



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** DPR2018-03

**AGENDA ITEM:** AR-2

**PREPARED BY:** Nancy Lee  
Associate Planner

**MEETING DATE:** February 28, 2018

**TITLE:** Determination of Historic Significance  
135 North Garfield Place

**APPLICANT:** Orlando Garcia  
Los Angeles Building and Design  
9600 Long Beach Blvd, Unit B  
South Gate, CA 90280

**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 and is proposing to demolish more than 50 percent of its roof structure.

**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 perceived 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 code is the first step in the process and will be part of the overall evaluation of the "project" pursuant to the California Environmental Quality Act (CEQA).



The applicant presented Staff with preliminary plans for construction which involves significant alteration of the front façade and roof structure of the existing residential building

located at 135 North Garfield Place. The subject house was built in 1951, and 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. Findings of the historic assessment indicate that the property does not meet any of the criteria for local landmark designation.

**ANALYSIS:** The subject site is located on the west side of North Garfield Place, north of Foothill Boulevard. According to the Los Angeles County Assessor, the property is developed with a 1,079 square foot single-family residence. The home contains two bedrooms, one bathroom and is within a single-family residential neighborhood. A professional historical evaluation for the property was provided as part of the application and includes a completed DPR Form with background documentation that was prepared by LSA, dated February 2, 2018. The historic assessment is attached as Exhibit "A".

According to the building permit history, the site is improved with a modest Minimal Traditional single-family residence that was constructed in 1951. The single-story home is designed with a low-pitched, front gable roof sheathed in composition shingles and narrow eaves. The exterior is clad in stucco. The street facing façade includes a large bay window with modern vinyl-framed windows with faux muntins, a partial width porch with metal supports and railings sheltered underneath a pent roof. There is a small, detached garage at the rear of the property. The residence is in good condition, but has been altered with the installation of vinyl-framed windows with faux muntins.

The builder is identified as Herman Carlson, who was not known as a notable builder. The original owners of the home are Lloyd E. and Louise C. Johnson. Mr. Johnson worked as a maintenance man. Based on the historic assessment, the modest Minimal Traditional residential structure was constructed during the post-World War II residential boom and was determined to be a common property type that does not possess high artistic value and is unimportant and insignificant.

The assessment evaluated the integrity of the property under seven aspects: location, design, setting, materials, workmanship, feeling, and association. The assessment concludes that the location, setting, and feeling of the subject property remain unchanged from the original. The replacement of the original wood frame windows with vinyl windows compromised the design and material of the subject property. Further, since the home was described as common and typical Minimal Traditional architecture, workmanship was determined to be unessential. Lastly, the historic assessment did not find evidence of the subject property to be associated with any known significant people or events. Based on the findings of the historical assessment, the applicant's historic consultant determined that the property does not meet any of the criteria for local landmark designation.

### **Neighborhood Context**

The historic consultant also completed a windshield survey of the surrounding neighborhood. Neighboring properties on North Garfield Place have been altered and were constructed in both pre- and post-war architectural designs (including the Craftsman, Minimal Traditional, Traditional Ranch, and Contemporary styles) and/or date to the modern period. As such, the neighborhood does not appear to possess architectural merit or integrity to form a historic district.

**RECOMMENDATION:** The applicant's consultant determined that the property at 135 North Garfield Place does not have architectural or known historic value that meets the criteria for local landmark status and is not in a potential historic district. Staff recommends that the Historic Preservation Commission accept the DPR Form and assign a CHRS Code of 6Z to the properties. If the Commission concurs with this recommendation, then the following motion is appropriate:

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



# EXHIBIT "A"

DPR2018-03

135 North Garfield Place



## MEMORANDUM

**DATE:** February 2, 2018

**TO:** Orlando Garcia  
Los Angeles Building and Design

**FROM:** Elisa Bechtel, MLitt  
LSA Associates, Inc.

**SUBJECT:** 135 North Garfield Place, City of Monrovia, Los Angeles County, California (LSA Project No. LAD1701)

It is our understanding that you are proposing to alter the single-family residence located at this address by constructing a new porch and a rear addition. In compliance with local regulations, LSA has completed the evaluation of 135 North Garfield Place in the City of Monrovia. The purpose of this evaluation is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the project area. In summary, the single-family residence does not meet the criteria for listing in the California Register of Historical Resources (California Register) or the local landmark criteria and is not a “historical resource” for purposes of the California Environmental Quality Act (CEQA). Additional information is provided below and in the attached documentation.

### METHODS

On December 28, 2017, LSA conducted an intensive-level historic resources survey of the property. During the survey, digital photographs were taken of the façade and character-defining features from the public right-of-way. Detailed notes regarding the architectural features and integrity were made and a visual/reconnaissance survey of the surrounding area was completed to determine the condition of the current setting.

Archival research on the history and development of the property and surrounding area was undertaken to determine the construction, use, and ownership history of the building, as well as important themes in history that may have been associated with the property. Both primary and secondary sources of information such as historic maps and photographs, newspaper articles, and written histories of Monrovia were utilized in this endeavor.

LSA evaluated one historic-period (50 years of age or older) single-family residence for significance in accordance with the California Register, as well as the local ordinance and its landmark criteria.

Results of the aforementioned efforts were documented on State of California Department of Parks and Recreation (DPR) forms.

## **RESULTS**

County assessor information revealed that the residence was built in 1951 during the post-World War II residential boom. “The fundamental unit for postwar housing is not the individual house, but the tract, or a single construction phase within a larger tract or new community” and typically a single home would not be individually significant in this context (California Department of Transportation 2011:121). As with most homes associated with this historic context, individually this residence is unimportant and insignificant. Furthermore, it is an exceedingly common property type and does not distinguish itself in any meaningful way or possess high artistic values. No evidence was found that it is the work of a master. Furthermore, it has sustained alterations that have compromised its integrity of design and materials. Therefore this altered, single-family property is unimportant and insignificant.

For these reasons, the property does not meet any of the California Register or local criteria. A more detailed history and the complete evaluation can be found in the attached DPR forms.

## **CONCLUSION**

Based on the foregoing information, the property does not qualify as a “historical resource” as defined by CEQA. Therefore, the City of Monrovia may reach a finding of No Impact regarding historic-period built environment resources.

Please let me know if you have any questions regarding this information.

**Attachments:** DPR Forms and Context Photos from Windshield Survey.



**CONTEXT PHOTOS FROM WINDSHIELD SURVEY**



Left: 123 North Garfield Place, built 1951, altered; right: 139 North Garfield Place, built 1951, altered (12/28/17).



Left: 185 North Garfield Place, built 1964; right: 130 North Garfield Place, built 1984 (12/28/17).



Left: 118 North Garfield Place, built 1926, altered; right: 102 North Garfield Place, built 1953 (12/28/17).

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 \_\_\_\_\_

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Resource Name or #: 135 North Garfield Place

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

**\*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, CA **Date:** 1961 PR 1988 **T** 1N; **R** 11W; **S.B.B.M.**

**c. Address:** 135 North Garfield Place **City:** Monrovia **Zip:** 91016

**d. UTM: Zone:** 11; \_\_\_\_\_ mE/ \_\_\_\_\_ mN (G.P.S.)

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 8504-024-007

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This modest, one-story Minimal Traditional style residence is situated on the west side of North Garfield Place in a residential neighborhood. It is irregular in plan and surmounted by a low-pitched, front gable and hipped roof sheathed with composition shingles and has narrow eaves. The exterior walls are clad with stucco siding. The asymmetrical, east-facing façade includes: a large, bay with modern, vinyl-framed windows with faux muntins; a partial-width porch with metal supports and railings sheltered beneath a pent roof; a single door with a metal security door; and an additional vinyl-framed, single-hung window. Aerials reveal that there is a small, detached garage at the rear of the property as well as several mature trees. The residence is in good condition, but has sustained alterations to its fenestration and is a common type and style.

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

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

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



See Continuation sheet

**P5b. Description of Photo:**  
(View, date, accession #) Façade, view to the west (12/28/17).

**\*P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
1951 (Los Angeles County Assessor)

**\*P7. Owner and Address:**  
Los Angeles Building and Design, Inc.  
9600 Long Beach Blvd, Suite A  
South Gate, CA 90280

**\*P8. Recorded by:** (Name, affiliation, and address)  
Elisa Bechtel, MLitt  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, CA 92507

**\*P9. Date Recorded:**  
January 2018

**\*P10. Survey Type:** (Describe) Intensive-level CEQA compliance

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None.

**\*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**

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

**B2. Common Name:** \_\_\_\_\_

**B3. Original Use:** Single-family residence      **B4. Present Use:** Single-family residence

\***B5. Architectural Style:** modest Minimal Traditional

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

1951- Original building permits issued to owner Lloyd Johnson for construction of dwelling. Herman Carlson listed as builder.

1970- Building permit issued to owner Rosa Cordell for installation of gates and chain link fencing.

1971- Building permit issued to owner Mary Kendrol for construction of a block wall.

1976- Building permit issued to owner Rosa Cordell for construction of a block wall.

2005- Electrical permit issued to owner Rosa Cordell for miscellaneous electrical work.

2007- Combination permit issued to owner Rosa Cordell for electrical and HVAC work.

2011- Building permit issued to owner Rosa Cordell for unknown work.

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

\***B8. Related Features:**

**B9a. Architect:** Unknown      **b. Builder:** Herman Carlson

\***B10. Significance: Theme:** Residential Development      **Area:** City of Monrovia

**Period of Significance:** 1951      **Property Type:** Single family property      **Applicable Criteria:** NA

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

This single-family, modest Minimal Traditional-style residence has been altered and there is no indication that it is associated with important events or people. Therefore, it does not appear to meet the criteria for listing in the California Register of Historical Resources or the local ordinance.

**Historic Context:** Originally owned by the San Gabriel Mission and then a part of Rancho Santa Anita, the land that includes present-day Monrovia was deeded to Scottish immigrant Hugo Reid in 1839. Reid would be the first to make a modern impact on the land, raising cattle and building the first structure (Jimenez 2008). After a succession of owners, in 1875 Elias J. "Lucky" Baldwin purchased the land, along with much of the surrounding area. Baldwin began erecting buildings and cultivating the land for farming, ranching, and orchards. In 1885, the main line of the Santa Fe Railroad, in which Baldwin was a stockholder, was opened through the ranch, making it practical to subdivide part of the land into a town site. Around this time Baldwin sold several hundred acres of what would become Monrovia to William N. and C.O. Monroe, Edward F. Spense, Judge John D. Bicknell, and James F. Crank (ibid.). A town site was laid out in early 1886 and the City of Monrovia was incorporated on December 8, 1887 (ibid.).

During the first quarter of the 20<sup>th</sup> century, the city's population boomed as numerous additions, tracts, and subdivisions expanded the original township boundaries until the City began to resemble suburban residential community it is today (ibid.). Craftsman, Revival, and "kit homes" dominated the development aesthetic during this period (ibid.). With the end of WWII and the return of thousands of veterans, Monrovia and the greater Los Angeles area saw an enormous explosion in the development of affordable housing. Much of this development took the architectural vocabulary of the pre-war years and combined it into simplified styles suitable for mass developments and small-scale apartments (City of Los Angeles 2011). In increasingly suburban Monrovia, popular residential architectural styles included Minimal Traditional and the various Ranch styles. Demographic and social changes in the 1960s led to major changes in the housing market. See *Continuation Sheet*

(Sketch Map with north arrow required.)

Refer to Location Map

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

\***B12. References:** *See Continuation Sheet*

**B13. Remarks:**

\***B14. Evaluator:** Elisa Bechtel, MLitt, LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

\***Date of Evaluation:** January 2018

(This space reserved for official comments.)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 7      \*Resource Name or #: (Assigned by recorder) 135 North Garfield Place  
\*Recorded by LSA Associates, Inc.      \*Date: January 2018       Continuation       Update

**P5a. Photo or Drawing** (continued from page 1)



South elevation, taken from the front of the house, view to the west (2/4/18)



South elevation, taken from the rear of the house, view to the east (2/4/18)



North elevation, taken from the front of the house, view to the west (2/4/18)



North elevation, taken from the rear of the house, view to the east (2/4/18)



Rear (west) elevation, view to the east (2/4/18)



Rear (west) elevation, view to the northeast (2/4/18)

See Continuation Sheet

CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Recorded by LSA Associates, Inc. \*Date: January 2018  Continuation  Update

**\*B10. Significance.** (continued from page 2) The children of the postwar baby boom began to reach adulthood in the mid-1960s, and the number of young adults increased rapidly for more than a decade thereafter, as those born in the later 1940s through the 1950s reached maturity. These young adults generally married and had children later than their counterparts in the 1950s, and were less likely to wait until marriage to leave their parents' households. The result was a surge in single-person households. This substantial increase in the number of childless adults translated into an increased demand for apartments as an alternative to houses. While some of the multifamily housing constructed during the boom period consisted of urban high-rises, including urban renewal projects, much of it took the form of low-rise, garden apartment complexes in suburban areas. These typically consisted of multiple two-story buildings with separate, common parking shelters. Today, Monrovia offers a variety of residential types from single-family houses to duplexes to apartments and condominiums.

**People Associated with this Property.** Original building permits for the property list local Monrovia contractor Herman Carlson as the builder. No additional information was found on Mr. Carlson. Original building permits and historic city directories list Lloyd E. Johnson as the original owner, residing at 135 North Garfield Place from its construction in 1951 until at least 1953 (Ancestry.com var.). Information found using Ancestry.com revealed that Mr. Johnson worked as a maintenance man and that he and his wife Louise C. Johnson continued to live in the Monrovia area following 1953 (ibid.).

Curtis R. Sullivan, formerly of Colorado Springs, CO, and his wife Helen Mabel (alternatively listed as Mabel Helen) resided at the address from 1955 until 1967. City directory information revealed that Mr. Sullivan worked as a truck driver; no additional information was found on the couple (ibid.).

Mrs. Mary Virginia Kendrol (née Cordell), widow of Martin Kendrol, is listed at this address from 1968 until at least 1971. Her occupation is listed as assembler; no additional information on her was found (ibid.).

Rosa L. Cordell, office worker and a relation of Mary Kendrol, appears on building permits dating to 1970 until 2011; no additional information on her was found (ibid.).

**Aspects of Integrity.** The California Register requires that a resource possess integrity, which is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 1999:2). To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. Which of these factors is most important depends on the particular criterion under which the resource is considered eligible for listing (California Office of Historic Preservation 1999). These seven aspects in relation to the subject property are discussed as follows:

**Location** - The residence has not been relocated, therefore it retains integrity of location.

**Design** - The residence retains its original combination of elements that create the form, plan, space, structure, and style of the property such as its original massing, scale, and form, as well as elements such as its original plan, roof configuration, and porch railings. However, the residence has had its original wood-framed windows replaced with modern, vinyl-framed windows with faux muntins. This alteration detracts from the residence's overall aesthetic and compromises its integrity of design.

**Setting** - The physical environment of the property remains unchanged. For the most part, the property and the surrounding properties retain their original spatial relationships among buildings and circulation patterns, as well as streetscape elements such as street trees, curbs, and municipal lighting. Therefore, the residence retains integrity of setting.

**Materials** - While original openings remain intact, the residence's fenestration has been replaced by modern, vinyl-framed windows. As these materials are not characteristic of mid-century homes, this alteration compromises the residence's integrity of materials.

**Workmanship** - As is typical with Minimal Traditional architecture, the residence does not exhibit a high level of workmanship. Therefore, retention of this aspect is not vital in this particular case.

**Feeling** - As the residence retains its integrity of setting and has not been altered from its original form, plan, and function, it retains its ability to express its historic character as a small, single-family residence dating to the postwar era. It therefore retains integrity of feeling.

See Continuation Sheet

## CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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**Association** – This residence was constructed in 1951 and is therefore associated with the post-WWII housing boom, which is a significant event in history. However, because literally millions of homes are associated with this event, “the fundamental unit for postwar housing is not the individual house, but the tract, or a single construction phase within a larger tract or new community” (California Department of Transportation 2011:2). Therefore, the association with this important historical event should be considered in terms of a collection of resources (e.g. a residential grouping). To that end, County Assessor information for neighboring properties was considered and revealed that several of the houses on North Garfield Avenue were constructed during the postwar era, between 1948 and 1956, but many of the other properties date either earlier or later in the historic period (for example, 1910, 1924, 1938, 1945, 1961, etc.) or later into the modern period (1984 and 1992; Los Angeles County Assessor). These neighboring properties exhibit a variety of pre- and post-war architectural designs (including the Craftsman, Minimal Traditional, Traditional Ranch, and Contemporary styles), as well as modern construction. This wide variation in construction dates and architectural styles suggest that the properties on this street were constructed predominantly as single-home infill and not part of larger, premeditated tract housing development. There does not appear to be a cohesive grouping of properties that collectively convey an association with the post-WWII housing boom. Therefore, the subject residence would not be a contributor to a potential post-WWII residential historic district. In addition, no evidence was found indicating it is associated with important people in history.

**Significance Evaluation.** In compliance with CEQA, this property is being evaluated under the California Register criteria and local landmark criteria.

**California Register Criterion 1 - Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.** The residence was built in 1951 during the post-World War II residential boom that made a significant contribution to the broad patterns of local, regional, and national history. “More than 40 million housing units were built in the United States during the 30 year period following the end of World War II, and at least 30 million of these were single-family houses” (California Department of Transportation 2011:2). These homes were typically modest in size and style and constructed in a short time as part of large tracts marketed to the working class. “The fundamental unit for postwar housing is not the individual house, but the tract, or a single construction phase within a larger tract or new community” and typically a single home would not be individually significant in this context (California Department of Transportation 2011:121). As with most homes associated with this historic context, individually this residence is unimportant and insignificant.

**California Register Criterion 2 - Associated with the lives of persons important to local, California or national history.** As discussed above, online research and a review of historic newspaper articles revealed very little information for the owners/residents. This absence of information tends to suggest that the property is not associated with persons important in national, state, or local history.

**California Register Criterion 3 - Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.** This very modest Minimal Traditional-style residence is a common property type that does not distinguish itself in any meaningful way or possess high artistic values. No evidence was found that it is the work of a master. Furthermore, it has sustained alterations that have compromised its integrity of design and materials.

**California Register Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.** The property was constructed using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

**Local Landmark Criterion 1 - Identifies with persons or events significant in local, regional, state, or national history.** As discussed above under California Register Criterion 2, it does not appear that anyone associated with the residence during the historic period is significant in history.

**Local Landmark Criterion 2 - Is representative of the work of a notable builder, designer, or architect.** Local contractor Herman Carlson is listed as the builder of the residence, however no information was found to suggest that he or his work was notable in any way. No information was found on the architect.

**Local Landmark Criterion 3 - Contributes to the significance of a historic area, being 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.** At the time of this evaluation, the City has not identified the location of the subject property as a potential historic district. A brief visual windshield survey of the neighboring properties on North Garfield Place revealed that many have been altered with varying levels of architectural integrity, are constructed in both pre- and post-war architectural designs (including the Craftsman, Minimal Traditional, Traditional Ranch, and Contemporary styles), and/or date to the modern period. Therefore, they collectively do not constitute a potential historic district. *See Continuation Sheet*

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**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
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Trinomial \_\_\_\_\_

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\*Recorded by LSA Associates, Inc. \*Date: January 2018  Continuation  Update

**Local Landmark Criterion 4 - Embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.** As discussed above under California Register Criterion 3, the residence is a very modest example of a common property type, does not possess high artistic values, and is not a particularly good or significant representation of the style. It has sustained alterations to its fenestration, therefore compromising its architectural integrity. Therefore, it is not significant under this criterion.

**Local Landmark Criterion 5 - Has a unique location or physical character or represents an established and familiar visual feature of neighborhood, community, or city.** Due to its modest and ordinary character and location, this property does not meet this criterion.

**Local Landmark Criterion 6 - Incorporates elements that help preserve and protect a historic place or area of historic interest in the city.** As discussed under Local Landmark Criteria 3 and 4, the property nor the surrounding area retain integrity of setting, materials, design, workmanship, or feeling, and, therefore, do not add to, nor are associated with, a historic place or area of historic interest.

**Local Landmark Criterion 7 - Has yielded, or may be likely to yield information important in prehistory or history.** As discussed above under California Register Criterion 4, the property does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation due to its age and construction using common materials and construction practices.

**\*B12. References:** (continued from page 2)

Ancestry.com

var. A variety of records were accessed online in January 2018 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

Architectural Resources Group

2016 "City of Arcadia Citywide Historic Context Statement." Accessed online at: <https://www.arcadiaca.gov/government/city-departments/development-services/historic-preservation>

California Department of Transportation

2011 *Tract Housing in California, 1945-1973. A Context for National Register Evaluation.* Caltrans Division of Environmental Analysis, Sacramento.

California Office of Historic Preservation

1999 California Register and National Register: A Comparison. Technical Assistance Series 6. Office of Historic Preservation, Sacramento.

City of Los Angeles

2011 Jefferson Park HPOZ Preservation Plan, City of Los Angeles. Accessed in 2012 online at: [http://preservation.lacity.org/files/Jefferson%20Park%20\(Small%20File\)%20PP.pdf](http://preservation.lacity.org/files/Jefferson%20Park%20(Small%20File)%20PP.pdf)

Jimenez, Craig

2008 "Wild Rose Tract Historic District Historic Context and Survey." Accessed online in August 2017 at: [http://www.cityofmonrovia.org/sites/default/files/fileattachments/community\\_development/page/1457/wildrose\\_historic\\_context.pdf](http://www.cityofmonrovia.org/sites/default/files/fileattachments/community_development/page/1457/wildrose_historic_context.pdf)

Los Angeles County Office of the Assessor

n.d. Property information accessed online in December 2017 at: [http://maps.assessor.lacounty.gov/GVH\\_2\\_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS\\_hv/virtualdirectory/Resources/Config/Default](http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default)

Monrovia Police Officers' Association

2017 "History of the MPOA." Accessed online in December 2017 at: <https://www.monroviapoa.org/about/history-of-the-mpoa?showall=1>.



State of California - Resource Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**LOCATION MAP**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

