



# **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** DPR2017-10

**AGENDA ITEM:** AR-3

**PREPARED BY:** Nancy Lee  
Associate Planner

**MEETING DATE:** June 28, 2017

**TITLE:** Determination of Historic Significance  
171 Stedman Place

**APPLICANT:** Ms. Ida Holt  
171 Stedman 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 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 significant alteration of the existing residential building located at 171 Stedman Place. The subject house was

built in 1938, 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 on the west side of Stedman Place, between Oaks Avenue and Foothill Boulevard 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 building permit history, the site is improved with a vernacular single-family dwelling and garage constructed in 1938. The assessment found that there is an additional garage, located on the northwest corner of the property, which is speculated to be constructed the same time as the house. The double hipped roof is covered in composition shingles. The building has been altered through the addition of rough textured stucco and metal shutter awnings on the windows. The original cladding material of the residence is not known, however, clapboard or combination exteriors are typical for this style of architecture. The stucco is likely adhered to the original siding and removal of this secondary coating of stucco would likely also remove the original cladding. The secondary coating of stucco dramatically affects the reveal of the windows and door frames which affects the overall appearance of the building. Further, the architect and of the home is unknown and the builder, Willett and Rehkopf, was not a notable builder. The historic assessment also evaluated district eligibility and determined that the neighborhood does not appear to possess the architectural integrity to form a historic district due to various eras of construction and styles of architecture including revival style, post-war Ranch and Minimal Traditional, and Contemporary in-fill houses and many appear to have been newly constructed or substantially renovated within the past 30 years. Regardless, it was determined that the building would not contribute to a potential historic district. 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 at 171 Stedman Place 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 171 Stedman Place 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: 2197-001  
Historical Evaluation for  
171 Stedman Place, Monrovia, California

**MEMORANDUM FOR THE RECORD**

2.6 2197-001 M01

TO: Ms. Ida Holt

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

SUBJECT: Historical Evaluation for 171 Stedman Place, Monrovia,  
California

ATTACHMENTS: 1. Resumes of Key Personnel  
2. DPR 523 Forms

**EXECUTIVE SUMMARY**

The property located at 171 Stedman Place, Monrovia, California (APN 8519-021-014) was evaluated by Sapphos Environmental, Inc. (Ms. Alexandra Madsen and Ms. Carrie Chasteen), who conducted the evaluation, meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. A single one-story residential building was evaluated. The review was based on a site investigation of the property; literature review and online research; and an application of federal, state, and local register eligibility criteria. As a result of the investigation, it was determined that the property is not eligible for inclusion in federal, state, or local registers due to lack of significance and loss of integrity. 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 for the purposes of Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines.

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## INTRODUCTION

This Memorandum for the Record (MFR) documents the historical evaluation undertaken by Sapphos Environmental, Inc. (Ms. Alexandra Madsen and Ms. Carrie Chasteen) for the property located at 171 Stedman Place, Monrovia, California (APN 8519-021-014). 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. Sapphos Environmental, Inc. finds that the property does not possess sufficient significance and integrity to merit listing in the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register), nor does it merit designation as a City of Monrovia Historic Landmark (Historic Landmark).

## ELIGIBILITY CRITERIA

### ***Federal***

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

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

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

### ***State of California***

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

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

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

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

### **City of Monrovia**

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

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

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

### **HISTORIC CONTEXT**

Lands from the Rancho Azusa de Duarte were used to create present-day Monrovia. Rancho Azusa de Duarte was a 6,595-acre Mexican region granted by Governor Juan Alvarado to Andres Duarte in 1841.<sup>1,2</sup> Born at Mission San Juan Capistrano in 1805, Andres Duarte was assigned to military

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

service at the Mission San Gabriel where he served for 20 years. After retiring and securing the land grant, Duarte settled in the region with his family. His lands were validated by the United States after the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo, although 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.<sup>3</sup>

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.<sup>4</sup> This area was granted to Hugo Reid, a native of Scotland, in 1845.<sup>5</sup>

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

In 1875, Elias Jackson "Lucky" Baldwin purchased the Rancho Santa Anita. Baldwin, a millionaire, made 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.<sup>7</sup> 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.<sup>8</sup>

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*).<sup>9</sup>

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<sup>2</sup> 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>

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

<sup>4</sup> "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>

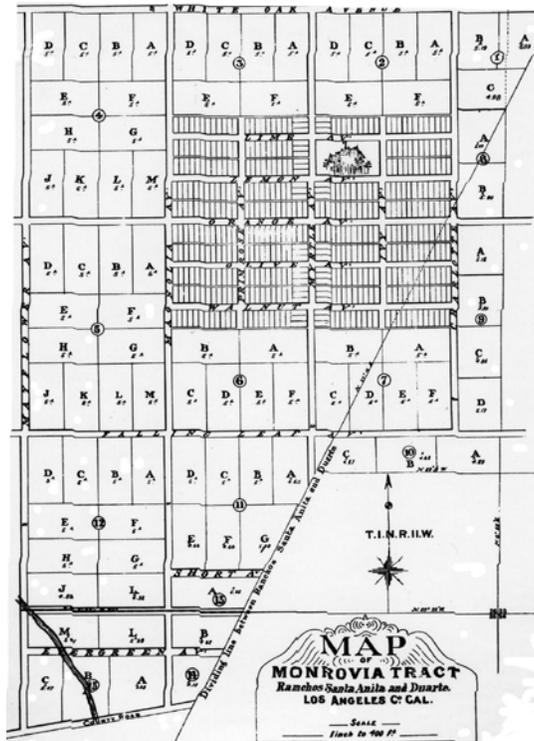
<sup>5</sup> Kyle, Douglas E. 2002. *Historic Spots in California*. Stanford, CA: Stanford University Press.

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

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

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

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

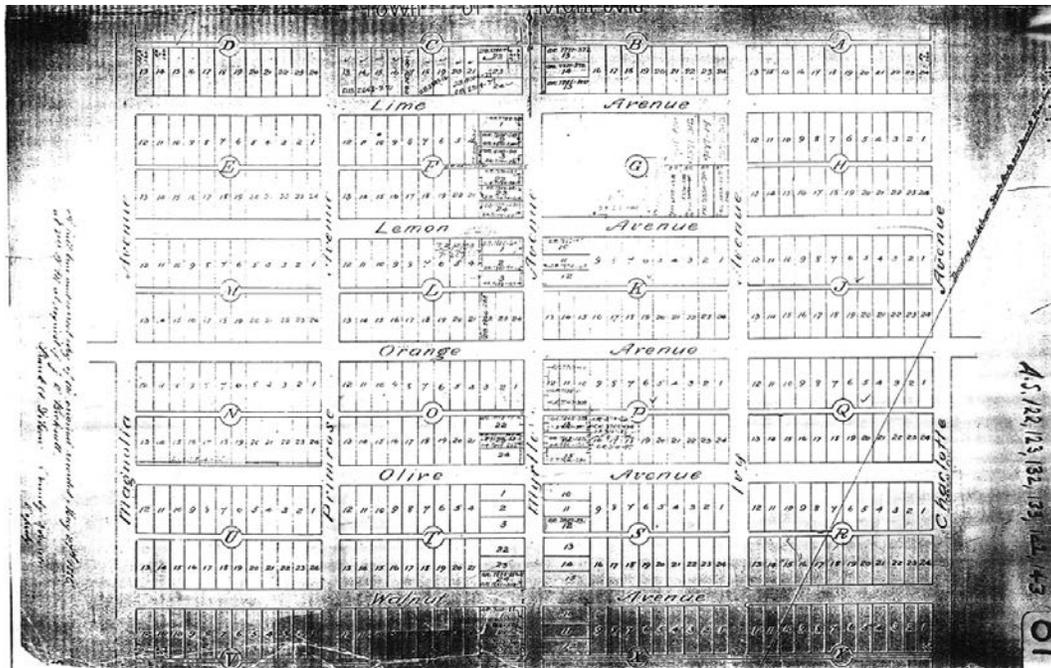


**Figure 1. Map of Monrovia Tract, c. 1886**  
 SOURCE: *EarlyMonroviaStructures.Org*

The land was developed by William N. and C.O. Monroe between 1884 and 1886.<sup>10</sup> 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.<sup>11</sup> 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*).

<sup>10</sup> “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>

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



**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.

The namesake and primary founder of the town, William N. Monroe, was elected mayor when the City incorporated in December of 1887.<sup>12</sup> Monrovia is the fourth oldest city in Los Angeles County, and quickly became known as the “Gem City of the Foothills.”<sup>13</sup> 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.<sup>14</sup>

The newly developed town experienced substantial changes in the last decade of the 19th century and first few years of the 20th. 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.

<sup>12</sup> “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](http://mplheritage.blogspot.com/2011_08_14_archive.html)

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

<sup>14</sup> “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](http://mplheritage.blogspot.com/2011_08_14_archive.html)

People from across the country flocked to Monrovia for refuge at the Pottenger 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.<sup>15</sup> Pottenger Sanatorium was opened in 1903. Located in the 500–600 blocks of Charlotte Avenue, this 40-acre institution treated over 1,500 patients from 1903 to its closure in 1955.<sup>16</sup>

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.

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 Avenue, and 805 S. Shamrock Avenue which was converted to a gas station in 1926.<sup>17,18</sup> 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.<sup>19</sup>

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<sup>15</sup> "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>

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

<sup>17</sup> "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](https://www.nps.gov/nr/travel/route66/aztec_hotel_monrovia.html)

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

<sup>19</sup> "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/>

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.<sup>20</sup> Upton Sinclair moved to Monrovia in 1942, settling in a Spanish Colonial Revival-style residence that was erected in 1923.<sup>21</sup> 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.<sup>22</sup>

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.<sup>23</sup>

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.<sup>24</sup> Originally commissioned in 1940 by the Treasury Section of Fine Arts for Monrovia's Ivy Avenue Post Office, a mural entitled "Grizzly Bear and Cubs" graced the post office until 1964 when the building was renovated, and the murals were removed. Restoration was completed in 2009, and the surviving mural currently graces the new Monrovia Public Library.<sup>25,26</sup>

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<sup>20</sup> "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>

<sup>21</sup> "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>

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

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

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

<sup>25</sup> "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/>

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

In 1933, an 80-acre park in the San Gabriel Mountains was constructed by the CCC.<sup>27</sup> 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.<sup>28</sup>

A number of transportation developments also improved the City's movement in the 1930s. The re-alignment 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.<sup>29</sup> 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.<sup>30</sup> 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 sells, and airplane parts for the allied advance in Europe and the Pacific.<sup>31</sup>

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.<sup>32</sup> 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.<sup>33</sup>

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

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

<sup>29</sup> 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](http://www.airfields-freeman.com/CA/Airfields_CA_LA_E.htm)

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

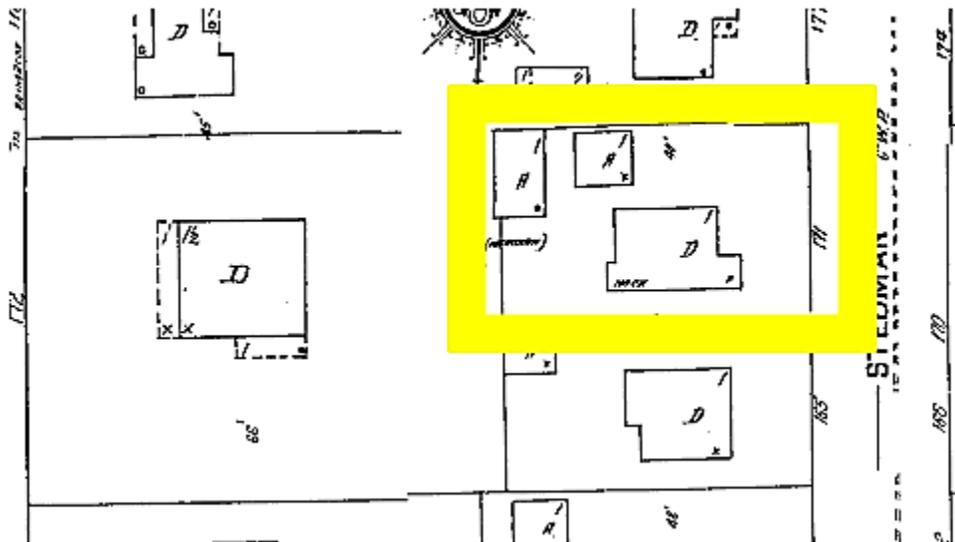
<sup>31</sup> City of Monrovia, Monrovia, CA. 1 June 2016. "Historic Landmark HL-139/Mills Act Contract MA-129: 805 South Shamrock Avenue." In *City of Monrovia: Historic Preservation Commission Staff Report*. Accessed February 24, 2017. Available at: [http://www.cityofmonrovia.org/sites/default/files/fileattachments/historic\\_preservation\\_commission/page/258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

<sup>32</sup> "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](http://mplheritage.blogspot.com/2011_08_14_archive.html)

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

## 171 Stedman Place

Stedman Place was established as early as 1907, and is located in northwestern quadrant of the City of Monrovia, as identified by Sanborn fire insurance maps.<sup>34</sup> The parcel that 171 Stedman Place occupies was subdivided from a larger parcel to its west, which is identified as 172 N Primrose Avenue. This subdivision likely occurred in the mid-1930s, as the Los Angeles County Assessor records indicate the parcel was subdivided in 1935–1942, and the property's first legal description appears in the 1950–1954 assessor's records.<sup>35</sup> The footprint of the house is first recorded in the 1927–1942 Sanborn fire insurance map (Figure 3, *171 Stedman Place Footprint*).<sup>36</sup> The original building permit was issued to Mary Hill in 1938.<sup>37</sup> A plumbing permit was issued by Albert Pedersen in 1938.<sup>38</sup> The original contractor of the building was Willett & Rehkopf.



**Figure 3. 171 Stedman Place Footprint**  
SOURCE: *Sanborn Fire Insurance Maps, 1927–1942*<sup>39</sup>

A permit was issued in 1966 for the re-roofing of the residence and garage.<sup>40</sup> In 1966, then-owner Wendall Stewart, commission a fence to be built between his property and a neighbor's garage.<sup>41</sup>

In 1996, a permit for electrical work was issued. The owner identified on the permit was Shawn Graham.<sup>42</sup> A second wood fence was built at the property in 1999 by owner Douglas Holt.<sup>43</sup>

<sup>34</sup> Sanborn-Perris Map Company. January 1907. Monrovia Index.

<sup>35</sup> Los Angeles County Assessor. 1935–1942 Map Book 723, p. 14; Los Angeles County Assessor. 1950–1954. Map Book 723, p. 11.

<sup>36</sup> Sanborn-Perris Map Company. April 1927–February 1942. Monrovia Index.

<sup>37</sup> City of Monrovia. Building Permit Database.

<sup>38</sup> City of Monrovia. Issued 9 December 1938. Plumbing Permit No. 171.

<sup>39</sup> Sanborn-Perris Map Company. April 1927–February 1942. Monrovia Index.

<sup>40</sup> City of Monrovia. Issued 14 December 1966. Building Permit No. 492.

<sup>41</sup> Tailor Made Fence Co. Plan. 30 December 1966. Approved by City Planner Bob Trurino.

<sup>42</sup> City of Monrovia. Issued 7 May 1996. Building Permit.

<sup>43</sup> City of Monrovia. Issued 14 June 1999. Building Permit.

Based upon a review of the Los Angeles County Assessor's parcel data, the property changed ownership several times between 1938 and 2017 (Table 1, *Assessor Data*).

**TABLE 1  
ASSESSOR DATA**

Map Book No.	Page No.	Date	Name
723	14	1935–1942	Mary B. Hill*
723	11	1942–1949	Agnes G. Hill
723	11	1950–1954	Agnes G. Hill
1079	21	1955	Agnes G. Hill Alfred R. Hill
8519	21	1960	Alfred R. Hill Wendell O. Stewart (1966)*

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

Mary B. Hill is the first known owner of the property; she resided at the property from 1938 until 1944, after she returned from India, where she served as a missionary for the Episcopal Church.<sup>44,45</sup> Mary B. and Agnes G. Hill were sisters.<sup>46</sup> Agnes G. Hill possibly served at the Young Women's Christian Association (YWCA) in Madras, India.<sup>47</sup> In Monrovia, she worked as a stenographer at Occidental Life Insurance.<sup>48</sup> Neither of the sisters appears to have made notable contributions in their service. It is not sure what, if any, the relationship between Agnes G. Hill and Alfred R. Hill was; no information on Alfred R. Hill was available.

Wendell O. Stewart owned the property from 1966 to 1993. Wendell O. Stewart was a real estate agent and public notary, and was married to Laura C. Stewart.<sup>49</sup> In 1933, he and his father Charles Stewart opened an office in Arcadia.<sup>50</sup> He was also involved in mineralogy, and was the president of the Southern Mineral Society.<sup>51</sup>

In 1993, the property was transferred to Ronald W. Stewart. Shawn G. and Yuki A. Graham purchased the property in 1995, selling it to Douglas N. Holt in 1998. From 2002 to the present Douglas N. and Ida V. Holt have owned the property.<sup>52</sup>

## FIELD SURVEY FINDINGS

Sapphos Environmental, Inc. Historic Resources staff (Ms. Alexandra Madsen) conducted a field survey of 171 Stedman Place and its setting on May 2, 2017. Ms. Madsen is an architectural

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

<sup>45</sup> "Indian Titles." 28 June 1937. *Los Angeles Times*.

<sup>46</sup> "Sea Storm Injury Delays Reunion of Sisters." 12 December 1934. *Los Angeles Times*.

<sup>47</sup> "'Y' Workers to Hail Visitor from Britain." 5 January 1948. *Los Angeles Times*.

<sup>48</sup> Ancestry.com. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>49</sup> Ancestry.com. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>50</sup> "Charles and Wendell Stewart Open Arcadia Branch Office," December 8, 1933, *Los Angeles Times*, pg. 8.

<sup>51</sup> "Display Fine Gems." 2 January 1937. *The Bakersfield Californian* (Bakersfield, CA), pg. 9.

<sup>52</sup> County of Los Angeles Assessor's Office, Public Counter.

historian who meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History (Attachment 1, *Resumes of Key Personnel*).

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

## DESCRIPTION

The one-story vernacular building has an 'L'-shaped floorplan measuring approximately 1,250 square feet. The double-hipped roof is covered in composition shingles and the exterior walls are clad in rough textured stucco; this stucco was an alteration at an unknown date (Figures 4A–B, *Eastern Façade, 171 Stedman Place*). A winding concrete path leads to the main entrance and has steps that lead to the street and along the side of the house to the garage. The primary façade is asymmetrical with the entrance located in the northeast corner of the building. The south or secondary façade of the building has metal shutter awnings above the windows.



**Figure 4A. Eastern Façade, 171 Stedman Place**  
SOURCE: *Sapphos Environmental, Inc., 2017*



**Figure 4B. Eastern Façade, 171 Stedman Place**  
SOURCE: *Sapphos Environmental, Inc., 2017*

An overhang clad in composition shingles hangs over the entrance. Fenestration is composed of double hung windows with three-over-two light upper panes and single lower panes (Figure 5, *Southwest-Facing View, 171 Stedman Place*).



**Figure 5. Southwest-facing View, 171 Stedman Place**  
SOURCE: *Sapphos Environmental, Inc., 2017*

The lot also has two garages, the easternmost measures approximately 400 square feet and has a hipped roof whereas the garage behind it measures 540 square feet and has a side-gable roof. They were both likely built contemporaneous to the house in 1938 and renovated in 1966.<sup>53,54</sup> The easternmost garage likely received a new sectional Georgian-style garage door in the 2000s; only this garage was visible from the public right-of-way (Figure 6, *View of Easternmost Garage, 171 Stedman Place*).



**Figure 6. View of Easternmost Garage, 171 Stedman Place**  
SOURCE: *Sapphos Environmental, Inc., 2017*

### **Setting**

The building is situated in the center of a smaller residential lot that is faced with a lawn and enclosed with two wood fences built in 1966 and 1999 that separate the two garages. The property is located within a residential neighborhood in Monrovia, and the neighboring residences reflect a variety of architecture styles and periods (Figure 7, *Facing South from 171 Stedman Place* and Figure 8, *Facing North from 171 Stedman Place*).

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<sup>53</sup> Both garages are visible in the Sanborn Fire Insurance Map from 1927 to 1942.

<sup>54</sup> City of Monrovia, Building Permit No. 492, Issued December 14, 1966.



**Figure 7. Facing South from 171 Stedman Place**  
SOURCE: *Sapphos Environmental, Inc., 2017*



**Figure 8. Facing North from 171 Stedman Place**  
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 171 Stedman Place merely reflects real estate development that occurred throughout Southern California as the Great Depression ended and the construction of numerous buildings resumed throughout the region. Monrovia was established as a city in 1887; the residence at 171 Stedman Place was built 51 years later in 1938. 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 Mary B. Hill, who served as a missionary for the Episcopal Church in India.<sup>55</sup> Persons who made identified and documented specific contributions to history are not known to be associated with this property. Therefore, the property does not appear eligible for listing in the National Register and the California Register under Criterion B/2, respectively. Additionally, the property does not appear eligible for designation as a Historic Landmark under Criterion 1.

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

The building has been altered and does not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Because the property has been 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 altered through the addition of rough textured stucco and metal shutter awnings on the windows. Therefore, the building has diminished integrity of design, materials, workmanship, feeling, and association. Moreover, the building has not been moved and does retain integrity of location and setting. However, 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 project would not contribute to a potential historic district due to reduced integrity.

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<sup>55</sup> "Indian Titles." 28 June 1937. *Los Angeles Times*.

## CONCLUSION

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

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

***ATTACHMENT 1***  
***RESUMES OF KEY PERSONNEL***

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## Alexandra I. Madsen, MA

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### Architectural Historian

Master of Arts, Art History,  
University of Texas at  
Austin, Austin, TX, 2016

Bachelor of Arts (Magna Cum  
Laude), History,  
Saint Anselm College,  
Manchester, NH, 2014

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

Years of Experience: 5

- Phi Alpha Theta
- Pi Gamma Mu
- Architectural History
- Cultural History
- Fluent Spanish

Ms. Alexandra Madsen, Architectural Historian for Sapphos Environmental, Inc., has more than five years of experience in the field of cultural resource management including experience in historic institutions, museums, and firms. Ms. Madsen has a Master's Degree in Art History from the University of Texas at Austin, where she focused on built environments. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in History and Architectural History.

Ms. Madsen has experience in completing cultural resources reports and in evaluating properties under federal, state, and local criteria. She has surveyed, conducted research on, and evaluated over 20 Los Angeles County Parks. This work includes archival research, identification and evaluation reports, and Department of Parks and Recreation (DPR) Series 523 Forms. Ms. Madsen has also evaluated education institutions for the Los Angeles Unified School District (LAUSD) as well as individual residential and commercial properties for various cities. This work required preparation of reports to demonstrate compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)*, preparation DPR 523 series forms, and in some cases scoping for Environmental Impact Reports (EIR). She has worked on historic projects located throughout Los Angeles County. She is experienced with the Secretary of the Interior's *Standards* and CEQA compliance.

Ms. Madsen comes from a background specializing in historical and pre-historical artifacts and resources. She has worked in research, curatorial, collections management, and educational capacities. As a senior student assistant at the UT Dolph Briscoe Center for American History, curatorial assistant at Gunn Memorial Historical Museum, and research intern at the Institute for American Indian Studies; Ms. Madsen was responsible for collections management and archival work. Moreover, she has participated in archaeological excavations in Orvieto, Italy and Warren, Connecticut.

Ms. Madsen is a member of the National Trust for Historic Preservation, L.A. Conservancy, Pasadena Heritage, and the Association for Latin American Art.

## Carrie E. Chasteen, MS

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### **Senior Historic Resource Specialist**

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

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

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

Years of Experience: 14

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

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

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego counties in Southern California. She has experience in California, Oregon, Washington, Arizona, Nevada, Missouri, Illinois, Florida, West Virginia, Connecticut, New York, New Jersey, and Massachusetts. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), Los Angeles County Department of Parks and Recreation, the City of Los Angeles, and various state, county, and local government agencies.

Carrie Chasteen served as Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project. For this project, Caltrans, in conjunction with SANBAG, proposes to improve the I-10 corridor by adding lane(s) and providing improvements along all or a portion of the existing 33-mile stretch of I-10 from approximately 2 miles west of the Los Angeles/San Bernardino county line in the City of Pomona to Ford Street in the City of Redlands. She provided consultation services for the Arcadia County Park Pool and Bathhouse Replacement Project, which included documenting and evaluating the park as a historic district for eligibility for inclusion in the National Register of Historic Places and the California Register of Historical Resources. Because the park was found to be eligible for listing in both registers, Ms. Chasteen provided additional consultation services to ensure the replacement pools and bathhouse were in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* in order to minimize potential impacts to the historic district. Additional experience includes preparing Historic American Building Survey/Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building, Roosevelt Annex at the California Veterans' Home in Yountville, and the Space Flight Operations Facility, commonly referred to as Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.

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

***ATTACHMENT 2***  
***DPR 523 FORMS***

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# PRIMARY RECORD

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

Page 1 of 4

\* Resource Name or #: 171 Stedman Place

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

\* P2. Location:  Not for Publication  Unrestricted a. County Los Angeles  
b. USGS 7.5' Quad Mt. Wilson Date 1995 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 171 Stedman Place City Monrovia Zip 91016  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
APN: 8519-021-014; Legal Address: MONROE ADDITION TO MONROVIA TRACT N 72 FT OF W 110 FT OF E  
135 FT OF LOT 17 BLK C

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The one-story vernacular building has an 'L'- shaped floorplan measuring approximately 1,250 square feet. The double-hipped roof is covered in composition shingles and the exterior walls are clad in rough textured stucco; this stucco was an alteration at an unknown date.

A winding concrete path leads to the main entrance and has steps that lead to the street and along the side of the house to the garage. The primary façade is asymmetrical with the entrance located in the northeast corner of the building. The south or secondary façade of the building has metal shutter awnings above the windows. An overhang clad in composition shingles hangs over the entrance. Fenestration is composed of double hung windows with three-over-two light upper panes and single lower panes. The lot also has two garages; the easternmost measures approximately 400 square feet and has a hipped roof whereas the garage behind it measures 540 square feet and has a side-gable roof. They were both likely built contemporaneous to the house in 1938 and renovated in 1966. The easternmost garage likely received a new sectional Georgian-style garage door in the 2000s; only this garage was visible from the public right-of-way (see Continuation Sheet).

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

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

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



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

5/2/2017; Facing west; Photo No. L1130245.jpg

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

1938 City of Monrovia

\* P7. Owner and Address:

Ida Holt

171 Stedman Place

Monrovia, CA 91016

P--Private

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

Alexandra Madsen

Sapphos Environmental, Inc.

430 N. Halstead St.

Pasadena, CA 91107

\* P9. Date Recorded: 5/3/2017

\* P10. Survey Type: (Describe)

Intensive Survey

CEQA Compliance

P -- Project Review

\* P11. Report Citation: (Cite survey report/other sources or "none") Historical Evaluation for 171 Stedman Place, Monrovia, California

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\* NRHP Status Code 6Z

\* Resource Name or #: 171 Stedman Place

B1. Historic Name: \_\_\_\_\_

B2. Common Name 171 Stedman Place

B3. Original Use: SF Residential

B4. Present Use: SF Residential

\* B5. Architectural Style: Vernacular

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

The parcel that 171 Stedman Place occupies was subdivided from a larger parcel to its west, which is identified as 172 N Primrose Avenue. This subdivision likely occurred in the mid-1930s, as the Los Angeles County Assessor records indicate the parcel was subdivided in 1935—1942 (see Continuation Sheet).

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

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: N/A

b. Builder: N/A

\* B10. Significance: Them Residential Architecture Area Monrovia

Period of Significance 1938 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 171 Stedman Place merely reflects real estate development that occurred throughout Southern California as the Great Depression ended and the construction of numerous buildings resumed throughout the region. Monrovia was established as a city in 1887; the residence at 171 Stedman Place was built 51 years later in 1938. Therefore, the property does not appear eligible for listing in the National Register or the California Register under Criterion A/1.

Mary B. Hill is the first known owner of the property; she resided at the property from 1938 until 1944, after she returned from India, where she served as a missionary for the Episcopal Church. 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 (see Continuation Sheet).

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

\* B12. References:

City of Monrovia, Plumbing Permit No. 171, Issued December 9, 1938;

City of Monrovia, Building Permit No. 492, Issued December 14, 1966;

City of Monrovia, Building Permit, Issued May 7, 1996 (see Continuation Sheet)

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Alexandra Madsen

Date of Evaluation: 5/3/2017

(This space reserved for official comments.)



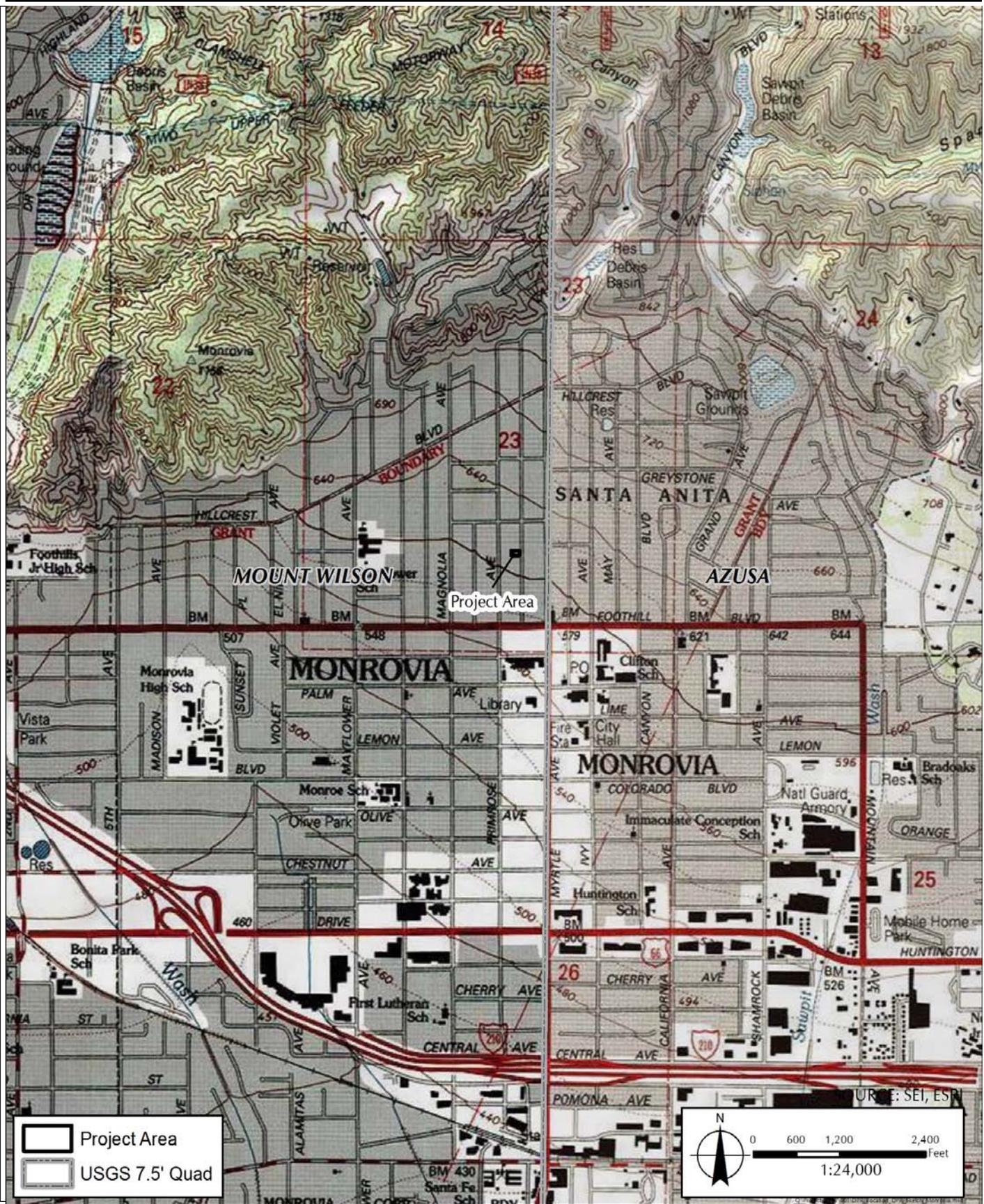
# LOCATION MAP

Page 3 of 4 \* Resource Name or #: (Assigned by recorder 171 Stedman Place

\* Map Name: Mount Wilson

\*Scale: 1:24,000

\*Date of Map: 1995



## CONTINUATION SHEET

Page 4 of 4 \* Resource Name or #: (Assigned by recorder 171 Stedman Place  
\* Recorded by: Alexandra Madsen \* Date: 5/3/2017  
 Continuation  Update

### P3a. Description continued:

The building is situated in the center of a smaller residential lot that is faced with a lawn and enclosed with two wood fences built in 1966 and 1999 that separate the two garages. The property is located within a residential neighborhood in Monrovia, and the neighboring residences reflect a variety of architecture styles and periods.

### B6. Construction History continued:

The property's first legal description appears in the 1950—1954 assessor's records. The footprint of the house is first recorded in the 1927—1942 Sanborn fire insurance map. The original building permit was issued to Mary Hill in 1938. A plumbing permit was issued by Albert Pedersen in 1938. The original contractor of the building was Willett & Rehkopf.

A permit was issued in 1966 for the re-roofing of the residence and garage. In 1966, then-owner Wendall Stewart, commission a fence to be built between his property and a neighbor's garage. In 1996, a permit for electrical work was issued. The owner identified on the permit was Shawn Graham. A second wood fence was built at the property in 1999 by owner Douglas Holt.

### B10. Significance continued:

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

The building has been altered and does not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Because the property has been 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 altered through the addition of rough textured stucco and, metal shutter awnings on the windows. Therefore, the building has diminished integrity of design, materials, workmanship, feeling, and association. Moreover, the building has not been moved and does retain integrity of location and setting. However, 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 project would not contribute to a potential historic district due to reduced integrity.

### B12. References continued:

Sanborn-Perris Map Company, Monrovia, Index, April 1927-February 1942

Tailor Made Fence Co. Plan, December 30, 1966, approved by City Planner Bob Trurino

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

"Indian Titles," June 28, 1937, Los Angeles Times