

Monrovia Historic Context Statement

Historic Preservation Commission Meeting

January 18, 2018



Monrovia Historic Context Statement Schedule

Date	Event
April 12, 2017	Project Kick off meeting
August 24, 2017	Initial community outreach meeting
May- September	Phase One: Research
September-October	Phase Two: Reconnaissance Survey
October-January	Phase Three: Preparing the HCS
January 18, 2018	HPC Study Session to present the Draft HCS
February 15, 2018 (tentative)	Community meeting/workshop for homeowners located in potential historic districts
February 19, 2018 12:00pm	HPC comments due to Planning Division staff
February 22, 218	Planning staff provides HPC draft HCS comments to ASM
February 28, 2018	Presentation of Final HCS to HPC
April 17, 2018	Presentation of Final HCS to City Council

Who We Are: ASM Affiliates

- Historic Preservation Specialists
- Qualified under *Secretary of Interior's Professional Qualification Standards* for
 - Architectural Historian
 - Historians
- 3000+ projects in southern CA



Key Personnel



Shannon Davis, Project Manager

- 19 years experience (8 with NRHP, 8 with ASM)
- M.A. Historic Preservation, George Washington University
- B.A. American History, University of Southern California
- SOI Qualified as Architectural Historian and Historian
- CA Register of Professional Historians



Marilyn Novell, Architectural Historian

- 9 years experience (2 with ASM)
- M.S. History of Architecture/Urbanism, UC Berkeley
- B.A. American Studies, UC Berkeley
- SOI Qualified as Architectural Historian and Historian



Laura Voisin George, Architectural Historian

- 5 years experience (2 with ASM)
- M.A. Architectural History University of Virginia
- B.A. Planning and Development, University of Southern California
- SOI Qualified as Architectural Historian

Monrovia Historic Context Statement

- Identify the City's broad patterns of historical development
- Link the history of Monrovia with its built environment
- Foundation for making decisions about identification, evaluation, and treatment of historic properties.
- Focus is on *existing properties*
- Not intended to be a comprehensive history



Approach and Methodology

PHASE ONE: RESEARCH

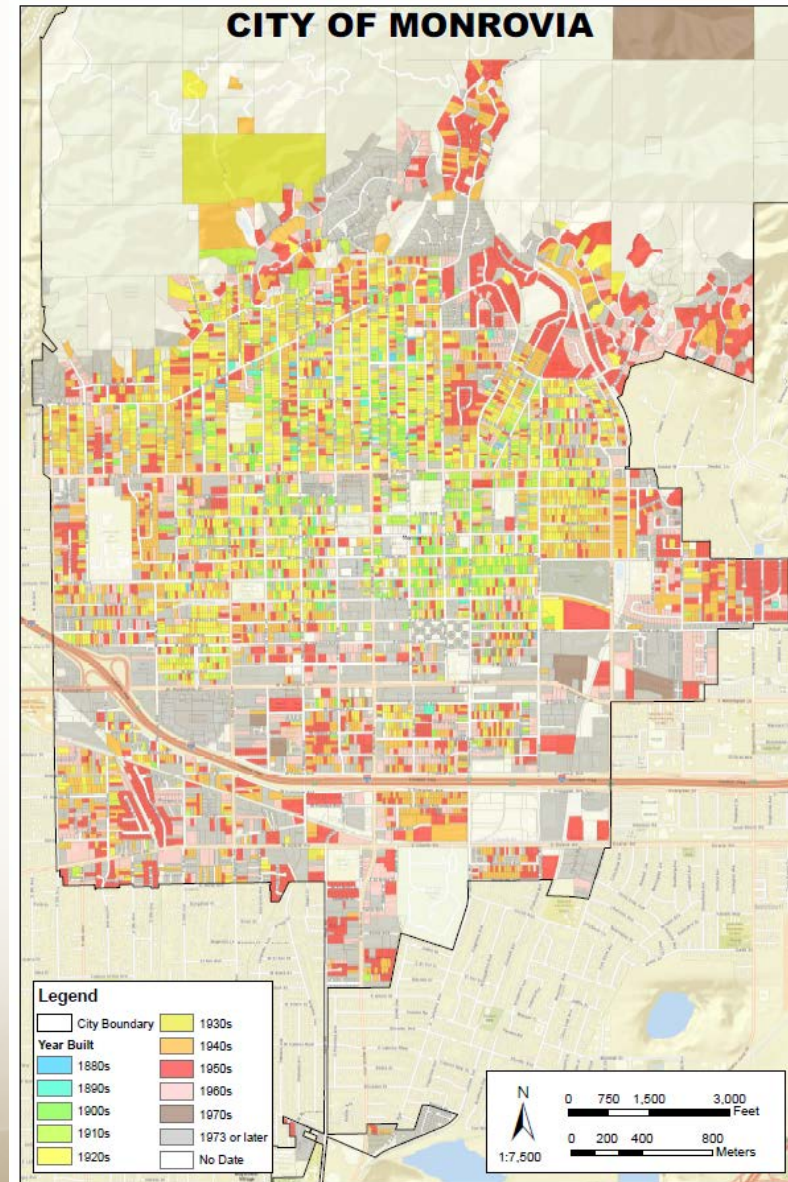
- Review existing contexts/reports and secondary sources
- Conduct research at local archives:
 - Monrovia Public Library
 - Monrovia Historical Museum
 - Monrovia Historic Preservation Group/
Monrovia Legacy Project
 - Reviewed maps, photos, newspapers,
and building records
- Public input
 - Community Meeting August 2017
 - Made sure we included any specific
properties or areas identified by
public in our survey
 - Met with Steve Baker



Approach and Methodology

PHASE TWO: RECONNAISSANCE SURVEY

- Pre-field preparation:
 - Assessors's data
 - GIS field maps
 - Historic aerials
- Survey Goals to Identify:
 - development patterns
 - general characteristics of neighborhoods
 - property types
 - architectural styles
 - distribution of resources
 - potential historic district boundaries



Approach and Methodology

PHASE TWO: RECONNAISSANCE SURVEY

- Two-day windshield survey by two Architectural Historians
- Half-day survey by four Architectural Historians to review historic districts
- Additional day to photograph and double check lingering questions



Approach and Methodology

PHASE THREE: CONTEXT DEVELOPMENT

- 1880s through 1960s
- Synthesis of historians' and architectural historians' research and survey findings
- Include diverse residential, commercial, and industrial neighborhoods
- Significant themes/sub-themes
- Property types
 - registration requirements
 - character-defining features
 - integrity thresholds
 - NRHP, CRHR, and Monrovia criteria
- Recommend potential historic districts
- Follow CA OHP's *Writing Historic Contexts and Format for Historic Context Statements*



Context Framework/Themes

CONTEXT: Residential Development and Suburbanization

CONTEXT: Commercial Development

CONTEXT: Public and Private Institutional Development

CONTEXT: Industrial Development

CONTEXT: Ethnic/Cultural Themes

CONTEXT: Architecture and Design

Context Framework/Themes

CONTEXT: Residential Development and Suburbanization

Theme: Downtown Residential Development, 1887–1902

Theme: Residential Development, 1903–1940

Theme: Residential Development, 1941–1967

Significant Individuals

CONTEXT: Commercial Development

Theme: Streetcar Commercial Development, 1887–1951

Theme: Commerce and the Automobile, 1908–1967

Significant Individuals

Context Framework/Themes

CONTEXT: Public and Private Institutional Development

Theme: Government Services and Infrastructure, 1924–1967

Theme: Educational Development, 1903–1967

Theme: Private Institutional Development, 1887–1967

Theme: Religious Institutional Development, 1887–1967

Theme: Cultural Landscapes, 1887–1967

Significant Individuals

CONTEXT: Industrial Development

Theme: Agriculture, 1887–1950

Theme: Rail Transportation, 1887–1967

Theme: Manufacturing, Light Industry, and Storage Facilities, 1887–1967

Significant Individuals

Context Framework/Themes

CONTEXT: Ethnic/Cultural Themes

Theme: Ethnic Enclaves, 1887–1967

Theme: Ethnic Religious and Social/Cultural Institutions, 1887–1967

Theme: Schools and Segregation, 1920–1970

Theme: Ethnic Community Leaders, 1887–1967

CONTEXT: Architecture and Design

Theme: Developers and Builders

Sub-theme: Master Architects

Sub-Theme: Notable Builders

Theme: Victorian, 1885–1905

Sub-theme: Stick Style

Sub-theme: Queen Anne

Sub-theme: Shingle Style

Sub-theme: Folk Victorian

Context Framework/Themes

CONTEXT: Architecture and Design

Theme: Arts and Crafts Movement 1895–1930

Sub-theme: American Foursquare

Sub-theme: Transitional Craftsman

Sub-theme: Craftsman

Theme: Period Revival, 1895–1940

Sub-theme: Spanish Colonial Revival

Sub-theme: Mediterranean Revival

Sub-theme: American Colonial Revival

Sub-theme: Tudor Revival

Theme: Modernism, 1920–1950

Sub-theme: Art Deco

Sub-theme: Streamline Moderne

Sub-theme: Minimal Traditional

Theme: Post-War Modernism 1946–1976

Sub-theme: Mid-Century Modern

Sub-theme: The Ranch House

Theme: Eclectic



Case Study: Architectural Significance

CONTEXT: ARCHITECTURE AND DESIGN

Theme: Arts and Crafts Movement, 1895-1930

Subtheme: Craftsman

Period of Significance: 1905–1930

Justification of the Period of Significance: While Craftsman style features began to appear as early as 1895, the true expressions of the style were not constructed until 1905. While larger Craftsman-style houses were generally not constructed after 1915, the style continued to be used in the design of bungalows through the 1920s.

Criteria: NRHP C; CRHR 3; Local 2, 4, 5

Associated Property Types: Eligible properties under this theme are primarily single-family and multifamily residences but may also include institutional buildings. Properties associated with this sub-theme are located throughout the City.



Case Study: Architectural Significance

Registration Requirements

Individual Properties

- Exemplify tenets of the Arts and Crafts Movement and Craftsman style
- Comparison of similar properties is critical to determine which are the best representations
- Have been built during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- One or two stories in height
- Low-pitched gabled roofs, usually front-facing
- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Shingled exteriors (occasionally clapboard or stucco)
- Broad front entry porches of half- or full-width, with square or battered columns, sometimes second-story sleeping porches
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Casement windows arranged in groups

Case Study: Architectural Significance

Integrity Thresholds: An architecturally significant property must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

- Original massing of the building should be retained; minor additions are that not visible from the public right-of-way, or small visible additions may be acceptable if not located on the primary façade; additions should be compatible with the original, and subordinate in scale, massing, and proportion
- Original doors and windows should be retained; when necessary, replacement windows should match the original in design, size, muntin pattern, profile and material
- If original roofing material has been replaced, it should be compatible with original material; asphalt composition shingles can be a compatible replacement for wood shakes
- Retain distinctive elements such as shingle patterns, bargeboard or gable end details, roof dormers and turrets, porch posts and railings
- Exterior surfaces may have been painted
- Compatible additions to detached garage

Case Study: Architectural Significance



EXAMPLE 1

Case Study: Architectural Significance



EXAMPLE 2



EXAMPLE 1



EXAMPLE 2

Case Study: Associational Significance



Harding Court bungalow court
(1920)



Shiloh AME Zion Church
(1902)

**CONTEXT: RESIDENTIAL DEVELOPMENT
AND SUBURBANIZATION**

Theme: Residential Development, 1903–1940

Subtheme: Multi-family Residential

CONTEXT: ETHNIC/CULTURAL THEMES

**Theme: Ethnic Religious and
Social/Cultural Institutions, 1887–1967**

Case Study: Locally Significant Individual



Residence of Lucinda Garcia

CONTEXT: ETHNIC/CULTURAL THEMES

**Theme: Ethnic Community Leaders,
1887–1967**



Earl Eno, local builder

CONTEXT: ARCHITECTURE AND DESIGN

Theme: Developers and Builders

Subtheme: Notable Builders

What is a Historic District?

“A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historical or aesthetically by plan or physical development.
-National Register of Historic Places

“Any area containing a concentration of improvements which have a special character, historical interest, or aesthetic value, which possess integrity of location, design, setting, materials, workmanship, feeling, and association, or which represent one or more architectural periods or styles typical to the history of the city”
-Monrovia Municipal Code

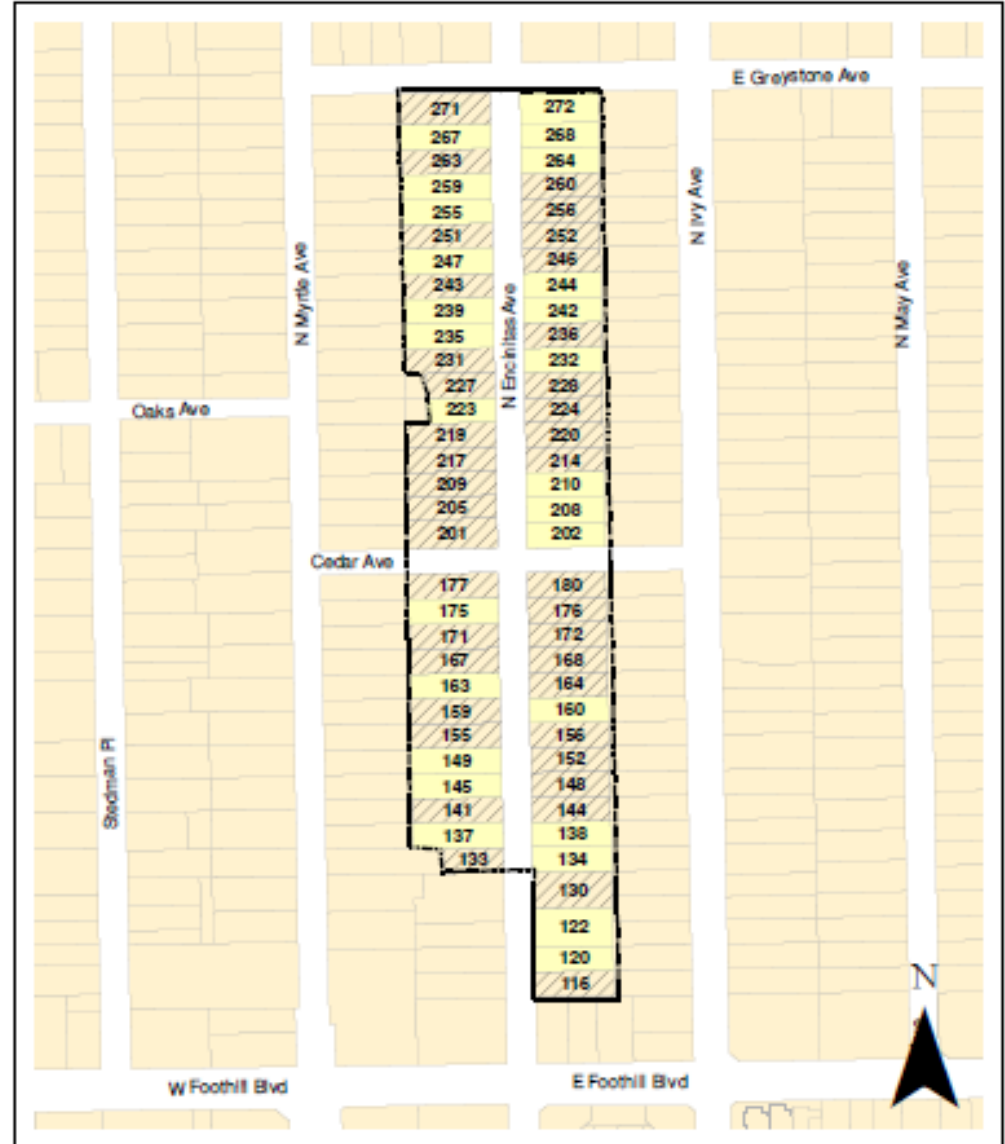
What is a Historic District?

Wild Rose Tract Historic District

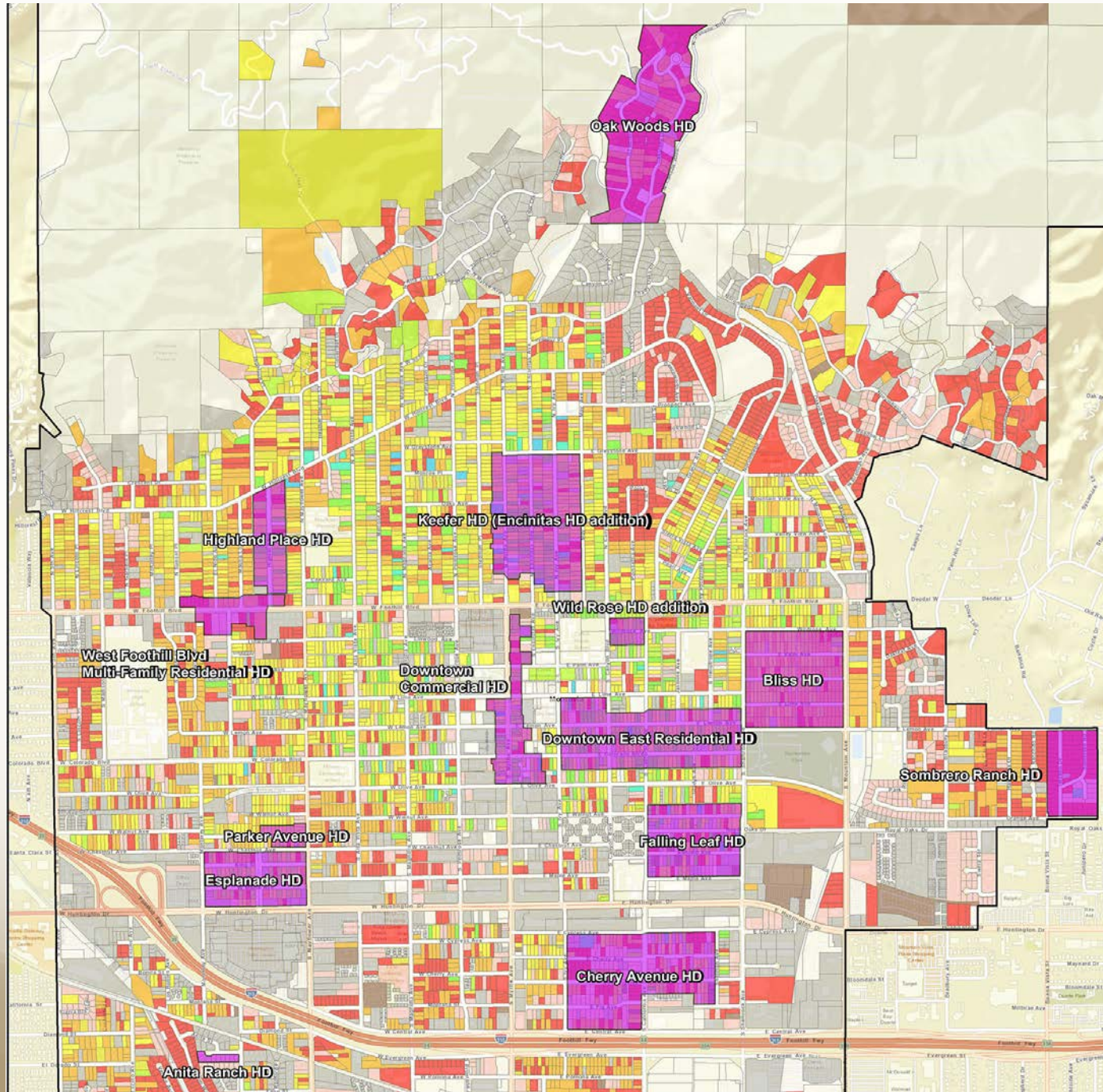


What is a Historic District?

North Encinitas Historic District



Recommended Districts



Examples of Recommended Historic Districts

Keefe Historic District

Period of Significance: 1887–1940

Context: Residential Development and Suburbanization

Theme: Residential Development, 1887-1902
and 1903–1940

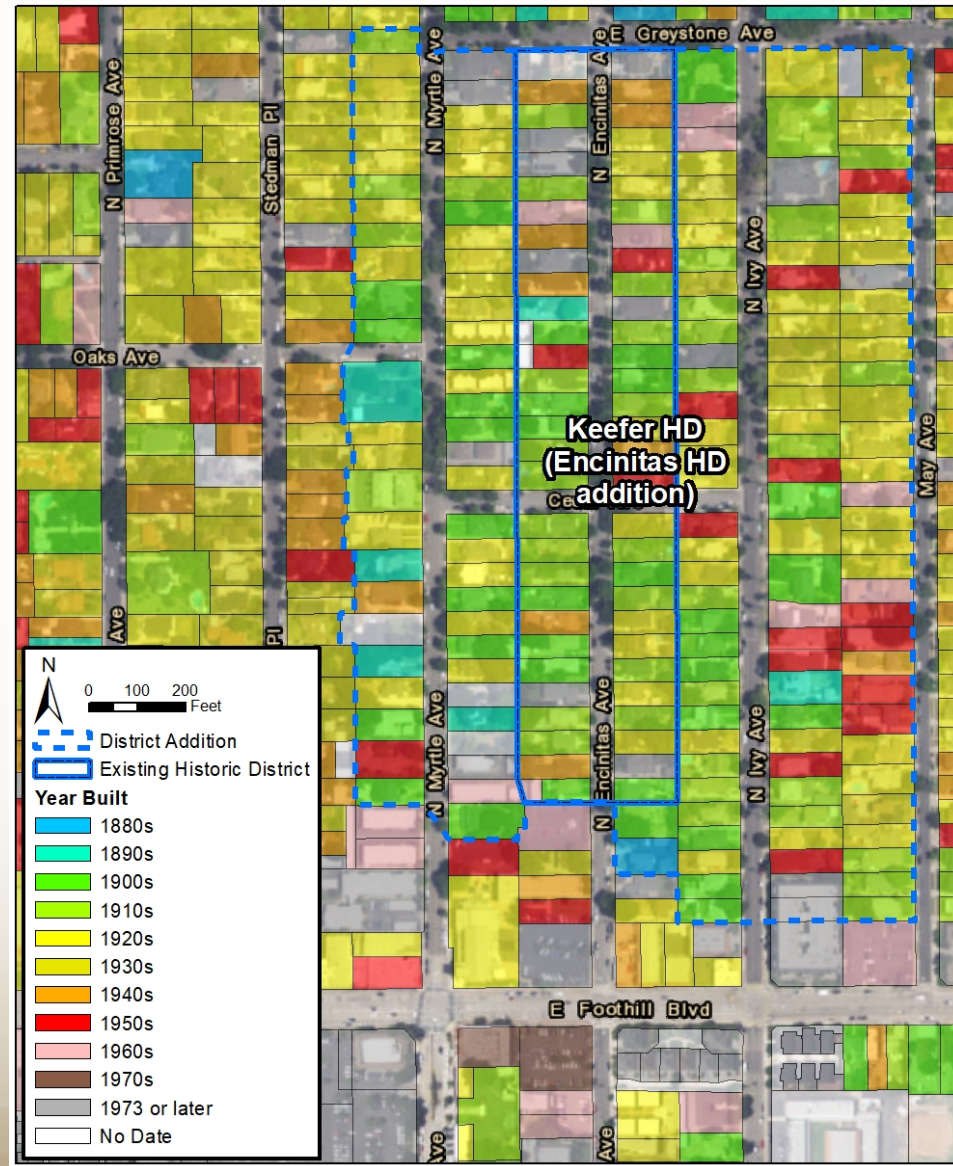
Sub-theme: Single-family Residential

Criteria: NRHP A; CRHR 1; Local 1, 3, 5, 6

Context: Architecture and Design

Theme: Eclectic

Criteria: NRHP C; CRHR 3; Local 2, 4, 5



Examples of Recommended Historic Districts

Downtown Commercial Historic District

Period of Significance: 1887-1951

Context: Commercial Development

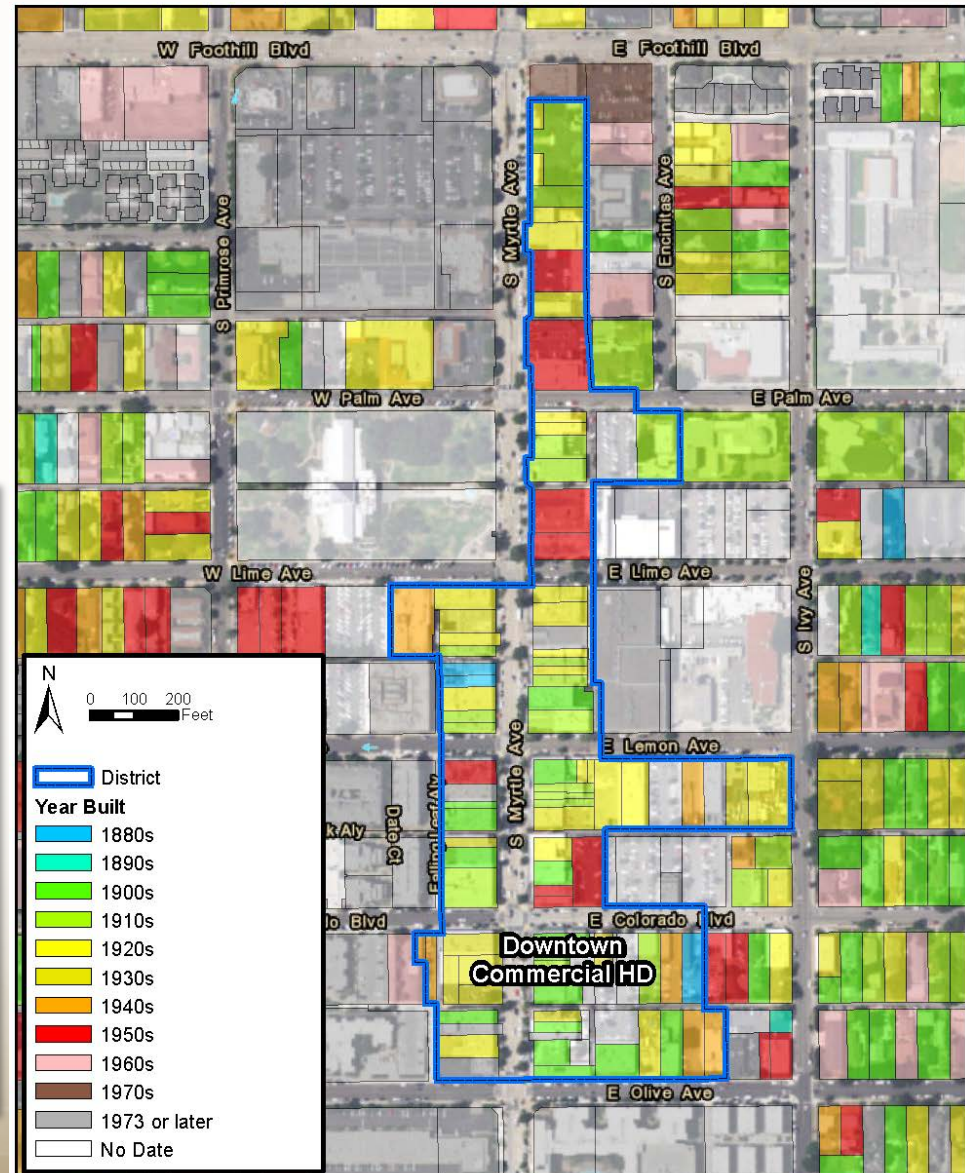
Theme: Streetcar Commercial Development, 1887-1951

Criteria: NRHP A; CRHR 1; Local 1, 3, 5, 6

Context: Architecture and Design

Theme: Eclectic

Criteria: NRHP C; CRHR 3; Local 2, 4, 5



Examples of Recommended Historic Districts

Downtown East Historic District

Period of Significance: 1887–1940

Context: Residential Development and Suburbanization

Themes: Downtown Residential Development:
1887–1902 and 1903–1940

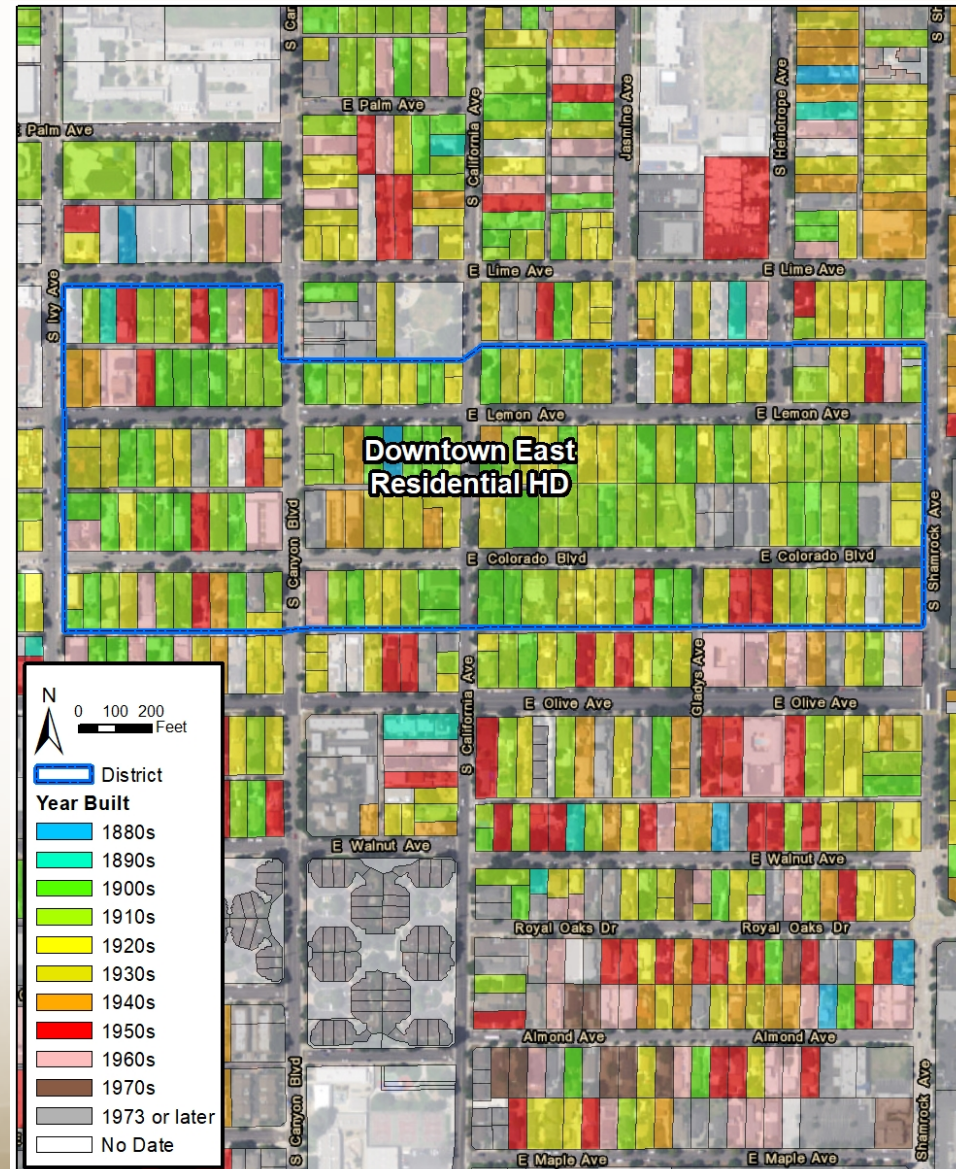
Sub-themes: Single-family Residential

Criteria: NRHP A; CRHR 1; Local 1, 3, 5, 6

Context: Architecture and Design

Theme: Eclectic

Criteria: NRHP C; CRHR 3; Local 2, 4, 5



Examples of Recommended Historic Districts

Sombrero Ranch Historic District

Period of Significance: 1941–1973

Context: Residential Development and Suburbanization

Theme: Residential Development 1941–1967

Sub-theme: Housing Developments

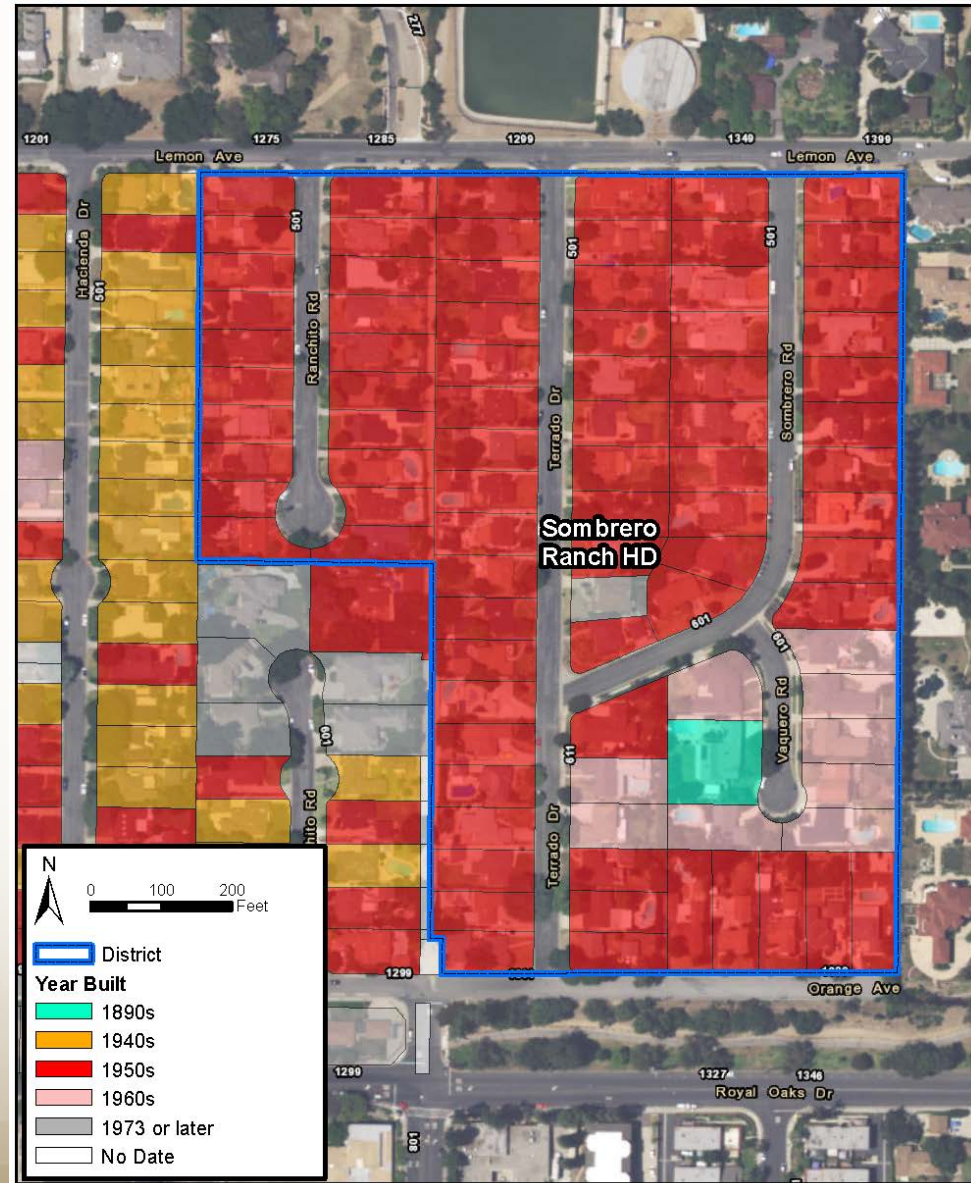
Criteria: NRHP A; CRHR 1; Local 1, 3, 5, 6

Context: Architecture and Design

Theme: Post-War Modernism 1941-1967

Sub-theme: Ranch House

Criteria: NRHP C; CRHR 3; Local 2, 4, 5



Examples of Recommended Historic Districts

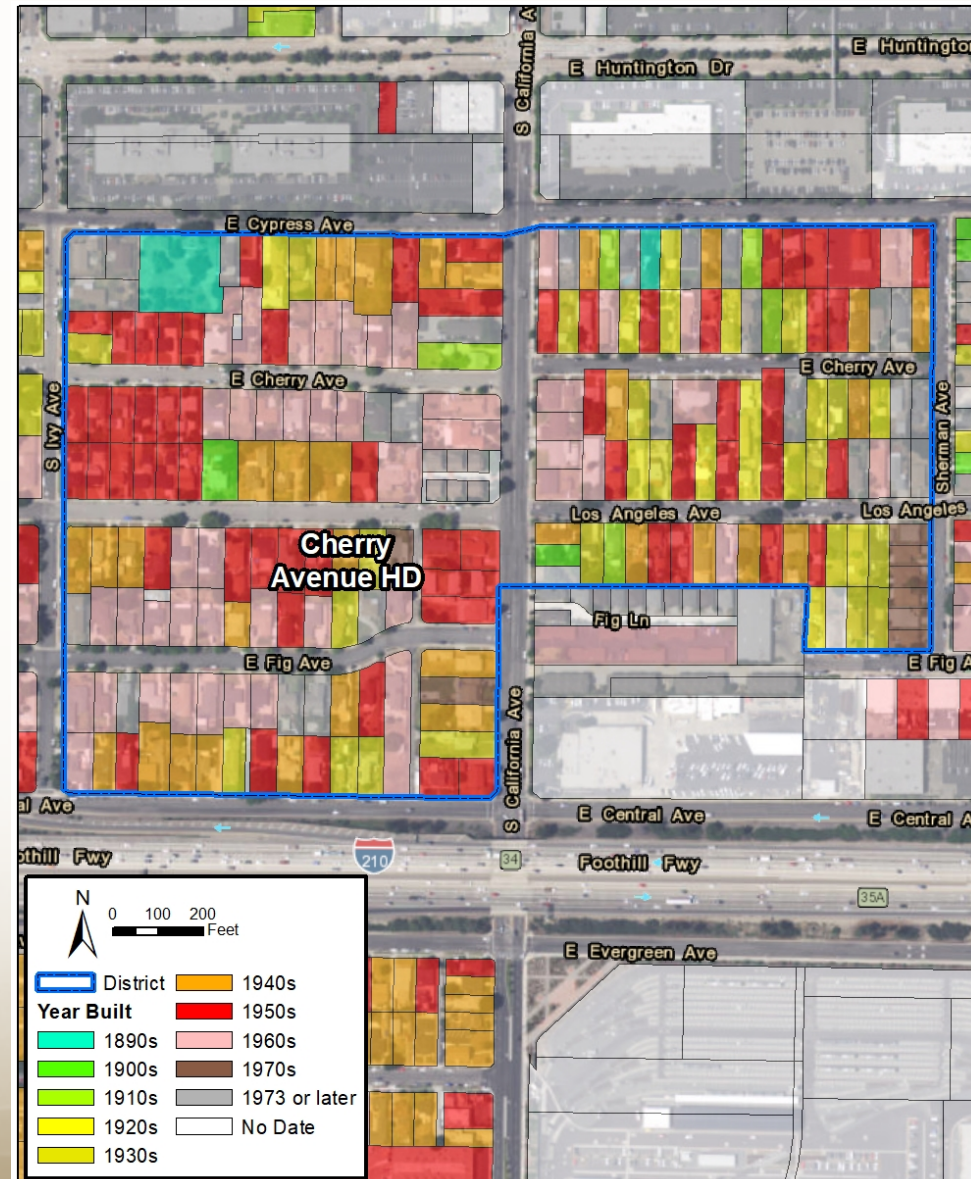
Cherry Avenue Historic District

Period of Significance: 1887–1967

Context: Ethnic/Cultural Themes

Theme: Ethnic Enclaves, 1887–1967

Criteria: NRHP A; CRHR 1; Local 1, 3, 5, 6



Expectations of HPC

Things to keep in mind

- Not a comprehensive survey, but a framework for evaluation
- Living document

Feedback Needed

- Are you comfortable working with the context to assess eligibility?
- Are you comfortable with the recommendations?

Providing Comments

- Send all your comments to **planning staff** by **February 19, 2018 12:00pm**
- Staff with pull all comments together and provide them to ASM