



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** DPR2017-19

**AGENDA ITEM:** AR-2

**PREPARED BY:** Sheri Bermejo  
Planning Division Manager

**MEETING DATE:** September 27, 2017

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**TITLE:** Determination of Historic Significance  
126 Sky Way

**APPLICANT:** Ms. Lauren Hinds, Property Owner  
126 Sky Way, Monrovia, CA 91016

**REQUEST:** Determine the historic significance of a residential building built within the historic period (50 years or older) that is proposing to alter more than twenty five percent of front wall area facing a public street

**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 property owner is proposing a ±2,000 square foot addition to the existing single-family home. The subject house was built in 1914/1915 according to the Los Angeles County Records, 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:** A historical evaluation for the property was provided as part of the application and includes a professional historical assessment and DPR Form with background documentation that was prepared by Sapphos Environmental, Inc., dated August 7, 2017. The assessment is attached as Exhibit "A".

The subject site is located on the southwest corner of Sky Way and North Myrtle Avenue, and is adjacent to the southerly boundary of the Gold Hills Subdivision. Sky Way was originally known as North Street, but it was renamed in 1987 when four parcels, including the subject property, were subdivided into three parcels. The property at 126 Sky Way is currently developed with a 1,998± square foot single-family residence, 455 square foot walk-out basement, and a 540 square foot garage with an attached 532 square foot guesthouse. The residence is vernacular in style and was constructed using common materials and methods. It has also been substantially altered over the course of time. The original architect and builder are unknown.

The original owner of the property was Albert E. Cronenwett, who opened an early newspaper in Monrovia and worked as a salesman. Subsequent owners included Clare Cronenwett, a prominent flower arrangement designer, and Alfred T. Smith, an architect. Alfred T. Smith was a project architect on the Los Angeles Department of Water and Power Building and Cedar-Sinai Medical Center. Although these persons may be considered locally significant for their influence in early Monrovia, the residence they inhabited has been substantially altered since the time they inhabited it. Therefore, the property does not have sufficient integrity to convey an association with these persons.

Albert Cronenwett was also known for his landscape skills and originally transformed the subject site into a "tropical wonderland." The property's landscape layout was featured in the Los Angeles Times in 1930. However, most of the landscape area was graded in 1968 and another portion was removed during the subdivision in 1987. Due to the recent in-fill construction, the property does not retain integrity of setting.

The historic assessment evaluated district eligibility and determined that the block does not represent a historic district because the buildings are not architecturally significant and are less than 50 years of age.

**RECOMMENDATION:** The property owner's consultant determined that the property at 126 Sky Way does not have architectural or known historic value that meets the criteria for local landmark status and is not a contributor to a potential historic district. Staff recommends that the Historic Preservation Commission accept the DPR and assign a CHRS Code of 6Z to the property. If the Commission concurs with this recommendation, then the following motion is appropriate:

**Approve the DPR Form with a Status Code of 6Z.**

August 7, 2017  
Job Number: 2226-001  
Historical Evaluation for  
126 Sky Way, Monrovia, California 91016

**MEMORANDUM FOR THE RECORD**

2.6 2226-001 M01

TO: Ms. Lauren Hinds

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

SUBJECT: Historical Evaluation for 126 Sky Way, Monrovia,  
California

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

**EXECUTIVE SUMMARY**

The property located at 126 Sky Way, Monrovia, California (APN 8520-016-017) was evaluated by Sapphos Environmental, Inc. (Ms. Alexandra Madsen and Ms. Carrie Chasteen), who conducted the evaluation and meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. A single-story residential building and guesthouse were 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. 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 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 126 Sky Way, Monrovia, California (APN 8520-016-017). 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, archaeology, 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**

### **City of Monrovia**

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 service at the Mission San Gabriel where he served 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 division 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>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>

<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>

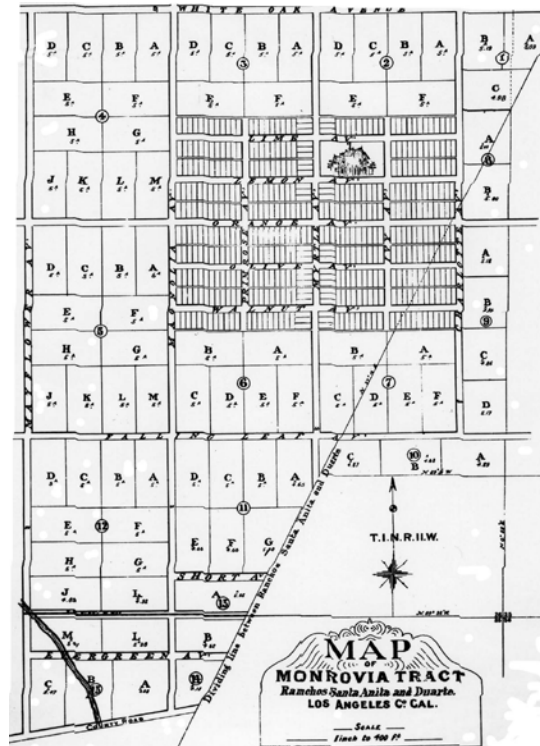
<sup>5</sup> Kyle, Douglas E. 2002. *Historic Spots in California*. Stanford, CA: Stanford University Press.

<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>

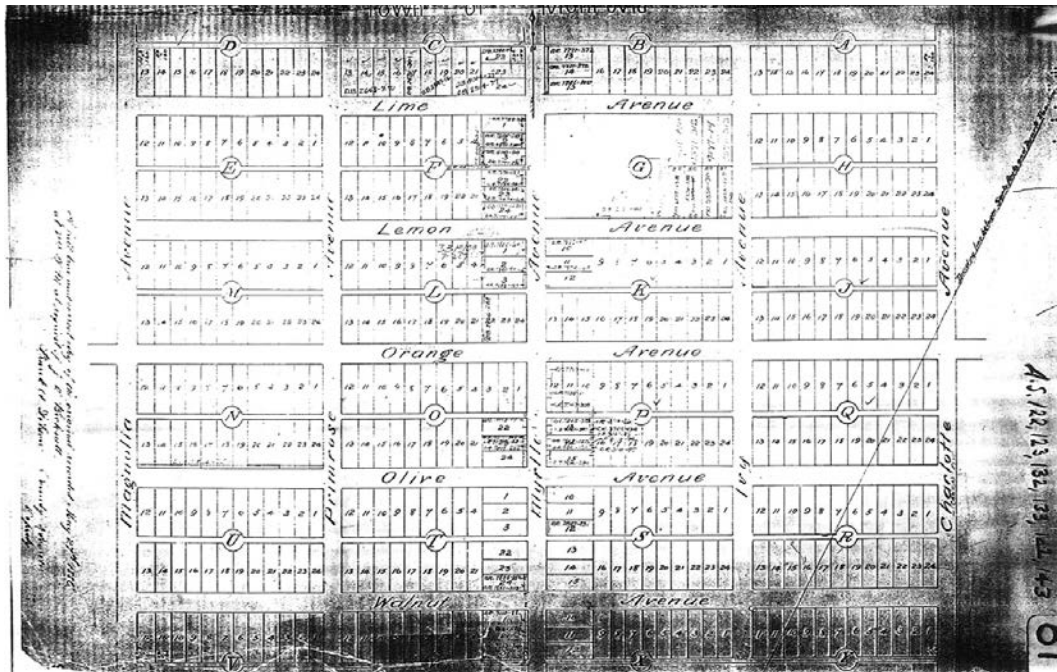


**Figure 1. Map of Monrovia Tract, c. 1886**  
 SOURCE: *EarlyMonroviaStructures.Org*

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 Avenues; engineers John Quinton and John Flanagan divided 60 acres into Blocks A–Y further subdividing each block into twenty-four 50- by 160-foot lots.<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 wood 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 Avenue. In the turn of the century, the La Grant Vista Hotel, First National Bank of Monrovia, and American National Bank were just three 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 more than 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 in 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 Railway 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 bungalow courts 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 work 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-muckracking-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 present day Monrovia.

Don Robertson and other aviation-minded community members founded the Monrovia Airport/Foothill Flying Field at Huntington Drive that 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 Avenue 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/>

## 126 Sky Way

Sky Way was originally known as North Street, and was developed on the Diamond Flats section of what was known as Gold Hill during the turn of the century.<sup>34</sup> The property was part of the Monroe addition to the Monrovia tract located in the northernmost quadrant of the City of Monrovia. Although the original building permit for the residence was not available at the time of this report, the building was likely constructed in 1914/1915 as evident in tax information in the County Assessor's records.<sup>35</sup> The footprint of the house is not recorded in the 1927–1942 Sanborn fire insurance map and not visible in historic aerials.

The residence was remodeled in 1966 by contractor Ed Short.<sup>36</sup> Remodeling included installing vertical posts outside, altering the roof, and interior lathing.<sup>37</sup> The lot was graded and a retaining wall was likely installed in 1968.<sup>38</sup> The building was again altered in 1972.<sup>39</sup> An air conditioning unit was installed and the furnace was replaced in 1973.<sup>41</sup> An existing accessory building at the property was demolished in 1984, and a current garage on the property was constructed the same year.<sup>42,43</sup> In 1985, an addition was completed and a bedroom was converted into a bathroom.<sup>44</sup> The building was re-roofed the same year.<sup>45</sup>

In 1987, four parcels, including the subject property, were consolidated and divided into three parcels.<sup>46</sup> The address was changed from 126 North Street to 126 Sky Way, 130 Sky Way, 138 Sky Way, and 146 Sky Way in 1989.<sup>47</sup> In 1992, the occupancy was changed from hobby shop/storage to guest room in the garage.<sup>48</sup> In 2012, the roof was replaced with composition shingles.<sup>49</sup>

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<sup>34</sup> Thompson, Sheila. 31 December 1969. "From this Corner." *Arcadia Tribune*, p. 2.

<sup>35</sup> Los Angeles County Assessor. 1913–1921. Book 69, p. 13.

<sup>36</sup> City of Monrovia. 4 September 1966. Application for Building Permit.

<sup>37</sup> City of Monrovia. 21 May 1973. Inspection Record.

<sup>38</sup> City of Monrovia. 19 March 1968. Application for Grading Permit; City of Monrovia. 19 March 1968. Application for Building Permit.

<sup>39</sup> City of Monrovia. 28 March 1978. Inspection Record.

<sup>41</sup> City of Monrovia. 21 May 1973. Application for Building Permit.

<sup>42</sup> City of Monrovia. 5 March 1984. Application for Building Permit.

<sup>43</sup> City of Monrovia. 5 March 1984. Application for Building Permit; City of Monrovia. 7 June 1984. Inspection Record.

<sup>44</sup> City of Monrovia. 11 March 1985. Application for Building Permit; City of Monrovia. 21 March 1985. Inspection Record.

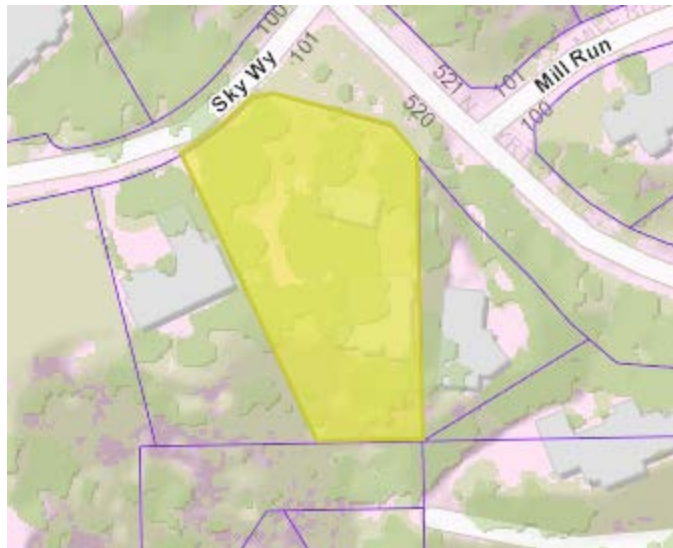
<sup>45</sup> City of Monrovia. 23 December 1985. Application for Building Permit.

<sup>46</sup> City of Monrovia. March 1986. Notice of Determination.

<sup>47</sup> City of Monrovia. 24 March 1989. Notice of Change of Address.

<sup>48</sup> City of Monrovia. 25 August 1992. Application for Building Permit.

<sup>49</sup> City of Monrovia. 5 January 2012. Application for Building Permit.



**Figure 3. Current Footprint, 126 Sky Way**  
 SOURCE: Los Angeles County Assessor, 2017

Based upon a review of the Los Angeles County Assessor’s parcel data, the property changed ownership several times between 1913 and 2017 (Table 1, Assessor Data).

**TABLE 1  
 ASSESSOR DATA**

Map Book No.	Page No.	Date	Name
69	13	1913–1921	Albert E. Cronenwett
69	13	1921–1928	Albert E. Cronenwett
69	13	1928–1939	Albert E. Cronenwett
69	13	1928–1939	Minnie E. Cronenwett
69	13	1939–1946	Minnie E. Cronenwett (1936)
69	13	1939–1946	Clare and F. M. Cronenwett (1945)
69	13	1947–1951	Clare Cronenwett
69	13	1947–1951	J. Frank Wilson and Charles E. Turner
69	13	1952–1956	Clare Cronenwett
69	13	1952–1956	Alfred Smith
69	13	1957–1958	Walter C. Wilson (Lot 19)
69	13	1957–1958	Alfred Smith (Lot 18)
N/A	N/A	1967	Alfred Smith
N/A	N/A	1989	Alfred and Pauline Smith
N/A	N/A	1998	Gerritt and Marjorie Kooiman
N/A	N/A	2015	John and Lauren B. Hinds
N/A	N/A	2016	Lauren B. Hinds Trust

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

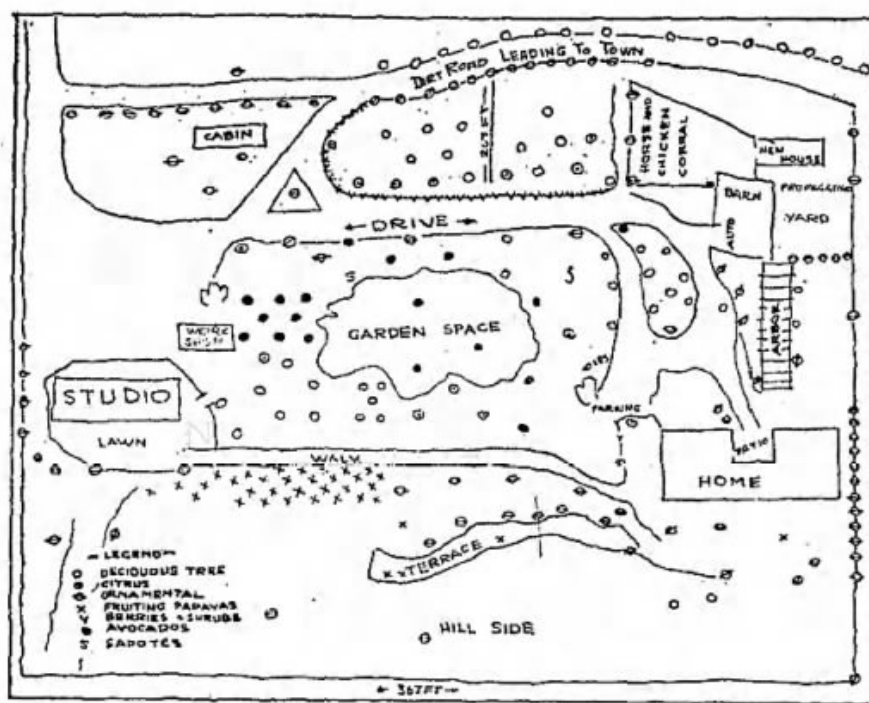
Albert E. Cronenwett was a traveling salesman who owned the property from at least 1913 until 1936.<sup>50</sup> Albert Cronenwett moved with his wife Minnie to Monrovia in 1888 from Ohio. In 1903, Cronenwett founded the *Monrovia News*, which was purchased by the Monrovia Publishing

<sup>50</sup> Ancestry.com. 2017. *California, Voter Registrations, 1900-1968* [database on-line]. Provo, UT: Ancestry.com Operations Inc.

Company in 1906.<sup>51,52</sup> Albert was married to Minnie Cronenwett, a housewife, and had a daughter, Clare M. Cronenwett, who was an artist.<sup>53,54</sup> Albert, Minnie, and Clare Cronenwett are all listed as owning the property individually at different times. Their residence at 126 Sky Way was later “incorporated into the home of Mr. and Mrs. Alfred T. Smith.”<sup>55</sup> Of the Cronenwett’s property at what is now 126 Sky Way, one journalist wrote:

*Cronenwett, who was also an authority on tropical plants, proceeded to landscape his property with many rare and unusual trees and shrubs. He also built a large walk-in aviary, where he kept all types of singing birds...*<sup>56</sup>

The Cronenwett residence was featured in a 1930 article about Albert Cronenwett’s landscaping, and included a hand-drawn rendering of the property’s layout (Figure 4, *Sketch of Cronenwett Property [1930]*).<sup>57</sup>



Ground layout of Cronenwett place.  
**Figure 4. Sketch of Cronenwett’s Property (1930)**  
 SOURCE: *Los Angeles Times*, 1930

<sup>51</sup> Davis, Charles F. and Ellavera Nelson Davis. 1957. *Monrovia Duarte Community Book*. Monrovia, CA: Arthur H. Cawston. pg. 31.

<sup>52</sup> “George & Harriet Barry.” *Early Monrovia Structures Research*. Accessed August 2, 2017. Available at: [http://ems.vaesite.com/biographies\\_by\\_alpha.html?alpha=Last%20Names%20A-E](http://ems.vaesite.com/biographies_by_alpha.html?alpha=Last%20Names%20A-E)

<sup>53</sup> Ancestry.com. 2017. *California, Voter Registrations, 1900-1968* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>54</sup> Ancestry.com. 2012. *1930 United States Federal Census* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>55</sup> Thompson, Sheila. “From this Corner.” 31 December 1969. *Arcadia Tribune*, p. 2.

<sup>56</sup> Thompson, Sheila. “From this Corner.” 31 December 1969. *Arcadia Tribune*, p. 2.

<sup>57</sup> “Two-Acre Hilltop Place Tropical Wonderland of Rare Plants.” 20 April 1930. *Los Angeles Times*, p. 117.

The article lauded Cronenwett's sub-tropical plantings on the hill, which provides a frost-free climate. The landscaping came after Cronenwett spent 12 years traveling in the tropics, and he was pictured with a papaya tree at the time of the article, notably the first one grown in Monrovia (Figure 5, *View of Cronenwett and Papaya Tree at Residence [1930]*).

Most of the features evident in this sketch no longer exist, including much of the landscaping, the studio, and cabin. The residence has received numerous alterations and has a different footprint at the time of this report.



**Figure 5. View of Cronenwett and Papaya Tree at Residence (1930)**  
SOURCE: *Los Angeles Times*, 1930

Cronenwett's daughter Clare was a "noted local artist and national authority on flower arranging" who died at the property in 1969.<sup>58</sup> Clare Cronenwett traveled to lecture on flower arranging and acted as a judge at the International Flower Show in New York.<sup>59</sup> Clare Cronenwett painted out of her studio, which was located in the western region of the property, but was likely demolished in 1984.<sup>60</sup>

Charles E. Turner was a realtor married to Lillian Turner.<sup>61,62</sup> J. Frank Wilson was an investment counselor that was married to Myrtle Wilson.<sup>63</sup> He had his own company, the Wilson Realty

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<sup>58</sup> Thompson, Sheila. 31 December 1969. "From this Corner." *Arcadia Tribune*, p. 2.

<sup>59</sup> Thompson, Sheila. 31 December 1969. "From this Corner." *Arcadia Tribune*, p. 2.

<sup>60</sup> City of Monrovia. 5 March 1984. Application for Building Permit.

<sup>61</sup> Ancestry.com. 2011. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>62</sup> Ancestry.com. 2011. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>63</sup> Ancestry.com. 2011. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

Company.<sup>64</sup> Walter C. Wilson was possibly related to J. Frank Wilson, and worked as a math instructor. He studied at Yale University and was married to Ethleen Coppock.<sup>65</sup>

Alfred and Pauline Smith lived at the property from 1952 to 1974 and again from 1984 to 1992.<sup>66</sup> Alfred Smith was an architect originally from Ozark, Illinois.<sup>67</sup> He married Pauline Farley in 1938. Smith was a project architect for the Department of Water and Power building<sup>68</sup> and the Cedar-Sinai Medical Center in Los Angeles.<sup>69</sup> Although a number of projects Smith worked on could be considered significant, Smith served as the project manager and did not work on the designs out of his residence.

From 2015 to the present Lauren B. Hinds (Trust) has owned the property.<sup>70</sup>

## FIELD SURVEY FINDINGS

Sapphos Environmental, Inc. Historic Resources staff (Ms. Carrie Chasteen) conducted a field survey of 126 Sky Way and its setting on August 1, 2017. Ms. Alexandra Madsen assisted with research efforts. Ms. Chasteen and Ms. Madsen are architectural historians who meet 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 a complex footprint measuring approximately 1,788 square feet. The gable roof has been re-roofed twice and is covered in composition shingles. The exterior walls are clad in wood shingles. The southern façade has an addition and walk-out basement.

### Primary (Northern) Façade

A brick path and wood trellis lead to the main entrance, which is defined by a shed-style roof upheld by wood beams. The primary façade is asymmetrical with the sunken entrance located in the center of the building, next to a projecting bay with casement windows. A central brick and

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<sup>64</sup> "Broker Buys Home." 14 February 1926. *Los Angeles Times*, p. 104.

<sup>65</sup> Ancestry.com. *U.S. 2013. Selected Quaker College Yearbooks and Alumni Directories, 1896-2003* [database on-line]. Provo, UT: Ancestry.com Operations, Inc. This collection was indexed by Ancestry World Archives Project contributors.

<sup>66</sup> "Alfred T. Smith." 14 October 2003. *Los Angeles Times*. Accessed July 31, 2017. Available at: <http://www.legacy.com/obituaries/latimes/obituary.aspx?n=alfred-t-smith&pid=1476460>

<sup>67</sup> Ancestry.com. 2011. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>68</sup> City of Los Angeles. Los Angeles Department of Water and Power General Office Building (CHC-2012-1944-HCM). 13 August 2012. City of Los Angeles. Accessed July 31, 2017. Available at: [http://clkrep.lacity.org/onlinedocs/2012/12-1306\\_RPT\\_CHC\\_08-13-12.pdf](http://clkrep.lacity.org/onlinedocs/2012/12-1306_RPT_CHC_08-13-12.pdf)

<sup>69</sup> "Alfred T. Smith." 14 October 2003. *Los Angeles Times*. Accessed July 31, 2017. Available at: <http://www.legacy.com/obituaries/latimes/obituary.aspx?n=alfred-t-smith&pid=1476460>

<sup>70</sup> County of Los Angeles Assessor's Office, Public Counter.



stone chimney projects from the gable roof. Fenestration is composed of anodized aluminum sliding windows that were likely installed in the 1980s (Figures 6A–B, *Primary [Northern] Façade, 126 Sky Way*).



**Figure 6A. Primary (Northern) Façade, 126 Sky Way**  
SOURCE: *Sapphos Environmental, Inc., 2017*



**Figure 6B. Primary (Northern) Façade, 126 Sky Way**  
SOURCE: *Sapphos Environmental, Inc., 2017*

The northeast corner of the primary façade has a sunken porch that is enclosed with a wood trellis and overhanging shed-style roof with exposed beams. The porch has a brick floor and a secondary entrance to the building (Figure 7, *Primary [Northern] Façade Porch, 126 Sky Way*).



**Figure 7. Primary (Northern) Façade Porch, 126 Sky Way**  
SOURCE: *Sapphos Environmental, Inc., 2017*

### **Secondary (Western) Façade**

The secondary (western) façade is covered in wood shingles and has a central barn-style door next to a vinyl double-hung window. A central vent provides passive air flow. The roof of the southwestern porch undercuts the gable roof and creates multiple roof planes along this façade (Figure 8, *Secondary [Western] Façade, 126 Sky Way*).



**Figure 8. Secondary (Western) Façade, 126 Sky Way**  
SOURCE: *Sapphos Environmental, Inc., 2017*

## Tertiary (Southern) Façade

The tertiary (southern) façade has a low, brick water table and an expanded porch with concrete flooring above a lower, walk-out basement. The façade is clad in wood shingles on the upper story and brick and wood shingles on the basement level. Fenestration on the southern façade is a mixture of vinyl and aluminum windows, and includes both sash and casement windows. A central stairway leads from the porch to the basement below; a wood and wire railing provides safety measures. A modern wood door at the bottom of the stairs provides an entrance for the basement (Figure 9, *Tertiary [Southern] Façade, 126 Sky Way*).



**Figure 9. Tertiary (Southern) Façade, 126 Sky Way**  
SOURCE: *Sapphos Environmental, Inc., 2017*

The rear addition to the southern façade was likely constructed in 1985, is a first-story ell that is supported by three brick square columns, and does not extend to the basement.<sup>71</sup> The addition has a somewhat pointed form, and projects from the façade. This addition is visually different from the rest of the building with its board and batten cladding, directly contrasting with the wood shingles evident on the basement-level below. The aluminum sliding windows on this addition do match the newer windows on the rest of the building, and the windows were likely installed when the addition was constructed. The addition's gable roof has exposed rafter tails (Figure 10, *Tertiary [Southern] Façade Addition, 126 Sky Way*).

<sup>71</sup> City of Monrovia. 11 March 1985. Application for Building Permit; City of Monrovia. 21 March 1985. Inspection Record; City of Monrovia. 23 December 1985. Application for Building Permit.



**Figure 10. Tertiary (Southern) Façade Addition, 126 Sky Way**  
SOURCE: *Sapphos Environmental, Inc., 2017*

### ***Landscaping***

Landscaping for the primary façade appears to be greatly altered from the original “tropical wonderland” layout designed by Albert Cronenwett. The original garden space illustrated in a 1930 *Los Angeles Times* article was graded in 1968;<sup>72</sup> this garden area was the location of most of Cronenwett’s tropical plantings which are not extant (See Figure 4). Some of the land used for this early garden was removed from the parcel in 1986,<sup>73</sup> and is now located on the property located at 130 Sky Way. Moreover, much of the existing landscape has been altered. The trellis was installed in 1966,<sup>74</sup> and many of the concrete masonry unit-constructed planters and vegetation are not original (Figure 11, *View of Newer Landscaping, 126 Sky Way*). Only scattered remnants of the original garden remain, such as in the stone terracing evident on the western region of the property (Figure 12, *View of Original Landscaping [Foreground], 126 Sky Way*). However, the landscape has been altered to the extent that it no longer retains its integrity or significance.

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<sup>72</sup> City of Monrovia. 19 March 1968. Application for Grading Permit; City of Monrovia. 19 March 1968. Application for Building Permit.

<sup>73</sup> City of Monrovia. March 1986. Notice of Determination.

<sup>74</sup> City of Monrovia. 21 May 1973. Inspection Record.



**Figure 11. View of Newer Landscaping, 126 Sky Way**  
SOURCE: *Sapphos Environmental, Inc., 2017*



**Figure 12. View of Original Landscaping (Foreground), 126 Sky Way**  
SOURCE: *Sapphos Environmental, Inc., 2017*

### ***Integrity***

The integrity of the residence and landscape has been lost from the time of construction, when the Cronenwett family resided at the property, to the time of this report. The residence has received numerous alterations. In 1966, vertical posts were installed outside, including the entryway trellis; these wood additions altered the appearance of the building's primary facade.<sup>75</sup> The property was

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<sup>75</sup> City of Monrovia. 21 May 1973. Inspection Record.

re-graded and re-landscaped in 1968; a retaining wall was also constructed at this date.<sup>76</sup> The primary entry door was replaced with modern materials. The original accessory building that served at Clare Cronenwett's artist's studio was demolished in 1984, when the guesthouse and garage were constructed.<sup>79,80</sup> A rear addition to the residence was constructed in 1985.<sup>81</sup> Vinyl and aluminum windows that replaced original fenestration were installed, likely in the 1980s. Little remains of the original building inhabited by the Cronenwetts; the property at 126 Sky Way has been remodeled various times and little of the original historic fabric is extant. Moreover, the site has been regraded which destroyed the majority of landscaping completed by Albert Cronenwett. Although a notable family, architect, and landscape design are associated with the property, the residence and landscape do not retain integrity and therefore do not convey an association with significant persons, events, architects, or styles of architecture.

### Guesthouse and Garage

The original accessory building on the property was a studio used by Clare Cronenwett was demolished in 1984, the same year that the guesthouse and garage was constructed. The current guesthouse and garage is located north of the residence, measures approximately 4,400 square feet, and has a generally rectangular footprint. The guesthouse has a gable roof of composition shingles, has an exterior of board and batten, and aluminum sliding windows. The guesthouse is stepped and has a garage on the upper level and residential quarter on the lower (Figure 13, *Southern Façade of Guesthouse, 126 Sky Way*). The lower level has a water table of concrete masonry units (Figure 14, *Northern and Eastern Façades of Guesthouse, 126 Sky Way*). The guesthouse lacks significance and was constructed in 1984 and therefore is not yet 50 years of age.



**Figure 13. Southern Façade of Guesthouse, 126 Sky Way**  
SOURCE: *Sapphos Environmental, Inc., 2017*

<sup>76</sup> City of Monrovia. 19 March 1968. Application for Grading Permit; City of Monrovia. 19 March 1968. Application for Building Permit.

<sup>79</sup> City of Monrovia. 5 March 1984. Application for Building Permit.

<sup>80</sup> City of Monrovia. 5 March 1984. Application for Building Permit; City of Monrovia. 7 June 1984. Inspection Record.

<sup>81</sup> City of Monrovia. 11 March 1985. Application for Building Permit; City of Monrovia. 21 March 1985. Inspection Record; City of Monrovia. 23 December 1985. Application for Building Permit.



**Figure 14. Northern and Eastern Façades of Guesthouse, 126 Sky Way**  
SOURCE: *Sapphos Environmental, Inc., 2017*

### ***Setting***

The residence is situated in the southeastern corner of a somewhat rectangular residential lot that has been heavily altered overtime with the demolition of the original studio, construction of the guesthouse, re-grading of much of the lot, and re-landscaping. The property is located within a residential neighborhood in Monrovia. Surrounding houses are generally newer and include large “McMansions” constructed in the 1990s and early 2000s in various faux-revival styles. The property’s setting does not demonstrate a historic settlement pattern but rather is surrounded by newer constructions at 130 Sky Way and 536 N. Alta Vista Avenue. The residence at 130 Sky Way was constructed in 1994; the property at 536 N. Alta Vista Avenue was developed in 1991 (Figure 15, *View of 130 Sky Way, Facing South from Sky Way* and Figure 16, *View of 536 N. Alta Vista Avenue, Facing North from Sky Way*).



**Figure 15. View of 130 Sky Way, Facing South from Sky Way**  
SOURCE: *Sapphos Environmental, Inc., 2017*



**Figure 16. View of 536 N. Alta Vista Avenue, Facing North from Sky Way**  
SOURCE: *Sapphos Environmental, Inc., 2017*

## EVALUATION

### District Eligibility

Sky Way is a small road off of N. Myrtle Avenue in northern Monrovia. The footprint of the house was not recorded in the 1927–1942 Sanborn fire insurance map. The property was consolidated from four parcels into three parcels in 1986. At present, nine houses exist within the neighborhood block. Residences along N. Myrtle Avenue and Sky Way reflect mostly modern, “McMansion” type residences, some in faux-Revival styles. The block does not represent a historic district because the buildings are not architecturally significant and are less than 50 years of age. Therefore, the neighborhood does not possess the architectural merit or integrity to form a historic district eligible for listing in the National Register, the California Register, and/or the City of Monrovia Historic



Landmark inventory. Additionally, 126 Sky Way lacks sufficient integrity to contribute to a potential historic district, should the neighborhood qualify for this designation at a future date.

### **Individual Eligibility**

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 126 Sky Way merely reflects real estate development that occurred throughout Southern California at the end of the century and early 1910s. Monrovia was established as a city in 1887; the residence at 126 Sky Way was built 27–28 years later in 1914/1915. 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 Albert E. Cronenwett, who opened an early newspaper in Monrovia and worked as a salesman.<sup>82</sup> Subsequent owners included Clare Cronenwett, a noted flower arraignment designer, and Alfred T. Smith. Although these persons may be considered locally significant for their influence in early Monrovia, the residence they inhabited has been substantially altered since the time they inhabited it. Therefore, the property does not have sufficient integrity to convey an association with these persons. 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 an example of a vernacular residential building that has been substantially altered over the course of time. The original architect, if any, and builder are unknown. The building does not embody the distinguishing characteristics of an architectural type specimen; is not inherently valuable for a study of a period, style, or method of construction; nor is it a notable work of a master builder, designer, or architect whose individual genius influenced his or her age. Therefore, the building is not eligible for listing in the National Register or the California Register under Criterion C/3, respectively. Additionally, the building does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

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

The building was constructed using common materials and methods and does not possess the potential to yield important information in regard to history or prehistory. Additionally, the site was re-graded as described above. 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 does not retain integrity of design, materials, workmanship, feeling, and association. The building has not been moved and does retain integrity of location. Due to recent in-fill construction, the property does not retain integrity of setting. Therefore, it does not retain sufficient integrity to merit listing in the National Register or California Register or for designation as a Historic Landmark.

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<sup>82</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 (Attachment 2, *DPR 523 Forms*). 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 Dolphe 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, BA

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### Senior Historic Resource Specialist

MS, Historic Preservation,  
School of the Art Institute of  
Chicago, Chicago, IL

BA, History and Political  
Science, University of South  
Florida, Tampa, FL

Phi Alpha Theta historical honor  
society

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Historic American Building Survey (HABS) and Engineering Record (HAER) documentation
- Historic Property Survey Reports (HPSRs)
- Historical Resources Evaluation Reports (HRERs)

Years of Experience: 15+

### Relevant Experience

- Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Historic Preservation Commissioner, City of Pasadena, CA
- Historic consultant for the Shangri La Hotel renovation project, Santa Monica, CA
- Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project
- HABS/HAER documentation for Mission Control at NASA JPL in Pasadena, CA

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

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

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

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

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 14

\*Resource Name or # (Assigned by recorder): 126 Sky Way

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad: Mt. Wilson

Date: 1995

T1N; R11W; \_\_\_ of \_\_\_ of Sec 23; SB\_B.M.

c. Address: 126 Sky Way

City: Monrovia Zip: 91016

d. UTM (Give more than one for large and/or linear resources)

Zone: \_\_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 8520-016-017

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

The one-story vernacular building has a complex footprint measuring approximately 1,788 square feet. The gable roof has been re-roofed twice and is covered in composition shingles. The exterior walls are clad in wood shingles. The southern façade has an addition and walk-out basement.

**Primary (Northern Façade)**

A brick path and wood trellis lead to the main entrance, which is defined by a shed-style roof upheld by wood beams. The primary façade is asymmetrical with the sunken entrance located in the center of the building, next to a projecting bay with casement windows. A central brick and stone chimney projects from the gable roof. Fenestration is composed of anodized aluminum sliding windows that were likely installed in the 1980s (Figures 1A-B, *Primary [Northern] Façade, 126 Sky Way*). (See Continuation Sheet page 4)

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



P5b. Description of Photo (view, date, accession #): Primary façade, August 4, 2017, Photo No. L1140218

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

\*P7. Owner and Address:  
Lauren Hinds  
126 Sky Way  
Monrovia, CA 91016

\*P8. Recorded by (Name, affiliation, and address): Carrie Chasteen  
Sapphos Environmental, Inc.  
430 N. Halstead Street  
Pasadena, CA 91107

\*P9. Date Recorded: August 4, 2017

\*P10. Survey Type (Describe): Intensive

\*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2017. Historic Evaluation for 126 Sky Way.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder): 126 Sky Way  
Page 2 of 14

\*NRHP Status Code: 6Z

**B1. Historic Name:** Cronenwett Residence

**B2. Common Name:** 126 Sky Way

**B3. Original Use:** Single-Family Residence

**B4. Present Use:** Single-Family Residence

\***B5. Architectural Style:** Vernacular

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

Although the original building permit for the residence was not available at the time of this report, the building was likely constructed in 1914/1915 as evident in tax information in the County Assessor's records. The footprint of the house is not recorded in the 1927-1942 Sanborn fire insurance map and not visible in historic aerials. (See Continuation Sheet page 12)

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

**Original Location:** N/A

\***B8. Related Features:** N/A

**B9a. Architect:** N/A

**b. Builder:** N/A

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

**Area:** Monrovia

**Period of Significance:** 1914/1915 **Property Type:** 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.)

Albert E. Cronenwett was a traveling salesman who owned the property from at least 1913 until 1936. Albert Cronenwett moved with his wife Minnie to Monrovia in 1888 from Ohio. In 1903, Cronenwett founded the Monrovia News, which was purchased by the Monrovia Publishing Company in 1906. Albert was married to Minnie Cronenwett, a housewife, and had a daughter, Clare M. Cronenwett, who was an artist. Albert, Minnie, and Clare Cronenwett are all listed as owning the property individually at different times. Their residence at 126 Sky Way was later "incorporated into the home of Mr. and Mrs. Alfred T. Smith." Of the Cronenwett's property at what is now 126 Sky Way, one journalist wrote:

*Cronenwett, who was also an authority on tropical plants, proceeded to landscape his property with many rare and unusual trees and shrubs. He also built a large walk-in aviary, where he kept all types of singing birds...*

The Cronenwett residence was featured in a 1930 article about Albert Cronenwett's landscaping, and included a hand-drawn rendering of the property's layout (Figure 6, Sketch of Cronenwett Property [1930]). (See Continuation Sheet page 12)

**B11. Additional Resource Attributes** (List attributes and codes): N/A

\***B12. References:**

(See Continuation Sheet Page 14)

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

\***B14. Evaluator:**

Alexandra Madsen  
Sapphos Environmental, Inc.  
430 N. Halstead Street  
Pasadena, CA 91107

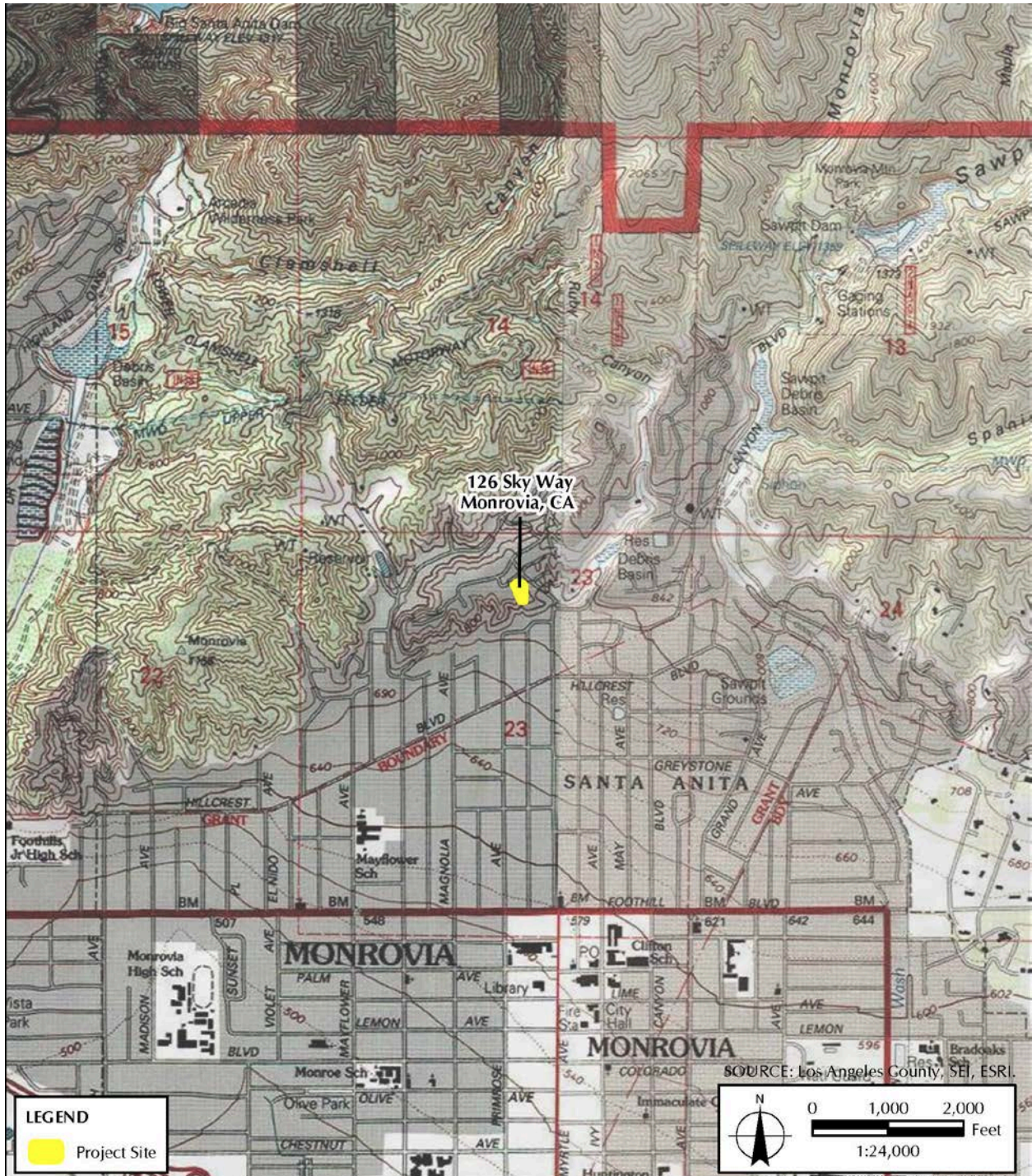
\***Date of Evaluation:** August 4, 2017

(This space reserved for official comments.)

(Sketch Map with north arrow required.)







\*P3a Description: (Continued from Primary Record page 1)



**Figure 1A. Primary (Northern) Façade, 126 Sky Way**  
SOURCE: Sapphos Environmental, Inc., 2017



**Figure 1B. Primary (Northern) Façade, 126 Sky Way**  
SOURCE: Sapphos Environmental, Inc., 2017

The northeast corner of the primary façade has a sunken porch that is enclosed with a wood trellis and overhanging shed-style roof with exposed beams. The porch has a brick floor and a secondary entrance to the building (Figure 2, Primary [Northern] Façade Porch, 126 Sky Way).

(See Continuation Sheet page 5)

\*P3a Description: (Continued from Continuation Sheet page 4)



Figure 2. Primary (Northern) Façade Porch, 126 Sky Way  
SOURCE: Sapphos Environmental, Inc., 2017

#### Secondary (Western) Façade

The secondary (western) façade is covered in wood shingles and has a central barn-style door next to a vinyl double-hung window. A central vent provides passive air flow. The roof of the southwestern porch undercuts the gable roof and creates multiple roof planes along this façade (Figure 3, Secondary [Western] Façade, 126 Sky Way).



Figure 3. Secondary (Western) Façade, 126 Sky Way  
SOURCE: Sapphos Environmental, Inc., 2017

(See Continuation Sheet page 6)

\*P3a Description: (Continued from Continuation Sheet page 5)

**Tertiary (Southern) Façade**

The tertiary (southern) façade has a low, brick water table and an expanded porch with concrete flooring above a lower, walk-out basement. The façade is clad in wood shingles on the upper story and brick and wood shingles on the basement level. Fenestration on the southern façade is a mixture of vinyl and aluminum windows, and includes both sash and casement windows. A central stairway leads from the porch to the basement below; a wood and wire railing provides safety measures. A modern wood door at the bottom of the stairs provides an entrance for the basement (Figure 4, *Tertiary [Southern] Façade, 126 Sky Way*).



**Figure 4. Tertiary (Southern) Façade, 126 Sky Way**  
SOURCE: Sapphos Environmental, Inc., 2017

The rear addition to the southern façade was likely constructed in 1985, is a first-story ell that is supported by three brick square columns, and does not extend to the basement. The addition has a somewhat pointed form, and projects from the façade. This addition is visually different from the rest of the building with its board and batten cladding, directly contrasting with the wood shingles evident on the basement-level below. The aluminum sliding windows on this addition do match the newer windows on the rest of the building, and the windows were likely installed when the addition was constructed. The addition's gable roof has exposed rafter tails (Figure 5, *Tertiary [Southern] Façade Addition, 126 Sky Way*).

(See Continuation Sheet page 7)

\*P3a Description: (Continued from Continuation Sheet page 6)



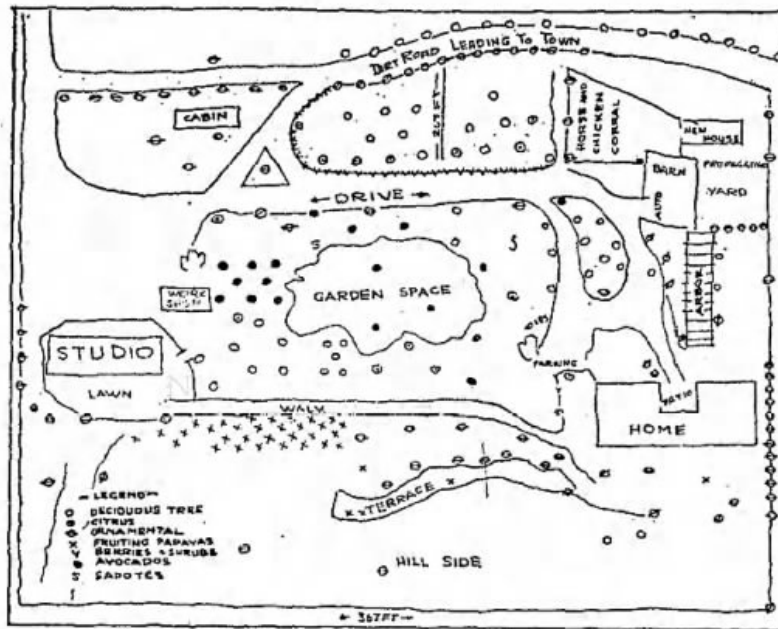
Figure 5. Tertiary (Southern) Façade Addition, 126 Sky Way  
SOURCE: Sapphos Environmental, Inc., 2017

### **Landscaping**

Landscaping for the primary façade appears to be greatly altered from the original "tropical wonderland" layout designed by Albert Cronenwett. The original garden space illustrated in a 1930 *Los Angeles Times* article was graded in 1968; this garden area was the location of most of Cronenwett's tropical plantings which are not extant (See Figure 6). Some of the land used for this early garden was removed from the parcel in 1986, and is now located on the property located at 130 Sky Way. Moreover, much of the existing landscape has been altered. The trellis was installed in 1966, and many of the concrete masonry unit-constructed planters and vegetation are not original (Figure 7, *View of Newer Landscaping, 126 Sky Way*). Only scattered remnants of the original garden remain, such as in the stone terracing evident on the western region of the property (Figure 8, *View of Original Landscaping [Foreground], 126 Sky Way*). However, the landscape has been altered to the extent that it no longer retains its integrity or significance.

(See Continuation Sheet page 8)

\*P3a Description: (Continued from Continuation Sheet page 7)



Ground layout of Cronenwett place.  
Figure 6. Sketch of Cronenwett's Property (1930)  
SOURCE: *Los Angeles Times*, 1930

Most of the features evident in this sketch no longer exist, including much of the landscaping, the studio, and cabin. The residence has received numerous alterations and has a different footprint at the time of this report (See Figure 6).



Figure 7. View of Newer Landscaping, 126 Sky Way  
SOURCE: *Sapphos Environmental, Inc.*, 2017

(See Continuation Sheet page 9)

\*P3a Description: (Continued from Continuation Sheet page 8)



Figure 8. View of Original Landscaping (Foreground), 126 Sky Way  
SOURCE: Sapphos Environmental, Inc., 2017

#### **Integrity**

The integrity of the residence and landscape has been lost from the time of construction, when the Cronenwett family resided at the property, to the time of this report. The residence has received numerous alterations. In 1966, vertical posts were installed outside, including the entryway trellis; these wood additions altered the appearance of the building's primary facade. The property was re-graded and re-landscaped in 1968; a retaining wall was also constructed at this date. The primary entry door was replaced with modern materials. The original accessory building that served as Clare Cronenwett's artist's studio was demolished in 1984, when the guesthouse and garage were constructed. A rear addition to the residence was constructed in 1985. Vinyl and aluminum windows that replaced original fenestration were installed, likely in the 1980s. Little remains of the original building inhabited by the Cronenwetts; the property at 126 Sky Way has been remodeled various times and little of the original historic fabric is extant. Moreover, the site has been regraded which destroyed the majority of landscaping completed by Albert Cronenwett. Although a notable family, architect, and landscape design are associated with the property, the residence and landscape do not retain integrity and therefore do not convey an association with significant persons, events, architects, or styles of architecture.

#### **Guesthouse and Garage**

The original accessory building on the property was a studio used by Clare Cronenwett that was demolished in 1984, the same year that the guesthouse and garage were constructed. The current guesthouse and garage is located north of the residence, measures approximately 4,400 square feet, and has a generally rectangular footprint. The guesthouse has a gable roof of composition shingles, has an exterior of board and batten, and aluminum sliding windows. The guesthouse is stepped and has a garage on the upper level and residential quarter on the lower (Figure 9, *Southern Façade of Guesthouse, 126 Sky Way*). The lower level has a water table of concrete masonry units (Figure 10, *Northern and Eastern Façades of Guesthouse, 126 Sky Way*). The guesthouse lacks significance and was constructed in 1984 and therefore is not yet 50 years of age.

(See Continuation Sheet page 10)

\*P3a Description: (Continued from Continuation Sheet page 9)



**Figure 9. Southern Façade of Guesthouse, 126 Sky Way**  
SOURCE: Sapphos Environmental, Inc., 2017



**Figure 10. Northern and Eastern Façades of Guesthouse, 126 Sky Way**  
SOURCE: Sapphos Environmental, Inc., 2017

(See Continuation Sheet page 11)



\*P3a Description: (Continued from Continuation Sheet page 10)

*Setting*

The residence is situated in the southeastern corner of a somewhat rectangular residential lot that has been heavily altered overtime with the demolition of the original studio, construction of the guesthouse, re-grading of much of the lot, and re-landscaping. The property is located within a residential neighborhood in Monrovia. Surrounding houses are generally newer and include large "McMansions" constructed in the 1990s and early 2000s in various faux-revival styles. The property's setting does not demonstrate a historic settlement pattern but rather is surrounded by newer constructions at 130 Sky Way and 536 N. Alta Vista Avenue. The residence at 130 Sky Way was constructed in 1994; the property at 536 N. Alta Vista Avenue was developed in 1991 (Figure 11 *View of 130 Sky Way, Facing South from Sky Way* and Figure 12, *View of 536 N. Alta Vista Avenue, Facing North from Sky Way*).



Figure 11. *View of 130 Sky Way, Facing South from Sky Way*  
SOURCE: Sapphos Environmental, Inc., 2017



Figure 12. *View of 536 N. Alta Vista Avenue, Facing North from Sky Way*  
SOURCE: Sapphos Environmental, Inc., 2017

**\*B6. Construction History:** (Continued from Building, Structure, and Object Record page 2)

The residence was remodeled in 1966 by contractor Ed Short. Remodeling included installing vertical posts outside, altering the roof, and interior lathing. The lot was graded and a retaining wall was likely installed in 1968. The building was again altered in 1972. An air conditioning unit was installed and the furnace was replaced in 1973. An existing accessory building at the property was demolished in 1984, and a current garage on the property was constructed the same year. In 1985, an addition was completed and a bedroom was converted into a bathroom. The building was re-roofed the same year.

**\*B10. Significance:** (Continued from Building, Structure, and Object Record page 2)

The article lauded Cronenwett's sub-tropical plantings on the hill, which provides a frost-free climate. The landscaping came after Cronenwett spent 12 years traveling in the tropics, and he was pictured with a papaya tree at the time of the article, notably the first one grown in Monrovia (Figure 13, *View of Cronenwett and Papaya Tree at Residence [1930]*).



Figure 13. View of Cronenwett and Papaya Tree at Residence (1930)

SOURCE: *Los Angeles Times*, 1930

Cronenwett's daughter Clare was a "noted local artist and national authority on flower arranging" who died at the property in 1969. Clare Cronenwett traveled to lecture on flower arranging and acted as a judge at the International Flower Show in New York. Clare Cronenwett painted out of her studio, which was located in the western region of the property, but was likely demolished in 1984.

Charles E. Turner was a realtor married to Lillian Turner. J. Frank Wilson was an investment counselor that was married to Myrtle Wilson. He had his own company, the Wilson Realty Company. Walter C. Wilson was possibly related to J. Frank Wilson, and worked as a math instructor. He studied at Yale University and was married to Ethleen Coppock.

(See Continuation Sheet page 13)

**\*B10. Significance:** (Continued from Continuation Sheet page 12)

Alfred and Pauline Smith lived at the property from 1952 to 1974 and again from 1984 to 1992. Alfred Smith was an architect originally from Ozark, Illinois. He married Pauline Farley in 1938. Smith was a project architect for the Department of Water and Power building and the Cedar-Sinai Medical Center in Los Angeles. Although a number of projects Smith worked on could be considered significant, Smith served as the project manager and did not work on the designs out of his residence.

**EVALUATION**

**District Eligibility**

Sky Way is a small road off of N. Myrtle Avenue in northern Monrovia. The footprint of the house was not recorded in the 1927-1942 Sanborn fire insurance map. The property was consolidated from four parcels into three parcels in 1986. At present, nine houses exist within the neighborhood block. Residences along N. Myrtle Avenue and Sky Way reflect mostly modern, "McMansion" type residences, some in faux-Revival styles. The block does not represent a historic district because the buildings are not architecturally significant and are less than 50 years of age. Therefore, the neighborhood does not possess the architectural merit or integrity to form a historic district eligible for listing in the National Register, the California Register, and/or the City of Monrovia Historic Landmark inventory. Additionally, 126 Sky Way lacks sufficient integrity to contribute to a potential historic district, should the neighborhood qualify for this designation at a future date.

**Individual Eligibility**

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 126 Sky Way merely reflects real estate development that occurred throughout Southern California at the end of the century and early 1910s. Monrovia was established as a city in 1887; the residence at 126 Sky Way was built 27-28 years later in 1914/1915. 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 Albert E. Cronenwett, who opened an early newspaper in Monrovia and worked as a salesman. Subsequent owners included Clare Cronenwett, a noted flower arraignment designer, and Alfred T. Smith. Although these persons may be considered locally significant for their influence in early Monrovia, the residence they inhabited has been substantially altered since the time they inhabited it. Therefore, the property does not have sufficient integrity to convey an association with these persons. 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 an example of a vernacular residential building that has been substantially altered over the course of time. The original architect, if any, and builder are unknown. The building does not embody the distinguishing characteristics of an architectural type specimen; is not inherently valuable for a study of a period, style, or method of construction; nor is it a notable work of a master builder, designer, or architect whose individual genius influenced his or her age. Therefore, the building is not eligible for listing in the National Register or the California Register under Criterion C/3, respectively. Additionally, the building does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

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

The building was constructed using common materials and methods and does not possess the potential to yield important information in regard to history or prehistory. Additionally, the site was re-graded as described above. 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. (See Continuation Sheet page 14)

State of California — Natural Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # P-  
HRI #  
Trinomial

Page 14 of 14

\*Resource Name or # (Assigned by recorder): 126 Sky Way

**\*B10. Significance:** (Continued from Continuation Sheet page 13)

The building does not retain integrity of design, materials, workmanship, feeling, and association. The building has not been moved and does retain integrity of location. Due to recent in-fill construction, the property does not retain integrity of setting. Therefore, it does not retain sufficient integrity to merit listing in the National Register or California Register or for designation as a Historic Landmark.

**\*B12. References:**

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

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