

173 Highland Place

Hiram B. Everest was born in New York State in April of 1830. As a young man, he emigrated to Wisconsin, where he married and his first son, Charles M. Everest, was born. Hiram later lived in Ohio and Rochester, New York. On October 4, 1866, the patent for manufacturing vacuum oil, a product in universal demand at that time, was transferred to the Vacuum Oil Company, Inc., and Mr. Everest assumed sole management. In time, the Vacuum Oil Company expanded its operations world-wide. At the time of Hiram Everest's death in 1913, the company had 22 principal offices in all parts of the world. The vacuum oil patent was the basis of the Everest family fortune, and it was that family fortune that enabled Arthur J. Everest, Hiram's younger son, to build the imposing Craftsman style house at 173 Highland Place.

Hiram Everest left Rochester, New York for the West in 1879. When the Federal Census of 1880 was compiled, Hiram, his wife Mercy, and their children Nellie, Arthur, and Carrie, were living in Denver. The following year they moved to Riverside, California, where Arthur grew to maturity. Arthur J. Everest married the former Grace Dyer, and they were the parents of two daughters, Frances, born in 1896, and Eleanor, born in 1902.

After living in South Pasadena, Arthur Everest moved to Monrovia in September of 1909, where a new home, designed by architect Arthur Rolland Kelly (1878-1959), had been built for his family. His widowed father, Hiram, made his home with the family. Both Everest daughters continued their education in Monrovia and graduated from Monrovia High School. Frances married Herman P. Brownfield, son of an early Monrovia businessman, while Eleanor married Everett C. Edwards.

Arthur Everest was extremely active in Monrovia. He served on the Monrovia City Council from 1918 to 1925, including two years as mayor. He also served for seven years as a board member for the Monrovia City Schools. During World War I, he chaired the local unit of the American Red Cross. He was also a director for the Monrovia Mutual Building & Loan Association, now the Monrovia Office of Citibank.

The Everest family left Monrovia after forty years of residency, spending their final years in Orange County. Arthur J. Everest died in March of 1955. His wife, Grace, died in January of the previous year. Frances Everest Brownfield died in July of 1977, and the last member of the immediate family, Eleanor Everest Edwards, died in June of 1990.

Nieuport B. and Lottie W. Estes were the owners of 173 Highland when the Monrovia City Directory for 1950 was compiled. George E. and Mary I. Pike had acquired the property by 1952, and they continued to own it until 1965. Dr. Merton J. Alexander and his wife, Arlene, were the next owners. Delbert and Shirley Exeter purchased the house from Dr. Alexander in 1984, and made it their home until 1990, when it was sold to John and Rebecca Petrovich. The current owner purchased the house this year.

Many projects were completed during the Petrovich ownership. All of the woodwork in the downstairs of the house that had been painted by previous owners was stripped and restored to a natural finish. New window screens, utilizing copper screening, were installed on the exterior of the house. The louvered windows that replaced the originals in some parts of the house were in turn replaced by windows authentic to the style of the house, and the kitchen was completely renovated.

173 Highland Place was designated Monrovia Historic Landmark #7 on August 20, 1996. Having quietly observed its centennial, the restored Everest House now stands poised for its second century of gracious living.

173 Highland Place

The Entry Hall

The entry hall is a wide, spacious area typical of Craftsman-style homes. The woodwork is Douglas Fir, stained and varnished. It had been painted white, but was stripped and refinished in 1993 by the current owners. The walls and ceiling are plaster in a sand finish, and were repaired after both the Whittier Narrows and Sierra Madre Earthquakes. The original ceiling fixture was removed many years ago, but will be replaced with an authentic reproduction as part of the ongoing renovation of the house. The coat rack on the north wall is a period Mission Oak piece. At one time, shutters were installed to close off the living room from the entry hall, and the woodwork of the divider between the two was notched to accommodate the addition. The altered pieces have either been replaced with new moldings or carefully restored with "dutchmen".

The Living Room

The living room woodwork and plaster were also refinished and restored in 1993. The curio cabinet recessed in the west wall replaces the original cabinet which had been removed. With the exception of the wall sconce in the fireplace alcove, all the original light fixtures had also been removed. The present owners have installed sensitive reproductions manufactured by Arroyo Craftsmen. The three-lantern grouping was suggested by a photograph of the original ceiling fixtures. Another early photograph of the room allowed the current owners to find the location of the sconce on the south wall, which had been plastered over. The table lamps of oak and slag glass are from the early part of this century. In the southeast corner of the room is a unique Victorian print cabinet with a display rack. The library table is a reproduction from Woodpeckers. The coffee table is old and was purchased by the current owners after it had been adapted from a library table. The settle, arm chair, and rocking chair are Gustav Stickley pieces, and the arm chair is made from mahogany rather than the usual oak. The bookcase and Morris chair are L. & J.G. Stickley pieces. The painting on the east wall is by the artist R. Kenton Nelson.

The Inglenook

The only surviving original lighting fixture in this part of the house is the lantern wall sconce. Originally the fireplace was surrounded by woodwork and there was a window seat along the south wall. These were probably removed when the mantel of Batchelder tile was installed in the 1920's or 1930's. The current mantel is equipped with a "heat-o-lator"--vents on both ends which draw in cold air at the bottom, warm it, and then return it to the room through vents at the top. The leaded glass windows on either side of the fireplace are original. The ceiling fixture, while not original, is old and reflects a Middle Eastern design. The painting is by a Northern California artist, Mark Beck.

The Kitchen

This part of the house was remodeled forty or fifty years ago, although some of the cabinets on the south wall appear to be original to the house. The present breakfast room was once a butler's pantry, and it appears that some window and wall spaces have been altered as well. Note the laundry chute leading from the second floor to the basement.

The Enclosed Patio

This area of the house is currently a work-in-progress. The fountain of Batchelder tile was installed in the 1920's or 1930's, probably at the time the other Batchelder tile was added to the house. At one point, the patio was extended four feet to the west. The original ceiling beams were cut and spliced to accommodate the extension, creating a structural weakness corrected by the current owners. The two lantern-style wall sconces are original. The shingles on the south wall are currently undergoing restoration. The structural members framing the opening for the stairs to the yard below form an interesting design.

The Upper Hallway

The leaded glass windows on the stair landing are original and were intended to be opened--perhaps to enhance the circulation of air from a screened porch on the west side of the second floor. The configuration of the south end of the upper hall is unusual and may be the result of later alterations. A narrow door in the north end of the upper hall provides access to the laundry chute. All of the woodwork on the second floor of the house was painted from the beginning.

The Southeast Bedroom

The south wall of this room was home for many years to a colony of bees who were reluctant to leave their comfortable hive. Exterminating them proved to be a major challenge. The hardwood floor has been removed in one area and reveals a puzzling facet of the home's construction: the finished floor has been laid on sleepers which rest on the sub-floor. Was this to level the floor or was some other purpose intended?

The South Bathroom

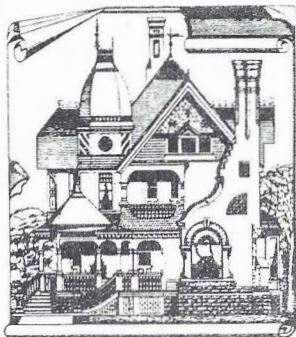
The tile in this bathroom appears to date from the late 1920's. The fireplace in the adjoining room was originally equipped with a gas heater and was never intended to burn wood. The mantel may not be original.

179 Highland Place
The Arthur J. Everest House
1909 Craftsman

In 1881, Arthur J. Everest moved from Rochester, New York to Southern California, but it wasn't until 1909 that Everest settled in Monrovia and built this home. Everest held several official positions during his long Monrovia residence: City Council member, Mayor, and treasurer of the Monrovia Savings Bank, among others. During World War I, Everest chaired the local Red Cross unit.

Designed by architect Arthur Kelly, the building is an excellent example of the Craftsman style, which evolved as a reaction to the ornate and heavily-gingerbreaded Victorian architecture of the late 19th century. The downstairs floor plan includes several rooms set at interesting angles to the main axis of the house. The current owners have restored the public rooms on the first floor and are currently working on the second level, offering Tourgoers a rare glimpse into restoration-in-progress.

The Everest House is listed in *Monrovia's Heritage: An Architectural Perspective*, a compilation of historically and architecturally significant houses in Monrovia. The house has been granted local landmark status and a Mills Act contract under Monrovia's Historic Preservation Ordinance.



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- ❖ Historic Resources Surveys
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- ❖ Historic Preservation and Archival Consulting

173 HIGHLAND PLACE

MONROVIA

Style: Craftsman

Year of Completion: 1909

Original Building Permit: A building permit no longer exists in City files.

Architect: According to a number of sources: Arthur R. Kelly, a prominent architect at the time. Please see the attached biographical information.

Builder: Probably the owner.

Cost to Build: \$9,850, according to the *Los Angeles Times*—a large sum for a new home at the time.

First Owner: Arthur Joseph Everest, a local financier and civic activist, who shared the house with his wife Grace D. Everest, their two daughters, and two Japanese servants. Mr. Everest had purchased the vacant two lots from Maynard H. Best for \$1,500.

Mr. Everest was born in Rochester, New York on October 23, 1871. In 1881, at the age of ten, he moved with his parents to Riverside, where his father was the proprietor of the Arlington Hotel. By 1901, Arthur was the manager of the 100-acre Everest Rancho and a prominent grower and shipper of oranges in the Riverside area. After living for a while in South Pasadena, Mr. Everest relocated to Monrovia around 1908. He was very active both in business and in the community. He served as a director of the Monrovia Mutual Building and Loan Association and of the First National Bank of Monrovia, and was treasurer of the Monrovia Savings Bank. In 1917, he built a small office building for himself at 112 South Myrtle Avenue.

Mr. Everest was a member of the Monrovia City Council (then known as the Board of Trustees) from 1918 to 1926, serving as mayor for two years. He also served on the Elementary School Board for seven years and, during World War I, was chairman of the Monrovia chapter of the

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American Red Cross. He and his wife were also active in the Monrovia Baptist Church. One of Mr. Everest's hobbies was playing the cornet.

Mrs. Everest was born Grace Dyer in Illinois on January 24, 1875. She met her husband in Riverside, where they were both characterized as "standing very high in the social circles of Riverside." They married in 1895. They had two daughters, Frances Esther (born ca. 1898) and Eleanor J. (born ca. 1903). Both daughters graduated from Monrovia High School, Eleanor earning top scholarship honors in the class of 1920.

Mr. and Mrs. Everest later moved to Laguna Beach, where she passed away on January 29, 1954 at the age of 79 and he died at the age of 83 on March 9, 1955. A copy of Mr. Everest's obituary from the *Los Angeles Times* as well as other biographical materials are attached.

Other Building Permits: The oldest permit on file for this property is a sewer permit dated in January 1913. Another sewer permit was issued in October 1914.

A permit was issued in September 1930 for \$300 in alterations. No detail was supplied. J. P. Daniel was the contractor.

Demolition of a wooden patio shelter was permitted in April 1968. New gas service connections were also approved at that time.

A tennis court was to be repaired in November 1969 at a cost of \$1,500. The Western Fence Company was the contractor.

Work on the water system occurred in April 1973.

In April 1975, a retaining wall was built in the basement for \$2,000. Kermit D. Ferguson was the engineer. The owner was to serve as his own contractor. The following October, a new air-conditioning system and two forced-air furnaces were to be installed at a cost of \$6,400.

Permission was granted to build a swimming pool on the property in August 1978. To cost \$7,800, it was to encompass 824 square feet. Pacifica Engineering Corporation of Glendora was the contractor. William Ferrell was the engineer. A copy of this permit is attached.

In June 1984, a six-foot slumpstone block wall was to be built in the front yard for \$800.

The house was re-roofed for \$4,000 in July 1990.

Two permits were issued in 1991: in July, for seismic reinforcement of the house using foundation bolts and another in September to repair two chimneys for \$5,410.

Unspecified structural repairs costing \$12,000 were permitted in August 1993. Winans Restoration Services of Downey was the contractor.

A permit for a kitchen remodeling was issued in April 2002. Ross Construction of Sierra Madre was to be the contractor for this job, valued at \$15,000.

Installation of foundation anchors in the garage was permitted in January 2007, to cost \$1,880. Seismic Safety of Pasadena was the contractor.

Assessor's Records: The oldest building records found for this property in the files of the district office of the Los Angeles County Assessor date back only to 1976. In that year, the Assessor recorded a single two-story residence with a raised concrete foundation, wood-frame walls covered in siding, a gabled composition roof of medium pitch with two-foot eaves, wood trim, and double-hung windows. Heat was provided by a fireplace and a forced-air furnace. The house was also air-conditioned. The primary interior finish was plaster. A 10-by-30 foot concrete porch was in front of the house. Another screened porch, approximately 19 by 25 feet, was in the rear. The residence was reported to be in "good" condition.

The Assessor estimated the square footage of the house at 5,421. On the first floor were an entry hall, a living room, a dining room, one bedroom with dressing room, one and one-half bathrooms, a kitchen, a breakfast room, and a utility room. The second floor contained a den, five bedrooms, and three bathrooms.

The Assessor also recorded a two-story garage/residence, measuring approximately 28 by 30 feet. The upper floor was reached by an outside wooden stairway. The building had a concrete-slab foundation, wood-frame walls, a gabled composition roof, double-hung windows, and a plastered interior. The upstairs living quarters contained a living room, bedroom, bathroom, kitchen, and breakfast room. At the time of the Assessor's visit, this space was being used for storage and was "not habitable."

Also on the property was a 52-by-110-foot tennis court which the Assessor estimated had been built in 1926.

The Los Angeles County Assessor still currently estimates the square footage of the main house at 5,421. Copies of the Assessor's building records are attached.

Other Owners and Residents: After forty years of ownership, Mr. Everest sold his house in July 1948 to Nieuport B. and Lottie W. Estes. Mr. Estes owned and operated truck and bus lines in the South and was also a real estate developer.

Title passed to Eva Curry in September 1950. She sold less than a year later, in April 1951, to George E. and Mary I. Pike. Mr. Pike was employed as a lawyer.

Merton J. Alexander, a physician, and his wife Arlene N. Alexander were the next owners, as of November 1965. In August 1968, the property was deeded to World Vision, Inc., but was back in the Alexanders' possession in July 1969. Mrs. Alexander became sole owner in March 1976.

In January 1984, Delbert W. Exeter, a CPA, and his wife Shirley Exeter became the owners.

John G. and Rebecca Petrovich took title in January 1990. Mr. Petrovich became sole owner in November 2004. Jennifer Petrovich joined him on title in September 2006.

Notes: The Everest house is included in Gebhard and Winter's guide to architecture in Los Angeles. They describe it as "almost worthy of Greene & Greene." A copy of the entry is attached.

The house was also included in *Monrovia's Heritage* published by the Monrovia Historical Society, which called it "an excellent example of the Craftsman style." An image of the house was featured in the 1929 publication *Picturesque Monrovia*. Copies of both are attached.

Significance: The City of Monrovia declared the Everest house Historic Landmark #7 on December 19, 1996. A copy of the official recording document is attached.

Sources:

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

Davis, Charles F. *History of Monrovia and Duarte*. Monrovia, Cawston, 1938.
Davis, Charles F. *Picturesque Monrovia*. Monrovia, Post, 1929.
Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*.
Salt Lake City, Gibbs-Smith, 2003.
McAlester, Virginia and Lee. *A Field Guide to American Houses*.
New York, Knopf, 1984.
Monrovia's Heritage, vol. 2. Monrovia Historical Society, 1982.
Wiley, John L. *History of Monrovia*. Pasadena, Star-News, 1927.

City Directories: 1909-

Los Angeles Times: February 28, 1909; April 11, 1909; March 11, 1955

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

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February 2009

A. J. EVEREST

There are few persons not natives of this state who have lived in Southern California for fifty-seven years, but A. J. Everest of Monrovia can claim this distinction. He came to Riverside from Rochester, New York, in 1881. After residing in that city for a number of years and later in South Pasadena, he moved with his family to Monrovia in September, 1909, and he has lived here ever since.

During his thirty years residence in this city, Mr. Everest has taken some part in the life of the community and has held several official positions. For several years he was a member of the City Council and for the same period of time he was on the Elementary School Board. During the World War period, he was chairman of the Red Cross Unit.

Soon after coming to Monrovia, Mr. Everest erected his home on Highland Place which still continues to be the family residence.

Mr. Everest is a director in the Monrovia Mutual Building and Loan Association, which has a splendid record of business stability among institutions of its kind in Southern California.

Ex-Monrovia Official Dies

MONROVIA, March 10—Arthur J. Everest, 85, former Monrovia Mayor, School Board member and civic leader, died yesterday at Laguna Beach.

A resident of Monrovia since 1909, Mr. Everest served on the City Council from 1918 to 1926, including the last two years as Mayor, and for seven years was a member of the Monrovia City School Board.

Mr. Everest's family came to Riverside in 1881 and in the early days he assisted his father in operating the Tetley Hotel, still a Riverside landmark, and a 100-acre orange ranch.

He leaves two daughters, Mrs. Herman Brownfield of Corona and Mrs. Everett Edwards of Corona del Mar, and a sister, Mrs. James C. Clements of Rochester, N.Y.

Funeral services will be conducted in Riverside.

ARTHUR R. KELLY

Architect

Arthur Rolland Kelly was born in Decorah, Iowa on July 4, 1878, the son of Joseph and Lydia Butler Kelly. After attending the local public schools, he enrolled in the University of Iowa. He did further study at the State Agricultural and Engineering College of Iowa, the University of Illinois, and Cornell University.

Kelly moved to Los Angeles in 1902 where he began his career in architecture. After practicing with Elmer Grey in 1905 and 1906, he set up his own office in the Story Building in downtown Los Angeles in 1907. Later that year, Kelly served as a judge for both an art show and a large architectural exhibition. He was elected to membership in the Southern California Chapter of the American Institute of Architects in 1908. Kelly apparently remained an independent architect for the rest of his working life, although he did enter into at least two associations with other architects. In 1908, he teamed with William A. Newberry to design Craftsman-style houses for C. P. Tolley and A. C. Way on what is now Bedford Road in San Marino, the Gillelen house in Berkeley Square, the Daniels house in Monrovia, the Allen house in Hollywood, and houses in Oneonta Park (South Pasadena). Little is known about Newberry, who seems to have lived in Los Angeles for only a few years, disappearing from local directories by 1911.

Many of Kelly's best-known designs were done with Joseph ("Joe") Morgan Estep (1888-1959) who became an associate in the early 1920s. Estep, a native of Ohio, had won first prize in the architectural competition sponsored by the Los Angeles Pressed Brick Company in 1919, before he joined Kelly's firm. He was granted a certificate to practice architecture in California in 1921. Kelly appears to have acted as his own builder on a number of projects. His son, Joseph R. Kelly, had become a partner in the firm by 1947.

Arthur Kelly and his wife Enid (Harrod) Kelly were married in 1903, soon after his arrival in Los Angeles. They lived for many years at 5346 Franklin Avenue. In 1925, Kelly, in association with Estep, designed a Spanish Colonial Revival styled house for his own family in Alta Canyon (now part of La Canada) at 5237 Alta Canyon Road. Kelly and Estep also collaborated in the design of Estep's home in Santa Monica in 1929. Kelly moved his offices at least three times: in the early 1920s he was at Hollywood Blvd. between El Cerrito and Sycamore Streets on the second floor of a commercial building he had designed himself; by the mid-1920s, he was on the 12th floor of the Van Nuys Building in downtown Los Angeles; and in the 1950s, at his retirement, his office address was 5202 Hollywood Blvd.

Kelly was active in professional organizations. Besides his membership in the American Institute of Architects, he served on the first board of the Los Angeles Architectural Club in 1911 and later became its president. A Baptist, Kelly also belonged to the University Club. He evidently did not give up his agrarian roots altogether since he also served as president of the Orchard and Alfalfa Company of Los Angeles during the 1910s.

Although conversant with Craftsman design, Kelly preferred working in period revival styles, especially English, Spanish, and Italian. His interiors often featured paneled walls and soaring

ceilings decorated with open beam-work and trusses. His Craftsman work, both single-family homes and bungalow courts, was lauded in the May 1914 issue of *Country Life In America*. A number of his houses were lavishly illustrated in mid-1920s issues of *The Architectural Digest*. The *Los Angeles Times* also published a number of his drawings and floor-plans. By the 1940s, Kelly's firm was developing its own interpretation of the then-popular contemporary, streamlined look.

Arthur Kelly died on March 25, 1959 at the age of 80. The *Los Angeles Times* published only a brief obituary for him.

Among the many designs of Arthur Kelly:

- Huntington Beach High School, designed in a Spanish Renaissance style (1907)
- Murphy residence—1299 Hillcrest Ave., Pasadena (1909)
- Baltimore Hotel—5th & Los Angeles Streets, Los Angeles (1910)
- W. F. Watts residence (all-concrete)—Covina (1911)
- Three Craftsman houses in Monrovia—173, 174, and 225 Highland Place (1912)
- C. H. Frost ranch-house—Hollywood (1913)
- Harry H. Culver residence—Culver City (1914)
- Hollywood Women's Club—Sunset Blvd. near La Brea Ave. (1914)
- Apartment house, United Verde Copper Co.—Jerome, AZ (1918)
- Irwin J. Muma residence—542 Windsor Blvd., Los Angeles (1919)
- Dr. James McCoy residence—340 Lucerne Blvd., Los Angeles (1919)
- Harold Janss residence—Los Feliz near Vermont, Los Angeles (1920)
- Hotel Christie—Hollywood (1920)
- Residences for Dr. T. Davidson, T. W. Brotherton, A. J. Sayre, E. C. Gates, and R. W. Kirkley—Hacienda Park (West Hollywood) (1920-22)
- A. J. Sayre residence—West Hollywood (1921)
- M. S. Waite residence—Los Feliz Square (1921)
- Baker residence—4th and Rossmore, Los Angeles (1921)
- Wilson/Shinn residence—Hobart Blvd. north of Franklin Ave. (1922)
- Victor Talking Machine Company—10th and Santee Streets (1922)
- Ben Thorpe residence—Covina (1922)
- George S. Rees residence—Beverly Hills (1922)
- William S. Hart ranch-house—Newhall (1925)—a wonderful Spanish Colonial Revival
- Marshall residence—1858 Fairfield Circle, Pasadena (ca. 1925)
- P. H. Young residence—Hollywood (ca. 1929)

The following designs are credited to the Kelly/Estep partnership:

Drive-in market–Hollywood Blvd. & Kingsley Dr.,
Hollywood (1928)
Arthur Letts, Jr. residence–Holmby Hills (1928)—a grand Jacobean
manor now known as the Playboy Mansion
Westlake School for Girls–Holmby Hills (1928)
William Channer residence–Brentwood (1928)
O. B. English residence–Beverly Hills (1929)—another grand manor
house in a traditional English style
W. B. Cline residence–Beverly Hills (1930)
Apartments–10984 Strathmore Drive, Westwood (1948)
Model homes–Sherman Woods in the San Fernando Valley (1950)

Joe Estep is given sole credit for the design of the Roy Fish residence at Strand & 4th, Manhattan Beach (1928); the Richard Dix residence on Doheny Road west of Calle Vista, Beverly Hills (1936); and Santa Monica City Hall (in association with Donald B. Parkinson, 1938-39).

Sources:

Gebhard, David and Robert Winter. *Los Angeles: An Architectural Guide*.
Salt Lake City, Gibbs-Smith, 1994.

Los Angeles Builder and Contractor: July 9, 1908.

Los Angeles Times: various articles.

Who's Who In the Pacific Southwest, 1913.

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KELLY, Arthur Rolland. Architect. Res. 5346 Franklin ave.; office 1110 Story Bldg., Los Angeles, Cal. Born in Decorah, Ia., in 1888; son of Joseph and Lydia Bitler Kelly. Married to Enid Harrod in 1903. Education received in public schools of Ia.; Univ. of Ia.; Univ. of Ill.; Cornell Univ.; State Agricultural and Engineering College of Ia. Moved to Cal. in 1902. Began independent practice of his profession in 1907, and has continued same to date; in practice with Elmer Grey, 1905-07. Pres. Los Angeles Architectural Club; pres. Orchard and Alfalfa Co. of Los Angeles; member University Club; American Inst. of Architects. Baptist.

Who's Who in the Pacific Southwest (1913)
p. 205

21. Everest House, circa 1912

Arthur Kelly

173 Highland Place

Another Craftsman two-story dwelling, almost worthy of Charles and Henry Greene. The Daniels House across the street (number 174) was once by Arthur Kelly.

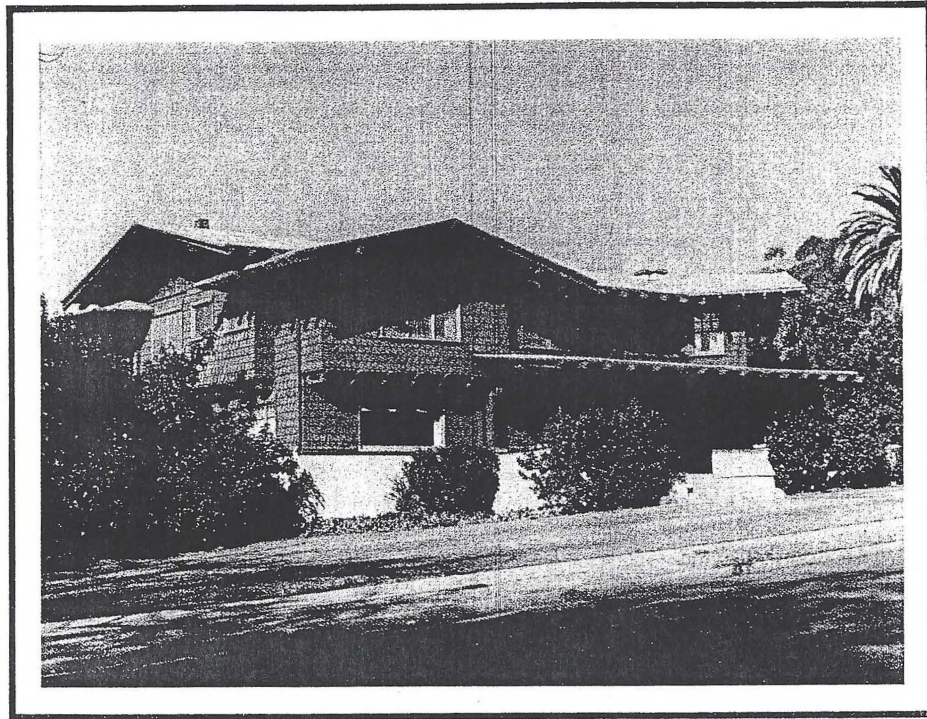
Gebhard and Winter, p. 454



The A. J. Everest Home

173 Highland Place

Davis (1929); p. 28



No. 8 173 Highland Place

This was for many years the home of the Arthur J. Everest family. Mr. Everest came to Riverside with his parents from Rochester, New York in 1881. He resided in that city for a number of years, later moving to South Pasadena. In 1909 he came to Monrovia and built this beautiful home. The architect was Arthur Kelly, and it is an excellent example of the "Craftsman" style of architecture prevalent at that time.

During his long residence here in Monrovia Mr. Everest always took an interested part in community and church affairs and at various time held important official positions. For several years he was a member of the Monrovia City Council and for two years served as mayor. He served on the Elementary School Board for seven years and during World War I he was chairman of the local Red Cross unit. He was a director of the Monrovia Mutual Building and Loan Association and treasurer of the Monrovia Savings Bank. In 1917 he built the small office building at 112 S. Myrtle avenue just south of the Leven Oaks Hotel. The architect and builder was Charles Cramlet and the appearance corresponded with that of the hotel and was set back from the sidewalk the same distance as the hotel.

Mr. Everest married Miss Grace Dyer and they had two daughters, Frances Esther and Eleanor J. Everest both of whom graduated from the Monrovia High School, Miss Eleanor taking the top scholarship honors in the Class of 1920.

The house is included in Gebhart & Winter's "Guide to Architecture in Los Angeles & Southern California" and in Charles F. Davis' "Picturesque Monrovia."

Recording Request By
City of Monrovia
Planning Division

WHEN RECORDED MAIL TO

NAME City of Monrovia
City Clerk

MAILING ADDRESS 415 South Ivy Avenue

CITY, STATE ZIP CODE Monrovia, CA 91016

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Notice of Historic Designation
and
Designation Statement for

Historic Landmark

for the property known as:

Arthur J. Everest House

Name

173 Highland Place

Address

Pursuant to California Public Resources Code Section 5029 and Monrovia Municipal Code Chapter 17.44, hereto is attached as Exhibit A, a resolution passed and adopted by the Monrovia City Council on August 20, 1996 establishing the referenced property as a Monrovia Historic Landmark on behalf of the current owner(s):

John and Rebecca Petrovich

Also attached hereto as Exhibit B and made a part of this Designation Statement is a copy of the primary record (Calif. DPR523), containing a legal description of the referenced property.

HL #7/MA #7

173 Highland Place

was declared an
historic landmark on

12-19-96

and granted a
Mills Act Contract
on

12-19-96

Please see the Planning Division records for full information.

hl/ma/planning/rpts

JOB ADDRESS 165 Highland Pl (or 173)
 LEGAL DESCRIPTION Book _____ Page _____ Parcel _____
 (Legal description may be attached separately if necessary)

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

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

New Add'n _____ Alter _____ Demo _____
 Description of Work Swimming pool

Owner	Name <u>Merton Alexander</u>
	Address <u>173 Highland Pl</u>
	City <u>Monrovia</u> Tel. No. <u>351-7330</u>
Contractor	Name <u>Pacific Eng Corp.</u>
	Address <u>321 S Vermont</u>
	City <u>Glendora</u> Tel. No. <u>9631097</u>
	State Lic. <u>233222</u> City Lic. _____
Architect or Engineer	Name <u>William Ferrell</u>
	Address <u>321 S Vermont</u>
	City <u>Glendora</u> Tel. No. <u>9631097</u>
	State Certificate No. <u>9236</u>

Size of Lot _____ No. of Bldgs. Now on Lot _____
 Use of Property _____

WORK COVERED BY THIS PERMIT

Height _____ Ft. Area 824 Sq. Ft.
 No. of Stories _____ Valuation \$ 7800

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

ZONING

Zone <u>R-1</u> Fire District <u>3</u>	Minimum Setbacks Front <u>25</u> Rear <u>5</u>
Required Parking Spaces <u>EXISTING</u>	N. side <u>5</u> S. side <u>5</u>
Special Permits or Conditions _____	
Zoning Approval <u>[Signature]</u>	Date <u>8-30-78</u>
Fire Dept. Approval _____	Date _____
Health Dept. Approval _____	Date _____

Group <u>Fire</u>	Type of Const. <u>[Signature]</u>	Date <u>8/7/78</u>	Plan Check <u>8-30-78</u>
Checked by <u>[Signature]</u>	Approved by <u>[Signature]</u>	Receipt # <u>946</u>	Permit <u>9536</u>
		Fee <u>544.00</u>	\$ <u>88.00</u>

SINGLE RESIDENTIAL PROPERTY APPRAISAL RECORD

L. A. COUNTY ASSESSOR

PROPERTY USE TYPE ZONING

PARCEL NUMBER

OR 1
SUB PART

8504-15-35-2 of 2

CONSTRUCTION PERMIT DATA

ADDRESS

COMMUNITY

NAME PERMIT DATE AMOUNT IMPROVEMENT

OWNER: M664017 020404 15000 At Remd Kit

TRACT

LOT

BLOCK

BUILDER:

ARCHITECT:

FIELD LOCATION FOR CUT:

(Office Use)

ARCH. STYLE	EXTERIOR	ROOF STYLE	ELECTRICAL	INT. FINISH	ROOMS	PLB FIX	FLOOR L I 2	FLOOR MAT'L.	DESCRIPTION	KITCHEN
Yr. Bld. 1909	Stucco Siding Board & Bat	Gable Hip Shed Flat	Wiring: Amps. Fixtures: Minimum Medium Special	Plaster Drywall	Entry Living Liv-Din. Dining Family Den Bedroom Dress Rm Bath Bath 1/2 Bath 1/2 Kitchen Brkfst. Utility		1		76	Cabinets L.F. Counters L.F. Garb. Disp. Dishwasher Mix-Blend. Range, Oven Refrig. Center Isl.
FOUNDATION	Veneer: Type: Am't: Trim: Wood X Brick Stone	Cut up	HEATING 76 Forced Air X " Perim. Gravity Floor Furn. Wall Elec. Radiant E.				1			BATH Fixture Shower Detail/Plm'n. FL WC LAV TUB ST OT GD
STRUCTURAL	Wood Frame X Sliding Drs. Lin. Ft. Masonry FIREPLACE Single Double C-Thru	ROOF COVER Shgl: Wood Compo. X Abest. Shake Tile	PLUMBING Minimum Medium Special No. Fix. Wtr. Htn: No. Circ. Pump				1			SPECIAL FEATURES Bar, Wet Dry Inter-com. Shutters Central Vac.
WINDOWS	D.H. X Csm't Sliding Metal Facing Mat'l Hearth	Gravel/Rock Compo. X Gutters		COOLING 76 Refrig. H.P. X Heat Pump Thru-Wall Evap. Cool			1			RATING (E.G.A.F.D.) Cond. Arch. Func. Pl. Con-form. Stg. Sp. Work-ship Qual.

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SO. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	REVIEWED BY	INT. VIEW	NO INT. VIEW	NO CK

ASSESSMENT YEAR	19 76	MR UR 19	MR UR 19	MR UR 19	MR UR 19	MR UR 19	MR UR 19	MR UR 19
R.C.L.N.D. TOTAL								
APPRAISED VALUES	TOTAL PROPERTY							
	LAND							
	IMPROVEMENTS							
APPRAISER AND DATE								
ASSESSED VALUES	TOTAL PROPERTY							
	LAND							
	IMPROVEMENTS							
ENTERED								

SINGLE RESIDENTIAL PROPERTY APPRAISAL RECORD

L. A. COUNTY ASSESSOR

PROPERTY USE TYPE: 0100 ZONING: PARCEL NUMBER: 8504-15-35 SUB PART: Lot 2

CONSTRUCTION PERMIT DATA					ADDRESS: 610		COMMUNITY: Monrovia	
NAME	PERMIT	DATE	AMOUNT	IMPROVEMENT	TRACT	LOT	BLOCK	
OWNER: MO	91004	910913	5410	REP PER EQ DM				
BUILDER:	FIELD LOCATION FOR CUT: (Office Use)							
ARCHITECT:								

ARCH. STYLE	EXTERIOR	ROOF STYLE	ELECTRICAL	INT. FINISH	ROOMS	PLB FIX	FLOOR L	FLOOR I	FLOOR 2	FLOOR MAT'L.	DESCRIPTION	KITCHEN
Conv.	Stucco Siding Board & Bat	Gable Hip Shed Flat	<input checked="" type="checkbox"/> Wiring: Amps. Fixtures: Minimum Medium Special	Plaster Drywall Ceilings: HEATING NO <input checked="" type="checkbox"/> Forced Air " Perim. Gravity Floor Furn. Wall Elec. Wall Gas Radiant E.	Entry Powder Living Liv-Din. Dining Family Den Bedroom Dress Rm Bath 3 Bath 3/4 Bath 1/2 Kitchen 1 Brkfst. Utility 2							Cabinets L.F. Counters L.F. Garb. Disp. Dishwasher Mix-Blend. Range, Oven Refrig. Center Isl. BATH Fixture Shower Detail/Pl'm'n. FL WC LAV TUB ST OT GD SPECIAL FEATURES Bar, Wet Dry Inter-com. Shutters Central Vac. RATING (E.G.A.F.D.) Cond. Arch. Func. Pl. Con-form. Stg. Sp. Work-ship Qual.
Yr. Bilt. 1980	Other	Flat										
No. Sty. 2		Cut up										
FOUNDATION	Veneer: Type: Am't: Trim: Wood Brick Stone											
STRUCTURAL	Sliding Drs.	ROOF COVER	PLUMBING									
Wood Frame	Lin. Ft.	Shgl: Wood	Minimum Medium Special									
Steel Frame	FIREPLACE	Compo. Abest.										
Masonry	Single	Shake Tile										
Insul. Ceil.	Double											
Insul. Wall	C-Thru											
WINDOWS	Facing 'x'	Gravel/Rock Compo. Gutters	No. Fix.	Refrig. H.R. Heat Pump Thru-Wall Evap. Cool								
DH. / Csm't	Mat'l		Wtr. Htr. No. Circ. Pump									
Sliding	Hearth											
Metal												

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	REVIEWED BY	INT. VIEW	NO INT. VIEW	JO CK

ASSESSMENT YEAR	19	MR UR	19	MR UR	19	MR UR	19	MR UR	19	MR UR	19	MR UR	19	MR UR	19	MR UR	19	MR UR	19
R.C.L.N.D. TOTAL																			
APPAISED VALUES	TOTAL PROPERTY																		
	LAND																		
	IMPROVEMENTS																		
APPAISER AND DATE																			
ASSESSED VALUES	TOTAL PROPERTY																		
	LAND																		
	IMPROVEMENTS																		
ENTERED																			

