



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2017-11

AGENDA ITEM: AR-2

PREPARED BY: Nancy Lee
Associate Planner

MEETING DATE: June 28, 2017

TITLE: Determination of Historic Significance
1020 Winding Oak Lane

APPLICANT: Mr. Michael Grbavac
1020 Winding Oak Lane, 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 demolition.

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



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

The applicant presented Staff with preliminary plans for construction which involves the alteration of the existing residential building located at 1020 Winding Oak Lane. The house proposed for significant alteration was built in 1961, and therefore, a determination of historic significance must be made by the Historic Preservation Commission under the demolition review authority of Ordinance 2016-10. Based on the provisions of the code, the applicant hired a qualified consultant to complete the evaluation.

ANALYSIS: The subject site is located at the south side of Winding Oak Lane, west of Bradbury Road, to the north of the Lemon Avenue and is surrounded by single-family residences. A historical evaluation for the property was provided as part of the application and which includes a professional historic assessment and DPR form with background documentation that was prepared by Sapphos Environmental, Inc., dated June 22, 2017. The assessment is attached as Exhibit “A”.

According to the historic assessment, the site is improved with a single-family dwelling constructed in 1961. The single-family residence is a one-story Ranch-style dwelling that was constructed in an “L” shaped building form and consisted of a rectangular living enclosure with a semi-attached side entry garage projecting to the front of the property. The dwelling is designed with a low pitched, hipped roof clad in composition shingles with overhanging boxed eaves. The building was constructed with common materials which have been altered over time. The siding was altered with smooth stucco. The original windows were also altered as vinyl sash in existing wood surrounds. While the Ranch-style massing and layout is still retained, the building does not retain integrity of design, due to the alterations. Further, the architect of the home is unknown and the builder, R.W. Cook, was not a notable builder. Therefore, the dwelling does not retain sufficient integrity of design, materials, or workmanship. The historic assessment also evaluated district eligibility and determined that the neighborhood does not appear to possess the architectural merit or integrity to form a historic district due to the lack of early inventory within the neighborhood, lack of architecture represented, the number of houses altered from their 1960s appearances, and the number of houses that appear to have been newly constructed or substantially renovated within the past 30 years. Regardless of district eligibility, the dwelling would not contribute to a potential historic district, due to the loss of integrity. Based on the findings of the historical assessment, the applicant’s historic consultant determined that the property does not meet any of the criteria for local landmark designation.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission accept the DPR prepared by the applicant’s historic consultant and assign a CHRS code of 6Z to the property, indicating that the single-family residence located at 1020 Winding Oak Lane is not eligible for landmark status. 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 1020 Winding Oak Lane does not have architectural or known historic value that meets the criteria for local landmark status or a potential historic district.



June 20, 2017
Job Number: 2202-001
Historical Evaluation for
1020 Winding Oak Lane, Monrovia, California

MEMORANDUM FOR THE RECORD

2.6 2202-001 M01

TO: Ramona, Inc.
(Mr. Michael Grbavac)

FROM: Sapphos Environmental, Inc.
(Mr. Don Faxon)

SUBJECT: Historical Evaluation for 1020 Winding Oak Lane,
Monrovia, California

ATTACHMENTS: A. Personnel Resumes
B. DPR 523 Forms

EXECUTIVE SUMMARY

At the request of Ramona, Inc. (Mr. Michael Grbavac), a prospective applicant, Sapphos Environmental, Inc. conducted an historical evaluation of the single one-story residential building located at 1020 Winding Oak Lane, Monrovia, Los Angeles County (AIN 8526-004-026). The purpose of the evaluation was to determine if the subject property meets the definition of a "historical resource" as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. In order to inform this evaluation, a site visit was conducted on May 3, 2017, by Sapphos Environmental, Inc. (Mr. Don Faxon). Project coordination was led by Ms. Carrie Chasteen. Mr. Faxon and Ms. Chasteen meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. The review was based on a site investigation of the property; literature review and online research; and an application of federal, state, and local register eligibility criteria. As a result of the investigation, it was determined that the property is not eligible for inclusion in federal, state, or local registers due to lack of significance and loss of integrity. Although the surrounding neighborhood was not assessed as a potential historic district, the subject project would not contribute to a potential historic district due to loss of integrity. Therefore, the property is not a historical resource as defined in Section 15064.5(a) of the CEQA Guidelines.

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INTRODUCTION

This Memorandum for the Record (MFR) documents the historical evaluation undertaken by Sapphos Environmental, Inc. (Mr. Don Faxon and Ms. Carrie Chasteen) for the single one-story residential building located at 1020 Winding Oak Lane, Monrovia, California (APN 8526-004-026). The purpose of the evaluation was to determine if the subject property meets the definition of a "historical resource" as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. This MFR was prepared to inform the applicant and the City of Monrovia as to whether the property, inclusive of the single-family residence, possesses sufficient significance and integrity to merit listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), or merits designation as a City of Monrovia Historic Landmark (Historic Landmark). The review was based on a literature review and online research and site investigation of the property. The determination of eligibility was based on an evaluation of the integrity and history of the property in light of the eligibility criteria for listing in the National Register, the California Register, or criteria for designation as an Historic Landmark.

This MFR includes a statement of the understanding of the proposed project; a summary of the property's setting; the findings of a field survey; and an assessment of the property's eligibility for listing in federal, state, and/or local registers.

ELIGIBILITY CRITERIA

Federal

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

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

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

State of California

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

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

1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
2. *Is associated with the lives of persons important in our past;*
3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

City of Monrovia

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

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

In order to be considered eligible for federal, state, and/or local registers, a property must meet one or more eligibility criteria and also possess integrity. Integrity is a property's ability to convey its

significance and is recognized as the following seven aspects: design, workmanship, materials, feeling, association, setting, and location.

METHODS

Sapphos Environmental, Inc. Historic Resources staff (Mr. Don Faxon) conducted an intensive-level field survey of 1020 Winding Oak Lane on May 3, 2017. Mr. Faxon is an architectural historian who meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History (Attachment A, *Personnel Resumes*).

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

HISTORIC CONTEXT

Lands from the Rancho Azusa de Duarte were used to create present-day Monrovia. Rancho Azusa de Duarte was a 6,595-acre Mexican region granted by governor Juan Alvarado to Andres Duarte in 1841.^{1,2} Born at Mission San Juan Capistrano in 1805, Andres Duarte was assigned to military service at the Mission San Gabriel where he served for twenty years. After retiring and securing the land grant, Duarte settled in the region with his family. His lands were validated by the United States after the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo, although he soon ran into financial issues and was forced to sell his land to pay taxes. The Rancho boundaries were formally surveyed in 1858, but by the early 1870s the land was parceled and sold to numerous owners, many of whom planted citrus crops.³

Other regions of present-day Monrovia were carved from the Rancho Santa Anita. Under Mexican rule, much of Monrovia, along with the current cities of Arcadia, Sierra Madre, Pasadena, and San Marino were encompassed in the 13,319-acre land grant known as the Rancho Santa Anita.⁴ This area was granted to Hugo Reid, a native of Scotland, in 1845.⁵

Reid constructed an adobe and began raising cattle on the property.⁶ Reid's adobe is located on its original site within the boundaries of the Los Angeles County Arboretum located in the city of Arcadia.

¹ "Old Spanish and Mexican Ranchos of Los Angeles County Map. 1937. Los Angeles Public Library. Accessed February 2, 2017. Available at: <https://www.lapl.org/collections-resources/visual-collections/old-spanish-and-mexican-ranchos-los-angeles-county-1937>

² Rancho Azusa de Duarte Map. Circa 1876. Huntington Digital Library. Accessed February 2, 2017. Available at: <http://hdl.huntington.org/cdm/ref/collection/p15150coll4/id/11327>

³ "Rancho de Duarte History." Duarte Historical Society and Museum. Accessed February 17, 2017. Available at: <http://www.ranchodeduarte.org/>

⁴ "Old Spanish and Mexican Ranchos of Los Angeles County." 1937. Los Angeles Public Library. Accessed February 2, 2017. Available at: <https://www.lapl.org/collections-resources/visual-collections/old-spanish-and-mexican-ranchos-los-angeles-county-1937>

⁵ Kyle, Douglas E. *Historic Spots in California*. Stanford, CA: Stanford University Press, 2002.

⁶ "History of Arcadia." 2010. City of Arcadia. Available at: <http://www.arcadiaca.gov/>

In 1875, Elias Jackson “Lucky” Baldwin purchased the Rancho Santa Anita. Baldwin, a millionaire, made Santa Anita his home; he built a house and guest house, began cultivating the land by planting grain, oranges, grapes, and walnuts, and raised livestock. Baldwin even started a winery that produced wine and brandy. By the 1880s, Baldwin’s expenses began to exceed his income and he began to layout, divide, and sell some of his holdings for the creation of the town of Arcadia.⁷ Baldwin’s disposal of land coincided with the Southern California land boom of the 1880s. One of the major buyers of the land was William N. Monroe, who purchased 240 acres of land from Baldwin.⁸

Both the Santa Anita Rancho and the Rancho Azusa de Duarte were then subdivided and sold to various parties during the 1870–1880s. Land from both Ranchos eventually combined to create present-day Monrovia, which was formed by William N. Monroe, Edward F. Spence, John D. Bicknell, J.F. Falvey, and James F. Frank when they combined their lots under the business name of the Monrovia Land and Water Company as the Monrovia Tract (Figure 1, *Map of Monrovia Tract c. 1886*).⁹

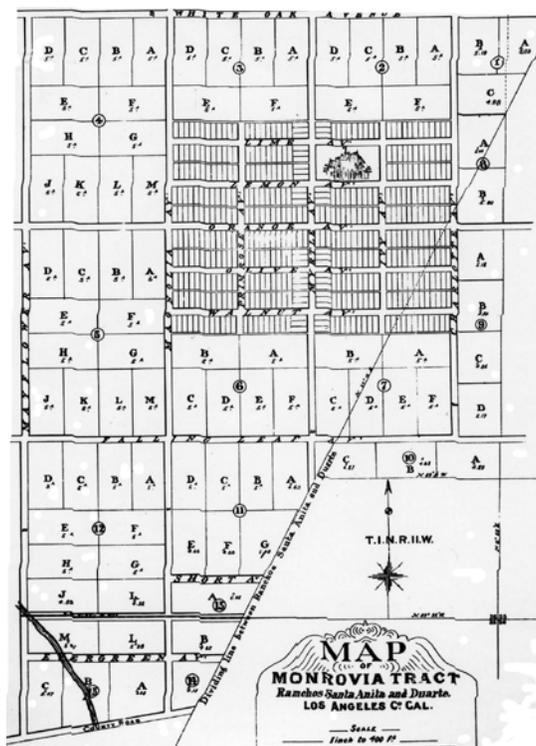


Figure 1. Map of Monrovia Tract, c. 1886
 SOURCE: *EarlyMonroviaStructures.Org*

⁷ Eberly, Gordon S. 1953. *Arcadia: City of the Santa Anita*. Claremont, CA: Saunder Press.

⁸ Eberly, Gordon S. 1953. *Arcadia: City of the Santa Anita*. Claremont, CA: Saunder Press.

⁹ “Town of Monrovia: Subdivisions.” *Early Monrovia Structures Report*. Accessed February 21, 2017. Available at: <http://www.earlymonroviastructures.org/subdivisions/town-of-monrovia>

The land was developed by William N. and C.O. Monroe between 1884 and 1886.¹⁰ The early development was mostly centered on Orange (now Colorado) and Myrtle; engineers John Quinton and John Flanagan divided sixty acres into Blocks A—Y further subdividing each block into twenty-four 50 by 160 foot lots.¹¹ Streets were given fruit, flower and women’s names such as: Lime, Lemon, Charlotte, and Magnolia Avenues (Figure 2, *Map of Town of Monrovia, c. 1887*).

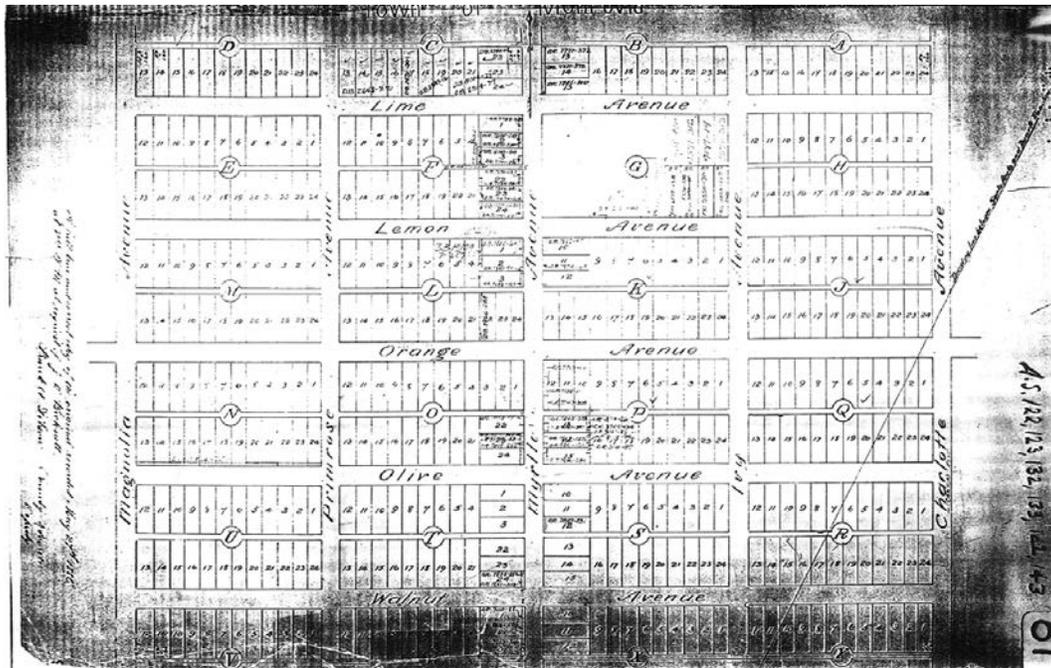


Figure 2. Map of Town of Monrovia, c. 1887
 SOURCE: *EarlyMonroviaStructures.Org*

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

Most residential buildings were designed in Victorian–styles, such as Stick/Eastlake and Queen Ann. Character defining features include steeply-pitched roofs, asymmetrical porches, decorative gable trusses, overhanging eaves, and wooden wall cladding. Commercial buildings from this early phase of development include the still-standing Baxter Building, which was completed in 1886.

¹⁰ “In 1887 He was ‘The Man’ in Monrovia.” 1 January 2012. *Monrovia Patch*. Accessed February 21, 2017. Available at: <http://patch.com/california/monrovia/in-1887-he-was-the-man-in-monrovia>

¹¹ “Town of Monrovia: Subdivisions.” *Early Monrovia Structures Report*. Accessed February 21, 2017. Available at: <http://www.earlymonroviastructures.org/subdivisions/town-of-monrovia>

The namesake and primary founder of the town, William N. Monroe, was elected mayor when the City incorporated in December of 1887.¹² Monrovia is the fourth oldest city in Los Angeles County, and quickly became known as the “Gem City of the Foothills.”¹³ Many of the founding men of Monrovia were railroad men; the San Gabriel Valley Rapid Transit Railroad (SGVRTR) was opened in 1888. The Red Cars of the Pacific Electric Railway arrived in 1903.¹⁴

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

People from across the country flocked to Monrovia for refuge at the Pottinger Sanatorium, which was opened for invalid patients with tuberculosis, an illness that demanded a drier climate and fresh air for recovery. Founded by Francis Marion Pottenger, the idea to found a Sanatorium was conceived after his young wife was stricken with the disease, passing away in 1898. Pottenger became an advocate for the study of tuberculosis, specializing in the illness and ultimately refuting a bill that would have refused tuberculosis-stricken patients from entering the state, arguing that those seeking to relocate for the climate should be welcomed.¹⁵ Pottenger Sanitorium was opened in 1903. Located in the 500—600 blocks of Charlotte Avenue, this 40-acre institution treated over 1,500 patients from 1903 to its closure in 1955.¹⁶

Along with the Pottenger Sanatorium, new residences, and commercial properties, public institutions began to pepper downtown Monrovia in the early 20th century. The Carnegie Monrovia Public Library was opened in 1908. Many residences during this period were designed in the Craftsman bungalow style.

¹² “Important Dates in Monrovia’s Historical Timeline.” Monrovia Public Library. Accessed February 24, 2017. Available at: http://mplheritage.blogspot.com/2011_08_14_archive.html

¹³ “Monrovia: a study in small-town restoration.” 16 January 1983. *Los Angeles Times*, Home section.

¹⁴ “Important Dates in Monrovia’s Historical Timeline.” *Monrovia Public Library*. Accessed on February 24, 2017: http://mplheritage.blogspot.com/2011_08_14_archive.html

¹⁵ “Francis Marion Pottenger: Founder of the Pottenger Sanatorium.” 24 February 2014. Monrovia Public Library. Accessed February 21, 2017. Available at: <http://mplheritage.blogspot.com/2014/02/francis-marion-pottenger-founder-of.html>

¹⁶ “The Pottenger Sanatorium.” 19 June 2011. *Monrovia Patch*. Accessed February 21, 2017. Available at: <http://patch.com/california/monrovia/the-pottenger-sanatorium>

Monrovia saw a boom into the 1920s, when Route 66, a major artery of the Continental United States, ran through its downtown. Completed in 1926, a number of businesses populated the new major roadway, as did automobile-related services. Monrovia still flaunts a number of interesting mementos of this period, including the unique Aztec Hotel, a Mesoamerican-inspired building constructed in 1925, the Spanish Colonial-designed Flying A Gas Station on Shamrock Ave, and 805 S. Shamrock Ave which was converted to a gas station in 1926.^{17,18} Rail travel also flourished during this period, even as the car made headway in passenger travel. The Santa Fe Depot in Monrovia, a notable example of Streamline Moderne architecture, was completed in 1926.¹⁹

With the new movement westward ushered by Route 66, many people visited Monrovia and never left. Period revival-style residences, including Spanish Colonial, Colonial, Tudor, and English Cottage, were erected throughout the town, resulting in a number of notable examples. Harding Court, one of the oldest bungalows in the town, was erected in 1920–21 along Foothill Boulevard.²⁰ Upton Sinclair moved to Monrovia in 1942, settling in a Spanish Colonial Revival-style residence that was erected in 1923.²¹ Perhaps in a symbol of the town's rapid growth, the Boxx Jeweler's Clock was installed in downtown Monrovia on Myrtle Avenue circa 1920.²²

The Administrative Group, a civic building designed to house the city hall, fire department building, justice and police department building, and a city garage, was proposed in 1924. In 1925, architects Paul R. Williams and Milton W. Nigg completed a mission-style Fire Department and Hall of Justice/Police Department. However, the City Hall conceived of in the master plan was not completed.²³

The 1930s brought a new set of economic setbacks to Monrovia, as the city, along with much of Southern California, was embroiled with the woes of the Great Depression. Hand-in-hand with the economic downturn of the decade were a number of public works projects championed under the American New Deal agency championed by U.S. President Franklin D. Roosevelt. The Works Progress Administration (WPA) and Civilian/California Conservation Corps (CCC) were both active in Monrovia. Projects in the city included a number of building and park improvements. Two educational facilities were constructed/improved under the auspices of the WPA: the Clifton Middle School Gymnasium was moved in 1929 and underwent improvements by the WPA in the 1930s; contemporaneously, the WPA made improvements to Monroe Elementary School's grounds.²⁴ Originally commissioned in 1940 by the Treasury Section of Fine Arts for Monrovia's Ivy Avenue Post Office, a mural entitled "Grizzly Bear and Cubs" graced the post office until 1964

¹⁷ "Aztec Hotel." National Parks Service, U.S. Department of the Interior. Accessed February 21, 2107. Available at: https://www.nps.gov/nr/travel/route66/aztec_hotel_monrovia.html

¹⁸ Warnick, Ron. "Monrovia Gas Station Designated as Historic Landmark." *Route 66 News*. Accessed February 24, 2017. Available: <http://www.route66news.com/2016/06/24/monrovia-gas-station-designated-city-landmark/>

¹⁹ "Monrovia's Santa Fe Depot is a Historic Landmark-Finally." 20 April 2016. *Monrovia Weekly*. Accessed February 24, 2017. Available at: <http://www.monroviaweekly.com/current-news/monrovia-santa-fe-depot-is-a-historic-landmark-finally/>

²⁰ "The Return of Harding Court." 13 November 2011. *Monrovia Patch*. Accessed February 21, 2017. Available at: <http://patch.com/california/monrovia/the-return-of-harding-court>

²¹ "Author Upton Sinclair's Monrovia Muckraking Base Has Sold Out." 1 March 2011. *Curbed Los Angeles*. Accessed February 21, 2017. Available at: <http://la.curbed.com/2011/3/1/10480202/author-upton-sinclair-monrovia-muckraking-base-has-sold-out>

²² "Early Monrovia History." Monrovia Historic Preservation Group. Accessed February 21, 2017. Available at: <http://www.mohpg.org/early-monrovia-history.html>

²³ "Monrovia CA Administrative Group." Paul Revere Williams: A Man and His Work. Accessed February 24, 2017. Available at: <http://www.paulrwilliamsproject.org/gallery/monrovia-ca-administrative-group/>

²⁴ "States and Cities: Monrovia." *The Living New Deal*. Accessed February 24, 2017. Available at: <https://livingnewdeal.org/us/ca/monrovia-ca/>

when the building was renovated, and the murals were removed. Restoration was completed in 2009, and the surviving mural currently graces the new Monrovia Public Library.^{25,26}

In 1933, an 80-acre park in the San Gabriel Mountains was constructed by the CCC.²⁷ This park, named Monrovia Mountain Park, housed CCC Camp F-131, and was one of 20 camps in the Angeles National Forest. While camped at Monrovia Mountain Park, the CCC, under the command of the U.S. Forest Service, extended the fire road from White Saddle to a number of fire roads around Monrovia Peak.²⁸

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

Don Robertson and other aviation-minded community members founded the Monrovia Airport/Foothill Flying Field at Huntington Drive was approved for commercial operations in November of 1930.²⁹ The airport was an initial success, as Robertson reported in 1932 that over 12,000 passengers had safely traveled from the airport.

The 1940s ushered in work efforts curtailed to aid World War II (WWII) efforts; many of these defense-focused jobs were realized in Southern California, and Monrovia was no exception. Although the town is heavily residential, the effects of the war were visible in the burgeoning of civil defense efforts. Monrovia's Civil Air Patrol was formed as early as 1942, and at least one female pilot, Francis Smith, learned how to fly at the Monrovia Airport before the onset of WWII.³⁰ Factories also operated in Monrovia; notably, the Day and Night Manufacturing Company purchased 805 S. Shamrock Ave in 1943. At this location the company manufactured mortar shells, rocket shells, and airplane parts for the allied advance in Europe and the Pacific.³¹

²⁵ "Monrovia Public Library Mural—Monrovia, CA." The Living New Deal. Accessed February 24, 2017. Available at: <https://livingnewdeal.org/projects/monrovia-public-library-grizzly-bear-and-cubs-monrovia-ca/>

²⁶ "Monrovia Public Library." Flickr. Accessed February 24, 2017. Available at: <https://www.flickr.com/photos/monroviapubliclibrary/4949986996/>

²⁷ "Canyon Park Timeline." Monrovia Public Library. Accessed February 24, 2017. Available at: <http://mplheritage.blogspot.com/2011/12/canyon-park-timeline-1932-1997.html>

²⁸ "Monrovia Mountain Park—Monrovia." The Living New Deal. Accessed February 24, 2017. Available at: <https://livingnewdeal.org/projects/monrovia-mountain-park-monrovia-ca/>

²⁹ Freeman, Paul. 2017. "Monrovia Airport/Foothill Flying Field, Monrovia, CA." *Abandoned and Little Known Airfields: California—East Los Angeles Area.* Accessed February 24, 2017. Available at: http://www.airfields-freeman.com/CA/Airfields_CA_LA_E.htm

³⁰ Cole, Jean Hascall. 1992. *Women Pilots of World War II*, p. 17. Salt Lake City, UT: University of Utah Press.

³¹ City of Monrovia, Monrovia, CA. 1 June 2016. "Historic Landmark HL-139/Mills Act Contract MA-129: 805 South Shamrock Avenue." In *City of Monrovia: Historic Preservation Commission Staff Report*. Accessed February 24, 2017. Available at: http://www.cityofmonrovia.org/sites/default/files/fileattachments/historic_preservation_commission/page/2580/ph-2_hpc.pdf

In the 1950s, Monrovia saw a number of changes. The last Red Car of the Pacific Electric Railway arrived in September of 1951 as the City was increasingly automobile-reliant. New municipal buildings and institutions were also established as veterans returned. The City Hall on Ivy was dedicated in 1954 and the City's third library was dedicated in 1957.³² As evident from historic aerials of 1946 and 1955, a number of post-war residential subdivisions were also completed in this decade, as demand for housing increased.³³

1020 Winding Oak Lane

1020 Winding Oak Lane is located upon Lot 24 of Tract 22891 in the City of Monrovia. The tract was subdivided in 1959 by the Title Insurance Corporation for owners Maurice and Shirley Ball. The land that includes Tract 22891 was not yet a part of Monrovia in the 19th or early-20th centuries.³⁴ It was not until the later 1910s that Monrovia annexed additional former Rancho Azusa de Duarte agricultural lands that lay to the east of Shamrock Avenue to create Mountain Avenue, and even later that an area between Huntington Drive at the south and Wildrose Avenue to the north extended the city limits well eastward for 0.75-mile beyond Mountain Avenue. This later addition, known as the "1925 Monrovia annex," projected deeply into what is now the community of Bradbury. It included what became the subdivision of Tract 22891 and the subject property at 1020 Winding Oak Lane.

Tract 22891 is contained within the greater block bounded by Mountain Avenue to the west, Wildrose Avenue to the north, Bradbury Road to the east, and East Lemon Avenue to the south. This 40-acre block was described on early plat maps and a 1945 map of Monrovia as "Lot 2, Section 25" of the subdivision of Rancho Azusa de Duarte (Figure 3, *Map of Town of Monrovia, 1945, with project site shown as blue star*),³⁵ when it was owned by the Bradbury Estate Company.³⁶ The land was further subdivided around 1947, with the portion that contains Tract 22891 then becoming "Lot 4."

³² "Important Dates in Monrovia's Historical Timeline." Monrovia Public Library. Accessed February 24, 2017. Available at: http://mplheritage.blogspot.com/2011_08_14_archive.html

³³ "Historic Aerials." Nationwide Environmental Title Research, LLC. Accessed February 24, 2017. Available at: <https://historicaerials.com/>

³⁴ Miller, C., City Engineer, Monrovia, CA. City of Monrovia 1908 Map. Monrovia Library Archives.

³⁵ Monrovia Library Archives. 1945. City of Monrovia 1945 Map.

³⁶ Los Angeles County Assessor. 1925–1932. Map Book 168, p. 301.

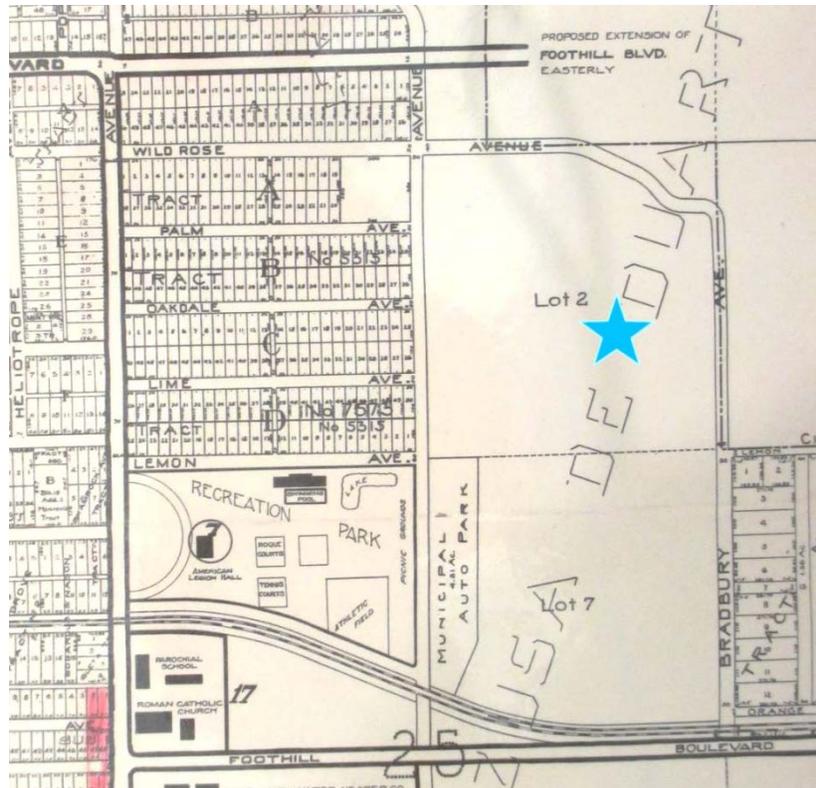


Figure 3. Map of Town of Monrovia, 1945, with project site shown as blue star.
 SOURCE: Monrovia City Library

Topographical maps from 1932 through 1955 show only one building or structure located within an approximately 0.25-mile radius of 1020 Winding Oak Lane; that building or structure was sited north along Bradbury Road, not far from the subject property.³⁷ It is assumed that the building or structure seen in the topographical maps was related to areas historically of agricultural use.³⁸ A 1952 aerial photograph shows that while the larger block of the original Lot 2 of Rancho Azusa de Duarte was becoming developed with housing along Oakleaf Avenue to the north, the area where Winding Oak Lane exists today still contained remnants of the kind of agricultural use that defined the greater Bradbury area at the time.

Both the City of Monrovia Planning Department and County Assessor Map Book 8526 noted the first improvements for the parcel in 1958.³⁹ This date indicates that a number of residential homes in Tract 22891 were built on speculation of sale by its owners, the Land Title Insurance Company and Maurice and Shirley Ball.⁴⁰

³⁷ Historical Aerials. 1941. Accessed May 2017. Available at: <https://www.historicaerials.com>

³⁸ Historical Aerials. 1952. Accessed May 2017. Available at: <https://www.historicaerials.com>

³⁹ Los Angeles County Assessor. 1919–1925. Map Book 68, p. 72.

⁴⁰ Los Angeles County Assessor. n.d. Plat for Tract Number 22891.

The original building permit was issued in 1961 to owner Maurice Ball for the construction of a single-family dwelling.⁴¹ In 1961, two additional permits were issued to owner Robert Walker for electrical, heating, and plumbing work. In 1962, a permit was issued to owner Richard Carlson for an 80-foot block wall which was constructed around the west perimeter of the property. In 1973, a permit for a partial wooden perimeter fence was issued to Richard S. Carlson.⁴²

Based upon a review of the Los Angeles County Assessor's parcel data, the property changed ownership several times between 1957 and 2017 (Table 1, *Assessor Data*).

**TABLE 1
ASSESSOR DATA**

Map Book No.	Page No.	Date	Name
168	72	1957	Roy and Ellen Roberts
8526	4	1958	Maurice and Shirley Ball*
Assessor Data		1961	Robert Walker Richard S. Carlson (1961)
Assessor Data		1994	Richard S. Carlson Ada Hsu (1995)
Assessor Data		2010	Ada Hsu (2010) Michael Grbavac

NOTE: * Denotes the year building was constructed at 1020 Winding Oak Lane.

Roy Roberts was born in Texas in 1899, worked as a proprietor, and no additional information was available. Ellen Roberts was born in Colorado in 1906, did not work outside the home, and no additional information was available.⁴³ In 1958, the Roberts resided at 301 Bradbury Road, Monrovia, California.⁴⁴ Richard S. Carlson was an assistant manager at U.S. National Bank.⁴⁵ No information pertaining to Maurice and Shirley Ball, Robert Walker, and Ada Hsu was available. The current owner of the property is Mr. Grbavac, who is a project manager for Ramona, Inc.

DESCRIPTION

The one-story Ranch-style single-family residence consists of a rectangular living enclosure with a semi-attached, side entry garage projecting to the front of the property so that both elements form an ell plan. Both elements are covered by hipped roofs clad in composition shingles with overhanging boxed eaves. The exterior walls are clad in smooth stucco, which appears to be an alteration. The present windows are modern vinyl sash, and the replacement windows are an alteration (Figure 4, *Street View, 1020 Winding Oak Lane, Monrovia, California*).

⁴¹ City of Monrovia. Issued 1 August 1961. Building Permit.

⁴² City of Monrovia. Issued 30 April 1971. Building Permit.

⁴³ Ancestry.com. *1940 U.S. Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

⁴⁴ Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

⁴⁵ Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.



Figure 4. Street View, 1020 Winding Oak Lane, Monrovia, California
SOURCE: *Sapphos Environmental, Inc., 2017*

Primary (Northern) Façade

The primary façade consists of three exposed bays and the projecting attached garage. All windows have been replaced with vinyl units that are accented with wood surrounds. The eastern bay contains a narrow high band of three units consisting of a wide center unit flanked by two sliding units, with a corner continuation that wraps to a fourth unit on the east exterior wall. The center bay contains one roughly square large window unit divided in half into vertical sliding sash.

The western-most exposed bay is the recessed entrance way that is largely centered to the main body of the living area of the house. It features paired doors with dark contrasting panels. A single vertical window unit adjacent to the entrance is the final element before the east garage wall. It is framed with a second unit wrapped into the recessed porch area facing east (Figure 5, *Primary [Northern] Façade, 1020 Winding Oak Lane*).

The garage consists of a two-bay-width doorway employing a modern white aluminum overhead door facing east. The front north wall of the garage employs another tri-partite grouping of vinyl window units slightly larger and placed lower than those at the east end of the main living area of the house.



Figure 5. Primary (Northern) Façade, 1020 Winding Oak Lane
SOURCE: *Sapphos Environmental, Inc., 2017*

Secondary (Eastern) Façade

The secondary (eastern) façade consists of three bays. The northern-most contains the unit included in the wrap-around band from the primary façade; the central and northern bays features are similar to those described above (Figure 6, *Secondary [Eastern] Façade, 1020 Winding Oak Lane*).



Figure 6. Secondary (Eastern) Façade, 1020 Winding Oak Lane
SOURCE: *Sapphos Environmental, Inc., 2017*

Secondary (Western) Façade

The secondary (western) façade of the main house is not visible from the public way, beyond the solid, plain, stuccoed east wall that forms the back of the garage (Figure 7, *Secondary [Western] Façade, 1020 Winding Oak Lane*).



Figure 7. Secondary (Western) Façade, 1020 Winding Oak Lane
SOURCE: *Sapphos Environmental, Inc., 2017*

Tertiary (Southern) Façade

The tertiary (southern) façade is not visible from the public way, but is characterized by vinyl sliding window units in all locations, accented with wood surrounds, and a shallow patio shielded by a short roof projection supported by metal pipe columns (Figure 8, *Tertiary [Southern] Façade, 1020 Winding Oak Lane*).



Figure 8. Tertiary (Southern) Façade, 1020 Winding Oak Lane
SOURCE: *Sapphos Environmental, Inc., 2017*

Setting

The building is sited within a small lot near the rear (southern) end of a property which is enclosed on three sides by a concrete masonry unit wall. Several mature trees were noted on the property at the southern end of the parcel. The property is located along one side of an entrance in a small residential neighborhood in Monrovia, and the neighboring residences reflect a variety of architecture styles and periods, many of which are altered from their original appearance. The closest surviving example from the same construction period as the subject property is located at 318 Woodacre Lane. The residence located at 318 Woodacre Lane shows some period finishes, but it too appears to have had some alterations (Figure 9, *Facing Northeast from 1020 Winding Oak Lane [318 Woodacre Lane]*). Other properties include substantially contemporary architectural styles (Figure 10, *Facing North from 1020 Winding Oak Lane [317 Woodacre Lane]*); and other properties along the cul-de-sac (Figure 11, *Facing West from 1020 Winding Oak Lane*).



Figure 9. Facing Northeast from 1020 Winding Oak Lane (318 Woodacre Lane)
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 10. Facing North from 1020 Winding Oak Lane (317 Woodacre Lane)
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 11. Facing West from 1020 Winding Oak Lane
SOURCE: *Sapphos Environmental, Inc., 2017*

EVALUATION

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 1020 Winding Oak Lane reflects the continued population boom and real estate development that was triggered in the post-World War II period throughout Southern California during the late 1950s and

1960s. Therefore, the property does not appear eligible for listing in the National Register or the California Register under Criterion A/1.

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

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

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

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

The building has been substantially altered through the addition of smooth modern stucco, vinyl sliding windows, and modern textured roof cladding. Therefore, the building does not retain integrity of design, materials, workmanship, feeling, and association. Although the building has not been moved and does retain integrity of location and setting, it does not retain sufficient integrity to merit listing in the National Register or California Register or for designation as a Historic Landmark. Additionally, the surrounding neighborhood was not assessed as a potential historic district; however, the subject property would not contribute to a potential historic district due to loss of integrity.

CONCLUSION

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

Should there be any questions regarding the information contained in this MFR, please contact Mr. Don Faxon at (626) 683-3547, extension 151.

***ATTACHMENT A
PERSONNEL RESUMES***

Donald M. Faxon, MA

Architectural Historian Preservation Specialist

Master of Arts (Historic Preservation), Savannah College of Art & Design, Savannah, Georgia, 2014

Bachelor of Science (Public Communications), Boston University, Boston University, 1986

- *Cultural resources management and legal compliance*
- *History of California*
- *Identification and evaluation of the built environment*
- *Archival documentation*
- *Historic preservation consultation*
- *Historic treatment planning, monitoring, and management.*
- *ADA assessment*
- *Historic Structure reports and conditions assessment*
- *Scientific materials evaluation*

Years of Experience: 25

- *Society of Architectural Historians*
- *Former Cultural Heritage Commissioner, City of Sierra Madre*
- *Sigma Pi Kappa Historic Preservation Fellowship*
- *Architectural History*
- *Cultural History*

Donald M. Faxon has professional experience as both an Architectural Historian and Architectural Preservation Specialist. He served as Senior Historical Architect at a state office of historic preservation (SHPO) and as a city Cultural Heritage Commissioner; and has worked for the National Park Service and the National Trust for Historic Preservation. He has explained, interpreted, applied, and/or enforced the Secretary of the Interior's Standards in positions on both Coasts. His experience includes providing inventory, significance evaluations, re-use studies, and interpretation options; and architectural technical expertise in design review, visual and scientific condition assessments, preservation and conservation treatments, historic structure reports, project monitoring, compatible integration design for code required elements, and accessibility planning for the disabled. Additional skills include architectural project planning and monitoring. He has prepared technical reports for historical built environment resources to satisfy compliance requirements under CEQA, Section 106, and local ordinances.

Mr. Faxon has more than 25 years of experience as a historic preservation professional on projects involving a wide variety of building, structure and landscape styles and types, including agricultural, maritime, industrial, residential, commercial, transportation, civic, religious, entertainment, and military related resources.

Mr. Faxon's selected project experience includes:

- Secretary of the Interior's Standards Conformance Review for Los Angeles Unified School District's Lincoln High School HVAC Project.
- Evaluation and recommendations for properties owned by the Preservation Society of Newport County (The Newport Mansions) for Americans with the Disabilities Act accessibility, Newport, RI.
- Secretary of the Interior's Standards evaluation of "Old State House" buildings and other properties owned by the State Government of Rhode Island for repair, restoration, and Americans with the Disabilities Act accessibility, Providence, RI, including design recommendations and implementation.
- Evaluation of the state-owned Veteran's Auditorium in Providence, RI for Americans with the Disabilities Act accessibility.
- Evaluations and historic contexts for multiple County parks for the Los Angeles Department of County Parks and Recreation, including assessment for the NRHP, SRHP, and County Register.
- Cultural Resource Management Plan research and preparation for the Los Angeles Department of County Parks and Recreation.
- CEQA evaluation of historical significance and design review of the proposed rehabilitation of 71 Palomar Street; San Luis Obispo, CA.
- The administration and monitoring of Congressionally-funded seismic disaster grant projects at Castle Green Apartments, Pasadena, CA; Shrine Auditorium, 665 Western Boulevard, Los Angeles, CA; and Case Study House Number 18, 199 Chautauqua Blvd, Pacific Palisades, CA.
- Field evaluations and recommendations for endangered properties at Rocky Mountain National Park, CO.

ATTACHMENT B
DPR 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 4

*Resource Name or # (Assigned by recorder): 1020 Winding Oak Lane

P1. Other Identifier: 1020 Winding Oak Lane

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Mt. Wilson Date: 1995 T ; R ; ___of___of Sec ; ___B.M.

c. Address: 1020 Winding Oak Lane City: Monrovia Zip: 91016

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN (8526-004-0260;
Legal Description: Tract #22891 Lot 24

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

The one-story Ranch-style single-family residence consists of a rectangular living enclosure with a semi-attached, side entry garage projecting to the front of the property so that both elements form an ell plan. Both elements are covered by hipped roofs clad in composition shingles with overhanging boxed eaves. The exterior walls are clad in smooth stucco, which appears to be an alteration. The present windows are modern vinyl sash, and the replacement windows are an alteration.

Primary (Northern) Façade

The primary façade consists of three exposed bays and the projecting attached garage. All windows have been replaced with vinyl units that are accented with wood surrounds. The eastern bay contains a narrow high band of three units consisting of a wide center unit flanked by two sliding units, with a corner continuation that wraps to a fourth unit on the east exterior wall. The center bay contains one roughly square large window unit divided in half into vertical sliding sash. (See *Continuation Sheet 4*)

*P3b. Resource Attributes (List attributes and codes): HP2 Single Family Residence

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

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



P5b. Description of Photo (view, date, accession #): Facing south; May 3, 2017

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

*P7. Owner and Address:

Michael Grbavac
1020 Winding Oak Lane
Monrovia, CA 91016

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

D. Faxon and C. Chasteen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: May 3, 2017

*P10. Survey Type (Describe):

Intensive
CEQA Compliance
P-Project Review

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2017. Historic Evaluation for 1020 Winding Oak Lane.

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

*Resource Name or # (Assigned by recorder): 1020 Winding Oak Lane

*NRHP Status Code: 6Z

Page 2 of 4

B1. Historic Name: 1020 Winding Oak Lane

B2. Common Name: 1020 Winding Oak Lane

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

***B5. Architectural Style:** Ranch

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

The original building permit was issued in 1961 to owner Maurice Ball for the construction of a single-family dwelling. In 1961, two additional permits were issued to owner Robert Walker for electrical, heating, and plumbing work. In 1962, a permit was issued to owner Richard Carlson for an 80-foot block wall which was constructed around the west perimeter of the property. In 1973, a permit for a partial wooden perimeter fence was issued to Richard S. Carlson.

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

Original Location: N/A

***B8. Related Features:** None

B9a. Architect: N/A

b. Builder: R.W. Cook

***B10. Significance: Theme:** Residential Architecture

Area: Monrovia

Period of Significance: 1961 **Property Type:** Single-Family Residence **Applicable Criteria:** N/A

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

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 1020 Winding Oak Lane reflects the continued population boom and real estate development that was triggered in the post-World War II period throughout Southern California during the late 1950s and 1960s. Therefore, the property does not appear eligible for listing in the National Register or the California Register under Criterion A/1.

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

While its Ranch-style massing and layout has been retained, the building is a low-style example of a Ranch residential building that has been significantly altered over the course of time, losing its original windows, finishes, and cladding. The original architect, if any, and builder are unknown. The building does not embody the distinguishing characteristics of an architectural type specimen; is not inherently valuable for a study of a period, style, or method of construction; nor is it a notable work of a master builder, designer, or architect whose individual genius influenced his or her age. (See Continuation Sheet page 4)

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

N/A

***B12. References:**

City of Monrovia, Building Permit, Issued
April 30, 1971.

***B13. Remarks:** N/A

***B14. Evaluator:**

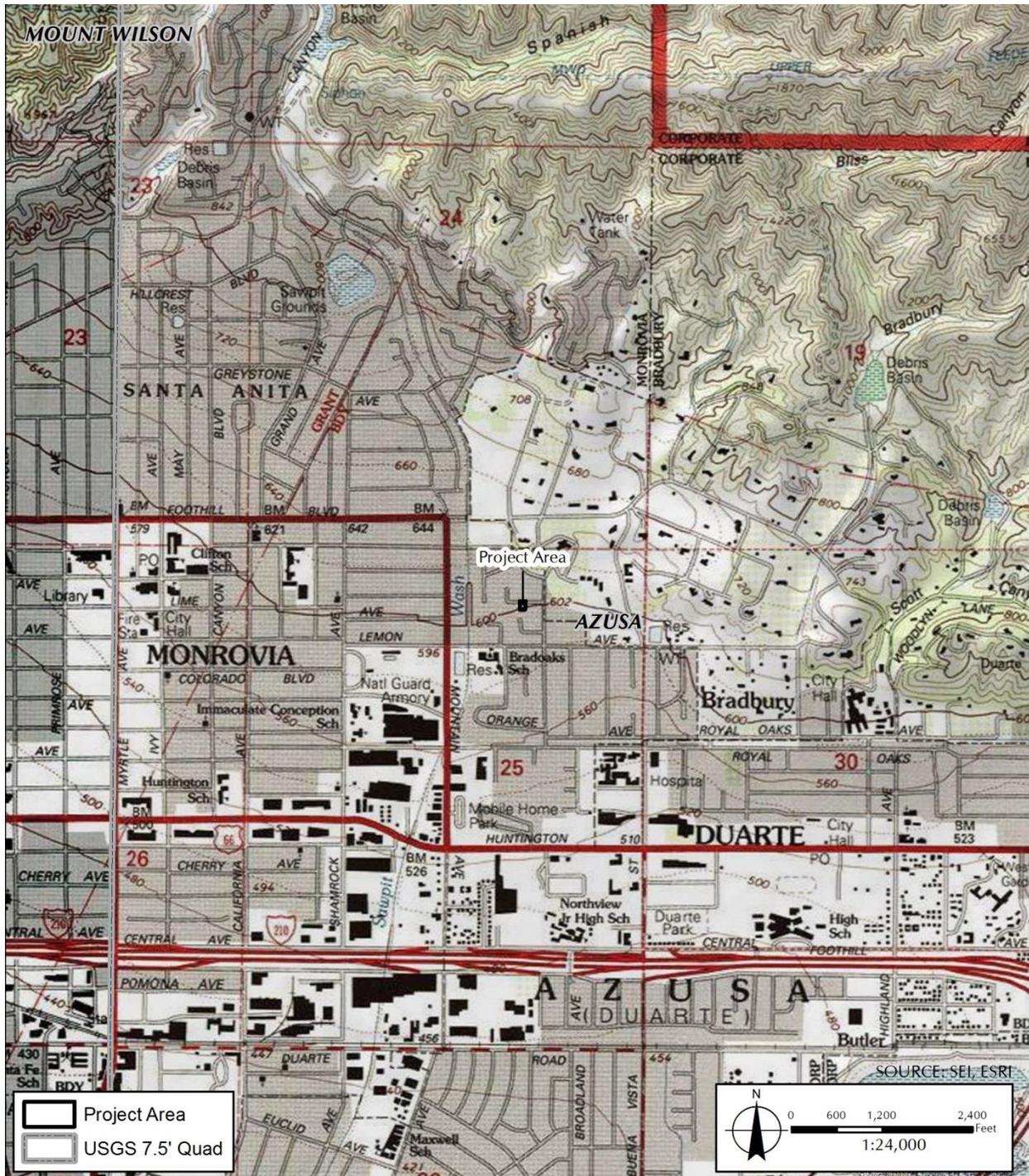
Donald Faxon
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** May 15, 2017

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





CONTINUATION SHEET

Property Name: 1020 Winding Oak Lane
Page 4 of 4

Primary #

HRI #

Trinomial

***P3a. Description:**

(Continued from Primary Record page 1)

The western most exposed bay is the recessed entrance way that is largely centered to the main body of the living area of the house. It features paired doors with dark contrasting panels. A single vertical window unit adjacent to the entrance is the final element before the east garage wall. It is framed with a second unit wrapped into the recessed porch area facing east (Figure 5, *Primary [Northern] Façade, 1020 Winding Oak Lane*).

The garage consists of a two-bay-width doorway employing a modern white aluminum overhead door facing east. The front north wall of the garage employs another tri-partite grouping of vinyl window units slightly larger and placed lower than those at the east end of the main living area of the house.

Secondary (Eastern) Façade

The secondary (eastern) façade consists of three bays. The northern-most contains the unit included in the wrap-around band from the primary façade; the central and northern bays features are similar to those described above.

Secondary (Western) Façade

The secondary (western) façade of the main house is not visible from the public way, beyond the solid, plain, stuccoed east wall that forms the back of the garage.

***B10. Significance:**

(Continued from Building, Structure, and Object Record page 2)

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

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

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

The building has been substantially altered through the addition of smooth modern stucco, vinyl sliding windows, and modern textured roof cladding. Therefore, the building does not retain integrity of design, materials, workmanship, feeling, and association. Although the building has not been moved and does retain integrity of location and setting, it does not retain sufficient integrity to merit listing in the National Register or California Register or for designation as a Historic Landmark. Additionally, the surrounding neighborhood was not assessed as a potential historic district; however, the subject property would not contribute to a potential historic district due to loss of integrity.