non-SFR		
Gas Test & Rough			Final Pool Approval		
Gas Final			<b>MISCELLANEOUS:</b>		
Sewer <input type="checkbox"/> Caspool <input type="checkbox"/>			Demolition		
Sewer Cap			Re-Roof		
Water Heater Vents			Signs		
Water Heater Final			Fences		
			Accessibility Comp		
<b>FINAL</b>			<b>FINAL</b>		

2/18/07

**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

License Class 00-036-038-B C2U License No 258228 Date 12-13-05

Contractor AIR-TRD

**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 herself 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 & PC 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 \_\_\_\_\_

Carrier Majestic Policy Number CA00002944

(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 provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions

Date 12-13-05 Applicant [Signature]

**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 3700 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 country to enter upon the above-mentioned property for inspection purposes

Signature of Applicant or Agent [Signature] Date 12-13-05

COM 2005-12005

JOB ADDRESS <u>1107 N. Lincoln Pl.</u>		<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INDUSTRIAL
DATE <u>12/13/05</u>		APPLICATION FOR		
PERMIT NO. _____		<b>COMBINATION PERMIT</b>		
TOTAL FEES \$ <u>6720</u>		DEPARTMENT OF COMMUNITY DEVELOPMENT		
Checked by _____		CITY OF MONROVIA		
Name <u>William Rusk</u>	Address <u>1107 N. Lincoln Pl.</u>	Tel No <u>358-8470</u>		
City <u>Monrovia</u>				
Name <u>AIR-TRD</u>	Address <u>1130 S. Merville Ave</u>	Tel No <u>352-5311</u>		
City <u>Monrovia</u>				
State Lic _____				
<b>DESCRIPTION OF WORK</b>				
No	ITEM	FILING FEE	FEE	
	<b>FURNACES</b>		<b>22 55</b>	
1	Forced Air or Gravity Furnace to 100,000 B TU over 100,000 B TU (including Ducts and Vents)	13 60 ea		13 60
	Boiler or Compressor up to 3 hp or 100,000 B TU	16 65 ea		
1	Gas Line and Electrical Hook-Ups	13 60 ea		13 60
	<b>SWIMMING POOLS</b>			
	Structural Valuation \$			
	Plan Check and Building Permit			
	Additional Waste Impact			
	Pool Heater to 100,000 B TU over 100,000 B TU (includes piping)	13 60 ea		
	Heater Piping ONLY	24 25 ea		
	Plumbing and Electrical Hook-Ups	9 75 ea		
	Electrical Service Equipment Under 200 Amps	27 15 ea		
	OTHER (LIST)	27 95 ea		
	<u>Summed only</u>			
	<u>NO OTHER</u>			
	Other Fees - Waste Impact 10.00,		<u>49 10</u>	<b>18 00</b>
	Computer Cost Recovery 3 25, Microfilming 4 75			
	TOTAL FEE			<b>6720</b>

Approvals

- Furnace (Rough)  \_\_\_\_\_
- (Final)  \_\_\_\_\_
- Gas (Grd Work)  \_\_\_\_\_
- (Rough)  \_\_\_\_\_
- (Final)  \_\_\_\_\_
- Plumbing (Grd Work)  \_\_\_\_\_
- (Rough)  \_\_\_\_\_
- (Final)  \_\_\_\_\_
- Electrical (Grd Work)  \_\_\_\_\_
- (Conduit)  \_\_\_\_\_
- (Rough)  \_\_\_\_\_
- (Finish)  \_\_\_\_\_
- (Service)  \_\_\_\_\_
- Swimming Pools  \_\_\_\_\_
- Setbacks  \_\_\_\_\_
- Overhead Wires  \_\_\_\_\_
- Sewer Location/P-Trap  \_\_\_\_\_
- Main Drain  \_\_\_\_\_
- Pool Piping  \_\_\_\_\_
- Reinforcing  \_\_\_\_\_
- Bonding  \_\_\_\_\_
- Underground Conduit  \_\_\_\_\_
- Pool Equip Location  \_\_\_\_\_
- Pool Heater (Rough)  \_\_\_\_\_
- (Final)  \_\_\_\_\_
- Health Dept (Except SFD)  \_\_\_\_\_
- Fences and Gates  \_\_\_\_\_
- Backwash  \_\_\_\_\_
- Pool Cover (Heated Cover)  \_\_\_\_\_
- Final Pool Electrical  \_\_\_\_\_
- Final Pool Plumbing  \_\_\_\_\_
- Final Health (Except FSD)  \_\_\_\_\_
- Final Pool Approval  \_\_\_\_\_

167

DEPARTMENT OF PLUMBING  
CITY OF MONROVIA

Street *N. Lincoln Place*

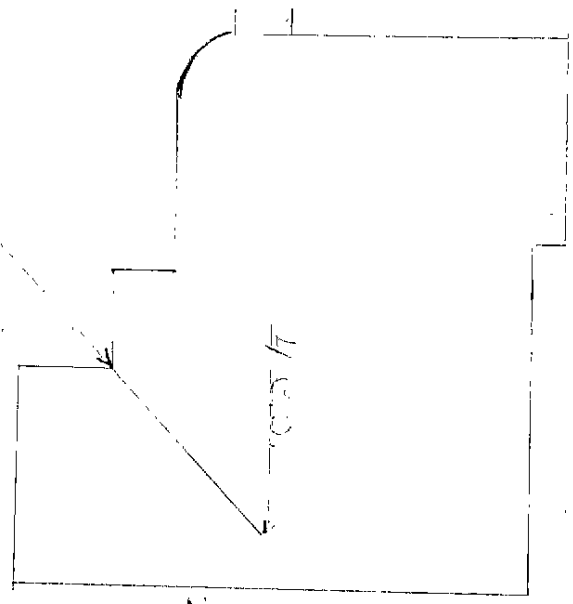
Lot \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_

Permit No. *27* Date *Nov 12, 1940*

*F. F. Walker Plumber*  
*Map*

N W

100'



100'

100'

100'



JOB ADDRESS 167 N. Lincoln - P1

Nature of Installation  
 Plumbing  Gas  Sewer  Water Heater

DATE 1-21-80

PERMIT NO. 2134

TOTAL FEES \$ \_\_\_\_\_

Checked by [Signature]

APPLICATION FOR  
**PLUMBING PERMIT**  
 DEPARTMENT OF COMMUNIT  
 DEVELOPMENT  
 CITY OF MONROVIA

Owner Name Mr & Mrs R. Williams

Address 167 N. Lincoln - P1

City Monrovia Tel No. 358-8470

Contractor Name George S

Address 16336 Arrow Hwy

City Irwindale Tel No. 916-26855

State Lic. 273569 City Lic. 5839

**DESCRIPTION OF WORK**

No.	ITEM	FEE
	Filing Fee	6 .50
FIXTURES	Sink Lavatory Water Closet 4.35 ea.	
	Shower Bath Tub Auto Washer	
	Urinal Wash Tray Floor Drain	
	Disposal Dishwasher (Other)	
	Water Piping System 4.35 ea.	
1	Gas Piping System 4.35 Outlets over 5 1.05	4.35
	Sewer Cap Direct (Saddle) 10.90	
	Cesspool or Drywell Back Fill 10.90	
	Interceptor Gallon Capacity 4.35	
	Vacuum Breaker or Backflow Device 4.35	
	Lawn Sprinkler System (inc. Backflow Device) 4.35	
	Water Heater and-or Vent 4.35	
	Rainwater Systems (Drains) 4.35	
	Swimming Pool: 43.50 Private 65.00 Public	
	P. Trap 4.35	
	Miscellaneous:	
	Total Fee	10.85

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

I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.

Signature of Owner [Signature]  
 or Authorized Agent [Signature]

**Approvals**

	Date	Inspector
Plumbing (Grd. Wk.)	<input type="checkbox"/>	_____
(Rough)	<input type="checkbox"/>	_____
(Finish)	<input checked="" type="checkbox"/>	1-23-80 J.M.
Gas (Grd. Wk.)	<input type="checkbox"/>	_____
(Rough)	<input type="checkbox"/>	_____
(Finish)	<input checked="" type="checkbox"/>	1-23-80 J.M.
Sewer	<input type="checkbox"/>	_____
Water Heater (Vents)	<input type="checkbox"/>	_____
(Finish)	<input type="checkbox"/>	_____

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Meter Service Ordered \_\_\_\_\_



SEWER MAP

JOB ADDRESS Russ Williams  
 LEGAL DESCRIPTION Book \_\_\_\_\_ Page \_\_\_\_\_ Parcel \_\_\_\_\_  
167 N. Lincoln

(Legal description may be attached separately if necessary)

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

APPLICATION FOR  
**BUILDING PERMIT**  
 BUILDING & PLANNING  
 DEPARTMENT  
 CITY OF MONROVIA

New \_\_\_\_\_ Add'n \_\_\_\_\_ Alter \_\_\_\_\_ Demo \_\_\_\_\_

Description of Work Roof - Comp

Owner Name Russ Williams  
 Address 167 N. Lincoln  
 City Monrovia Tel. No. \_\_\_\_\_

Contractor Name Hopper Roof  
 Address P.O. Box 145  
 City Mon Tel. No. \_\_\_\_\_  
 State Lic. 185374 City Lic. B4663

Architect or Engineer Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ Tel. No. \_\_\_\_\_  
 State Certificate No. \_\_\_\_\_

Size of Lot \_\_\_\_\_ No. of Bldgs. Now on Lot \_\_\_\_\_

Use of Property \_\_\_\_\_

WORK COVERED BY THIS PERMIT  
 Height \_\_\_\_\_ Ft. Area \_\_\_\_\_ Sq. Ft.  
 No. of Stories \_\_\_\_\_ Valuation \$1,650.00

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

ZONING

Fire District \_\_\_\_\_ Minimum Setbacks  
 Zone \_\_\_\_\_ Front \_\_\_\_\_ Rear \_\_\_\_\_  
 Required Parking Spaces \_\_\_\_\_ side \_\_\_\_\_, side \_\_\_\_\_

Special Permits or Conditions \_\_\_\_\_

Zoning Approval \_\_\_\_\_ Date \_\_\_\_\_

Fire Dept. Approval \_\_\_\_\_ Date \_\_\_\_\_

Health Dept. Approval \_\_\_\_\_ Date \_\_\_\_\_

Group Occupancy	Type of Const.	Date	Plan Check	Permit
Checked by <u>[Signature]</u>	Approved by _____	Receipt # _____	Fee <u>\$</u>	<u>272-80</u> <u>12222</u> <u>537.50</u>

**INSPECTION RECORD**

APPROVALS	DATE	INSPECTOR
Forms & Foundation		
Reinforcing Steel		
Chimney Foundation		
Chimney Reinforcing		
Electrical Groundwork		
Plumbing Groundwork		
Duct Groundwork		
Masonry Steel		
Lift 4' <input type="checkbox"/> 8' <input type="checkbox"/> 12' <input type="checkbox"/>		
Final Lift & Grout		
Framing		
Insulation		
Sheathing Nailing		
Wall <input type="checkbox"/> Roof <input checked="" type="checkbox"/>	8-27-80	RM
Rough Electrical		
Rough Plumbing		
Gas Test Rough		
Rough Heating &		
Ventilating <input type="checkbox"/> A/C <input type="checkbox"/>		
Interior Lathing/Drywall		
Exterior Lathing		
Sewer <input type="checkbox"/> Cesspool <input type="checkbox"/>		
Electrical Fixtures <input type="checkbox"/>		
Service <input type="checkbox"/>		
Plumbing Fixtures		
Gas Test Final		
Final Heating &		
Ventilating <input type="checkbox"/> A/C <input type="checkbox"/>		
Pool Fence		
Parking		
Landscaping		
Walls <input type="checkbox"/> Fences <input type="checkbox"/>		
FIRE DEPT.		
PUBLIC WORKS		

NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**CERTIFICATE OF OCCUPANCY**

A certificate of occupancy must be issued before building can be occupied.

This form when properly endorsed is notice that the work described herein has been inspected and approved and the occupancy stated has been authorized.

Date 8-27-80 Duane Marks  
 Building Inspector

ALL APPLICATIONS MUST BE FILLED OUT BY APPLICANT  
(USE PENCIL)

PLANS AND SPECIFICATIONS and Other Data Must Also Be Filed



# OFFICE OF THE BUILDING INSPECTOR of the City of Monrovia

Phone 199

## 2 Application to Alter, Repair or Demolish a Type 1 Building

All provisions of the Building Ordinances and State Laws shall be complied with in alteration of said building, whether herein specified or not. It is also understood that the granting of a permit on this application does not grant any right or privilege for the alteration, repair or demolition of the building herein described, on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State; or as giving or granting any right or privilege to use the said structure or building for any purpose which is or may hereafter be prohibited by ordinance of the City of Monrovia.

(SIGN HERE) Joseph B. Thawburn

Lot No. \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_  
No. 167  
Group \_\_\_\_\_ Fire Dist. No. \_\_\_\_\_ Zone \_\_\_\_\_ Stories 1  
Owner's Name A. B. Thawburn Address 167  
Architect's Name \_\_\_\_\_ Address \_\_\_\_\_  
Contractor's Name Joseph B. Thawburn Address 167  
Entire Cost of Proposed Improvements, \$ 195.00  
Purpose of Building Shed

Outside Wall Coverings Shed  
Size of New Addition 10 X 20 Material of Foundation concrete  
Depth of Foundation 12" Size Footing \_\_\_\_\_ X \_\_\_\_\_ Size of Wall \_\_\_\_\_  
Size of Exterior Studs \_\_\_\_\_ X \_\_\_\_\_ Interior Studs \_\_\_\_\_ X \_\_\_\_\_  
Size of Mud Sills \_\_\_\_\_ X \_\_\_\_\_ Bearing Studs \_\_\_\_\_ X \_\_\_\_\_  
Size of First Floor Joist \_\_\_\_\_ X \_\_\_\_\_ Second Floor Joist \_\_\_\_\_ X \_\_\_\_\_  
Third Floor Joist \_\_\_\_\_ X \_\_\_\_\_ Fourth Floor Joist \_\_\_\_\_ X \_\_\_\_\_  
Ceiling Joist \_\_\_\_\_ X \_\_\_\_\_ Roof Rafters 2 X 16"  
Material of Roofing Shed  
Number and Kind of Chimneys \_\_\_\_\_ Size of Flues \_\_\_\_\_ X \_\_\_\_\_

Materials of Outside Walls \_\_\_\_\_  
Distance from Other Buildings of the New Addition \_\_\_\_\_

### THICKNESS OF EXTERIOR WALLS:

Basement \_\_\_\_\_ First Story \_\_\_\_\_ Second \_\_\_\_\_  
Third Story \_\_\_\_\_ Fourth Story \_\_\_\_\_ Fire Wall \_\_\_\_\_

Material of Beams, Girders and Columns \_\_\_\_\_

### STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Issued \_\_\_\_\_ 19 \_\_\_\_\_

PERMIT No. 2127

Application Received \_\_\_\_\_



# ADDITIONS

Group 1 Type Water

Permit No. \_\_\_\_\_

Issued to \_\_\_\_\_

For \_\_\_\_\_

At 1127 1/2

Value, \$ 175.00

Plumbing Permit \_\_\_\_\_

Sewer " \_\_\_\_\_

Cesspool " \_\_\_\_\_

Wiring " \_\_\_\_\_

Fixture " \_\_\_\_\_

Electric O. K. \_\_\_\_\_

Gas O. K. \_\_\_\_\_

REMARKS:

JOB ADDRESS: 1677 W. Lincoln Pl  
 Job Valuation 2,250 Installation of  
 Furnace  A/C \_\_\_\_\_ Boiler \_\_\_\_\_ Repair \_\_\_\_\_  
 New \_\_\_\_\_ Relocate \_\_\_\_\_ Other \_\_\_\_\_

DATE: July 21 80  
 PERMIT NO. 121-34  
 TOTAL FEES \$ \_\_\_\_\_  
 Checked by: [Signature]

APPLICATION FOR  
**MECHANICAL PERMIT**  
 DEPARTMENT OF COMMUNITY  
 DEVELOPMENT  
 CITY OF MONROVIA

Owner Name: [Signature]  
 Address: 1677 W. Lincoln Pl  
 City: Monrovia Tel. No. 258-7460

Contractor Name: [Signature]  
 Address: [Address]  
 City: Monrovia Tel. No. [Number]  
 State Lic. [Number] City Lic. [Number]

**DESCRIPTION OF WORK**

No.	ITEM	FEE
	Filing Fee	6 .50
1	Forced Air or Gravity Furnace to 100,000 B.T.U. over 100,000 B.T.U. (Includes Ducts & Vents)	8.75 10.90
	Floor Furnace & Vent	8.75
	Suspended Wall or Floor Heater	8.75
	Appliance Vent or Duct System	4.35
	Repair or Replacement of Heating, Refrigeration Equip.	8.75
1	Boiler or Compressor up to 3 H.P. or 100,000 B.T.U.	8.75
	Boiler or Compressor up to 15 H.P. or 500,000 B.T.U.	16.35
	Boiler or Compressor up to 30 H.P. or 1,000,000 B.T.U.	21.80
	Boiler or Compressor up to 50 H.P. or 1,750,000 B.T.U.	32.75
	Boiler or Compressor over 50 H.P. or 1,750,000 B.T.U.	54.50
	Air Handling Unit up to 10,000 C.F.M.	6.50
	Air Handling Unit over 10,000 C.F.M.	10.90
	Ventilation Fan—Attic/Roof Mechanical _____ Electric _____	6.50
	Kitchen Hood Exhaust Fan Residential _____ Commercial _____	6.50 10.90
	Miscellaneous (Describe) <u>[Signature]</u>	6.50
	<b>TOTAL FEE</b>	<b>3040</b>

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.  
 I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.  
 Signature of Owner: [Signature]  
 or Authorized Agent

# Approvals

Date

Inspector

Heating Rough

Final  1-23-80 *OM*

A/C - Fan Rough

Final

Exhaust Fan

Compressor

Boiler

(Other)

(Other)

(Other)

(Other)

REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

JOB ADDRESS 167 11 Lincoln Pl  
 Nature of Installation  
 Residential  Commercial  Industrial

DATE 1-21-80  
 PERMIT NO. 12134  
 TOTAL FEES \$ \_\_\_\_\_  
 Checked by KL

APPLICATION FOR  
**ELECTRIC PERMIT**  
 DEPARTMENT OF COMMUNITY  
 DEVELOPMENT  
 CITY OF MONROVIA

Owner Name Mr & Mrs J. Williams  
 Address 167 11 Lincoln Pl  
 City Monrovia Tel. No. 278-2800  
 Contractor Name J. Williams  
 Address 167 11 Lincoln Pl  
 City Monrovia Tel. No. 278-2800  
 State Lic. 333-78 City Lic. 7888

**DESCRIPTION OF WORK**

No.	ITEM	FEE	
	Filing Fee	10	.90
	Blanket Permit or Supplemental	4.35	
	Receptacles, Outlets, Switches	First 20 @ .55 Additional @ .32	
	Light Fixtures, Sockets	First 20 @ .55 Additional @ .32	
	Mercury Vapor, Pole Mounted Fixtures	Ea. 2 15	
	Residential Appliances		
	Ranges, Cook Tops, Air-Cond., Garb. Disp.	3 25	
	Non-Residential Appliances (Not Exceeding 5 H.P.)	6 50	
	Motor(s)	H.P.	
	Generator(s)	K.W.	
	Transformer(s)	KVA	
	Signs, Outline Lighting, Marquees	10.90 ea.	
1	Service Equipment: Under 200 A. Amps _____ Volts _____ Over 200 A., See Schedule	6.50	6 50
	Temporary Service Res. 10 90 Comm. 21 80		
	Temporary Lighting	10 90	
	Busways: Length _____ 2 15/feet		
	Miscellaneous		
	TOTAL FEE		17 40

\*For item not listed, check with office personnel.

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.  
 I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.

Signature of Owner \_\_\_\_\_  
 or Authorized Agent \_\_\_\_\_

### Approvals

	Date	Inspector
Electrical (Power Pole)	<input type="checkbox"/>	_____
(Grd. Wk.)	<input type="checkbox"/>	_____
(Conduit)	<input type="checkbox"/>	_____
(Rough)	<input type="checkbox"/>	_____
(Finish)	<input checked="" type="checkbox"/> 1-23-80 DM	_____
(Service)	<input checked="" type="checkbox"/> 1-23-80 DM	_____
(Signs)	<input type="checkbox"/>	_____
(Other)	<input type="checkbox"/>	_____
(Other)	<input type="checkbox"/>	_____
(Other)	<input type="checkbox"/>	_____
(Other)	<input type="checkbox"/>	_____

Remarks \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Meier Service Ordered \_\_\_\_\_

List Motors, Generators, Transformers

**APPENDIX F**  
**Chain of Title**





*First American Title*

## First American Title Company

655 N. Central Ave, Suite 800  
Glendale, CA 91203

March 08, 2017

Jennifer Gorman  
ASM Affiliates  
432 East 27th Street  
Spokane, WA 99203  
Fax:

Title Officer: Michelle Pascual  
Phone: (818)550-2517

Order Number: 5379339 (MP)

Escrow Number: 5379339

Buyer:

Owner: Meichtry

Property: 167 North Lincoln Place  
Monrovia, CA 91016

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Company maintain the fundamental principle:

*Customer First!*

**GUARANTEE**

LIABILITY: \$1,000.00  
FEE: \$230

ORDER NO.: 5379339  
YOUR REF: Meichtry

**First American Title Insurance Company**  
a Nebraska corporation, herein called the Company

**GUARANTEES**

**ASM Affiliates (Miscellaneous)**

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

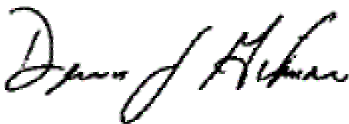
**LIABILITY EXCLUSIONS AND LIMITATIONS**

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

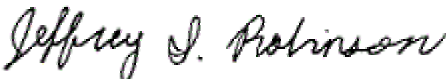
Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

Dated: February 27, 2017 at 7:30 A.M.

***First American Title Insurance Company***



Dennis J. Gilmore  
President



Jeffrey S. Robinson  
Secretary

## SCHEDULE A

### CHAIN OF TITLE GUARANTEE

The assurances referred to on the face page hereof are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relating to the interest, if any, which was (acquired) (reserved) by:

Matthew Meichtry, a married man as his sole and separate property

pursuant to a in and to the real property in the City of Monrovia, County of Los Angeles, State of California , described as follows:

THE SOUTH HALF OF LOT 43 AND ALL OF LOT 44 OF TRACT NO. 7000, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80, PAGE 77, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8504-026-030

only the following matters appear in such records subsequent to .

1. A document recorded January 05, 1924 as Instrument No. 832 of Official Records.  
From: Monrovia Acres Company  
To: T G and T Co.
2. A document recorded August 25, 1928 as Instrument No. 558 of Official Records.  
From: T G and T Co.  
To: Mary Aufdenkamp, married woman
3. A document recorded December 02, 1930 as Instrument No. 1020 of Official Records.  
From: Mary Aufdemkamp, married woman  
To: Henry Aufdemkamp and Bessie Smith Aufdemkamp
4. A document recorded July 16, 1932 as Instrument No. 357 of Official Records.  
From: Bessie Smith Aufdemkamp and Henry Aufdemkamp, her husband  
To: Edward M. Kasnicka, a married man, whose wife's name is Adelaide A. Kasnicka
5. A document recorded September 02, 1936 as Instrument No. 324 of Official Records.  
From: Edward M. Kasnicka, a married man, whose wife's name is Adelaide A. Kasnicka  
To: Raymond Houch and Macis R. Houch, husband and wife

6. A document recorded January 13, 1939 as Instrument No. 82 of Official Records.  
From: Raymond Houch and Macis R. Houch, husband and wife  
To: Charles E. Platt and Pearl E. Platt, husband and wife, as joint tenants
7. A document recorded June 29, 1940 as Instrument No. 412 of Official Records.  
From: Charles E. Platt and Pearl E. Platt, husband and wife, as joint tenants  
To: E. H. Eno
8. A document recorded October 08, 1940 as Instrument No. 746 of Official Records.  
From: Earl H. Eno, a single man  
To: Martin W. Mitchell and Flora B. Mitchell, his wife as joint tenants
9. A document recorded June 06, 1941 as Instrument No. 120 of Official Records.  
From: Martin W. Mitchell and Flora B. Mitchell, his wife as joint tenants  
To: Harry Anderson and Alma G. Anderson, his wife, as joint tenants
10. A document recorded December 16, 1942 as Instrument No. 160 of Official Records.  
From: Alma G. Anderson and Harry Anderson, her husband  
To: Emerson Burton Thauburn and Jesselyn A. Thauburn, his wife, as joint tenants
11. A document recorded October 15, 1943 as Instrument No. 908 of Official Records.  
From: Emerson B. Thauburn and Jesselyn A. Thauburn, husband and wife  
To: Wesley L. Brooks and Manoka S. Brooks, husband and wife, as joint tenants
12. A document recorded May 31, 1944 as Instrument No. 255 of Official Records.  
From: Wesley L. Brooks and Manoka S. Brooks, husband and wife  
To: Alice G. Slemons, a married woman
13. A document recorded July 03, 1944 as Instrument No. 63 of Official Records.  
From: Alice G. Slemons, a married woman and James L. Scott, husband and of the grantee  
To: Dorothy S. Scott, a married woman, as her sole separate property
14. A document recorded February 05, 1945 as Instrument No. 499 of Official Records.  
From: Dorothy S. Scott, a married woman  
To: Vaughn L. Murray and Clara N. Murray, husband and wife, as joint tenants
15. Document: Affidavit-Death of Joint Tenant  
Recorded: June 25, 1963 as Instrument No. 1776 in Book D2078, Page 234 of Official Records.

16. A document recorded June 25, 1976 as Instrument No. 1777 in Book D2078, Page 238 of Official Records.  
From: Clara M. Murray, a widow  
To: Rush P. Williams, Jr. and Jacqueline Williams, husband and wife, as joint tenants
17. A document recorded June 25, 1963 as Instrument No. 1778 in Book D2078, Page 239 of Official Records.  
From: Rush P. Williams, Jr. and Jacqueline Williams, husband and wife  
To: Robert C. Worsley and Anna M. Worsley, husband and wife, as joint tenants
18. A document recorded January 07, 1964 as Instrument No. 284 in Book D2312, Page 496 of Official Records.  
From: Robert C. Worsley and Anna M. Worsley, husband and wife  
To: Department of Veterans Affairs of the State of California
19. A document recorded January 07, 1964 as Instrument No. 285 in Book D2312, Page 497 of Official Records.  
From: Department of Veterans Affairs of the State of California  
To: Rush P. Williams, Jr. and Jacqueline Williams, husband and wife
20. A document recorded January 07, 1964 as Instrument No. 3778 in Book D2313, Page 542 of Official Records.  
From: Robert C. Worsley and Anna M. Worsley, husband and wife  
To: Rush P. Williams, Jr. and Jacqueline Williams, husband and wife, as joint tenants
21. A document recorded February 04, 1985 as Instrument No. 85-135870 of Official Records.  
From: Department of Veterans Affairs of the State of California, successor to the Veterans Welfare Board of the State of California  
To: Rush P. Williams, Jr. and Jacqueline Williams, husband and wife, as joint tenants
22. A document recorded August 17, 1994 as Instrument No. 94-1519813 of Official Records.  
From: Rush P. Williams, Jr. and Jacqueline Williams, husband and wife  
To: Rush P. Williams, Jr. and Jacqueline Williams, Trustees of the Williams Family Trust, created on June 23, 1994
23. A document recorded August 17, 1994 as Instrument No. 94-1519814 of Official Records.  
From: Rush P. Williams, Jr. and Jacqueline Williams, husband and wife  
To: Rush P. Williams, Jr. and Jacqueline Williams, Trustees of The Williams Family Trust, created on June 23, 1994

24. A document recorded May 24, 2010 as Instrument No. 10-703750 of Official Records.  
From: Rush P. Williams, Jr. and Jacqueline Williams, husband and wife  
To: Rush P. Williams, Jr. and Jacqueline Williams, Trustees of the Williams Family Trust, created on June 23, 1994
25. A document recorded September 30, 2011 as Instrument No. 11-1326496 of Official Records.  
From: Lynn A. Williams, Trustee of The Williams Family Trust, created on June 23, 1994  
To: Matthew Meichtry, a single man
26. A document recorded September 02, 2014 as Instrument No. 14-917426 of Official Records.  
From: Meghan C. Meichtry (spouse of grantee herein)  
To: Matthew Meichtry, a married man as his sole and separate property

This Guarantee does not cover:

1. Taxes, assessments and matters related thereto.
2. Instruments, proceedings or other matters which do not specifically describe the land.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.



#### SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
  - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
  - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
  - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
  - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
  - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
  - (c) The identity of any party shown or referred to in Schedule A.
  - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

#### GUARANTEE CONDITIONS AND STIPULATIONS

##### 1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A) (C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A) (C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records" : records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

##### 2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the manner or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

##### 3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

##### 4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

#### **5. Proof of Loss Damage.**

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

#### **6. Options to Pay or Otherwise Settle Claims: Termination of Liability.**

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price. Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

#### **7. Determination and Extent of Liability.**

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

#### **8. Limitation of Liability.**

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

#### **9. Reduction of Liability or Termination of Liability.**

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

#### **10. Payment of Loss.**

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

#### **11. Subrogation Upon Payment or Settlement.**

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

**12. Arbitration.**

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

**13. Liability Limited to This Guarantee; Guarantee Entire Contract.**

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, and Assistant Secretary, or validating officer or authorized signatory of the Company.

**14. Notices, Where Sent.**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way, Bldg 2, Santa Ana, California, 92707.

**APPENDIX G**  
**Resumes**

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## **Shannon Davis, M.A., RPH**

### **Architectural Historian/Historian**

**Total Years of Experience:** 18

#### **Education:**

M.A. 1998/Historic Preservation/George Washington University, Washington, D.C.  
B.A. 1993/American History/University of Southern California, Los Angeles (Cum laude with honors)

#### **Registrations**

2011 Register of Professional Historians (No. 613)

#### **Professional Profile:**

Ms. Davis has 18 years of experience in the field of historic preservation. She has an MA in Historic Preservation/American Studies from George Washington University, where she wrote her master's thesis on the architectural history of drive-in theaters, and a B.A. in American History from the University of Southern California. As an Architectural Historian at ASM, Ms. Davis has documented and evaluated numerous cultural resources for California Environmental Quality Act (CEQA) compliance, Historic Structures Reports (HSRs), Historic American Building Survey (HABS), National Register of Historic Places (NRHP), and Section 106 review. Recent projects include a comprehensive city-wide survey of Chula Vista; successfully listing a property in the California Register of Historical Resources (CRHR); preparing NRHP nominations for a historic highway and a historic residential district; developing the historic context of Los Angeles military history for Survey LA; and preparing planning documents for several California Naval bases.

Before joining ASM, Ms. Davis worked for the National Trust for Historic Preservation as their west-coast representative for heritage tourism. Much of Ms. Davis's professional experience is with the cultural resources programs of the National Park Service (NPS). For eight years she worked for the NRHP as an Historian. She also worked as a Historic Preservation Specialist and Project Manager for three other NPS programs: American Battlefield Protection Program, NPS History Program and HABS/HAER/HALS/CRGIS. Ms. Davis has experience with the operational requirements of a historic site, through her position as Assistant Site Manager of the 1812 Federal home of Supreme Court Justice Gabriel Duvall. Additionally, Ms. Davis served for several years as Chair of a local preservation advocacy group, the Arlington Heritage Alliance, and was one of the founders of the national non-profit Recent Past Preservation Network.

#### **Selected Project Experience:**

##### **Los Angeles County Landmark Evaluation Report: The Doumakes House, 4918 Angeles Vista Boulevard, View Park, California**

##### **Project Manager and Senior Architectural Historian**

##### **CLIENT: Los Angeles County Department of Regional Planning**

Prepared landmark evaluation report for Doumakes House as the first Los Angeles County Register of Landmarks under the new County Historic Preservation Ordinance. Prepared under our on-call contact as the Planning Department's historic preservation consultants. The Doumakes House is single family residence built in 1928, eligible because of its association with the Doumakes family and as a good example of a typical Spanish Colonial Revival single family residence.

##### **HRER for 880 Stone Canyon, Los Angeles County, CA**

##### **Project Manager**

##### **CLIENT: City of Los Angeles Office Historic Preservation**

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Surveyed, documented, and evaluated 1936 single-family residence built in the Hollywood Regency style by architect Douglas Honnold for screenwriter Stanley Rauh. Evaluated within the City of Los Angeles's Survey LA historic context statements for Residential Development and Suburbanization, 1850-1980 and Architecture and Engineering, 1850-1980, with the theme/subtheme of the Hollywood Regency, 1850-1980. Conducted in compliance with CEQA by request of the City of Los Angeles's Office of Historic Resources.

**Historic Resources Evaluation Report for the Beckman Instruments Administration Building, Fullerton, Los Angeles County, CA, 2016**

**Project Manager and Senior Architectural Historian**

**CLIENT: BonTerra Psomas**

Prepared evaluation and impact assessments report for development project with the potential to impact the Beckman Instruments Administration Building, a Mid-Century Modern building constructed as the headquarters for, a large scientific instrument research and manufacturing facility. Reviewed the pending National Register nomination, conducted site visit, and assessed direct and indirect impacts. Conducted in compliance with CEQA for the City of Fullerton as the Lead Agency.

**Impacts Assessment Report for Subdivision of Sepulveda Unitarian Universalist Society Sanctuary ("The Onion") Property, North Hills, Los Angeles County, 2016**

**Project Manager and Senior Architectural Historian**

**CLIENT: Jag Narayan**

Prepared impacts assessment report for parcel subdivision of Sepulveda Unitarian Universalist Society Sanctuary (known as "The Onion") at 9550 N. Haskell, designated City of Los Angeles Historic Cultural Monument (#975). The report, which focused on viewshed impacts to and from the HCM, was prepared pursuant to CEQA at request of LA Office of Historic Resources.

**Mt. San Antonio College Cultural Resources Evaluation Report, Walnut, Los Angeles County, CA, 2016**

**Project Manager and Senior Architectural Historian**

**CLIENT: Mt. San Antonio College**

Prepared cultural resources evaluation report for Supplemental EIR for the 2015 Facilities Master Plan Update and Physical Education Projects. The report evaluated more than 20 historic resources within the school's proposed project area, and to assess potential direct and indirect visual impacts to the Mt. SAC Historic District. Work included intensive pedestrian-level survey of potentially significant historic buildings on campus, as well as the Wildlife Sanctuary, and archival research. Report prepared in compliance with CEQA.

**Historic Resource Assessment Report for the Rossmore Avenue Apartments, Los Angeles, Los Angeles County, CA, 2016**

**Project Manager and Senior Architectural Historian**

**CLIENT: etco Homes, Inc.**

Evaluated three 1948 French Revival-style apartment buildings at 535-553 N. Rossmore Avenue in the Hancock Park neighborhood of Los Angeles to determine their historic significance. The three buildings are located within the original boundaries of the Hancock Park Historic Preservation Overlay Zone (HPOZ), a City of Los Angeles-defined zoning district intended to preserve the historic nature of areas within the City. The evaluation included preparation of California DPR forms.

**Historic Resource Evaluation Report for 427 Santa Clara Avenue, Los Angeles. Los Angeles County, CA, 2016**

**Project Manager and Senior Architectural Historian**

**CLIENT: Huron Drive LLC**

Evaluated a 1912 bungalow located in the Venice area of Los Angeles for CEQA compliance of a proposed project. Conducted a site visit and background research. Prepared documentation for determination of historic significance under NRHP, CRHR, City of Los Angeles Historic Cultural Monument and under contexts and themes defined by SurveyLA. Work was done in compliance with CEQA at request of LA Office of Historic Resources.

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**HRER for James A. Foshay Learning Center, Los Angeles County, CA  
Senior Architectural Historian**

**CLIENT: Impact Sciences and Los Angeles Unified School District**

Completed an HRER for possible eligibility for the CRHR under eligibility criteria established by the LAUSD Historic Context Statement based on closely followed parallel criteria established for NRHP and CRHR significance. Conducted archival research for property information, including the architect, chain of title and history of the property as well as a records search at the local information center (IC). An intensive field survey was then undertaken including photographic documentation of the interior and exterior of the building to document the resources and its setting.

**Historic Resource Evaluation Report for 420 Drake Circle, Sacramento, Sacramento County, CA  
Project Manager**

**CLIENT: Kimley-Horn & Associates, Inc.**

Completed a Historic Resource Evaluation Report (HRER) for a commercial building in Sacramento prior to proposed renovations. The purpose was to evaluate whether or not the proposed project would affect any identified historic properties within the APE and was completed per Section 106 of the NHPA. Evaluated the historical and architectural significance of the building for eligibility to the NRHP and the CRHR as well as a contributor to a potential early 20<sup>th</sup> century residential historic district.

**Evaluation of Bakersfield High School Water Tower, Bakersfield, Kern County, California  
Architectural Historian**

**CLIENT: Lozano Smith, Attorneys at Law**

Project Manager for an intensive-level survey to document the water tower, and a reconnaissance-level survey of the high school to assess the 1933 water tower. Prepared a Historical Resources Evaluation and California Department of Parks and Recreation (DPR) 523 A and B forms to evaluate the structure's eligibility for listing in the CRHR. Recommended that Water Tower as individually eligible for CRHR under Criterion 1 as a visual landmark representing the history and development of Bakersfield High School

**Lanterman Developmental Center, Pomona, Los Angeles County, CA, 2016  
Project Manager and Senior Architectural Historian**

**CLIENT: Petra Resource Management**

Prepared Historic Resources Assessment Report (HRAR) for Lanterman Developmental Center—a state mental developmental center—to clarify NRHP and CRHR eligibility, develop historic context statement, period of significance, and contributing resources. On-site intensive pedestrian survey included photographic documentation of more than 100 buildings (exteriors and public interior spaces). Work included preparation of California DPR forms for historic district and individual eligibility. Prepared under PRC 5024 compliance for transfer of state property, for CA Dept. of General Services, with SHPO concurrence.

**Historic Resources Evaluation Report for Academy Road Widening Project, Sanger, Fresno County, CA, 2016**

**Senior Architectural Historian**

**CLIENT: Petra Resource Management**

Conducted a historic study to address road widening and reconstruction of Academy Avenue in Sanger. Performed intensive field survey and archival research to develop sufficient historic overview and site-specific histories. Made recommendations of eligibility for listing in the NRHP and CRHR for potentially historic buildings in the APE. Evaluated in compliance with requirements of Section 106 of the National Historic Preservation Act (NHPA), CEQA, and Caltrans guidelines as specified in the agency's Standard Environmental Reference (SER), Volume 2, Cultural Resources.

**Maintenance Manual for Milpitas Ranch House/Hacienda, Fort Hunter Liggett, Jolon, Monterey County, CA, 2014**

**Project Manager and Senior Architectural Historian**

**CLIENT: Gulf South Research Corp.**

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Updated maintenance manual for 1930 ranch house designed by noted architect Julia Morgan for newspaper tycoon William Randolph Hearst, concurrent with her design of nearby Hearst's Castle. Conducted site inspection with US Army Corps of Engineers Historic Architect. Prepared manual targeted at maintenance staff audience, included background history of the property, assessment of current conditions, and specific guidance on what needs attention, how to preserve the building, where to acquire replacement materials, and recommended future restoration projects. Manual included quick reference guide to maintenance do's and don'ts, annual checklist, and list of character-defining features with links to online Flickr photo gallery of all such features and inappropriate alterations. Plan developed in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* in support of Section 106 and 110 of the National Historic Preservation Act (NHPA) for Army's Fort Hunter Liggett cultural resources staff, stewards of this NRHP listed-resource.

**Inventory and NRHP Evaluation of 17 Potential Historic Resources, Fort Hunter Liggett, Jolon, Monterey County, CA, 2014**

**Project Manager and Senior Architectural Historian**

**CLIENT: Gulf South Research Corp.**

Surveyed, documented, and evaluated a 17 built environment of early Fort Hunter Liggett. Resources included training facilities and cantonment and infrastructure features built between 1941 and 1951. Researched and developed appropriate historic context. Evaluated within the contexts of Military History (1942-1945) and WWII Army property types. Conducted in compliance with Section 106 and 110/NHPA.

**Peer Review of CRHR and NRHP Evaluation of Caltrans District 11 Headquarters, Old Town San Diego, San Diego County, CA, 2014**

**Senior Architectural Historian**

**CLIENT: California Department of State Parks**

Reviewed prior evaluation for Caltrans district office complex (1947-1967) and concurred with determination of eligibility (as concurred on by SHPO) as a good example of a "Modernist" office building in the local San Diego area, and the best-designed Caltrans district office complex of that period. Preparing peer review letter, assessment of impacts, and proposing mitigation measures for proposed redevelopment of the property.

**Historic Resources Report for Two Buildings at Hoover High School, San Diego, San Diego County, CA, 2014**

**Project Manager and Senior Architectural Historian**

**CLIENT: BRG Consulting for San Diego Unified School District**

Surveyed, documented, and evaluated two mid-20th century buildings at Hoover High School: a Spanish Colonial Revival 1938-1942 classroom building and 1942-1970s Art Deco/Modern auditorium, built by master architects Kistner and Curtis. Evaluated within the local contexts of education, economics, social history, and architecture. Conducted in compliance with CEQA.

**HRER for Vista/Highgrove Substation, Grand Terrace, San Bernardino County, CA, 2014**

**Senior Architectural Historian**

**CLIENT: Southern California Edison**

Surveyed, documented, and evaluated a mid-20<sup>th</sup> century vernacular electrical substation complex constructed in 1945. Researched local historic context. Evaluated within the contexts of mid-twentieth century development of Grand Terrace or San Bernardino County and architecture. Conducted in compliance with CEQA.

**Verizon St. Clair Wireless Telecommunications Tower FCC 620 Form, Los Angeles, Los Angeles County, California, 2014**

**Project Manager and Senior Architectural Historian**

**CLIENT: Archer, Inc.**

Surveyed urban project APE to assess direct and indirect impacts from construction of new wireless telecommunications tower. Completed FCC Form 620 in compliance with Section 106 and the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved*

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by the Federal Communications Commission (FCC), September 2004. Prepared public notice, consulted with local government, tribes, and interested parties. Submitted 620 form electronically through FCC's website, and facilitated consultation on project with CA SHPO.

**Verizon Wireless Telecommunications Tower Smart Forms, Los Angeles County, California, 2014  
Project Manager and Senior Architectural Historian**

**CLIENT: Archer, Inc.**

Conducted records searches and initial assessment of age of resources that could require assessment of impacts for three Verizon wireless telecommunication tower sites. Conducted in compliance with Section 106 and the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (FCC), September 2004.*

**HABS Documentation and Interpretive Signage, Marron-Hayes Adobes Historic District, Carlsbad, San Diego County, CA, 2014**

**Project Manager and Senior Architectural Historian**

**CLIENT: Corky McMillin Companies**

Conducted official HABS Level II documentation for the Marron-Hayes Adobes Historic District, and coordinated submission with the HABS National Park Service headquarters office. Prepared outline history, large format photography, and sketch drawings. Developed content for interpretive signage including narrative text and historic photographs. Conducted in compliance with CEQA and Section 106 of the NHPA.

**LARICS Communications Tower FCC 620 Form Compliance, Los Angeles County, California, 2014  
Project Manager and Senior Architectural Historian**

**CLIENT: UltraSystems Environmental**

Surveyed 863 NRHP eligible historic resources to assess direct and indirect impacts from construction of new Los Angeles Regional Interoperable Communications System Authority (LARICS) communication towers at more than 150 locations in Los Angeles County over a period of 6 months. Completed portions of FCC Form 620 for each project and resource in compliance with the Section 106 and the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (FCC), September 2004.*

**HRER for Grove Street Bible Church, Pomona, Los Angeles County, CA**

**Project Manager and Senior Architectural Historian, 2014**

**CLIENT: Warmington Residential**

Surveyed, documented, and evaluated a Mid-Century Modern church constructed in 1961. Researched and developed local historic context. Evaluated within the contexts of mid-twentieth century development of Pomona and architecture. Conducted in compliance with CEQA.

**Historic Resources Evaluation Report (HRER) for Imperial Beach Library, San Diego County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: Dudek**

Surveyed, documented, and evaluated a Mid-Century Modern library constructed in 1967. Evaluated the building within the contexts of community development, government services, and Modern architecture. Report to be prepared in accordance with CEQA.

**Integrated Cultural Resource Management Plan (ICRMP) for Marine Corps Base Camp Pendleton, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: NAVFAC Southwest**

Compiled ICRMP in collaboration with installation staff. Worked with Marine Corp to establish cultural resource and preservation goals and objectives. Synthesized previous studies to develop an update to the installation's comprehensive planning document.

**Peer Review of Chula Vista Sears Evaluation, San Diego County, CA**

**Project Manager and Senior Architectural Historian**

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**CLIENT: City of Chula Vista**

Reviewed evaluation and recommendation of ineligibility for 1966 commercial building that ASM had previously recommended eligible. Provided additional support for our original recommendation and testimony to the Chula Vista Historic Preservation Commission and City Council.

**Impacts Assessment for Construction of Lemon St. Parking Garage, Orange County, CA  
Project Manager and Senior Architectural Historian****CLIENT: HDR Engineering, Inc.**

Assessed and evaluated direct and indirect impacts on the construction of a parking garage on the Old Towne Orange and Plaza historic districts for three project alternatives in support of an Mitigated Negative Declaration. Participated in SHPO consultation process. Conducted in compliance with Section 106 of the NHPA, NEPA, CEQA, and Federal Highway Administration's (FHWA) Section 4(f) regulations.

**Historic Resources Evaluation for Ecke Ranch Office Building, San Diego County, CA  
Project Manager and Senior Architectural Historian****CLIENT: Leichtag Foundation**

Surveyed, documented, and evaluated former office building of the Ecke Ranch, Evaluated the building as a contributor to potential Ecke Ranch Historic District for its associations with development of Encinitas, the agricultural industry, and its association with significant individuals Paul Ecke, Sr. and Paul Ecke, Jr.

**Cultural and Historical Resources Existing Conditions and Evaluation Report for the Pacific Surfliner Carlsbad Village Double-Track Project, San Diego County, CA  
Senior Architectural Historian****CLIENT: BRG Consulting, Inc.**

Conducted an intensive level survey and evaluation of more than 60 potential historic resources, including residential, commercial, and transportation property types. Considered direct and indirect impacts from railroad improvements on eligible historic resources and recommended mitigation for adverse impacts. Conducted in compliance with Section 106 of the NHPA and NEPA.

**Historic Resources Technical Report (HRTR) for Hillside Receiving Home, San Diego County, CA  
Project Manager and Senior Architectural Historian****CLIENT: Dudek**

Surveyed, documented, and evaluated a government residential facility for children, consisting of two Mid-Century Modern buildings constructed in 1955 and 1963. Evaluated within the contexts of San Diego County Public Welfare services and Modern architecture. Report prepared in accordance with CEQA.

**Impacts Assessment for Renovation of AMK Ranch Historic District, Teton County, WY  
Project Manager and Senior Architectural Historian****CLIENT: University of Wyoming and Walsh Environmental**

Assessed and evaluated direct and indirect impacts on the historic AMK Ranch Historic District for three project alternatives for their renovation and expansion, in support of an Environmental Assessment (EA). Conducted on-site survey with National Park Service's Cultural Resources Specialist to identify potential areas of impact. Coordinating consultation with the Wyoming State Historic Preservation Office (SHPO).

**Historic American Landscape Survey (HALS) Documentation for Arden, Helena Modjeska Historic House and Gardens, Orange County, CA****Project Manager and Senior Architectural Historian****CLIENT: Orange County Parks and Recreation**

Documented 14.4-acre gardens and residential complex of Madame Helena Modjeska, famous late 19th-century Shakespearean actresses. Arden was Modjeska's primary residence from 1888 until 1905. Field survey included detailed field notes and digital photography. Prepared HALS Short Form. Landscape features include gardens with exotic and native plant species, cobble flowerbed garden borders, a well, fountains, pool/plunge, rock monument, meadow of grasses and native wildflowers, Santiago Creek and its associated wetland, and surrounding oak woodlands.

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**Henderson Historic Preservation Plan, Clark County, NV****Project Manager and Senior Architectural Historian****CLIENT: City of Henderson**

Conducted community outreach and codified the steps needed to develop a Historic Preservation Plan for the City of Henderson. Worked with City staff, public officials, and members of the public to discuss the city's historic and cultural resources and foster community engagement/interest in the historic preservation process. Conducted a citywide reconnaissance survey of all buildings constructed prior to 1970. Made recommendations for the next steps in the Historic Preservation Plan process, and then through a subsequent contract developed the Historic Preservation Plan for the City, which was adopted by the City Council. Identified prioritized areas in the city for future intensive survey to identify historic resources.

**Maintenance Plan for Naval Postgraduate Engineering Historic District, Monterey County, CA****Project Manager****CLIENT: NAVFAC Southwest**

Facilitated and oversaw the condition assessment of five mid-century educational buildings and make prioritized recommendations for their on-going maintenance, in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Developed in partnership with historic architects and structural engineers. Prepared in support of Section 106 and 110 of the National Historic Preservation Act (NHPA).

**HRER for St. Martha's Episcopal Church, Dove Residence, and Day School, Los Angeles County, CA****Project Manager and Senior Architectural Historian****CLIENT: Warmington Residential**

Surveyed, documented, and evaluated a Mid-Century Modern church complex, school, and Ranch house constructed between 1954 and 1965. Researched and developed local historic context. Evaluated within the contexts of mid-twentieth century development of West Covina and architecture. Conducted in compliance with CEQA.

**Eligibility Consultation, Orange County, CA****Project Manager and Senior Architectural Historian****CLIENT: Sempra Utilities**

Provided guidance to TRC and SDG&E on their consultation with the California State Historic Preservation Office (SHPO) regarding the eligibility of the Capistrano Utility Building. Helped draft a consultation letter to the SHPO, and recommended that the draft National Register of Historic Places (NRHP) nomination did not support an argument of eligibility.

**ICRMP for Marine Corps Mountain Warfare Training Center, Mono County, CA****Project Manager and Senior Architectural Historian****CLIENT: NAVFAC Southwest**

Compiled ICRMP in collaboration with installation staff. Worked with Marine Corp to establish cultural resource and preservation goals and objectives. Synthesized previous studies to develop one comprehensive planning document for installation that had not heretofore had any preservation management plan.

**HRER, Historical Resources Compliance Report (HRCR), and Treatment Plan for the Rancho Lilac Historic District, San Diego County, CA****Senior Architectural Historian****CLIENT: Caltrans**

Evaluated the eligibility of 27 built environment resources for the NRHP and as California Historic Landmarks prior to transfer of ownership. Recommended an eligible historic district with three periods of significance: the pioneer homesteading period (1880s-1900), early community and ranching period (1900-1945), and Irving Salomon's association with the property (1945 to 1966). Also prepared Treatment Plan recommending protective easements and covenants to ensure preservation of the district after transfer of ownership. Recommended *Rehabilitation* as the appropriate treatment standard and adherence to the

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Secretary of the Interior's (SOI) *Standards for the Treatment of Historic Properties*. Project conducted to comply with Public Resources Code (PRC) 5024.

**Visual Impacts Assessment on the Marron-Hayes Adobes Historic District for the Quarry Creek Master Plan Environmental Impact Report, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: Corky McMillin Companies**

Conducted a visual impacts assessment of the impacts of a housing development project on the Marron-Hayes Adobes Historic District, eligible for the NRHP. Recommended mitigation measures to address adverse indirect visual impact. Attended and testified at series of local planning commission and city council meetings. Conducted in compliance with CEQA and Section 106/NHPA.

**Palomar Gateway District Specific Plan Cultural Resources Report, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: Atkins**

Conducted constraints level analysis of Palomar Gateway project area in support of an EIR for a proposed Specific Plan. Identified 12 potential historic resources and provided constraint-level analysis of potential impacts on resources that were likely to be historically significant.

**HRER for Garfield Reservoir, Los Angeles County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: Helix Environmental Planning, Inc.**

Surveyed, documented, and evaluated public water storage reservoir constructed in 1924. Evaluated within the contexts of community planning and development and architecture. Conducted in compliance with CEQA and NHPA.

**Cultural Resources Survey for the Metrolink CTO-31 Project, Los Angeles County, CA**

**Senior Architectural Historian**

**CLIENT: HDR Engineering**

Conducted windshield survey to identify potential historic resources within the project area, to provide baseline data for preliminary assessment of adverse impacts in compliance with NHPA and NEPA.

**Historic American Engineering Record (HAER) Documentation for Jet Propulsion Lab (JPL) Facility, Kern County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: Edwards Air Force Base**

Documented mid-twentieth century aeronautics testing facility through field documentation, review of architectural plans, and archival research. Facilitated recommendations for documentation with west-coast NPS regional staff. Provided HAER Level II and Level III documentation for 40 buildings and structures, including archival photographic documentation, outline and short-form historical reports, and hand-drawn sketch plans or reproduction of architectural plans and drawings.

**Citywide Historic Resources Survey, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: City of Chula Vista**

Conducted a reconnaissance survey of more than 12,000 parcels and intensive survey of more the 350 parcels, based on a historic context developed as part of the project for the City of Chula Vista. Solicited public input on and presented findings of the survey in a series of public meetings. Made recommendations of local, state, and national eligibility. In addition to a final survey report, prepared a comprehensive survey database as well as web-based interactive photograph and maps.

**NRHP Nomination and Historic American Building Survey (HABS) Documentation for Berylwood Historic District, Ventura County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: San Diego Military Family Housing**

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Documented, researched, and reevaluated the 10-acre Berylwood Historic District to prepare an amended NHRP nomination and new HABS documentation of the district that included the 1912 Myron Hunt designed mansion built for prominent local developer and U.S. Senator, Thomas Bard, a second home built 1910-1925 for son and local businessman Richard Bard, as well as supporting structures and the cultural landscape associated with the estate. Developed and presented keynote address for centennial celebration of the construction of the house.

**NRHP Nomination for U.S. Highway 80 in California, San Diego and Imperial counties, CA**

**Senior Architectural Historian**

**CLIENT: San Diego Gas & Electric**

Evaluated the 186 –mile California segment of U.S. Highway 80, one of the earliest all-weather coast-to-coast highways in the United States. Developed NRHP nomination and supporting materials. Recommended an eligible historic district with contributing constructed during the period of significance (1926-1964) that include 42 bridges and culverts and 186 miles of the road from San Diego to Yuma (both current and abandoned segments of the road).

**HABS, HRCR, and FAE for Sorrento Valley Industrial Park, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: Caltrans**

Prepared Caltrans specific compliance for the proposed demolition of the Sorrento Valley Industrial Park Historic District. Summarized identification efforts and resources eligible for the NRHP, identified the effect of the project upon those resources, and prepared mitigation plan in compliance with CEQA and Public Resources Code (PRC) §5024. Prepared HABS Level II documentation (Caltrans Heritage documentation equivalent) as well as Finding of Adverse Effect (FAE) per Caltrans format.

**Military Context for Survey Los Angeles, Los Angeles County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: City of Los Angeles Office of Historic Preservation**

Prepared pro-bono historic context statement for military history of Los Angeles in support of ongoing citywide-survey, Survey LA.

**Evaluation of Banning Mine, Riverside County, CA**

**Senior Architectural Historian**

**CLIENT: Southern California Edison Company**

Researched, documented, and evaluated a 1940s mine. Evaluated within the contexts of community planning and development, industry, or engineering. Conducted in compliance with CEQA.

**HRTR for Padre Trail Inn, San Diego County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: HELIX Environmental**

Surveyed, documented, and evaluated a 1965 motel. Evaluated within the contexts of the tourism industry in San Diego and architecture. Report prepared in accordance with CEQA.

**HRER for Fenton Dairy Houses and Office, San Diego County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: Dudek**

Surveyed, documented, and evaluated four workers' houses and one office constructed between 1940 and 1945. Evaluated within the contexts of settlement and agriculture/ranching. Conducted in compliance with CEQA.

**Historic Resource Analysis for Five Buildings at Mount San Antonio College, Los Angeles County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: Mount San Antonio College**

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Surveyed, documented, and evaluated five recreational college buildings constructed between 1958 and 1972. Evaluated as contributors to a potential historic district within the contexts of education and architecture. Conducted in compliance with CEQA.

**HRER for 8048-8050-8052 Comstock Avenue in Whittier, Los Angeles County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: City of Whittier**

Surveyed, documented, and evaluated two residential buildings constructed between 1927 and 1929. Evaluated within the contexts of Community Planning and Development, Whittier Thrives in the Early Twentieth Century, Whittier in the 1920s, Oil Industry in Whittier, and architecture. Conducted in compliance with CEQA.

**ICRMP for Detachment Fallbrook, San Diego County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: NAVFAC Southwest**

Compiled ICRMP in collaboration with installation staff. Advised client on recommended content, synthesized sections, and prepared three iterations of the plan, incorporating comments from client.

**Impacts Assessment for the SDG&E East County Substation Project, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: Sunrise Powerlink**

Analyzed potential for adverse effects from proposed SDG&E East County Substation Project. Provided recommendations for NRHP and CRHR eligibility for an approximate 14-mile (mi.) segment of Old Highway 80 within the APE, determined in consultation with BLM. Conducted in compliance with NHPA and CEQA.

**Highway 80 Interpretive Signage Recommendations for the SDG&E East County Substation Project, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: Sunrise Powerlink**

Surveyed historic Highway 80 to make recommendations for placement of interpretive signs. Recommendations for signs were made based on integrity of Highway 80 at specific locations, character of specific sections of the highway, and demarkation at regular intervals. a Conducted in compliance with NHPA and CEQA.

**Advanced Summary Report for the Historical Resources Evaluation of Hamlet Parcel for the Sunrise Powerlink Phase I ESA, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: San Diego Gas & Electric**

Conducted an on-site survey and provided summary report of five buildings within project area that were 45 years old and older. Conducted in compliance with CEQA to be incorporated into the Environmental Site Assessment (ESA).

**Inventory, Evaluation and Analysis of Effects on Historic Resources for the Campo Verde Solar Project, Imperial County, CA**

**Senior Architectural Historian**

**CLIENT: KP Environmental, LLC**

Conducted intensive survey within a 1,990 acre project area for proposed solar field and transmission line in Imperial County. Documented and evaluated 20 potential historic resources and analyzed the effects of the project on those resources recommended as historically significant.

**Historic Structure Report (HSR) for Building 1133 (1st Marine Corps Division Headquarters), MCB Camp Pendleton, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: NAVFAC Southwest**

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Prepared HSR to evaluate and assess the architectural and structural state of Building 1133 to establish guidelines and priorities for maintenance and rehabilitation activities. Conducted in compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA).

**HSR for Building 51811 (San Onofre Beach Club), San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: NAVFAC Southwest, MCB Camp Pendleton**

Prepared HSR to evaluate and assess the architectural and structural state of Building 1133 to establish guidelines and priorities for maintenance and rehabilitation activities. Conducted in compliance with Sections 106 and 110.

**HABS Documentation for the Cienega Elementary School, Los Angeles County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: PMC World**

Documented 1923 elementary school, with features of the Classical Revival and Spanish Colonial Revival styles. Field survey included sketch plan, detailed field notes, and archival research. Documentation prepared to HABS Level II standards.

**HRER for Collier Park, San Diego County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: Atkins**

Surveyed, documented, and evaluated 7.7-acre park, portions of which were established in 1910. Report prepared in accordance with CEQA and Section 106 of NHPA prior to the park's redevelopment.

**Built Environment Assessment for Gregory Canyon Landfill Project, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: PCR Services**

Surveyed, documented, and evaluated two dairy complexes and associated buildings, of which one complex was recommended eligible. Report prepared in accordance with CEQA and Section 106 of the NHPA prior to the parcel's redevelopment.

**Treatment Plan for 918 Discovery Street, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: City of San Marcos**

Surveyed, documented, and evaluated residential building prior to its proposed relocation. Made recommendations for project preparation and execution, and future rehabilitation of the building with specific treatment recommendations for the building's character-defining features.

**HRER for the California Valley Solar Ranch Project, San Luis Obispo County, CA**

**Senior Architectural Historian**

**CLIENT: Ecology and Environment**

Consulted on and edited evaluation of a four-mi. segment of Highway 58, and two gypsum strip mines for a solar project in the California Valley for Sunpower.

**HRER for 6940 Otay Mesa Road, Rabago Otay Technical Business Park, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: RBF Consulting**

Documented and evaluated mid-20th-century farmstead including ranch house and barns for eligibility for NRHP, CRHR, San Diego County Local Register of Historical Resources, and the County of San Diego Resource Protection Ordinance (RPO) in accordance with CEQA.

**Impacts Assessment for SDG&E East County Substation Project, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: Insignia Environmental**

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Consulted on and edited an evaluation and visual impacts assessment of a 13-mi. segment of historic Old Highway 80. Insignia Environmental requested this assessment for their powerline project in east San Diego County.

**Inventory, Evaluation, and Analysis of Effects on Historic Built-Environment Properties, Imperial County, CA**

**Senior Architectural Historian**

**CLIENT: LS Power Development**

Evaluated 16 resources within a solar project area in Imperial County and assessed the effects of the project on those resources recommended as historically significant.

**Inventory, Evaluation and Analysis of Effects on Historic Built Environment Properties for the Imperial Solar Energy Center West and South Projects, Imperial County, CA**

**Senior Architectural Historian**

**CLIENT: LightSource, LLC**

Surveyed, documented, and evaluated resources within a solar project area in Imperial County and analyzed the effects of the project on those resources recommended as historically significant for CSolar Development, LLC.

**Documenting the Colorado River Front Work and Levee System (CRFWLS): A Historic Context and Inventory, San Bernadino, Riverside, and Imperial counties, CA and Yuma, La Paz, and Mojave counties, AZ**

**Historical Consultant**

Consulted on, reviewed, and edited, report providing context for and documenting the CRFWLS.

**HSR, Maravilla Handball Court and Market, LA Conservancy, Los Angeles County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: LA Conservancy**

Surveyed, evaluated, researched, and prepared HSR and California Register of Historical Resources (CRHR) nomination for a 1928 handball court and associated commercial and residential building as a pro-bono project for Los Angeles Conservancy. Evaluated for eligibility for CRHR and NRHP. Property was successfully designated on CRHR in 2012. Report prepared to assist with preservation efforts for neighborhood recreation and community center.

**Section 106 Review and Recommendations, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: San Diego Military Family Housing**

Annual review of multiple undertakings within historic districts at California Naval and Marine Corp Bases. Prepare determinations of effect, in conformance with several Programmatic Agreements (Pas) between the military, CA SHPO, and Advisory Council on Historic Preservation, governing undertakings at the specific military installation as well as *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

**Convair Lagoon Alternative Analysis of Historic Resources, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: Atkins**

Consulted on, reviewed, and edited evaluation of seaplane ramp and pier located in a lagoon formerly owned by the now defunct aircraft manufacturer Convair in the San Diego Bay. Atkins requested a historic built environment study for the proposed demolition of both structures for future redevelopment project.

**ICRMP for MCAS Miramar, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: NAVFAC Southwest**

Addressed comments and finalized ICRMP for base facilities.

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**Historic Context and Eligibility Criteria for Puget Sound Dikes, Multiple Counties in Puget Sound, WA**

**Senior Architectural Historian**

**CLIENT: U.S. Fish and Wildlife Service**

Assisted with research to develop historic context for late-nineteenth- and early-twentieth-century dikes that contributed to the agricultural development of the Puget Sound region of northwestern Washington. Developed NRHP eligibility criteria as a management tool for USFWS for future compliance with Section 106 of the NHPA.

**HRER for Fort Yuma Healthcare Center, Imperial County, CA**

**Senior Architectural Historian**

**CLIENT: HKM Dowd**

Surveyed, evaluated, and edited report for nine buildings on the 1.9 acres at Fort Yuma. Field survey included consultation with Quechan tribe. HSR prepared in support of an Environmental Assessment (EA) for potential demolition, including one contributing building to the Yuma Crossing National Historic Landmark (NHL) historic district.

**Due Diligence Report for the Renovation of the Imperial Beach Library, San Diego County, CA**

**Architectural Historian**

**CLIENT: RBF Consulting**

Evaluated the potential for historical significance of the subject property by conducting a constraints analysis to provide baseline information on the architect of record, date of construction, and potential eligibility to the CRHR.

**Cultural Resources Survey for 203 E. Olive St., San Diego County, CA**

**Architectural Historian**

**CLIENT: The Planning Center**

Evaluated and prepared survey report for one-acre parcel with three agricultural buildings, including 1898 farm house. In compliance with CEQA, each building was evaluated for eligibility for the NRHP, CRHR, and as a CEQA historic resource.

**Cold War Historic Context for NAWS China Lake, San Bernardino County, CA**

**Architectural Historian**

**CLIENT: Epsilon Systems Solutions**

Consulted on and edited historic context (1943-1989) prepared for updated inventory and evaluation of two historic districts listed in the NRHP. Context developed for one of the most significant World War II and Cold War research, development, testing, and evaluation facilities in the country.

**HABS Documentation for the American Legion Hall, San Diego County, CA**

**Architectural Historian**

**CLIENT: City of Vista**

Documented art deco American Legion Hall to HABS Level III standards. Field survey included photography, sketch plan, detailed field notes, and archival research. Edited survey report, including historical and architectural information prepared to HABS Level II standards.

**HSR for Palomar College, San Diego County, CA**

**Architectural Historian**

**CLIENT: Palomar College**

Consulted on and reviewed HSR for seven buildings at Palomar College. In compliance with CEQA, each building was evaluated for eligibility for the NRHP, CRHR, and as a CEQA historic resource.

**Survey Eligibility and Update of NRHP Eligibility of 73 Buildings at Naval Weapons Station Seal Beach, Detachment Corona, Riverside County, CA**

**Field Director**

**CLIENT: NAVFAC Southwest**

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Surveyed 247 acre site to assess NRHP eligibility of 73 buildings, structures, and landscape features, within careful consideration of the site as a cultural landscape. Authored evaluation report, considering potential national, state, and local significance for three distinct periods of significance from 1927 to 1989.

**Tenth Avenue Marine Terminal Historical Assessment, San Diego County, CA**

**Architectural Historian**

**CLIENT: Atkins**

Evaluated mid-twentieth century maritime industrial buildings that served as transit sheds and warehouses. Conducted research and fieldwork to determine the buildings' architectural significance and eligibility for the CRHR.

**Historic Building Maintenance Plan, Herrmann Hall (Building 220), Naval Postgraduate School, Monterey County, CA**

**Architectural Historian**

**CLIENT: NAVFAC Southwest**

Assisted with preparation of maintenance plan for late nineteenth-century Spanish Mediterranean Revival-style former hotel building.

**ICRMP for Naval Base San Diego, San Diego County, CA**

**Architectural Historian**

**CLIENT: NAVFAC Southwest**

Prepared ICRMP for base facilities including Naval Station San Diego, Mission George Recreational Center, and Broadway Complex. Advised client on recommended content, conducted interviews, reviewed and synthesized previous cultural resource studies, and wrote three iterations of the plan, incorporating comments from client.

**ICRMP for Naval Base Coronado, San Diego County, CA**

**Architectural Historian**

**CLIENT: NAVFAC Southwest**

Prepared ICRMP for base facilities including NAS North Island, Naval Amphibious Base Coronado, Naval Radio Receiving Facility, Outlying Landing Field Imperial Beach, and Special Warfare Mountain Training Center La Posta. Advised client on recommended content, conducted interviews, reviewed and synthesized previous cultural resource studies, and wrote three iterations of the plan, incorporating comments from client.

**ICRMP for Naval Base Ventura County, Ventura County, CA**

**Architectural Historian**

**CLIENT: NAVFAC Southwest**

Assisted with preparation of final drafts of ICRMP for base facilities including NAS Point Mugu, CBC Port Hueneme, Laguna Peak, Catalina Heights housing area, and the Camarillo Airport. Prepared three iterations of the plan, incorporating comments from client.

**2345 S. Gaffey Historic Resources Report, 2345 Gaffey Avenue, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: LLC/Netarq Design Group**

Assisted with the preparation of a report to private property owner for CEQA compliance. Conducted research and prepared written report detailing the building's architectural significance and eligibility for the NRHP, CRHR, Los Angeles Historic-Cultural Monument, and a Historic Preservation Overlay Zone.

**National Trust for Historic Preservation**

**Heritage Travel, National Trust for Historic Preservation, Los Angeles, California, 2008-2009.** As Senior Account Executive, worked with west-coast communities and destinations to improve their marketing efforts to heritage and cultural travelers through new website, Gozaic.com. Working from Los Angeles office, participated in developing and executing marketing strategies both for the company and our clients.

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Represented company at professional conferences. Utilized Salesforce database to ensure timely communication with clients.

**American Battlefield Protection Program, National Park Service**

**NPS Grants Administration, National Park Service Headquarters, 2007-2008.** As Historic Preservation Specialist, evaluated applications, monitored projects, coordinated reporting and organized workshops for grant recipients for \$1.5 million annual grant program. Reviewed deliverables such as NRHP nominations, easements, cultural resource inventories and management plans.

**Section 106 Review, National Park Service Headquarters, 2007-2008.** As Historic Preservation Specialist, reviewed projects potentially effecting historic battlefields for which the American Battlefield Protection party was a consulting party. Prepared comments to consultants evaluating projects and their potential effects on historic resources, and made recommendations for mitigation of projects adversely effecting historic battlefields.

**Update of Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields, National Park Service Headquarters, 2007-2008.** Conducted onsite evaluation and boundary determinations for Civil War battlefields in Charleston, South Carolina, and Leesburg, Virginia. Coordinated national survey of preservation activities at 384 Civil War battlefields for report to Congress. Identified changes in condition and threats, as well as preservation opportunities.

**National Park Service History Program and HABS/HAER/HALS/CRGIS**

**HABS/HAER/HALS/CRGIS Online Publications, National Park Service Headquarters, 2006-2007.** As Project Manager, redesigned navigation, content and design of HABS/HAER/HALS/CRGIS website and NPS History Program website. Created online publications for NPS History including Abraham Lincoln web feature, Teaching with Historic Places Lesson Plan on lighthouses, and Maritime Resources of Massachusetts travel itinerary.

**Maritime Heritage Program, National Park Service Headquarters, 2006-2007.** As Historian, maintained national inventory of historic lighthouses and ships for Maritime Heritage Program. Reviewed applications for the transfer of federally-owned historic light stations, under the National Historic Lighthouse Preservation Act of 2000.

**National Park Service Cultural Resources Web Team, 1999-2008.** As Team Member, assessed popularity and usability of web materials, and established guidance to achieve increased visibility. Served on subcommittee for website redesign, participated in focus group and usability testing.

**National Register of Historic Places, National Park Service**

**Consultation on Review of National Register of Historic Places and National Historic Landmark Nominations, 1998-2006.** As Historian, contributed to peer review of multiple nominations. Edited NHL nomination for Ryman Auditorium, Nashville, Tennessee. Wrote comments for return of Spud Drive-in Theater nomination, Driggs, Idaho to SHPO. Developed presentation for national conference: "America at Play: Documenting and Evaluating Recreational Resources with the National Register of Historic Places."

**Public Outreach for NRHP, 1998-2006.** As Historian, contributed to publication of printed and online materials to increase awareness of and understanding of NRHP. Provided guidance on listing properties, benefits of listing, and pertinent laws and regulations. Assisted with development of public workshops, production of brochures, bulletins, power point presentations and exhibits. Assisted with the final editing and printing of two NRHP bulletins: "Telling the Stories Planning Effective Interpretive Programs for Properties Listed in the National Register of Historic Places" and "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places." Helped monitor the

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reprinting of several other NR technical bulletins, which provide standards and guidelines for evaluating historic properties.

**Discover our Shared Heritage Travel Itineraries, 1998-2006.** As Historian and Team Leader, coordinated the production of 38 travel itineraries developed in partnership with state and local governments, and private organizations. Each travel itinerary was created to highlight historic sites listed in the NRHP, increase awareness of the diverse and representative historic places across the United States, encourage heritage tourism, and provide a valuable educational resource. Managed project development and supervised team members, evaluated new proposals, established work plans, coordinated launch and press releases, researched, wrote and edited historical descriptions, essays and program talking points, created graphics, web pages and PowerPoint presentations.

**Development of Thematic Features, NRHP, National Park Service Headquarters, 1999-2006.** As Historian, designed, researched and wrote content for periodic thematic features, highlighting the diversity of historic sites listed in the NRHP. Themes included African American History, Asian Pacific Heritage, Hispanic Heritage, Women's History, American Indian Heritage, Preservation Month, Veterans Day, National Park Week, and Family History Month.

### **Arlington Heritage Alliance**

**Chair and Board Member of Arlington Heritage Alliance, Arlington, Virginia, 2000-2008.** As Chair, determined and guided the initiatives of local historic preservation non-profit organization. Developed projects and publications to broaden local preservation constituency. Developed and facilitated numerous small and large meetings of preservation constituents, including community-wide preservation planning committee. Represented organization at public meetings and in communication with local and national elected officials. Evaluated local development and preservation plans. Developed "My Historic House" program to encourage sensitive renovations and additions. Judged Arlington Historic Preservation Design Awards.

### **Recent Past Preservation Network**

**Founder, Recent Past Preservation Network, 2000-2006.** As one of the founders, and inaugural Board Member, of a new national preservation non-profit, guided the organization's direction and initiatives, helped develop short- and long-term goals and objectives. Developed and facilitated annual membership meetings. Worked with legal council to file incorporation paperwork and secured 501(c)3 status with the IRS. As Treasurer, prepared and monitored five-year projected budget, filed annual reports, and analyzed fiscal feasibility of proposed projects.

### **Marietta Manor, Prince George's County, Maryland**

**Building Restoration, 1996.** As Assistant Site Manager, contributed to final stages of restoration of the 1812 Federal home of Supreme Court Justice Gabriel Duvall. Developed and helped implement an interior paint plan based on paint analysis.

**Museum Operations, 1996.** As Assistant Site Manager, lead interpretative tours for school groups and the general public. Assisted with event planning for on-site programs and the County's Tri-centennial Celebration.

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## **Jennifer Krintz Gorman, M.H.P.**

Senior Architectural Historian

**Total Years of Experience:** 8

### **Education:**

M.H.P. 2009/Historic Preservation/University of Georgia, Athens, Georgia  
B.A. 2004/Philosophy/ Belmont University, Nashville, Tennessee

### **Professional Profile:**

Ms. Gorman has eight years of experience in historic preservation and architectural history consultation. Her expertise includes the documentation and evaluation of historic resources on local, state and Federal levels. She has completed several city- and county-wide architectural resource surveys in California, including for the cities of Chula Vista, Huntington Beach and Monterey County, California. Ms. Gorman has also completed National Register nominations for historic districts, and a historic highway in California and Georgia. Additionally, Ms. Gorman has evaluated several local and state resources for the states of California, Georgia, Maryland, Idaho and Washington. Ms. Gorman has also written extensive historic contexts for several historic resource nominations on the state and local level as well. She is also skilled in Section 106 review, NRHP nominations, Historic Building Inventory and Evaluations, HABS/HAER documentation, Environmental Assessments and Impact Statements, municipal ordinances and amendments, Historic Properties Survey Reports (HPSRs)/Historic Resources Evaluation Reports (HRERs); and feasibility studies. She wrote her graduate thesis on the history and preservation of early twentieth-century southern California pleasure piers and beach resorts and has published her first book on the history of the Redondo Beach pier.

### **Selected Project Experience:**

#### **Historical Resources Evaluation Report for Academy Avenue Reconstruction Project, City of Sanger, Fresno County, California**

Assisted in the completion of an historic evaluation report for thirteen resources identified through survey for the Academy Avenue Construction Project in the City of Sanger, California. The project entailed the improvement and widening of an approximate 1-mi. stretch of Academy Avenue. Completed the 13 DPR-523 forms for the report and assisted with archival research.

#### **Historic Property Survey Report for two buildings located at 1319 & 1321 W. 2<sup>nd</sup> Avenue, Spokane, Spokane County, WA**

##### **Architectural Historian**

##### **CLIENT: Vandana Kelkar, Stantec Architects**

Completed an historic evaluation report for two commercial buildings in downtown Spokane. Conducted site visit and archival research. Completed Historic Property Inventory (HPI) form along with a report that would be submitted to the Landmarks Commission.

#### **Historic Property Inventory Form for the Lepley Homestead, ECBID Block 47, Othello, Adams County, Washington**

##### **Architectural Historian**

##### **CLIENT: Nate Andreini, East Columbia Basin Irrigation District**

Completed a Washington State HPI form for a 1907 agricultural silo and 1915 concrete stave located in the Columbia Plateau in Adams County. The silo and stave were surveyed as part of a Class III Cultural Resources Survey for the Installation of Conservation Pipelines in the project area. The evaluation was completed in compliance with Section 106.

#### **Historic Property Inventory Form for the Cornet Bay Cabin Oak Harbor, Island County, Washington**

### **Architectural Historian**

**CLIENT: Denice Walton, Pioneer Tree Service & Landscaping, Inc.**

Evaluated 1910 log single family residential building that was proposed for demolition. Researched general history of area and site-specific information through assessor information, local historical society, building owner, historic aerials and maps, and public library. Completed an HPI form for the building which included a detailed architectural description of the property, building history and historic context, and a statement of significance. Also completed impacts assessment and mitigation recommendations. Project was completed pursuant to DAHP guidelines for cultural resource reporting.

### **Historic Property Inventory Form for the Davis Property, 2248 Elger Beach Lane, Camano Island, Island County, Washington**

#### **Architectural Historian**

**CLIENT: Scott Davis, homeowner**

Evaluated 1940s vernacular single family residential building that was proposed for demolition. Researched general history of area and site-specific information through assessor information, local historical society, building owner, historic aerials and maps, and public library. Completed an HPI form for the building which included a detailed architectural description of the property, building history and historic context, and a statement of significance. Project was completed pursuant to DAHP guidelines for cultural resource reporting.

### **Historic Resources Evaluation Report for the Inglewood Department of Employment State Office Building, Inglewood, Los Angeles County, California**

#### **Architectural Historian**

**CLIENT: Stephanie Coleman, California Department of General Services**

Completed a Historic Resources Evaluation Report for a state office building constructed in 1955 and 1962 prior to proposed renovations to the building. Completed the report, evaluation, and California DPR 523 form set for the building. The report was completed in compliance with CEQA.

### **Historic Evaluation of Electrical Transmission and Distribution Lines in the Cleveland National Forest (CNF) for San Diego Gas and Electric's (SDG&E) Master Special Use Permit (MSUP)**

#### **Architectural Historian**

**CLIENT: Cleveland National Forest & SDG&E**

Completed a historic evaluation of eleven (11) power lines located Cleveland National Forest in east San Diego County, California for eligibility for the NRHP, the CRHR, San Diego County Local Register of Historical Resources, and the County of San Diego Resource Protection Ordinance. The report was prepared in support of the SDG&E's Cleveland National Forest Master Special Use Permit and in compliance with the California Environmental Quality Act (CEQA).

### **Cultural Resource Evaluation Report for Mount San Antonio College SEIR for 2015 FMPU and PEP, Walnut, Los Angeles County, California**

#### **Architectural Historian**

**CLIENT: Mikaela Klein, Facilities Planning & Management, Mount San Antonio College (Mt. SAC)**

Completed a Cultural Resource Evaluation Report for buildings identified within the Mt. SAC Historic District for the Facilities Master Plan Update (FMPU) and Physical Education Projects (PEP). Twenty-two buildings were surveyed and evaluated for the project. The report was completed in compliance with CEQA.

### **Historic Resource Evaluation Report of the Akin-Moore Anchorage Building at 2353 Shelter Island Drive, San Diego, San Diego County, California**

#### **Architectural Historian**

**CLIENT: Kathie Washington, BRG Consulting**

Completed a Historic Resource Evaluation Report for a commercial property and its associated dock located on Shelter Island. The building was constructed in 1960 with influences of Polynesian and Modern architectural styles. The report and a California DPR 523 form set were prepared in compliance with CEQA prior to its demolition.

**Historic Resource Evaluation Report of 440 Drake Circle, Sacramento County, California  
Architectural Historian**

**CLIENT: Alex Jewell, Kimley-Horn**

Evaluated a 1967 neo-French Norman-style commercial building in the Sierra Oaks neighborhood of Sacramento that was proposed for renovation from a project that was partially funded with federal funds. Completed a California DPR 523 form for the building which included a detailed architectural description of the property, building history and historic context, and a statement of significance. Also completed a Historic Resource Evaluation Report for the in compliance with Section 106.

**Cultural Assessment for the Strand Short Plat Project, 3227 228th Ave SE, Sammamish, King County, WA**

**Architectural Historian**

**CLIENT: Windward Real Estate Services**

Evaluated 1958 Modern single family residential building that was proposed for demolition. Researched general history of area and site-specific information through assessor information, local historical society, building owner, historic aerials and maps, and public library. Completed an HPI form for the building which included a detailed architectural description of the property, building history and historic context, and a statement of significance. Project was completed pursuant to DAHP guidelines for cultural resource reporting.

**Cultural Assessment for the W81G WW Pipeline Project, Grant County, Washington**

**Architectural Historian**

**CLIENT: Quincy-Columbia Basin Irrigation District**

Evaluated 1940s vernacular single family residential building that was proposed for demolition. Researched general history of area and site-specific information through assessor information, local historical society, building owner, historic aerials and maps, and public library. Completed an HPI form for the building which included a detailed architectural description of the property, building history and historic context, and a statement of significance. Project was completed pursuant to DAHP guidelines for cultural resource reporting.

**Maintenance Manual for Milpitas Ranch House/Hacienda, Fort Hunter Liggett, Jolon, Monterey County, CA, 2014**

**Project Manager and Senior Architectural Historian**

**CLIENT: Gulf South Research Corp.**

Updated maintenance manual for 1930 ranch house designed by noted architect Julia Morgan for newspaper tycoon William Randolph Hearst, concurrent with her design of nearby Hearst's Castle. Conducted site inspection with US Army Corps of Engineers Historic Architect. Prepared manual targeted at maintenance staff audience, included background history of the property, assessment of current conditions, and specific guidance on what needs attention, how to preserve the building, where to acquire replacement materials, and recommended future restoration projects. Manual included quick reference guide to maintenance do's and don'ts, annual checklist, and list of character-defining features with links to online Flickr photo gallery of all such features and inappropriate alterations. Plan developed in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* in support of Section 106 and 110 of the National Historic Preservation Act (NHPA) for Army's Fort Hunter Liggett cultural resources staff, stewards of this NRHP listed-resource.

Client Reference: Dave Hart, Gulf South Research, (520) 396-3355.

**Inventory and NRHP Evaluation of 17 Potential Historic Resources, Fort Hunter Liggett, Jolon, Monterey County, CA, 2014**

**Project Manager and Senior Architectural Historian**

**CLIENT: Gulf South Research Corp.**

Surveyed, documented, and evaluated a 17 built environment of early Fort Hunter Liggett. Resources included training facilities and cantonment and infrastructure features built between 1941 and 1951. Researched and developed appropriate historic context. Evaluated within the contexts of Military History (1942-1945) and WWII Army property types. Conducted in compliance with Section 106 and 110/NHPA.

Client Reference: Dave Hart, Gulf South Research, (520) 396-3355.

**Historic Resources Survey for the City of Chula Vista, San Diego County, CA**

**Architectural Historian**

**CLIENT: City of Chula Vista**

Conducted survey of an 11,000-parcel area in the western half of Chula Vista. Conducted multiple site visits, presented findings at historic preservation commission meetings, gathered information from local resources, completed a database of all buildings and structures as well as completed 300 DPR-523 forms.

**Historic Preservation Strategic Plan, Clark County, NV**

**Architectural Historian**

**CLIENT: City of Henderson**

Conducted a public meeting in which ASM explained the purpose of a Historic Preservation Plan (HPP) to local Henderson residents and city councilmen and women and collected information for future survey work which included identifying potential areas of significance within the city. ASM also conducted a brief windshield survey of the city and prepared a preliminary report on the findings from the public meeting and the next steps recommended to complete the HPP.

**An Assessment of Architectural Resources for the Newmont USA, Ltd., Long Canyon Facilities Alternative Expansion Project, Elko County, NV**

**Architectural Historian**

**CLIENT: Newmont Mining Corporation**

Conducted site visit, photographed and documented 27 historic resources, including a historic ranch complex and a historic roadside stop. Completed an Architectural Resource Survey Report, pursuant to Nevada Architectural Guidelines as well as Nevada Architectural Resource Assessment (ARA) inventory forms including building history and evaluation for NRHP eligibility.

**Idaho Army National Guard Readiness Center State-wide Historic Context, ID**

**Architectural Historian**

**CLIENT: IDARNG Cultural Resources Program Manager**

Conducted research of all 26 Army National Guard Readiness Centers in the state of Idaho, in order to complete historic contexts for each focusing on the armories' relationships with their surrounding communities. Work includes site visits to each armory to collect information. The end goal of the project is to complete the histories in book form, to be published.

**Bayhorse Historic Structures Inventory, Custer County, ID**

**Architectural Historian**

**CLIENT: Bureau of Land Management, Challis Field Office**

Conducted site visit to the NRHP-listed Bayhorse Mine townsite, and surveyed the Chinese section of Bayhorse, which is adjacent to the townsite, located in Beardsley Gulch to the north. Accompanied by ASM archaeologists, recorded historic mine dug-outs, adits, building ruins, and structural ruins of the Chinese residential area. Collected surface artifacts, which were submitted to the BLM Challis Office Archaeologist. Completed Idaho IHSI forms, as well as completed architectural section of report.

**Cultural Resources Assessment of Puget Sound Nearshore Ecosystem Restoration Project, Various Counties, WA**

**Architectural Historian**

**CLIENT: Federal Wildlife Agency**

Conducted research on historic levees along the Puget Sound; created criteria for the report for planned installation of 40 wildlife rehabilitation projects on the Puget Sound. Provided study on the potential historic resources that may be affected by these projects.

**Class III Cultural Resources Survey East Low Canal Lind Coulee Siphon No.1 to Scootney Wasteway Project, Adams County, WA**

**Architectural Historian**

**CLIENT: East Columbia Basin Irrigation District**

Completed Historic Property Inventory (HPI) forms for five resources along the East Low Canal near Othello, WA.

**South Monterey County Survey, Monterey County, CA**

**Architectural Historian**

**CLIENT, Monterey County**

Conducted survey of southern Monterey County. This included fieldwork, research, oral interviews, and historic context writing of DPR 523 form sets.

**Huntington Beach Citywide Historic Resources Survey, Orange County, CA**

**Architectural Historian**

**CLIENT: City of Huntington Beach**

Co-conducted citywide survey of Huntington Beach. This included fieldwork, research, and the completion of DPR 523 form sets.

**Cottage Grove Neighborhood Survey, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: City of Glendale**

Helped create architectural descriptions and DPR 523 forms for the Cottage Grove neighborhood survey in Glendale.

**Mission & Soma Surveys, San Francisco County, CA**

**Architectural Historian**

**CLIENT: City of San Francisco**

Participated in the completion of reconnaissance level DPR 523 form sets and City of San Francisco database forms, and participated in peer review. This project was overseen by the San Francisco Planning Department's Citywide Historic Resource Survey Program.

**Normandie 5 Redevelopment Neighborhood Survey, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: City of Los Angeles**

Conducted field work, researched and wrote the historic context, and prepared inventory forms for the Normandie 5 Redevelopment neighborhood in south Los Angeles.

**Old Highway 80 National Register Nomination, San Diego County, CA**

**Architectural Historian**

**CLIENT: San Diego Gas & Electric Company**

Conducted fieldwork to document 200-mi. route of Old Highway 80 in the state of California. Utilized GPS Trimble unit data to record bridges, road material alterations, and original alignments off of modern route. Also completed DPR-523 form and assisted with nomination.

**NRHP Nomination and HABS Documentation for Berylwood Historic District, Ventura County, CA**

**Architectural Historian**

**CLIENT: San Diego Military Family Housing**

Documented, researched and reevaluated the 10 acre Berylwood Historic District to prepare amended NHRP nomination and new HABS documentation of the district that included the 1912 Myron Hunt designed mansion built for prominent local developer and US Senator, Thomas Bard, a second home built 1910-1925 for son and local businessman Richard Bard, as well as supporting structures and the cultural landscape associated with the estate.



**Los Angeles Historic Context, Military Context, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: City of Los Angeles**

The City of Los Angeles launched a city-wide survey and historic context study for all historic property types in the Los Angeles city boundaries. As part of this effort, a military context was needed to identify extant landmarks and property types relating to the military history in Los Angeles. Conducted research and writing for context. Client Reference: Janet Hansen, , (213) 978-1191

**Survey, Evaluation and Update of NRHP Eligibility at Naval Weapons Station Seal Beach, Riverside County, CA**

**Architectural Historian**

**CLIENT: NAVFAC Southwest**

Conducted research, helped prepare final report, made edits and responded to comments.

**Idaho Historic Sites Inventory (IHSI) Forms for a Pedestrian Underpass and Culvert in Mullan, ID, Idaho Department of Transportation (ITD), District 1, ID**

**Architectural Historian**

**CLIENT: ITD District 1**

Conducted research, site visit and completed IHSI forms for a pedestrian underpass and a culvert for a bridge replacement project to be completed along Business-90 in Mullan, Idaho.

**Letter of Recommendations for the Preservation Idaho's Inventory Form and Database Survey, ID**

**Architectural Historian**

**CLIENT: Heritage Barn Committee Chair, Preservation Idaho**

Prepared a letter of recommendations for a state-wide survey of historic barns, Preservation Idaho, Idaho, 2012. Participated in consultation with members of PI to discuss goals, technology, and organization. Completed a letter of recommendations to Preservation Idaho on their online database and barn inventory system as they undertake a state-wide barn survey in Idaho. Client asked for consultation with digital and physical organization for current and future barn inventory survey forms.

**Ft. Yuma Indian Healthcare Center Architectural History and Archaeological Survey Report, Imperial County, CA**

**Architectural Historian**

**CLIENT: Dowd HKM**

The Indian Health Service proposed demolition of nine buildings, one of which was a contributor to the Ft. Yuma National Historic Landmark district. Attended meetings with the cultural council of the Quechan tribe to discuss heritage connections with buildings as well as conducted site visit, photographed and wrote report for the evaluation, documentation and finding of effect as well as recommendations for mitigation.

**3rd Street Historic District Expert Witness Testimony, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: Santa Monica City Council**

Prepared professional witness testimony which included public input from members of the preservation community to present in front of the Santa Monica City Council in regards to a modern project being proposed within the heart of a historic district.

**Downtown Dinuba Historic District Survey, Fresno County, CA**

**Architectural Historian**

**CLIENT: City of Dinuba**

Co-conducted the survey of downtown Dinuba in Fresno County. Attended and presented survey findings and recommendations to the preservation commission. The survey process included fieldwork, research, and the completion of DPR 523 form sets as well as identifying potential historic districts and finally providing design guidelines for the historic districts.

**Edwards Air Force Base Historic American Engineering Record (HAER), Los Angeles County, CA  
Architectural Historian**

**CLIENT: Edwards AFB**

Wrote architectural descriptions for 40 buildings at HAER Level Two and Three reports for Jet Propulsion Laboratory buildings on the North Base at Edwards Air Force Base, California.

**Paradigm Archaeological Survey and Site Documentation, Elmore County, ID  
Field Crew**

**CLIENT: BLM, Boise District Office**

Assisted with the documentation of approximately 100 historic and prehistoric sites on BLM fire survey land in Elmore County, Idaho. Assisted with photographing, and survey forms of buildings and structures.

**Cultural Resources Assessment of the Natural Resources Conservation Service Survey Area,  
western Washington and Stevens County, WA**

**Architectural Historian**

**CLIENT: USDA NRCS**

Conducted archival research to establish historic context for 10 survey sites in the state of Washington, with an emphasis in Stevens County. Also completed evaluations and Historic Property Inventory (HPI) forms for four buildings and one site.

**Historical Resources Evaluation Report for the Rancho Lilac, San Diego County, CA  
Architectural Historian**

**CLIENT: Caltrans District 11**

Completed DPR inventory forms for several buildings on the Rancho Lilac homestead.

**Archaeological Survey and Evaluation for the Tierra del Sol LLC Project, San Diego County, CA  
Architectural Historian**

**CLIENT: Dudek, 2012**

Conducted research and evaluation on McCain Valley Ranch homestead. Completed California DPR A & B form.

**Archaeological Evaluation for the Rugged Solar Project, San Diego County, CA  
Architectural Historian**

**CLIENT: Dudek**

Conducted research and evaluation on McCain Valley Ranch homestead. Completed California DPR A & B form.

**Pine Valley Barn Preliminary Historic Resource Evaluation, San Diego County, CA  
Architectural Historian**

**CLIENT: RBF Consulting**

Conducted a site visit and photographed barn and completed a preliminary evaluation of barn to establish the next step in the CEQA process.

**Santa Ysabel Barn Historic Resource Evaluation, San Diego County, CA  
Architectural Historian**

**CLIENT: PMC**

Conducted fieldwork and research to establish eligibility of 1895 barn in Santa Ysabel. Completed DPR-523 form and historic resource evaluation report.

**Cultural Resources Assessment of the Puget Sound Nearshore Ecosystem Restoration Projects  
(PSNERP) Area, U.S. Fish & Wildlife Service, northwestern WA  
Architectural Historian**

**CLIENT: U.S. Fish and Wildlife Service**

Prepared evaluations of 11 levees within the Puget Sound region based on previous evaluation criteria also completed by ASM. Conducted in compliance with Section 106.

**8048-8050 Comstock Avenue, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: City of Whittier**

Conducted site visit, photographed and documented two historic residential buildings. Completed DPR-523 form and evaluation report to establish eligibility. Conducted in compliance with CEQA and local ordinance.

**Marron-Hayes Adobe Visual Effects Study, San Diego County, CA**

**Architectural Historian**

**CLIENT: Corky McMillin Companies**

Completed a visual effects study on a historic adobe residential building. Conducted a site visit and photographed the building and viewshed of affected area. Conducted in compliance with CEQA and local ordinance.

**HSR for Building 51811 (San Onofre Beach Club), San Diego County, CA**

**Architectural Historian**

**CLIENT: NAVFAC Southwest**

Prepared HSR to evaluate and assess the architectural and structural state of Building 1133 to establish guidelines and priorities for maintenance and rehabilitation activities. Conducted in compliance with Sections 106 and 110.

**Integrated Cultural Resource Management Plan (ICRMP) for Detachment Fallbrook, San Diego County, CA**

**Architectural Historian**

**CLIENT: NAVFAC Southwest**

Compiled ICRMP in collaboration with installation staff, prepared three iterations of the plan and incorporated comments from client.

**Integrated Cultural Resources Management Plan (ICRMP) for Naval Base Coronado, San Diego County, CA**

**Architectural Historian**

**CLIENT: NAVFAC Southwest**

Conducted research, peer reviewed and helped finalize report for a management plan for historic buildings found on military installation.

**Integrated Cultural Resources Management Plan (ICRMP) for Naval Weapons Station Seal Beach, Detachment Corona, Riverside County, CA**

**Architectural Historian**

**CLIENT: NAVFAC Southwest**

Conducted research, peer reviewed and helped finalize report for a management plan for historic buildings found on military installation.

**Integrated Cultural Resources Management Plan (ICRMP) for Naval Base Ventura County, Ventura County, CA**

**Architectural Historian**

**CLIENT: NAVFAC Southwest**

Conducted research, peer reviewed and helped finalize report for a management plan for historic buildings found on military installation.

**Integrated Cultural Resources Management Plan (ICRMP) for Naval Base San Diego, San Diego County, CA**

**Architectural Historian**

**CLIENT: NAVFAC Southwest**

Conducted research, peer reviewed and helped finalize report for a management plan for historic buildings found on military installation.

**Built Environment Assessment for Gregory Canyon Landfill Project, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: PCR Services**

Surveyed, documented, and evaluated two dairy complexes and associated buildings, of which one complex was recommended eligible. Report prepared in accordance with CEQA and Section 106 of the NHPA prior to the parcel's redevelopment.

**HABS Documentation for the Cienega Elementary School, Los Angeles County, CA**

**Senior Architectural Historian**

**CLIENT: PMC**

Documented 1923 elementary school, with features of the Classical Revival and Spanish Colonial Revival styles. Field survey included sketch plan, detailed field notes, and archival research. Documentation prepared to HABS Level II standards.

**Historic Resources Evaluation Report (HRER) for Collier Park, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: Atkins**

Surveyed, documented, and evaluated 7.7-acre park, portions of which were established in 1910. Report prepared in accordance with CEQA and Section 106 of the National Historic Preservation Act (NHPA) prior to the park's redevelopment.

**Inventory, Evaluation, and Analysis of Effects on Historic Built-Environment Properties Within the Area of Potential Effect of the Centinela Solar Energy, LLC, Imperial County, CA**

**Architectural Historian**

**CLIENT: LS Power Development, LLC**

Conducted an analysis of effects on 16 historic resources within a solar project area in Imperial County. Documentation, evaluation and an assessment of effects were completed for the project.

**Impacts Assessment for the SDG&E East County Substation Project, San Diego County, CA**

**Architectural Historian**

**CLIENT: Insignia Environmental**

Conducted an impacts assessment for a powerline project in east San Diego County. An evaluation of a 13-mi. segment of the historic Old Highway 80 was completed as well as a visual impacts assessment of the project area.

**Historic Resources Evaluation Report for the California Valley Solar Ranch Project, San Luis Obispo County, CA**

**Architectural Historian**

**CLIENT: E&E, Inc.**

Evaluation and documentation of a four-mi. segment of Highway 58, as well as two gypsum strip mines for a solar project in the California Valley. Documentation and evaluation were completed for the three resources.

**Historic Resource Evaluation Report for 6940 Otay Mesa Road, San Diego County, CA**

**Architectural Historian**

**CLIENT: RBF Consulting**

Evaluation and documentation of a mid-20th-century farmstead including ranch house and barns for eligibility for NRHP, CRHR, San Diego County Local Register of Historical Resources, and the County of San Diego Resource Protection Ordinance in accordance with CEQA.

**Convair Lagoon Alternative Analysis of Historic Resources, San Diego County, CA**

**Architectural Historian**

**CLIENT: Atkins**

An historic built environment study for a seaplane ramp and pier located in a lagoon formerly owned by the now defunct aircraft manufacturer Convair in the San Diego Bay. As part of this effort, an evaluation

of both resources was needed for the proposed demolition of both structures for future redevelopment project.

**Inventory, Evaluation and Analysis of Effects on Historic Built Environment Properties within the Area of Potential Effect of the Imperial Solar Energy Center West and South Projects, Imperial County, CA**

**Architectural Historian**

**CLIENT: LightSource Renewables, LLC**

An inventory and evaluation, and analysis of effects on the historic built environment for their solar energy project in the Imperial Valley. Two project areas were identified, evaluated and assessed for impacts.

**Cultural Resources Inventory for the Tule Wind Project, San Diego County, CA**

**Architectural Historian**

**CLIENT: HDR Engineering**

Prepared the architectural descriptions for the cultural resource inventory in the McCain Valley area of San Diego County.

**Cultural Resources Assessment of Puget Sound Nearshore Ecosystem Restoration Project, Various Counties, WA**

**Architectural Historian**

**CLIENT: Federal Wildlife Agency**

Conducted research on historic levees along the Puget Sound; created criteria for the report for planned installation of 40 wildlife rehabilitation projects on the Puget Sound, Provided study on the potential historic resources that may be affected by these projects.

**HABS Level III Documentation for Four Building at Palomar College, San Diego County, CA**

**Architectural Historian**

**CLIENT: Palomar College**

Conducted research, completed reports, and assembled final document to present to various archives and client for four buildings previously found eligible and slated for demolition.

**Palomar College Historic Structures Report, San Diego County, CA**

**Architectural Historian**

**CLIENT: Palomar College**

Conducted fieldwork, researched, completed state inventory forms and wrote evaluation report for seven buildings slated for demolition on the campus of Palomar College in the city of San Marcos.

**HABS Level II Documentation for American Legion Building Post 365, San Diego County, CA**

**Architectural Historian**

**CLIENT: City of Vista**

Conducted research, completed site visit, photography, and prepared report for the documentation of the American Legion building.

**Cultural Resources Inventory of the Proposed Point Loma to Miramar Distribution Pipeline Project, San Diego County, CA**

**Architectural Historian**

**CLIENT: Shaw Environmental**

Conducted research, performed site visit, prepared report, evaluation and made recommendations for the potential historic buildings that fell within the Area of Potential Effect.

**Palomar College Historic Structures Report, San Diego County, CA**

**Architectural Historian**

**CLIENT: Palomar College**

Conducted fieldwork, researched, completed state inventory forms and wrote evaluation report for seven buildings on the campus of Palomar College in the city of San Marcos.

**Interstate 710 Corridor Historic Resources Evaluation Report, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: Los Angeles County**

Conducted survey work along the I-710 Freeway, mapping, identification of potentially affected properties and DPR 523 form sets prior to proposed road widening and alteration of the I-710 Freeway through Los Angeles County.

**City of Long Beach Housing and Urban Development (HUD) Section 106 Environmental Reviews, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: City of Long Beach**

Conducted Section 106 reviews, including research of hundreds of residences, commercial buildings, parks, and structures for the City of Long Beach.

**Historic Building Evaluation of 606 N. Highland Avenue, Hollywood, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: Los Angeles County**

Conducted fieldwork and research as well as completed a report and DPR 523 form set for buildings set to be demolished and located in proximity to the Hollywood and Highland intersection.

**Selma Avenue Apartments Evaluation, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: Los Angeles County**

Conducted fieldwork and research as well as completed a report and DPR 523 form for a proposed redevelopment plan that included the demolition of buildings in proximity to the Hollywood and Highland intersection.

**777 S. Coast Highway, Orange County, CA**

**Architectural Historian**

**CLIENT: Los Angeles County**

Conducted a site visit and produced a report to provide recommendations to the City and homeowner on mitigating alterations to a locally designated property.

**31381 S. Coast Highway, Orange County, CA**

**Architectural Historian**

**CLIENT: City of Laguna Beach**

Conducted a site visit and produced a report to provide recommendations on the renovation of a locally designated property, which had been in violation of the City of Laguna Beach's building permit program.

**Kern River Stable HABS/HAER Documentation, Kern County, CA**

**Architectural Historian**

**CLIENT: Southern California Edison**

Conducted site visits and recorded the building via HABS/HAER drawings and photographic documentation prior to the proposed demolition of a historic barn.

**Interstate 110 Community Impact Assessment, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: Caltrans**

Conducted a site visit and prepared a Community Impact Assessment report to underline the impacts of proposed creation of HOT lanes on the existing HOV lanes to reduce traffic-congestion on Interstate 110 in Los Angeles County on the community.

**1296 Catalina Street Historical Evaluation, Orange County, CA**

**Architectural Historian**

**CLIENT: City of Laguna Beach**

Property owner proposed to construct an addition on a historically designated beach cottage in Laguna Beach. As, conducted research and evaluated the property to provide a finding of effects document as well as mitigation methods for the building for CEQA compliance. Conducted fieldwork and research. Met with the City of Laguna to negotiate mitigation efforts for the project.

**206 S. Lucia Avenue Historical Evaluation, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: City of Redondo Beach**

Property owner proposed to demolish the locally designated building. Conducted research and re-evaluated the property for CEQA compliance to provide the city with recommendations for the project.

**Temecula Substation Adobe Historical Evaluation, San Diego County, CA**

**Architectural Historian**

**CLIENT: Southern California Edison**

Southern California Edison proposed to construct a substation on a property that had previously been identified as occupying one of the first adobe buildings in the area. Conducted fieldwork, research, and an oral history interview for CEQA compliance, as well as completed a DPR 523 form set.

**City of Plymouth SR-49 and Main Street, Amador County, CA**

**Architectural Historian**

**CLIENT: Caltrans**

Conducted fieldwork and research to evaluate the historic properties within the area of potential effect for road widening and alteration at the intersection of SR-49 and Main Street in Plymouth.

**PG&E 406/407 National Gas Pipeline, Sacramento County, CA**

**Architectural Historian**

**CLIENT: PG&E**

PG&E proposed a project involving building an underground natural gas pipeline project through agricultural land in four counties in the Sacramento area. Co-managed fieldwork, research, and will provide a DPR 523 form for each building within the area of potential effect as well as a summary report stating the finding of effects for all of the properties.

**Yucca Loma Bridge, San Bernardino County, CA**

**Architectural Historian**

**CLIENT: Caltrans**

Co-conducted the fieldwork and co-wrote documentation forms for exempt properties associated with a Caltrans road-widening project.

**Desert Knolls Wash, San Bernardino County, CA**

**Architectural Historian**

**CLIENT: San Bernardino County**

Co-conducted the fieldwork and co-wrote documentation forms for exempt properties associated with a San Bernardino County project for improvements to Desert Knolls Wash. The U.S. Army Corps of Engineers reviewed the document because of Federal permitting.

**881 South Coast Highway Historical Evaluation, Orange County, CA**

**Architectural Historian**

**CLIENT: City of Laguna Beach**

Conducted research and evaluated an extant beach cottage prior to remodeling to provide a finding of effects document as well as mitigation methods for the building as part of the CEQA process. Conducted fieldwork, research as well as met with the City of Laguna to negotiate mitigation efforts for the project.



**445 Linden Street Historic Building Survey, Orange County, CA**

**Architectural Historian**

**CLIENT: City of Laguna Beach**

Conducted research and evaluated a beach cottage at 445 Linden Street prior to demolition. Provided a finding of effects document as well as mitigation methods for the building. Met with the City of Laguna to negotiate mitigation efforts for the project.

**204 Avenue C. Evaluation, Orange County, CA**

**Architectural Historian**

**CLIENT: City of Redondo Beach**

Conducted research and evaluated a property proposed for demolition. Provided the City of Redondo Beach with a professional evaluation of the building according to the local historic preservation ordinance. Provided a DPR 523 form and letter to the City.

**1228 Flores Street Evaluation, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: City of West Hollywood**

Conducted research and made appropriate evaluation based on the City of West Hollywood's local historic preservation ordinance prior to demolition of a historic Craftsman house.

**Jergins Tunnel Survey, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: City of Long Beach**

Conducted fieldwork and research on Jergins Tunnel in the City of Long Beach. Also authored DPR 523 form as well as a summary report for the City.

**Santa Paula Depot Inventory, Ventura County, CA**

**Architectural Historian**

**CLIENT: Ventura County**

Conducted architectural inventory and condition analyses on the Santa Paula Depot doors and windows. Also made recommendations for rehabilitation.

**Hayworth Avenue Spanish Colonial Revival Apartment Building Evaluation, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: City of West Hollywood**

Wrote report for client to help evaluate a Spanish Colonial Revival apartment complex in comparison to other Spanish Colonial Revival apartment complexes in the area. The Spanish Colonial Revival apartment is being nominated for the National Register as a "best" example of architecture during that time period.

**National Register Nomination, San Benito County, CA**

**Architectural Historian**

**CLIENT: City of San Juan Bautista**

Conducted survey and research of historic resources for a National Register nomination for the commercial district in downtown San Juan Bautista.

**Mitigation for Pomona Valley Creamery, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: City of Pomona**

Produced and co-organized a historic context and display for the Historical Society of Pomona Valley as part of a mitigation project for a demolished former 1911 creamery building involved creating

**Pacific Palisades University Survey, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: City of Los Angeles**

Conducted research and survey of the Pacific Palisades University campus for the City of Los Angeles' Historic Preservation Overlay Zone designation.

**Historic Structures Report, Hancock County, GA**

**Architectural Historian**

**CLIENT: St. Mark's AME Church**

Completed a historic structures report for a historic church in Sparta, Georgia.

**North Park Survey, City of Fresno, Fresno County, CA**

**Architectural Historian**

**CLIENT: City of Fresno**

Organized and managed survey properties and data using Excel spreadsheets. Also co-authored DPR 523 form sets associated with this survey. This included writing architectural descriptions and sections of the historic context.

**The Sutter County Historic Architectural Survey, Sutter County, CA**

**Architectural Historian**

**CLIENT: Sutter County**

Assisted with the reconnaissance-level survey of nearly 400 buildings in Sutter County. Performed the fieldwork and wrote the descriptions for this study.

**FindIt, Georgia Transmission Commission/University of Georgia, Clarke County, GA**

**Graduates Student Assistantship**

**CLIENT: Georgia Transmission Commission**

Conducted county-wide windshield surveys of historic resources in Georgia for the Georgia Transmission Commission. Performed fieldwork and wrote architectural descriptions for each resource identified.