



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Special Review
SR2018-0001

AGENDA ITEM: AR-3

PREPARED BY: Nancy Lee
Associate Planner

MEETING DATE: March 28, 2018

SUBJECT: Final City-wide Historic Context Statement

REQUEST: Approval of Final Historic Context Statement

APPLICANT: City of Monrovia

ENVIRONMENTAL DETERMINATION: Exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines

BACKGROUND: In August 2015, the City Council adopted a formal Neighborhood Study Policy Direction Statement. The two main themes that were presented in the statement were neighborhood compatibility and historic preservation. As a result, the City Council adopted Neighborhood Compatibility development standards (Ordinance No. 2016-08) to address new residential construction. A new discretionary demolition review process (Ordinance No. 2016-10) was also established as a preservation effort to discourage demolition and substantial alteration of potential significant residential structures that contribute to the defining character of the City. For this reason, the Historic Preservation Commission has been reviewing applications for determination of historic significance under the discretionary demolition review process since early 2017.

In June 2016, City staff conducted a Joint Study Session with the City Council and the Historic Preservation Commission to consider additional policy implementation measures to further the City's historic preservation efforts. The consensus was the recommendation that the City engage the services of a historic preservation consultant to prepare a City-wide Historic Context Statement (HCS). Following the historic preservation consultant selection process, the City selected ASM Affiliates, Inc. (ASM) for the completion of the Citywide HCS. ASM, based in Pasadena, is a cultural resources consulting firm that specializes in historic preservation. Their staff meets the Secretary of Interior qualifications, and their firm has completed more than 3,000 projects in Southern California.

Historic Context Statements identify the broad patterns of historical development and link the history of an area with the built environment. A robust context is the foundation for making decisions about identification, evaluation, and treatment of historic properties. Historic contexts differ from other types of narrative histories because it identifies important themes in history and then relates those themes to the existing built environment. While a HCS contributes to an understanding of the story of a particular community, it is not intended to be a comprehensive history of that community. Its focus is on existing properties within the community and how those properties helped shape the community's history.

ANALYSIS: Between May 2017 and January 2018, ASM completed the HCS drafting process in the following three phases:

- **Phase 1 (Research)** - ASM conducted thorough archival research of local archives, received public input at a Community Outreach meeting held in August 2017, and met with the City's Historian, Mr. Steve Baker.
- **Phase 2 (Reconnaissance Survey)** – ASM carried out a reconnaissance survey by driving around the City to identify development patterns, architectural styles, general characteristics, and potential historic districts.
- **Phase 3 (Context Development)** - ASM developed the HCS based on their research and findings in Phase 1 and 2.

Draft City-Wide Historic Context Statement (January 2018)

On January 18, 2018, the draft HCS was released to the public and presented to the Historic Preservation Commission. The draft HCS identifies significant themes in the development of Monrovia from 1887 to the 1960's. The specific context framework/themes identified by ASM are as follows:

- Residential Development and Suburbanization
- Commercial Development
- Public and Private Institutional Development
- Industrial Development
- Ethnic/Cultural Themes
- Architecture and Design

Within each of these contexts, themes were identified to represent time periods of significance, significant individuals, notable builders, master architects, and significant architectural styles.

The Monrovia HCS provides a framework for the community, the Historic Preservation Commission, and staff for making decisions on historic significance of individual property types and potential districts. The document will also assist property owners, staff, and the Historic Preservation Commission in understanding and assessing the potential impacts of alterations to historic properties. For example, in cases where the determination of architectural style significance is being evaluated, the HCS provides:

- Period of Significance;
- Justification of the Period of Significance;
- Applicable National, State, and Local eligibility criteria for the landmark review process;
- Associated property types (i.e. single-family, multi-family, commercial, and/or industrial);
- Registration requirements to be eligible under the theme of architectural style;
- Character defining features that must be found on an individual property type (i.e. roof form, horizontal massing, exterior material, windows, porch); and

- Integrity thresholds that specify which of the seven elements of integrity are most applicable to individual properties and potential district for designation (i.e. design, workmanship, materials, location, setting, feeling, and association)

Potential Historic Districts

In addition to providing a detailed framework for evaluation potential individual and district resources, the scope of work included the identification of potential historic districts. The January 2018 draft HCS recommended the twelve (12) potential historic districts and the expansion of two (2) existing districts in the City.

The Monrovia Municipal Code defines historic districts as *“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.”* The recommended historic districts were primarily residential. However, the Downtown Commercial Historic District was the only district composed of commercial buildings. The Falling Leaf and Cherry Avenue Historic Districts were recognized because of their historical associations with formerly racially segregated neighborhoods. Keefer would be an addition to the North Encinitas Historic District. The Wildrose Historic District addition would expand the current boundary to include the properties on East Foothill Boulevard between Canyon Boulevard and California Avenue.

The remaining potential districts, West Foothill Boulevard Multi-family, Highland Place, Oak Woods, Bliss, Sombrero Ranch, Downtown East Residential, Parker Avenue, Esplanade, and Anita Ranch were recommended as good representations of a concentration of specific architectural styles including (but not limited to) Craftsman, Spanish Colonia Revival, and Ranch buildings that were built within the period of significance determined by the draft HCS. Maps of the potential historic districts identified within the draft HCS are attached as Attachment “A”.

Community Outreach

A special study session for the Historic Preservation Commission held on January 18, 2018 at the Monrovia Community Center kicked off the public review process. The draft documents and meeting presentations were made available on the City’s website, and the Commission had approximately one month to provide comments on the draft document. During this time, the Planning Division began the community outreach process for property owners located within identified potential historic districts. On February 15, 2018 staff held a community meeting with the property owners within the Bliss Potential District, and on March 1, 2018 a meeting was conducted with the homeowners in the Highland Place, Parker Avenue, Esplanade, and Downtown East Residential potential districts.

The goal of these outreach meetings was to provide education, answer questions, and address concerns. Specifically, staff’s main objective was to answer the question which all homeowners had *“how does this affect my property?”* Staff’s presentation explained the review process for home improvement projects for both contributing and non-contributing properties within a potential district boundary, as well as the designation process for forming a historic district. It was clarified that if a property was determined to be a contributor to the potential district, project approval would be required by the Historic Preservation Commission. Homeowners were informed during outreach meetings that the adoption of the final HCS with the recommended potential historic districts would not designate their neighborhoods as official historic districts.

The feedback from these meetings was generally positive. Many of the property owners expressed some interest, but most wanted to have more information and time to gain a greater understanding of the issue. Admittedly, only a small percentage of the property owners attended the meetings.

The overall response was similar to that of the Wildrose neighborhood during early district exploration meetings.

In mid-February 2018, the Planning Division received written comments from individual Commissioners regarding the HCS. A matrix addressing each commissioner's comments is attached as Attachment "B". During the February 28, 2018 Historic Preservation Commission meeting, the Commission had another opportunity to discuss their comments, questions and concerns. The majority of the comments related to the recommendation of the potential historic districts. A major concern voiced by the Commission was that the adoption of the potential historic districts would create an additional layer of review process for property owners who wish to improve their property.

Following this, the Commission felt that moving forward with the adoption of the HCS with potential historic districts identified could have an effect of creating mandatory preservation, which is not the intent of Monrovia's Historic Preservation Ordinance. Furthermore, the Commission's consensus was that before consideration could be given to adopting the recommended historic districts, it would be beneficial for the City to continue outreach meetings to educate property owners about what it means to be in a potential historic district, address concerns, and encourage homeowner participation. The majority of the Commissioners felt that the potential district designation should begin at the homeowners' request. Additionally, though the identification and adoption of potential districts does not have an immediate effect on the Mills Act Contract, the Commission expressed a desire to continue the dialog on future ramifications of the Mills Act Contract on the City's finances.

Final Historic Context Statement

As a result of the comments from the Commission, staff determined that the most practical way to move the final HCS forward while addressing the concerns of the Historic Preservation Commission and the homeowners would be to separate the potential historic district component from the HCS. The HCS is a living document it can be modified and expanded upon at any time. Identification of future potential districts can also stand alone as a separate document. If it is the desire of the Historic Preservation Commission and the City Council, there will be additional opportunities for the adoption of potential historic districts to occur in the future. The separation of these two components will allow the Historic Preservation Commission to spend more time to discuss the merits of each identified area as well as allow for additional public outreach. Should homeowners wish to initiate historic district designation in the future, the identified potential districts in the draft HCS can still be used as a guide to complement the Historic Preservation Ordinance in evaluating the proposed historic districts. For these reasons, the final HCS being presented to the Commission does not include recommended potential historic districts. The final Historic Context Statement is provided as Attachment "C".

Conclusion

In brief, the City-wide Historic Context Statement does not contain recommended potential historic districts. As proposed, the final HCS will be a useful tool for the community, Historic Preservation Commission, and staff. Specifically, the HCS provides a history on what shaped

Monrovia's built environment and provides a detailed framework for evaluating potential historic resources, which will be used for determining what the best representations of historic resources and historic districts are in the City.

RECOMMENDATION: Staff recommends the Historic Preservation Commission recommend that the City Council adopt the Final Historic Context Statement as presented. If the Historic Preservation Commission concurs with this recommendation then, following the public hearing, the following motion is appropriate:

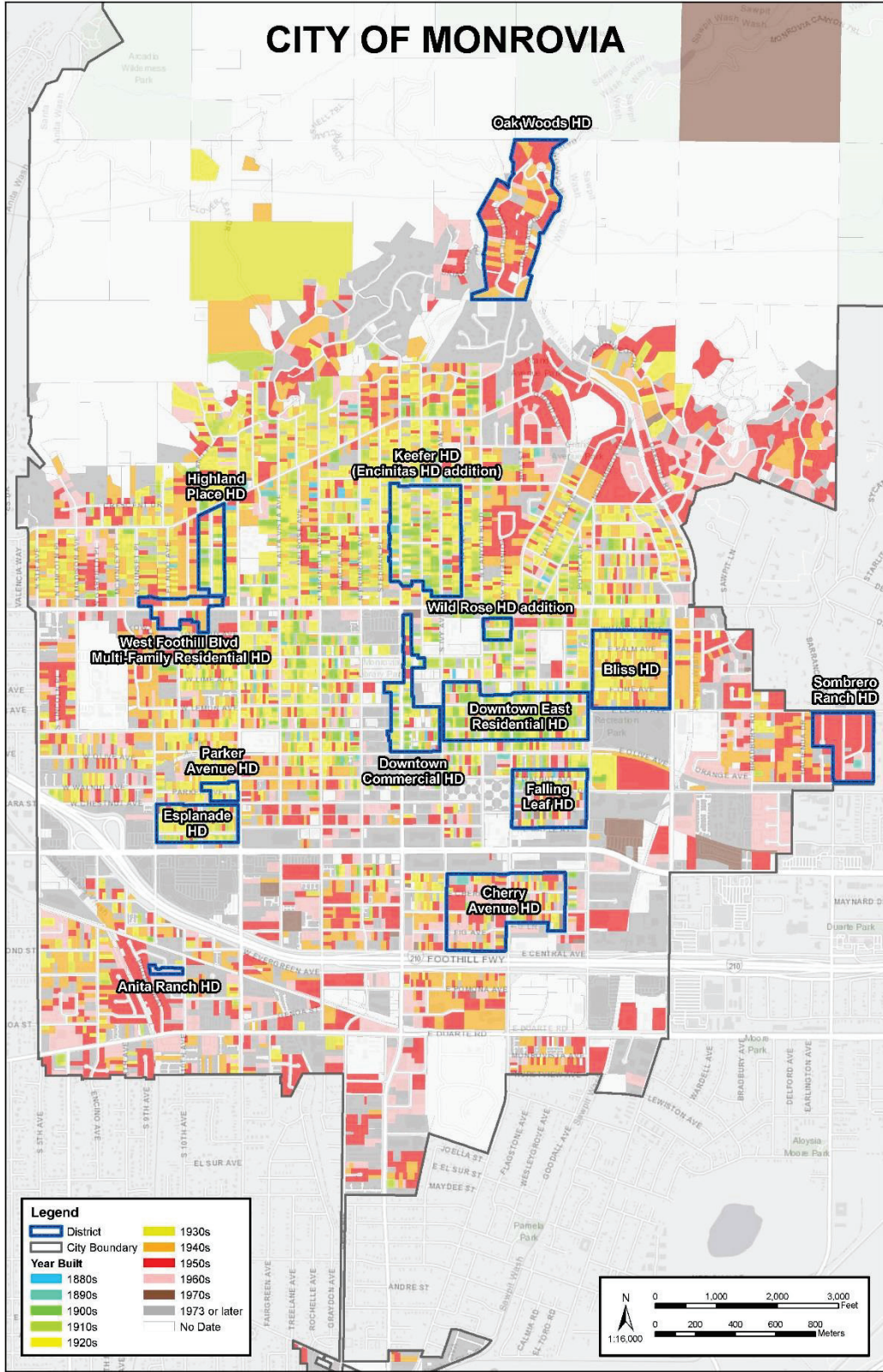
MOTION:

Recommend City Council adopt the final Historic Context Statement

Attachment A: Draft City of Monrovia Recommended Historic Districts

Attachment B: Comment Matrix: Draft Monrovia Context Statement Response to Comments

Attachment C: Final Historic Context Statement



Map of Recommended Historic Districts in the City of Monrovia.

Attachment "B"
SR2018-0001

Comment Matrix: Draft Monrovia Historic Context Statement Response to Comments

Commentor	Comment #	Response
M. Lee	<p>Will take a lot of educating the general public as to the purpose/intent of the HCS</p> <p>Who makes the final decision about districts? City Council?</p> <p>Who pays for work to create districts?</p> <p>Ramification for Mills Act is staggering</p> <p>Who will do detailed research?</p> <p>How will districts be prioritized?</p> <p>How do we convince non-owner occupied property owners of benefits?</p>	<p>Addressed and discussed at February 28, 2018 HPC Meeting</p> <p>Addressed and discussed at February 28, 2018 HPC Meeting</p> <p>Addressed and discussed at February 28, 2018 HPC Meeting</p> <p>Addressed and discussed at February 28, 2018 HPC Meeting</p> <p>Addressed and discussed at February 28, 2018 HPC Meeting</p> <p>Addressed and discussed at February 28, 2018 HPC Meeting</p> <p>Addressed and discussed at February 28, 2018 HPC Meeting</p>
P. Zuk	<p>1) p 31 Residential development/ Single Family Residential/ Integrity Thresholds-Historic Districts: The first point is “retain original ...circulation patterns” I have a question about this regarding one potential district—see below Potential District 13</p> <p>2) p 32 Residential Development 1903-1940/ Multi-Family Residential paragraph two: It mentions the development of bungalow courts in response to shortage of housing after WW2, but this period is pre-WW2</p> <p>3)p 36 Residential Development 1941-1967 / Single Family Residential Infill/ Character Defining Features/ Historic Districts: third point mentions “the inclusion of amenities including sidewalks, curbs and parkways” I have a question regarding one potential district—see below Potential District 8</p> <p>3) part two</p> <p>4) Sombrero Ranch</p> <p>5) p 156 Figure 6.87 I would disagree with the label of this house as Modern Ranch. I would consider it contemporary</p> <p>W Foothill Blvd Multi Family Residential—disagree that this should be a district. While some of the buildings may be individually eligible, I do not get the “feeling” that this is a district</p> <p>Wild Rose—agree—though I would exclude the new corner home on Foothill and Canyon</p> <p>Oak Woods – I struggle with this becoming a district. It is definitely a neighborhood, but I don’t see any cohesion that would mark this as a potential district.</p> <p>Bliss—Agree with consultant BUT I would not include the north side of Lemon. That block is filled with duplexes and multi-family and is not in keeping with the mainly single family residences found on the other blocks</p> <p>Sombrero Ranch—Disagree. I consider this to be tract housing. I consider this to be tract housing. Before driving the streets for this discussion, I expected to see more truly ranch style homes. I found that there were few homes that would be classified as ranch other than that they are one story homes. Also, few houses have retained their original windows or even the original style of window. On such simple houses, I believe that the windows are some of the few style ornaments and replacements greatly deter from the house style. I also question why the Vaquero cul de sac was included—its homes are quite different than the other streets. As noted above in the list of integrity points for Ranch Houses—there is no street lighting or street trees, etc. that would add character to this area.</p> <p>Downtown Residential—agree, though I would probably include the entire south side of Lime from Ivy to Shamrock</p>	<p>ASM looked into this further, added “<u>most of</u> the circulation pattern” to allow for flexibility</p> <p>Moved this reference to 1941-167 section [deleted the sentence b/c didn't seem to belong in the later section]</p> <p>Sombrero retains most (but not all) of CDFs.</p> <p>Here, and elsewhere throughout the HCS, integrity considerations for associational significance (i.e., criteria A and B) are much more lenient that for a building that is individually eligible for architecture (Criterion C). The same applies to contributors to historic districts, which do not have to meet the high standards for individual eligibility. This is the case even if the Historic District is eligible under Criterion C.</p> <p>We revisited the boundaries for Sombrero Ranch, counted contributors vs. non-contributors, and concluded that the cleanest approach would be to leave boundaries as is. There will still be a preponderance of contributors.</p> <p>There is not always consensus on architectural terms and styles. We identified the styles we believe are most applicable for use in Monrovia, and identified those in the HCS. Modern Ranch is one of those styles.</p> <p>Although the properties exhibit various architectural styles, they represent a cluster of multi-family housing that stands out in a city that historically was primarily single-family housing. They were all constructed within the period of Monrovia's most rapid growth and are recommended for association with an important new type of suburbanization that was tied to increased density.</p> <p>That property would be a non-contributing resource.</p> <p>Granted, there is a wide variety of architectural styles in Oak Woods, but the historic district is not recommended for its architectural cohesion. The associational significance derives from its representation of an important type of mid-twentieth-century suburbanization: the custom-designed house in a semi-rural neighborhood. Individualism and a natural setting are emphasized, in contrast with the much-maligned “cookie-cutter” houses of the stereotypical tract.</p> <p>The block on the north side of Lemon Avenue is included in the Bliss Historic District because it was part of the original subdivision, and the multi-family properties all date from the same period as the single-family houses throughout the tract. Like the Bliss Historic District, subdivisions often provided parcels for multi-family properties on the perimeters.</p> <p>Tract housing is in fact one of the most significant types of residential development of the mid-twentieth century, and while it is difficult sometimes to wrap our head around this, it is definitely a significant pattern of development. Vaquero cul de sac is included in the boundaries but the houses are built later and we'd recommended them as non-contributing resources. Also, see response to comments 12 and 13 (Zuk comment #3-two parts).</p> <p>The south side of Lime between Canyon and Shamrock appeared to lack the cohesiveness and integrity of the remainder of the historic district. The houses date to a wider range of time, and several non-contributors would be included.</p>

Falling Leaf—I do not agree with this area at all. I drove through multiple times and cannot see it ever becoming an actual historic district

Cherry Ave—I do not agree. I do not see any difference in this neighborhood from the houses in the County area of Monrovia in Mayflower Village. Many of the homes are lovely middle income homes built in the 1950s and 60s—just like almost every other city in Southern California. Also the bisection by California makes it difficult to feel this is one district.

Parker Ave—I feel the entire block of Parker could become a historic district

Esplanade—I agree with the consultant. Although I did note above that on p 31, the consultant calls out the need for a historic district to have the same circulation pattern and this has been changed in this area. I believe that blocking off the access to Mayflower and Monterey has helped this area get a feeling of being a district

Anita Ranch—I strongly disagree . I do not feel that a handful of homes on one side of one block should become a district. Also most of the homes do not have original windows and the replacements are not in kind with what was originally there. I believe that the area of Estrella and Bella Vista are a much better potential historic district of fairytale ranch homes worry that labeling an area as a potential historic district—particularly if there is very little chance that it would ever become an actual historic district—is adding more layers of bureaucracy with little chance of benefit for the homeowners

S. Jimenez

There should be some visual designation visible from Route 66 identifying the adjacent residential neighborhoods as Historic Districts
It may be difficult to convince non-architectural historians, including property owners, that a California ranch style neighborhood is worthy of historic designation given how common this architectural style is.

I would recommend extending the boundaries of this proposed district east on Colorado Boulevard to Ivy Avenue, east on Olive Avenue to Ivy Avenue, and extending to the west on Palm to Primrose. Some of these buildings on these streets are older and contribute to Downtown Myrtle's Old Town atmosphere.

I am impressed that the Historic Context Statement recognized the importance of ethnic neighborhoods and how they shaped the development of the city.

I drove the area and don't find a lot of architectural merit for H.D.

Anita Ranch Historic District

Same commentary as Sombrero Ranch H.D.

Conduct an Intensive Level Survey

How much would this cost? It sounds great but I am concerned with the cost.

Establish Vintage Home Recognition Program I like this proposal. I see this as a "Historic Lite" program without the requirements of Historic Landmark designation.

How do we measure homeowner interest within proposed Historic Districts?

believe all historical designation by our city should be driven and determined by the residents.

D. Ryan

No directive in the assigned work to just identify potential Historic Districts meeting the criteria for NRHP or CRHR, SOW . . . does not exclude local

100 and 200 Block of Mauna Loa Drive meets local Criterion 3,4,5 and 6. This and other 1940-1950 neighborhoods may have been omitted for consideration.

ASM found no other areas w/ the City that met local criteria as a district when measured w/ N. Encinitas

The existing and pending neighborhood historic districts are very small . . . This seems to be prevailing pattern of development. ASM's methodology considering larger tracts may have overlooked smaller groupings

It should be noted that Falling Leaf is a recommended historic district because of its association with ethnic groups not for architectural significance. Far more allowance is made for alterations and nonoriginal materials for associational than for architectural significance, and ASM agrees it is not significant for its architecture. But the boundaries set in the 1930s for "redlining" the neighborhood, the presence of multiple African American churches, and archival research confirm the neighborhood's associational distinction.

The Cherry Avenue neighborhood is within the redlined area of Monrovia, which partially explains why it is visually different from much of Monrovia. It was slower to develop, and much of the development was piecemeal, much as with properties in the County. Within the City of Monrovia, the neighborhood is among the few that is clearly associated with ethnic groups.

We reconsidered the boundaries, but feel that the portion of Parker we recommended is the most cohesive collection of Spanish Colonial Revival style.

See response to first P. Zuk comment

Revisited Anita Ranch Historic District again and determined that eight of nine houses are recommended contributors. Although several windows might have been replaced, the more distinctive CDFs of the style are rooflines, dovescotes, and scalloped bargeboards.

Addressed and discussed at February 28, 2018 HPC Meeting

ASM understands that the City is undertaking some Rt 66 street signage, future signage for the adjacent historic districts is a good idea but outside the scope of the HCS

Agreed, those are important future steps after adoption of the HCS.

We reconsidered the boundaries and found only one historic commercial property (altered) on Palm west of Colorado; the others are non-commercial (two houses and a church). Expansion of the district to Ivy between Lemon and Olive would add six potential contributors and 10 non-contributors to the district, but because it simplifies the boundary to the east, ASM has revised the boundary.

ASM did not address this comment

See response to P. Zuk comment above

Agreed, those are important future steps after adoption of the HCS

ASM did not address this comment

Addressed and discussed at February 28, 2018 HPC Meeting

Addressed and discussed at February 28, 2018 HPC Meeting

Addressed and discussed at February 28, 2018 HPC Meeting

All recommended districts area recommended as eligible for the local register, as well as CRHR and NRHP

It is ASM's professional recommendation that these blocks do not meet any of the district registration requirement we identified.

All recommended districts area recommended as eligible for the local register, as well as CRHR and NRHP

ASM did not just look at larger tracts, but considered all types of patterns of development. The recommended districts range in size from small groupings to larger tracts

Add theme for Monrovia Period of Accelerated Growth 1940-1950

ASM does not recommend adding this additional sub-theme, as districts that reflect this history could be nominated under the HCS framework as it stands. It is important to remember that the HCS is a living document and if there is enough collaborative interest in adding this or other sub-themes, that could be done in the future.

Themes not established prior to surveys

The Monrovia HCS follows the prescribed methodology for developing context statements, which recommends recon survey as part of developing the themes--as they go hand in hand. ASM drafted a "rough" outline of the themes during archival research but did not finalize that until after the recon survey was conducted.

Application of local criterion in the identification of standalone local historic districts

All recommended districts are recommended as eligible for the local register, as well as CRHR and NRHP. It is possible that additional districts may be identified in the future.

Use and appreciation of the historic context statement

Registration requirements in the HCS are provided for the local register, as well as CRHR and NRHP. All of the recommendations for the report are an assessment of local-level eligibility; we did not approach this for a state or national level historic context. It is a common misconception that individual properties or historic districts that are eligible within a local-level historic context are ONLY eligible for a local register--local-level eligible districts are also eligible for CRHR and NRHP. Think about local level importance in terms of to whom the district is important; a local-level eligible district in Monrovia would only be important to the citizens of Monrovia, but not important to someone who lives in Sacramento or Des Moines, Iowa. But that same district is eligible for all three registers. In contrast, an argument could be made that the Route 66 associated properties in Monrovia are eligible on a state or national level context--since that highway was a national highway the resources associated with it have relevance on a national level and may be an interesting to someone in Des Moines as in Monrovia.



PHOTO: GEM CITY IMAGES



CITY OF MONROVIA HISTORIC CONTEXT STATEMENT

Prepared for:
City of Monrovia Planning Division

Prepared by:
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March 2018

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Final City of Monrovia Historic Context Statement

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1. INTRODUCTION

Historic context statements identify the broad patterns of historical development and link the history of an area with the built environment. A robust historic context is the foundation for making decisions about identification, evaluation, and treatment of historic properties. Historic contexts differ from other types of narrative histories in that they are meant to identify important themes in history and then relate those themes to existing historic resources or associated property types. Although a historic context statement contributes to an understanding of the story of a particular community, it is not intended to be a comprehensive history of that community; rather, the focus is on existing properties that reflect the community's history.

This historic context statement is prepared in compliance with guidance from the National Register of Historic Places (NRHP) and the California Office of Historic Preservation (OHP). The narrative is intended to identify historically significant themes unique to Monrovia, as well as themes in the wider geographic area that might be exemplified by the City's extant built environment. Themes relate to development patterns and processes, as well as architectural trends and cultural topics. Property types associated with each theme and sub-theme are included in this report.

As the fourth oldest city in Los Angeles County, the City of Monrovia has a long and rich history that is reflected today in the large numbers of residential properties, as well as commercial, institutional, and industrial properties. Patterns of growth are apparent in the concentrations of commercial properties along early transportation corridors and the varied architectural styles that demonstrate changes in economics and aesthetics through the years. In the postwar era, many historic buildings were demolished in the name of progress, as Monrovia, along with the rest of America, looked toward the future. Even this point of view can be seen in the many modern and utilitarian buildings constructed in the 1960s and 1970s, which in themselves are artifacts of Monrovia's more recent history.

Alarmed at the loss of significant historic buildings throughout the nation, most notably Pennsylvania Station in New York, the federal government signed the National Historic Preservation Act into law in 1966. The establishment of Monrovia's Historic Preservation Advisory Committee in 1992 marked the beginning of the City's own Historic Preservation program. In 1995, the Historic Preservation Ordinance defined the guidelines and codified the voluntary nature of the program, and the City Council adopted the Ordinance (Ord. 95-01) on March 21, 1995. By 2017, there were 143 designated historic landmarks and two historic districts (Appendix A).

PROJECT OVERVIEW AND SCOPE

The Monrovia Historic Context Statement provides a historical background for properties located within the City and a framework for understanding and preserving the history of the region. This historic context was informed by archival research and a reconnaissance survey of historical properties and potential historic districts in the City. Through archival research and survey, ASM developed a set of contexts and themes related to Monrovia's development and suggesting how the extant built environment reflects those themes. It is intended to identify and characterize potential historic resources and to identify those areas that should be considered for future land use planning and for establishing historic districts. This context will help codify and streamline the identification of historic properties in the future, by listing property types, character-defining features, and registration requirements for both individually eligible properties and historic districts. Architectural historians and historians who meet *Secretary of the Interior's (SOI) Professional Qualification Standards* for those disciplines conducted the research and survey and prepared this historic context statement in accordance with the California Office of Historic Preservation's (OHPs) *Writing Historic Contexts* and *Format for Historic Context Statements*, as well as more general guidance found in NRHP Bulletin No. 15: *How to Apply the National Register Criteria for Evaluation* (National Park

Service 1997a); Bulletin No. 16A: *How to Complete the National Register Registration Form* (National Park Service 1997b); Bulletin No. 16B: *How to Complete the National Register Multiple Property Documentation Form* (National Park Service 1999); and Bulletin No. 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* (National Park Service 1998).

This historic context statement consists of several sections. This introduction provides project overview and scope, information about the project team, a list of previous surveys of Monrovia, a presentation of the regulatory framework for evaluation of properties and historic districts, and a description of the survey area. Section 2 is a description of the methodology used in developing this historic context. Section 3 presents the national, state, and local regulations and criteria that guide evaluation of historic resources. The historic context statement begins with Section 4, which provides a summary of contexts and themes identified. Section 5 presents an abbreviated history of Monrovia and the region, including discussion of processes and events that shaped the built environment over time. Section 6 is a detailed analysis of each context and related themes, including period of significance, registration requirements, and integrity considerations for both individual properties and potential historic districts. Preservation goals and priorities are discussed in Section 7, including recommendations for future preservation objectives and steps to reach those goals. Section 8, Implementation, identifies how the survey findings can be incorporated into local planning including steps to implement the historic context in the planning process. Finally, a summary of findings and conclusions is in Section 9, followed by references. Appendices include a list of the City's designated historic resources, maps, and public meeting worksheets.

PROJECT TEAM AND ACKNOWLEDGMENTS

The ASM team for this project was composed of Shannon Davis (Senior Architectural Historian and Project Manager), Marilyn Novell (Architectural Historian), Laura Taylor Kung (Architectural Historian), and Laura Voisin George (Architectural Historian). All meet the SOI Professional Qualification Standards for Architectural Historian; Ms. Davis and Ms. Novell additionally meet the qualifications as Historian.

City of Monrovia staff who participated in this project were Craig Jimenez (Director of Community Development), Sheri Bermejo (Planning Division Manager), Nancy Lee (Associate Planner), and Steve Baker (City Treasurer and Historian).

Community members and local preservation organizations contributed guidance and generously offered suggestions for the identification of specific themes, historical properties and neighborhoods, in part through public outreach meetings.

PREVIOUS HISTORIC RESOURCES SURVEYS AND CONTEXTS

Historic Districts

Two historic districts have been designated in Monrovia to date, as described below.

Wild Rose Historic District

The Wild Rose Historic District was designated on March 18, 2008 (Resolution No. 2008-12). The Wild Rose Tract, comprised of Craftsman bungalows, is among the most cohesive neighborhoods of early twentieth-century housing in Monrovia. When Monrovia's Historic Preservation Program was initiated in the 1990s, the 300 block of Wildrose Avenue was identified as Monrovia's first potential historic district. Over the years, City staff met several times with residents of the Wildrose neighborhood to discuss the possibility of creating a historic district. Many residents were in favor but did not want to impose the designation on their neighbors who were opposed. The south side of the 300 block of East Foothill Boulevard is also part of the original Wild Rose Tract and shares many of the same qualities. However, the

property owners on Foothill Boulevard did not reach consensus regarding the designation. Therefore, the decision was made to limit the proposed historic district to the properties on Wildrose Avenue (City of Monrovia 2015). The history and development of the Historic District are described in detail in the *Wild Rose Tract Historic Context and Survey* (City of Monrovia 2008).

North Encinitas Historic District

The North Encinitas Historic District was recognized on March 22, 2017 (Resolution No. 2017-06). Two periods of significance were identified, spanning a broad period of development and several architectural styles: 1886-1899, representing early settlement of Monrovia in its Victorian-era residential architecture, and 1900–1929, representing early twentieth-century development in smaller Craftsman-style houses. Two themes were identified:

- Planning and development and its relationship to the broad patterns of community development in Monrovia; and
- Important examples of architectural styles common in Monrovia during the first quarter of the twentieth century (City of Monrovia 2017a).

Previous Surveys

In preparing this historic context statement for Monrovia, ASM reviewed several previous surveys that contributed to understanding the built environment in Monrovia.

- *City of Monrovia Historic Resources Survey*. (City of Monrovia Community Development Department 1985)
- PCR Survey 2002-2004 (DPRs and database only)
- *Monrovia's First Houses* (Monrovia Legacy Project 2016)

DESCRIPTION OF THE SURVEY AREA

The survey area is limited to the boundaries of the City of Monrovia, located in Los Angeles County at the foot of the San Gabriel Mountains in the San Gabriel Valley east of the Los Angeles Basin. The City boundary extends generally to the city of Arcadia to the west, and Duarte and Bradbury to the east. The northern boundary encompasses a large area of steep undeveloped hillsides. A long, narrow “tail” continues the boundary to the south along Peck Road, terminating at Peck Road Water Conservation Park. Interstate 210 passes through the City toward the south. The majority of the parcels are zoned for residential use, with light industry and manufacturing concentrated near the freeway and along Huntington Drive, and commercial zones lining the major thoroughfares of Myrtle Avenue and Foothill Boulevard, and in the more recently developed areas near the freeway.

2. METHODOLOGY

Evaluation of historic significance is based on a review of existing historic designations, research of the relevant existing historic contexts, and an analysis of the eligibility criteria and integrity thresholds for listing in the NRHP, the California Register of Historical Resources (CRHR), and as local historic resources. This historic context statement is based on the following research efforts by ASM:

- A reconnaissance survey of designated and potentially eligible historic resources within the City of Monrovia;
- Development of a historic context outline, including themes, sub-themes, and property types associated with each; and
- Archival and secondary source research, as outlined in the following section.

ARCHIVAL RESEARCH

This report was prepared using primary and secondary sources related to the development of the region, the City, and its immediate surrounding areas. ASM consulted the following documents, repositories, and organizations:

- Monrovia Historical Museum Foundation
- Monrovia Historic Preservation Group/Monrovia Legacy Project
- Monrovia Public Library
- Historic photographs, aerial photos, and site plans
- Published local histories
- Local and regional newspaper archives
- Architectural and historical journals
- Previous survey documentation for the City of Monrovia
- City of Monrovia building records
- California State Historic Resources Inventory (HRI) for Los Angeles County
- Previously recorded Department of Parks and Recreation Historic Resources Inventory Forms
- Los Angeles County Assessor
- South Central Coastal Information Center (SCCIC), California State University, Fullerton

ASM requested a targeted records search from the South Central Coastal Information Center (SCCIC) on September 5, 2017, to obtain copies of relevant architectural history related reports conducted within the City boundaries within the past five years. The results were received by ASM on October 10, 2017. ASM reviewed the City's existing lists of potential and designated historic resources, General Plan policies, current historic preservation ordinance, and demolition and neighborhood and compatibility ordinances. ASM also reviewed the historic contexts and surveys of the two existing historic districts in Monrovia, as well as other reports and overview histories provided by the City. ASM reviewed prior DPR forms and an associated database from a 2002-2004 survey conducted by PCR.

At the outset of the research phase, ASM contacted interested parties, including historic preservation groups, to discuss the potential themes for the historic context statement, and research questions. To encourage public participation in this Project, a community-wide outreach meeting was held at the Monrovia Public Library on August 24, 2017. Project goals and objectives were presented to the attendees, and the break-out groups identified important themes in Monrovia's history as well as significant historic individuals. This information was essential in identifying what themes are important to local residents, and to help refine the context and themes. Meeting attendees were also asked to provide input on specific

properties or neighborhoods that have the potential to be historically significant. Copies of the break-out group worksheets are included in Appendix B.

Taking this background information into consideration, ASM then developed a list of research questions and data gaps to focus our research.

FIELD SURVEY

A reconnaissance survey is an important first step in the development of a historic context statement. This reconnaissance survey approach is often referred to as a windshield survey, as surveys on this large scale are most efficiently conducted through the windshield of a moving car. This initial survey was intended to develop an understanding of the built environment of Monrovia to inform the project team about general patterns of development and extant built resources.

Guided by City planning staff, ASM Senior Architectural Historians Shannon Davis and Marilyn Novell participated in a windshield survey of the City on April 12, 2017. Subsequently, ASM obtained Los Angeles County Assessor's parcel data from the City, in order to identify which of the 10,835 parcels in the City were likely to contain resources built prior to 1972. For consistency with state and national processes for documenting historical resources, the cutoff date for buildings surveyed during this project was 1972, or 45 years ago. Forty-five years is the age threshold recommended by OHP for resources that should be documented when conducting a survey (Office of Historic Preservation 1995).

To assist the survey team in planning the approach for the reconnaissance survey, ASM's GIS department utilized the Assessor's data to create a survey area map with color coding to indicate the approximate decade of construction of the improvements on each parcel (Figure 2.1). Parcels with improvement construction from 1880 through 1972 were assigned distinctive colors by decade. Parcels with a construction date of 1973 or later were shaded grey, and parcels with an unknown date of construction were shaded white. Subsequently, more than 125 small-scale maps of the entire survey area were created at a scale of 1:2,000 (Figures 2.2 and 2.3). These maps were used to help guide which areas to focus on, to help the survey teams navigate in the field, to identify those parcels that needed to be surveyed, and to facilitate note taking. Using these maps, approximately 70 maps were eliminated, as those areas did not appear to contain potential historic resources. The locations of designated historic resources were identified on the small-scale survey maps.

On September 12 and 14, 2017, ASM architectural historians Marilyn Novell, Laura Voisin George, and Laura Kung conducted the reconnaissance survey of the City, including all 6,870 parcels built prior to 1973. The survey was divided into the four City quadrants with the Northeast and Southeast quadrants surveyed on the first day, and the Northwest and Southwest quadrants surveyed on the second day. Based on visual observation, notes were taken on the general characteristics of the survey area, the distribution of resources, property types, features, and condition of neighborhoods that represent specific themes. Photographs were taken of streetscapes and representative individual buildings and structures that are good illustrations of the important themes and sub-themes of Monrovia's history. On September 26, 2017, the survey team returned to Monrovia, accompanied by Shannon Davis (Project Manager), to further review the themes identified during the reconnaissance survey, and codify recommended boundaries.

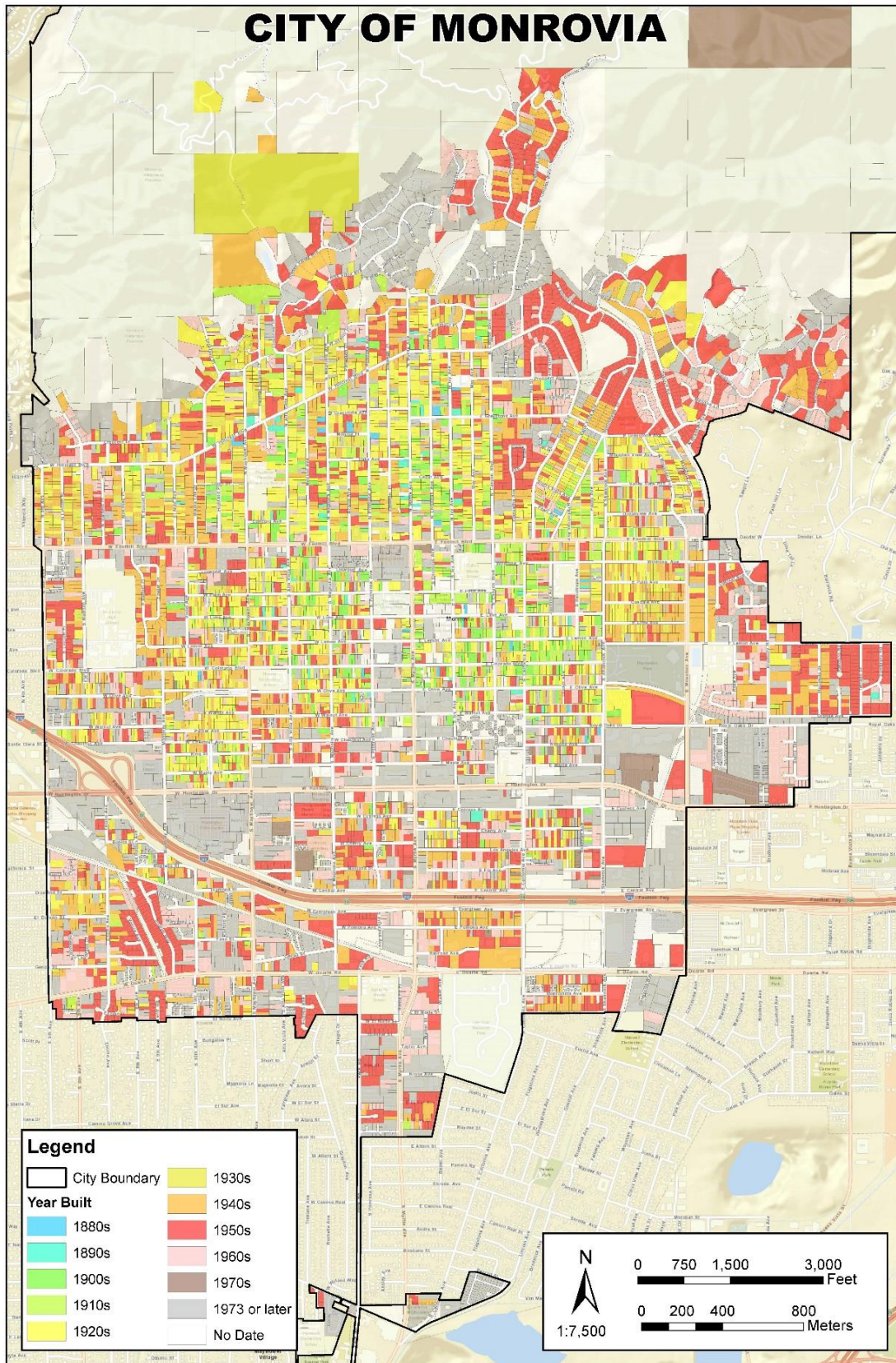


Figure 2.1 City of Monrovia parcels by decade of construction.

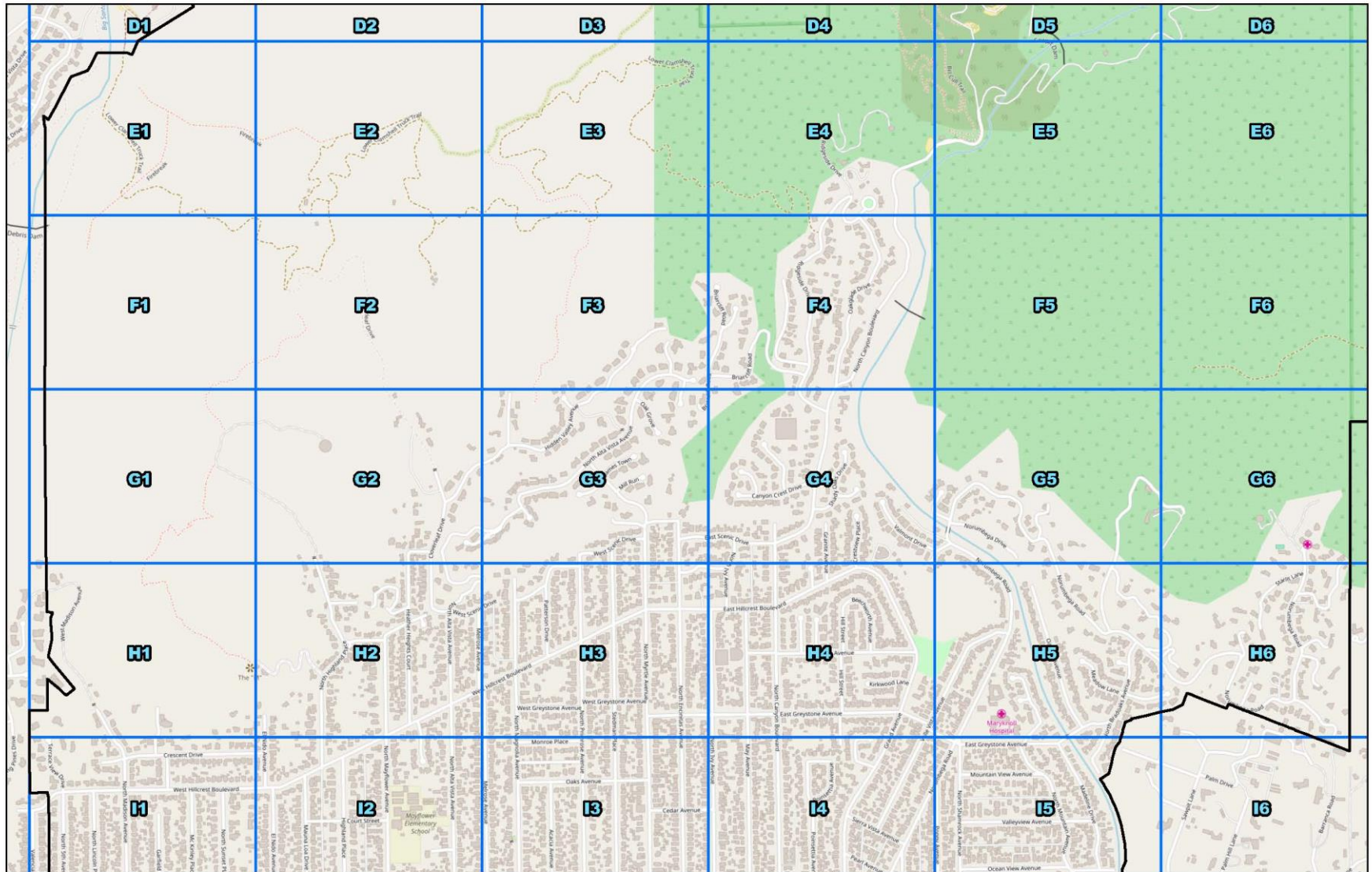


Figure 2.2 Grid of City of Monrovia showing reconnaissance survey map divisions.



Figure 2.3 Example of reconnaissance survey map, with parcels identified by decade of construction.

3. EVALUATION CRITERIA

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The principal laws governing and influencing the preservation of historical resources of national, State, and local significance are the NHPA of 1966, as amended; California Environmental Quality Act (CEQA); the CRHR; and the City of Monrovia Criteria for Historic Landmarks and Districts. Descriptions of these relevant laws and regulations are presented below.

HISTORIC DISTRICTS

Groups of buildings constructed in the same period of time, in the same geographical area, and serving the same mission or function may be eligible as historic districts. A group of buildings that would not be individually eligible might be eligible together as a group. It is possible that a historic district associated with a particular theme might be composed of a series of different types of significant buildings that were built at different times. The NRHP Bulletin No. 15: *How to Apply the National Register Criteria for Evaluation* (National Park Service 1997a) provides the following guidelines for evaluating the integrity of a historic district.

Districts have concerns that are different from those associated with individual buildings. For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, the relative number, size, scale, design, and location of the components that do not contribute to the significance of the district should be considered. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment. However, some new buildings, the loss of original landscape features, or the construction of additions to original buildings may be acceptable. Most military and manufacturing or services facilities are evolving properties that must be updated and augmented to remain functional. Some level of alteration is acceptable, as long as the original form and layout of the district is mostly intact.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance, or
- it does not share the historic associations of the district.

NATIONAL REGISTER OF HISTORIC PLACES

Authorized by the NHPA of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP is the official list of the nation's historic places worthy of preservation. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or

3. Evaluation Criteria

- B. are associated with the lives of persons significant in our past; or
- C. 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. have yielded, or may be likely to yield, information important in prehistory or history.

Integrity

In assessing the integrity of a building, the National Park Service recognizes that properties change over time. To be eligible for listing in the NRHP and CRHR, a property must retain sufficient integrity to convey its significance. NRHP Bulletin No. 15: *How to Apply the National Register Criteria for Evaluation* establishes how to evaluate the integrity of a property, describing it as “the ability of a property to convey its significance” (National Park Service 1997a, 44). A property that has lost some historic materials or features can still be eligible if it retains the majority of the elements that reflect its style in terms of massing, spatial relationships, proportion, pattern of windows and doors, and details (National Park Service 1997a, 48).

The evaluation of integrity must be grounded in an understanding of a property’s physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property was significant. To retain historical integrity, a property must possess several, and usually most, aspects of integrity:

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred.
2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
3. *Setting* is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. *Materials* are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. *Workmanship* is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
6. *Feeling* is a property’s expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property’s historic character.
7. *Association* is the direct link between the important historic event or person and a historic property.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections

under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

In order to be eligible for listing in the CRHR, a building, object, or structure must satisfy at least one of the following four criteria:

1. It is 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.
2. It is associated with the lives of persons important to local, California, or national history.
3. It 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.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must also retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity 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 2001). This general definition is strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based.

CITY OF MONROVIA CRITERIA FOR HISTORIC LANDMARKS AND DISTRICTS

Monrovia’s Historic Preservation Ordinance (’83 Code, § 17.40.060) (Ord. 94-03 § 6, 1994) identifies seven criteria under which a property can qualify for designation as a landmark or historic district. Not every criterion specifically refers to significance; however, the implication is that the property holds a certain level of significance within that category, thereby making it eligible for designation. The seven criteria for designation are:

1. It is identified with persons or events significant in local, regional, state or national history.
2. It is representative of 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 a neighborhood, a community, or the City.
6. It incorporates elements that help preserve and protect a 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.

4. HISTORIC CONTEXT SUMMARY STATEMENT

After careful consideration, ASM developed a framework of contexts and themes that express the historical development of Monrovia in buildings, streetscapes, neighborhoods, and districts that remain.

SUMMARY OF CONTEXTS AND THEMES

The contexts and themes identified for this historic context were informed by the archival research, public outreach, field survey, and consultation with the City and historic preservation groups. The development of contexts and themes is a critical part of this project, as it will facilitate the identification of potential individually eligible properties and historic districts. In the future, it will facilitate the evaluation of individual properties as well as historic districts. The historic context framework for evaluation of properties in the City of Monrovia is summarized below and presented in more detail with periods of significance, associated property types, and other elements related to each context and theme in Section 6. In determining the end of the period of significance for each theme, ASM followed NRHP guidelines including a recommendation that 50 years ago should be the end of the period of significance when activities continue to have importance and no more specific date can be defined (National Park Service 1997a, 42).

CONTEXT: Residential Development

Theme: Downtown Residential Development, 1887–1902

Theme: Residential Development, 1903–1940

Theme: Residential Development, 1941–1967

CONTEXT: Commercial Development

Theme: Streetcar Commercial Development, 1887–1951

Theme: Commerce and the Automobile, 1908–1967

CONTEXT: Public and Private Institutional Development

Theme: Government Services, 1924–1967

Theme: Educational Development, 1903–1967

Theme: Private Institutional Development, 1887–1967

Theme: Religious Institutional Development, 1887–1967

Theme: Cultural Landscapes, 1887–1967

CONTEXT: Industrial Development

Theme: Agriculture, 1887–1950

Theme: Rail Transportation, 1887–1967

Theme: Manufacturing Plants, 1887–1967

CONTEXT: Ethnic/Cultural Themes

Theme: Ethnic Enclaves, 1887–1967

Theme: Schools and Segregation, 1920–1970

Theme: Ethnic Community Leaders, 1887–1967

CONTEXT: Architecture and Design

Theme: Developers and Builders

Theme: Victorian, 1885–1905

Theme: Arts and Crafts Movement 1895–1930

Theme: Period Revival, 1895–1940

Theme: Modernism, 1920–1950

Theme: Post-War Modernism 1946–1976

Theme: Eclectic

5. HISTORICAL BACKGROUND

The native people of the area now known as Monrovia were the Tongva, or Gabrieleno Indians. Before Spanish colonization of Central America and Alta California, the San Gabriel Valley was occupied by indigenous people of Native American Shoshonean Tribes as early as 500 B.C., although archaeological investigations have documented human habitation of southern California as early as 12,000 years B.C.E. (before the common era). Later, this tribe became known as the Gabrielinos, after the Mission San Gabriel Arcángel. The indigenous tribes living at the foot of the San Gabriel Mountains were said to be the “wealthiest, most populous and most powerful ethnic nationality in aboriginal southern California” (Bean and Smith 1978, 538). The tribes were sustained by the rich land they occupied in and near the arroyos in the steep mountains to the north, which seasonally carried water down into the valley, joining the San Gabriel River and eventually reaching the Pacific Ocean.

Recorded history of California began in the sixteenth century with Spanish colonization of Central America and Alta California. In 1771, Spanish missionaries arrived in the area and established Mission San Gabriel Arcángel. After Mexico won independence from Spain in 1821, California territory fell under the jurisdiction of the Mexican government. This led to the secularization of the missions by the 1830s, which resulted in the transference of mission land to Mexican ranchos. The 9,000-acre Rancho Santa Anita, within which present-day Monrovia is located, was granted to Hugo Reid in 1841 (Jimenez 2008; Ostrye 1986). The same year, Mexican Governor Juan Alvarado granted the eastern half of the rancho to Andreas Duarte, which created Rancho Azusa de Duarte. In 1848, the Treaty of Guadalupe Hidalgo established California as part of the United States. Two years later, it became the nation’s thirty-first state (Cheng 2014; Jimenez 2008).

In the 1850s, the strong demand for beef in the rapidly growing mining areas and cities in northern California had led the owners of some large ranchos in agricultural southern California to overextend their cattle operations. A period of flood and extended drought in the early 1860s destroyed the livestock and left them unable to pay their taxes. Many of the large ranchos were divided and sold, and both Rancho Santa Anita and Rancho Azusa de Duarte were sold to a series of owners. Large portions of both ranchos were eventually purchased by Elias “Lucky” Baldwin, who held most of the land holdings of present-day Monrovia in the mid- to late nineteenth century. Leonard J. Rose purchased the western portion of Rancho Santa Anita in 1861, and planted extensive vineyards and orchards at his ranch called “Sunny Slope.” By the late 1870s, the Sunny Slope winery was the largest in southern California (Scheid 1986, 20). To the east, the former Rancho Azusa de Duarte was a sparsely settled farming district (Wiley 1927, 192).

At the beginning of the 1870s, the production of crops rose in importance, especially vineyards and citrus. In 1874, the orange-growing colony that would become Pasadena was founded on part of the former Rancho San Pasqual, and in the foothills William F. Cogswell purchased a 500-acre estate which became the Sierra Madre Villa Hotel, the first of the grand resort hotels in the area. One of its first guests was James F. Crank and his family, who had moved from New York for his wife’s health (Scheid 1986, 46). In 1877, Crank purchased the Fair Oaks Ranch north of Pasadena, and served as the first vice-president when the First National Bank of Los Angeles was organized in 1875, with Edward F. Spence as its cashier (Willard 1899, 255). Crank was also affiliated with three Los Angeles horse and cable streetcar lines between 1875 and 1885 (Ostrye 1986, xviii).

Following the completion of the transcontinental railroad in 1869, the Southern Pacific Railroad built a rail line to Los Angeles in 1876. Its competitor, the Santa Fe Railroad, was also building a line west from Texas, reaching Needles, California, in 1883 (Dumke 1966, 22). Stanley Jewett, an engineer who moved to Pasadena in 1879, proposed to Crank the construction of a rail line between Pasadena and Los Angeles. Crank organized the line as the San Gabriel Valley Railroad (SGVRR) and raised the funding for its

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construction. The first track was laid in 1884, and the line was built to Mud Springs (present-day San Dimas) on the San Gabriel River, where it met the westward construction of the Santa Fe Railroad in 1887, opening the line to trains from Chicago and the East (Dumke 1966, 23). The construction of the SGVRR initiated an increase in interest in land along its route, contributing to a major real estate boom in southern California in the mid-1880s.

William N. Monroe had been a superintendent for the Southern Pacific's rail construction in Utah before retiring to California in 1875, initially residing at the Natick House hotel in Los Angeles (Ostrye 1986, xvii). Monroe became a member of the Los Angeles City Council in 1880, and was acquainted with Collis P. Huntington, one of the partners of the Southern Pacific Railroad (Ostrye 1986, xviii). In 1884, Monroe and his brother C. O. Monroe purchased 120 acres of the former Rancho Santa Anita from Lucky Baldwin, and an additional 90 acres the following year (Jimenez 2008; Ostrye 1986). In partnership with Crank, Spence, and attorney John D. Bicknell (who succeeded Crank as first vice-president of the First National Bank in 1888), Monroe laid out a 120-acre town centered at Orange (now Colorado Boulevard) and Myrtle avenues, with 8 square miles of farm and orchard lots around it, and organized the first auction-excursion in May 1886 (Davis 1943; Dumke 1966, 79-80; Hotchkiss 1980; Jimenez 2008; Ostrye 1986; Sanborn 1888). More than 40 tracts and additions to the original town area were filed in 1886 and 1887 (Dumke 1966, 80). In 1887, Monrovia was incorporated.

Although many new towns in Los Angeles County were started during the boom period, Monrovia was one of the most successful. Unlike the unsuccessful boomtowns of this era, Monrovia required that all property purchased for residential purposes must have a building constructed within six months. This requirement helped decrease speculation that resulted in the collapse of other communities in Los Angeles County during the recession that hit in the 1890s (Davis 1943; Hotchkiss 1980; Jimenez 2008; Ostrye 1986). That Monroe's own home was in Monrovia was also a boost to the City; the exuberant 1885 Queen Anne "The Oaks" joined L. J. Rose's "Sunny Slope" and Abbot Kinney's 1881 "Kinneloa" as one of the notable showplaces in the area (Dumke 1966, 80; Jimenez 2008; Ostrye 1986; Rose 1959, 92). The rise in price of Monrovia lots was phenomenal for a boom town. The first lots were put upon the market in May of 1886, and sold from \$100 to \$150 a piece. Mr. Monroe sold lots much cheaper than surrounding property was sold, on condition that substantial improvements would follow. The increase of value in the lots reflects that those improvements were made. For example, in 1887, \$8,000 was offered for a lot bought the year before for \$150, while another lot 100 feet by 150 feet bought for \$3,500 was sold in 13 months for \$13,500 (Netz 1915-1916, 65).

Despite the recession during the "bust" in the late 1880s, Monrovia progressed to become an established City. In 1887, 19 months after the first lot was sold in Monrovia, the local newspaper reported the City already had as much as a half million dollars' worth of construction in that year, two banks, two brick commercial buildings, several hotels and boarding houses, churches, and schools, with more planned for 1888 (*Monrovia Planet* December 31, 1887). Local utilities were first developed when the Monrovia Electric Light and Power Company established electricity services shortly before 1900.

Soon after the first lots were sold, the promoters of Monrovia made plans for building a railroad to Los Angeles. It is not known exactly when the San Gabriel Valley Rapid Transit Railroad Company was organized, but on April 26, 1887, this company bought a right-of-way 60 feet wide and 3,000 feet long near where the Santa Anita race track is now located (Hoyt 1951, 213). Two months later, the San Gabriel Valley Rapid Transit Railroad Company was incorporated "for the purpose of constructing a railroad from some convenient point in the City of Los Angeles to the town of Monrovia." Directors of the railroad included Spence and Monroe (Hoyt 1951, 213). Construction of the railroad was begun in Monrovia, and by August 1888, the eastern boundary of Los Angeles had been reached (Hoyt 1951, 215-216).

An elaborate reception given by Monroe at “The Oaks,” his palatial home, formally opened the new railroad on August 20, 1888. On the same day, another reception was given at “Idlewild,” the “newly completed mansion of General Pile at Mayflower and Banana.” At the conclusion of the second reception, various officials drove to the top of Gold Hill and listened to a speech by Mayor Workman of Los Angeles. He said that although “this may seem impossible of realization, I predict that the time will come when there will be a solid city between Los Angeles and Monrovia” (*Los Angeles Times*, August 21, 1888; in Hoyt 1951, 216).

By January 1892, the company was operating four trains to Monrovia on weekdays and two on Sundays. Two months later the railway was leased by the Los Angeles Terminal Railway, and in June it was announced that the line was being broad-gauged and turned over to the Terminal Railway (*Los Angeles Express*, January 2, 1892; in Hoyt 1951, 219). However, the Los Angeles Terminal Railway soon lost interest in the poverty-stricken line to Monrovia, and it did not renew its lease. In 1893, the Southern Pacific was persuaded to take over the railroad for an undisclosed price. In reporting this purchase, the San Francisco Examiner said:

The property purchased consists of the railway now operated by the Terminal Railway extending from this city to Monrovia, together with a franchise for a line into Pasadena branching from the main line near the San Gabriel winery at West Alhambra . . . This line will be at once extended to San Bernardino, close to the southern California line . . .” [*San Francisco Examiner*, April 12, 1893; in Hoyt 1951, 219].

In 1903, the Pacific Electric rail line established a line to Monrovia. The Pacific Electric, as known as Red Cars, was an interurban railway line that traveled through Los Angeles, Orange, and San Bernardino counties. This railway was an important part of southern California history as it made traveling easy for inlanders to take day trips to the beach, for commuters to downtown Los Angeles, and for the public to access and explore other areas of southern California (Jimenez 2008; PERHS 2012). City officials desired the establishment of railway stops within their community as it resulted in increased population, easy and reliable accessibility to other locations, and economic development and prosperity. Known for its signature red rail car, the arrival of the Pacific Electric played an important role in Monrovia’s growth between 1900 and 1910 (Jimenez 2008).

After more than a decade of little to no subdivision activity in 1890s, new tracts and subdivisions were recorded during the first decade of the 1900s. By 1905, the City’s boundaries stretched out to Fifth Avenue on the west, Shamrock Avenue on the east, south of Santa Fe Avenue (now Duarte Road) on the south, and on the north Monrovia extended up into the foothills (Jimenez 2017, 8). In 1906, the 50-acre Oak Park tract on the east side of the town, formerly part of the Bradbury estate, was subdivided and opened for development. Residential development began to fill the lots on streets north of the Southern Pacific rail line at Chestnut Avenue, between Myrtle and Shamrock avenues. By 1910, the City’s population had almost tripled in just a decade to 3,576 residents.

Several sanatoriums for the treatment of respiratory diseases opened in the foothills of the San Gabriel Valley, including the founding of the Pottenger Sanatorium in Monrovia in 1903. Rail access enabled those suffering from the disease who could not afford treatment at the sanatoria to create tent cities in undeveloped parts of Monrovia, with concerns about their sanitation being addressed by the City Council; the City of Hope began nearby as a tent encampment for tuberculosis treatment in 1913 (Wiley 1927, 103).

In 1915, 500 acres between the western city limits and neighboring Arcadia was annexed to Monrovia (Wiley 1927, 155). However, there was a decline in the number of building permits issued between 1912 and 1916, with World War I causing stagnation in building activity. The pace of construction resumed at the war’s end, with the number of permits issued in 1923 exceeding all previous years (Wiley 1927, 190). Between 1920 and 1930, Monrovia’s population doubled from 5,480 to 10,890 residents. During this period

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Los Angeles County's population paralleled that of Monrovia, more than doubling from 936,455 in 1920 to 2.2 million in 1930—California led the nation in population growth in the 1920s (Caltrans 2011, 6). Residential construction infilled available lots in the neighborhoods closest to Monrovia's downtown, and began to densify the outlying areas beyond. In the mid-1930s, the Bradbury Ranch on the east side of Monrovia was subdivided (Davis 1943, 15; Ostrye 1986, 61). The City's growth slowed during the Great Depression, with the population reaching 12,807 by 1940.

The Great Depression hit Monrovia like other cities in Los Angeles County. Unemployment lines were long and City employees' salaries were reduced (Ostrye 1986). Unlike other cities in Los Angeles County that were forced to unincorporate, such as Glendora, Hawthorne, and Lynwood, Monrovia sustained incorporation despite slow progress in the 1930s. School bonds were never passed; and City-run boards such as the Library Board were unable to get increases in budgets (Ostrye 1986). The neighborhoods that developed along the foothills illustrate continuous development, as popular architectural styles that mark specific eras between the 1920s and 1940s appear within these neighborhoods. By 1941, the population of Monrovia was approximately 15,000 and the City covered approximately 8.1 square miles (Gierlich 1941).

The beginning of World War II ended the Great Depression and resulted in a boost in the economy in California through government war contracts and support for military installations, and concurrently, an increase in jobs. It was not uncommon for residents in Monrovia to drive up to 50 miles to get to work. The West Coast was on high alert from the war in the Pacific Ocean theater, and blackout drills were common for cities in Los Angeles County (Ostrye 1986). After the war, the United States economy exploded, and families arrived in southern California drawn by the plentiful jobs in the booming aerospace and automobile industries. Monrovia continued to grow and traffic became a problem at the heart of the City at Myrtle Avenue and Colorado Boulevard. In Monrovia, the Pacific Electric Red Car was still in use for commuters to Los Angeles. The only freeway nearby was the Arroyo Seco, and Foothill Boulevard and Route 66/Huntington Drive were the major east/west transportation corridors (Ostrye 1986).

Arguably the most popular residential architecture in the postwar era was the Ranch-style suburban house. Based on the early rancho or hacienda form, which featured the integration of indoor and outdoor space and a single-story, sprawling floor plan, the Ranch-style house proved suitable to the increasingly casual lifestyle of modern America. The efficiency and simplicity of the Ranch design also conformed to design guidelines provided by the Federal Housing Authority (FHA) and met the agency's approval for financing.

Between 1968 and 1971, Interstate 210 was constructed from Arcadia through Monrovia and east to Pomona (Interstate Guide 2008). The construction of the interstate marks a change in the history of the community. As a result of new transportation connections, easy financing through government-sponsored housing programs such as FHA loans, and new technologies that allowed for more efficient building techniques, Monrovia, like the rest of the San Gabriel Valley, opened to residential and commercial suburbanization and rapid expansion of housing, which quickly replaced many of the vineyards and orchards. As a result, downtown Monrovia experienced redevelopment and renovation in the 1970s and 1980s (Ostrye 1986). Today Monrovia has a population of approximately 37,126 residents (1026 U.S. Census estimate) and is headquarters for companies including Naked Juice, Trader Joe's, and Original Tommy's. It has also been featured in TV commercials, pilots, and films (City of Monrovia 2017b).

6. CONTEXTS AND THEMES

This section provides a focused, analytical discussion of the historical patterns, significant events and activities, environmental, social, and cultural influences relevant to each historical context within Monrovia. It is intended to establish the historical significance of the properties associated with each context/theme. A detailed discussion of each theme, including period of significance, criteria for evaluation, and associated property types, is included. Registration requirements for eligibility are inclusive; in other words, all of the listed requirements should be met. Character-defining features are more flexible, the absence of one or two features not necessarily meaning the property or district is not eligible. In general, a property or district must retain most aspects of integrity and most character-defining features dating from the period of significance.

Properties may be significant for their association with the history and development of the City of Monrovia under one or more of the identified historic contexts. The selection of property types and associated character-defining features associated with each theme is intended to be inclusive, yet not definitive, in the identification of individual properties that may possess significance.

The threshold of integrity is defined as the ability of the property to convey its historic appearance and/or its historical association. The property should retain a significant number of character-defining features, such that visual, spatial, and contextual relationships may be understood. For example, the property's materials may be replaced, modified, or added to, yet the building or neighborhood still may retain integrity if its overall appearance continues to convey its historical significance in a way that someone associated with the property historically would still recognize it today.

Alterations completed within the period of significance will not necessarily diminish the historic integrity of the property. Significant alterations occurring outside the period of significance may remove a property for consideration from NRHP or CRHR eligibility. This is especially the case with Criterion C for architecture, for which the period of significance may be quite short, in some cases limited to the year of construction. Examples of significant alterations include relocation of the building or structure, the introduction of new circulation patterns, and removal of previously documented details and/or ornament. The rarity of a property type should be considered in assessing its degree of alteration. A rare or unique property type permits a greater degree of alterations if its character and association are preserved. Flexibility in allowing alterations also applies to cases evaluated under association criteria such as A and B, which generally have long periods of significance.

In the following descriptions of contexts and themes, illustrative materials are provided including maps and photographs that represent each context, theme, and property type.

CONTEXT: Residential Development and Suburbanization

Theme: Downtown Residential Development, 1887–1902

Sub-theme: Single-Family Residential

The City’s initial residential development was largely within the smaller town lots of the original 120-acre townsite laid out by Monroe and his partners, as well as in the larger lots of subdivisions north of White Oak Avenue (now Foothill Boulevard) including the Monrovia Addition, Banana Addition, and the two Keefer Subdivisions (Baker 2017; Jimenez 2017, 7). A total of 168 homes were reported to have been constructed by the end of 1888, which ranged from the grand Queen Anne residences of Monroe, Jerome I. Case, and General William A. Pile in the northern section, to modest one to one-and-one-half story vernacular, Folk Victorian, Neoclassical, and early Craftsman homes near the town center (Figure 6.1). As seen in early photos and Sanborn Fire Insurance maps of the area, the homes were usually widely spaced in the blocks and surrounded by young orchards which began to bear fruit in the spring of 1893 (Davis 1957, 145). After the 1886 La Vista Grande/Grand View Hotel was built on Ivy Avenue between Lemon and Lime avenues, a residential district began to develop in the blocks of Lemon, Lime, and Palm avenues to the east of the hotel. On Myrtle and Encinitas avenues north of White Oak Avenue (now Foothill Boulevard), dwellings were built on many of the larger lots. There was a decrease in the number of residents after the collapse of the real estate boom in 1888, but by 1890, the town had a population of 907, and despite the local drought and national economic challenges of the 1890s, the population increased to 1,205 by 1900 (Ostyre 1985, 14).

Summary Statement of Significance: Resources in the sub-theme of single-family residential development in this period are significant examples of the pattern of the original town development and its early subdivisions, initial low-density land use and residential formation, and characteristics of its first homes. These patterns reflect aspects of mid-1880s railroad boomtowns across the San Gabriel Valley, as well as the aspirations and cultural influences of Monrovia’s founders and early residents.

Period of Significance: 1887–1902

Justification of the Period of Significance: The period of significance begins with Monrovia’s incorporation as a city, until the establishment of Pacific Electric railway connection to Los Angeles and its influence on suburbanization in Monrovia in the early twentieth century.

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

Associated Property Types: Eligible properties under this theme might include single-family residences, and ancillary structures. Properties associated with this sub-theme are most likely to be located throughout the City, with concentrations east of the downtown section of Monroe’s original townsite, and in the early subdivisions north of the townsite.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with early residential development
- 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

To be eligible under this theme, a historic district should:

- Represent an important association with early residential development
- Contain a grouping of buildings typical of early residential development
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- One- to one-and-a-half-story cottages or bungalows
- Two-, two-and-a-half- and three-story expansive homes
- Designed to reflect styles and forms popular at the time of construction
- Exterior siding and stylistic details constructed with materials such as wood, brick, river rock, and other masonry or stucco
- Primary entrance and windows on street-facing façade
- Setbacks and property features that exemplify the town area's early low-density development and small-scale agricultural land use

Historic Districts

- Contributing resources are those built during the period of significance and associated with this sub-theme
- Non-contributing resources should be consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- Retention of early streetscape elements such as street trees, curbs, and municipal lighting
- Possess a visual continuity of residential development

Integrity Thresholds: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. However, some loss of design and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Original massing, scale, and form of building should be retained
- Original doors and windows should be retained; some replacement of these features is acceptable if the replacements were designed in-kind with similar materials, construction, and number of lights to the original doors and windows
- Retain distinctive stylistic elements if present originally such as shingle patterns, bargeboard or gable end details, roof dormers and turrets, porch posts and railings
- Exterior surfaces have may been painted

Historic Districts

- Majority of the contributors must possess integrity (as defined above for individual buildings)
- Retain original spatial relationships among buildings and circulation patterns
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.1 Dr. C. Stewart House, an 1887 Folk Victorian with Queen Anne details, looking west.

Theme: Downtown Residential Development, 1887–1902

Sub-theme: Multi-Family Residential

In urban areas in the nineteenth century, lodging and boarding houses provided single-room-occupancy affordable housing for those newly arrived in the area, single workers, and those with limited incomes (Durning 2012). Early Sanborn fire insurance maps include a number of lodging houses in Monrovia's downtown area near the streetcar routes. Two such buildings are extant, shown on the 1888 map as The Belmont at 210 West Lime Avenue (Figure 6.2) and Monrovia House at 132 East Orange Avenue (now Colorado Boulevard) (Baker 2017). Both are two-story vernacular structures which have been modified. The former Belmont appears to currently be a multi-family residence with a one-story raised front porch, separated from the sidewalk by a narrow border of lawn. The former Monrovia House is sited adjacent to the sidewalk, and the first-floor section closest to the street may have been used over time as retail, commercial, or restaurant space.

Summary Statement of Significance: Resources within the theme of multi-family residential development may be significant in the area of community development. They include lodging and boarding houses, which were a necessity in rapidly growing new communities during the mid-1880s southern California real estate boom. In addition to transient housing, they also provided affordable long-term housing for those with limited incomes during the economic slump from the late 1880s through the mid-1890s. They were an integral part of Monrovia's early downtown development.

Period of Significance: 1887–1902

Justification of the Period of Significance: The period of significance begins with Monrovia's incorporation as a city, until the establishment of the Pacific Electric Railway connection to Los Angeles and its influence on suburbanization in Monrovia in the early twentieth century.

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

Associated Property Types: Eligible properties under this theme include buildings used as multi-family residences for lodging and boarding operations. Only two multi-family residences associated with this sub-theme are known to be extant, and are located at 210 West Lime Avenue and at 132 East Colorado Boulevard.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with early residential development
- 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

To be eligible under this theme, a historic district should:

- Represent an important association with early residential development
- Contain a grouping of buildings typical of early residential development
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- One to two stories
- Floorplan reflects historical function as single-room-occupancy residences
- If stylistic detail is present, it should be related to styles popular at the time of construction
- Scale and siting are representative of Monrovia's early development

Historic Districts

- Represent a concentration of single-room-occupancy affordable housing in Monrovia's early development
- Retain elements of the district's original setting including density and scale
- Contributing resources are those built during the period of significance and associated with this sub-theme

Integrity Thresholds: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. However, some loss of design and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Original massing, scale, and form of the building (original or early modifications for this use) should be retained
- Original doors (including secondary entrances) and windows should be retained; some replacement of these features is acceptable if the replacements were designed in-kind with similar materials, construction, and number of lights to the original doors and windows
- Retain distinctive stylistic elements such as eave details, vents, window header and sill details, porch friezes, posts and railings
- Exterior surfaces have may been painted if they were not originally painted (for example, wood trim)

Historic Districts

- Retain original spatial relationships among buildings
- Majority of the contributors must possess integrity (as defined above for individual buildings)
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.2 The Belmont at 210 West Lime Avenue.

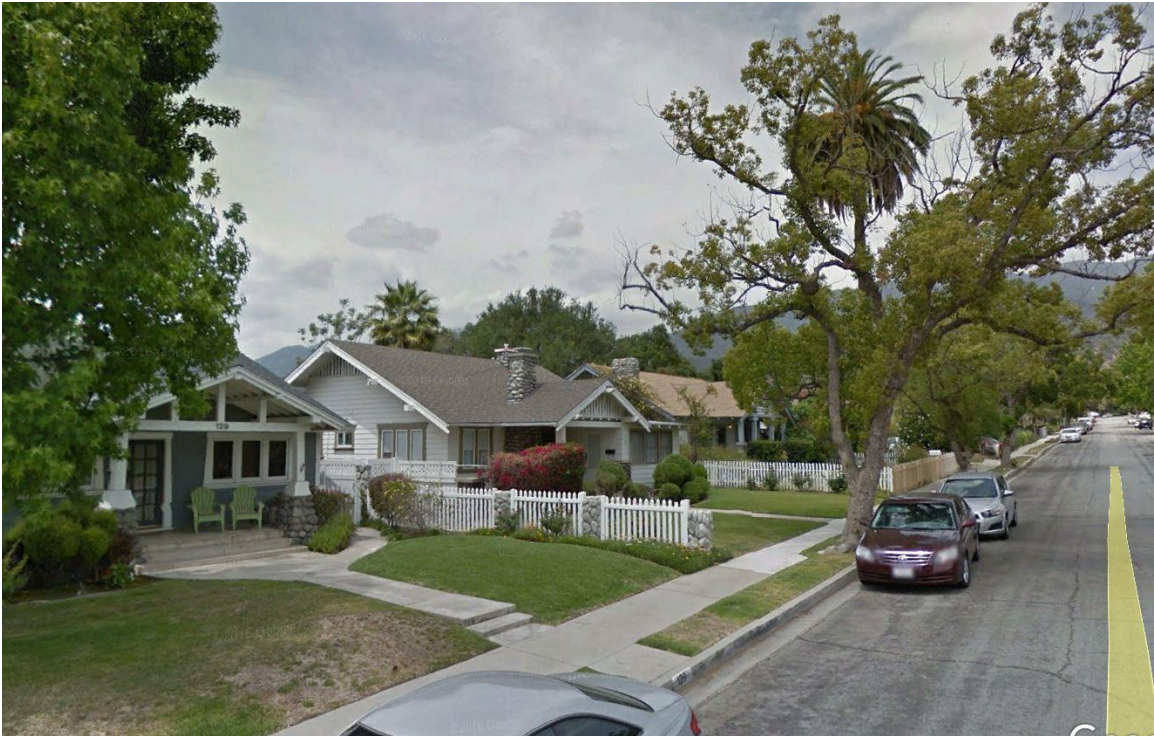


Figure 6.3 A concentration of 1910s bungalows on Poppy Avenue, looking northwest.



Figure 6.4 An example of a vernacular residence.

Theme: Residential Development, 1903–1940

Sub-theme: Single-Family Residential

In the first decades of the twentieth century, Monrovia’s development spread primarily to the north and west from its core. By 1925, numerous tracts and additions had extended the City to Fifth Avenue on the west, the Santa Fe rail line to the south, Sawpit Wash on the east, and a few blocks north of Hillcrest Boulevard and Grand Avenue. Prior to World War II, subdividers typically acquired land and filed a subdivision map with the City laying out streets and house lots. Although these individuals may have built one or two model homes as examples to entice buyers, they did not build houses on all the tracts of the subdivision. Residences filled in the subdivision in an irregular manner, in some cases over more than a decade (Caltrans 2011, 4-5). As a result, neighborhoods established in the first half of the twentieth century often include a heterogeneous mix of houses, as land adjacent to the earliest homes that had previously been used as orchards or to produce food either as a business or to support the family was slowly infilled with residences built over time.

At the turn of the twentieth century, many construction pattern books and design publications turned from the detailing and divided spaces of Queen Anne designs, and promoted the simplicity of bungalows. Usually one and one-and-one-half stories in height, with deep porches and often sleeping porches, they were perceived as conducive to healthy living in their connection with nature, and an appropriate form for southern California’s climate (Winter 1980, 23). Some companies manufactured bungalows as kit houses, with all the components shipped by railcar. With low-pitched enveloping gabled roofs and overhanging eaves, the bungalow became an extremely popular housing form throughout southern California (for additional detail, refer to the Architecture Context) (Figure 6.3).

During the Great Depression of the 1930s, the Home Owners Loan Corporation (HOLC) was created in 1933 as part of the federal government’s New Deal program, ostensibly to jumpstart the stagnant housing market and encourage long-term mortgage loans by ensuring their safety to lenders. In order to refinance mortgages in default and stem the flood of foreclosures nationwide, HOLC systemized appraisal methods across the nation as a metric for determining lending risks (Lipsitz 1998). HOLC appraisals in 1939 confirm that housing in Monrovia has long displayed a mix of styles built in a range of years. The neighborhood defined as “Hillside above Hillcrest Blvd.” was described as:

the best residential area in Monrovia. ... Deed restrictions covering part of the area provide for single-family structures and protect against racial hazards. ... This is the best residential area in Monrovia ... New construction is of good quality and of attractive architectural designs. Maintenance generally indicates pride of occupancy. Population is largely homogeneous. The many old outmoded dwellings scattered throughout the area gives [sic] it a spotted aspect. There are also a number of small acreage citrus groves [HOLC Area B-40 Description, 1939].

In contrast, the northeast and southeast parts of Monrovia were described as fair lending risks, occupied by “retired people, tubercular invalids, skilled & semi-skilled artisans, etc.”:

This is a typical small town area comprising dwellings of every age, type, and description. In order to properly break area up into homogeneous areas, it would require innumerable small areas. ... New construction is scattered throughout area without regard for neighborhood desirability. There are innumerable dead-end streets occasioned by lack of railroad over or under passes [HOLC Area C-42 Description, 1939].

Summary Statement of Significance: Resources significant within the single-family development theme in this period represent the maturation of Monrovia as the city grew and developed through annexation and subdivision in the decades prior to World War II. Infill construction resulted in suburban density in neighborhoods surrounding the original townsite. Eligible resources reflect the pattern and form of development typical of early to mid-twentieth century suburban development and trends.

Period of Significance: 1903–1940

Justification of the Period of Significance: The period of significance begins with the establishment of the Pacific Electric Railway connection to Los Angeles in 1903 which contributed to Monrovia’s early suburban development. It ends as the Great Depression ended with the United States’ entry into World War II, and prior to the period of tremendous residential growth after the war.

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

Associated Property Types: Eligible properties types under this theme are single-family residences and their ancillary structures. Properties associated with this sub-theme are most likely to be located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with residential development in a previously established neighborhood, or a residential area developed during the early to mid-twentieth century
- 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

To be eligible under this theme, a historic district should:

- Represent an important association with a residential area developed during the early to mid-twentieth century
- Contain a grouping of buildings typical of early residential development
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- One-, one-and-a-half-, and two-story bungalows and dwellings
- Distinctive design elements of an architectural styles popular at the time of construction, predominantly Craftsman bungalow, Spanish Colonial Revival, Tudor, and Minimal Traditional
- Modest vernacular residences with more restrained application of those stylistic elements that represent lower-income neighborhoods (Figure 6.4).
- Relationship between dwelling and surrounding landscape as a healthful environment

Historic Districts

- Contributing resources are those built during the period of significance and associated with this sub-theme

- Non-contributing resources should be consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- Retention of early streetscape elements such as street trees, curbs, and municipal lighting
- Retain elements of the district's original setting

Integrity Thresholds

A property important for association with an event/historical patterns ideally should retain some features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. However, some loss of design and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Original massing, scale, and form of building should be retained
- Original doors and windows should be retained, some replacement of these features is acceptable if the replacements were designed in-kind with similar materials, construction, and number of lights to the original doors and windows
- Retain distinctive stylistic elements if present originally such as shingle patterns, bargeboard or gable end details, roof dormers and turrets, porch posts and railings
- Exterior surfaces have may been painted if they were not originally painted (for example, wood trim)

Historic Districts

- Retain original spatial relationships among buildings and most of the circulation patterns
- Majority of the contributors must possess integrity (as defined above for individual buildings)
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association.

Theme: Residential Development, 1903–1940

Sub-theme: Multi-Family Residential

During this period of rapid increase in population and Monrovia's development as a suburb, multifamily dwellings began to be built in areas beyond the mixed-use retail/commercial area at the City's center (Jimenez 2017, 7). Across the United States, housing construction starts peaked in 1925 at 940,000. During the Great Depression, they dropped by nine-tenths to 93,000 starts in 1933, and did not surpass the 1925 level until after World War II (Caltrans 2011, 5).

Early multi-family housing in Monrovia was often in the form of duplexes, particularly in the eastern part of the City. The 1910s development of the bungalow court derived from cottage communities at Chautauqua-type rural locations in the late nineteenth century, and the family cottages built on the grounds of turn-of-the-twentieth-century resort hotels. Bungalow courts, usually one-story structures, were able to merge more discreetly into the physical and social context of neighborhoods of single-family homes than multi-story flats or tenement buildings (Polyzoides, Stefanos, and Tice 1992, 12). Bungalow courts offered the privacy of a small dwelling in a shared semi-private landscape, and emphasized southern California's mild climate. The cottage-like units share a uniformity of design, and in their siting and the relationship between the units, they are distinct components of the court's setting, which may also include hardscape, paving, and lighting details consistent with the overall design. An early bungalow court, Harding Court, was built on Foothill Boulevard opposite St. Luke's Episcopal Church (Figure 6.5). On North Myrtle Avenue, Myrtle Court consists of 11 units in six one-story Prairie-style duplexes in a U-configuration around an earlier Craftsman single-family residence (Wigton 2011a).

A strong demand for affordable housing in the region led to the construction of multi-family housing near transportation corridors in Monrovia's residential neighborhoods. During this period, automobile ownership expanded from 8,000 vehicles across the United States in 1900, to 9 million in 1920, and almost 27 million by 1930 (Caltrans 2011, 2). The first transcontinental highways were opened in 1913, and the Pacific Coast Good Roads Association (which included California) was organized the same year to promote public highway construction and maintenance (Southwest Contractor 1913, 1). Beginning in 1926, White Oak Avenue was part of Route 66, which originally entered Monrovia from the east on Huntington Drive, turned north on Shamrock Avenue, and continued west on White Oak Avenue; in 1933, the route was changed to continue across the City on Huntington Drive (Frantzen and Pelicaen n.d.). Increased traffic on Route 66 contributed to the development of some low-density multifamily dwellings on White Oak Avenue through the 1930s. Low-scale multi-family residences were also built on Orange Avenue (later renamed Colorado Boulevard) in this period.

Some duplexes in this period have the appearance of a modest single-family dwelling with two separate entrances, while others appear to have a secondary dwelling unit behind the residence at the street that may be early additions or adaptations to a single-family residence. A number of the multi-family buildings of the 1930s have a unified exterior similar to a larger single-family residence with multiple entrances (Figure 6.6).

Summary Statement of Significance: Significant resources associated with the sub-theme of multi-family residential development exemplify an evolving element in the City's community development. Low-density one- and two-story developments are generally modest in appearance, and usually of similar scale and setbacks as the surrounding single-family residences, in order to blend into the surrounding setting. A historic district is unlikely to be identified that represents this sub-theme.

Period of Significance: 1903–1940

Justification of the Period of Significance: The period of significance begins with the establishment of the Pacific Electric Railway connection to Los Angeles in 1903, for its contribution to Monrovia’s early suburban development. It ends as the Great Depression ended with the United States’ entry into World War II, and prior to the period of tremendous residential growth after the war.

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

Associated Property Types: Eligible property types under this theme are multi-family residences including duplexes, triplexes, and bungalow courts. Properties associated with this sub-theme are located throughout the City, with a concentration near Foothill Boulevard.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent early, small-scale multi-family housing in residential districts established prior to 1940
- Have been built during the period of significance
- Comparison of similar properties is critical to determine which are the best representations
- Retain most of its character-defining features
- Retain the essential aspects of integrity, and the feeling of a single-family residence
- For bungalow courts, retain the relationship between the individual units and the shared common area or landscape

Character-defining Features

- One-, and one-and-a-half-story residences, with the overall appearance of a single-family residence
- Designed in architectural styles popular at the time of construction
- Similar in scale, form, materials, siting and setbacks to blend into surrounding single-family residential neighborhood

Integrity Thresholds: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. However, some loss of design and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Original massing of individual units should be retained
- Original doors and windows should be retained, or replaced with appropriate units of similar materials, construction, and number of lights
- Retain distinctive elements common to all of the units such as entry steps and porches, fenestration patterns, and exterior finishes
- Exterior surfaces have may been painted
- Retain original spatial relationships between the units, and elements of the common space or shared landscape including lamp posts, walks, and planter



Figure 6.5 1920 Harding Court exemplifies the bungalow court's uniform design, shared landscape, and site amenities, looking north.



Figure 6.6 1930s duplex on Foothill Boulevard, looking northwest.

Theme: Residential Development, 1941–1967

Sub-theme: Single-Family Residential Infill

After World War II, cities throughout southern California struggled to address post-war housing shortages. Like many cities, Monrovia was unprepared for the huge demand for housing. In 1940, the City's population was 12,807; by 1950, the population increased 58 percent to 20,186, the overwhelming majority of that growth occurred between 1946 and 1950. This 10-year period had the largest population increase in terms of total people than any other decade.

As the demand for housing increased, the value of land devoted to agricultural uses also increased substantially. Ranchers began selling their farms to developers. In Monrovia, this was occurring primarily on the eastern and southern portions of the City in areas that had been primarily devoted to agriculture.

The post-World War II era marked a big shift in how houses were developed. Prior to the Depression, a property owner would subdivide and typically would then sell individual lots for piecemeal development. After the war, new tracts were subdivided and houses built by a single developer. In response, cities began to utilize land use regulations as a long-term solution, and the years following World War II witnessed a substantial increase in new residential subdivisions throughout the region.

In 1947, the City of Monrovia adopted the first comprehensive update to its zoning laws, which had been virtually unchanged since 1923. These new regulations increased the number of multi-family zoned properties to encourage the development of higher density housing to accommodate the demand. New subdivision development standards were also codified. As a result, these new neighborhoods were much more homogeneous in design and appearance than pre-war neighborhoods which had developed by accumulated infill and modification (Figure 6.7).

By the mid-1950s, the tract home became ubiquitous across the United States and represented the largest proportion of new home construction for the next few decades. In areas where there were larger plots of land available for development, it was the primary method for mass scale single-family housing production through the end of the twentieth century. By the mid-1960s, most of Monrovia was fairly well built out. New construction occurred as infill in existing neighborhoods, as well as in hillside areas (Jimenez 2017, 9). Residences from the late nineteenth and early twentieth centuries were seen as outmoded and impractical for contemporary lifestyles, and some were demolished to make room for new housing (Ostyre 1985, 73). In other cases, the land surrounding an older residence was developed for new homes, such as the development of 1960s single-family residences around Landmark #106 on the Aspen Drive cul-de-sac (Figure 6.8).

Across the United States, the size of an average home size in 1940 was 1,173 square feet, decreasing to 983 square feet in 1950, before expanding to 1,610 square feet by 1967 (Comen 2016). Infill single-family residences built in the 1950s in established neighborhoods throughout the City are usually one-story vernacular, Minimal Traditional, or Ranch styles, with hipped, gabled, or gable and wing forms that blend unobtrusively into older neighborhoods. The garage is an increasingly important component of the home and neighborhood, and frequently integral with the residence.

Summary Statement of Significance: Resources in the sub-theme of single-family residential infill in this period may be significant in the area of community development as examples of evolving neighborhood character, land use, and increasing density. The residence and its setting may express the updated functionality and quality of life expectations of housing in the post-World War II era.

Period of Significance: 1941–1967

Justification of the Period of Significance: The period of significance begins with the United States' entry in World War II and accompanying expansion in southern California's wartime industry and housing. It extends to 1967, just before the construction of Interstate 210 marked another change in the development of the community.

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

Associated Property Types: Eligible properties under this theme include single-family residences. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with residential development in the post-World War II era
- 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

To be eligible under this theme, a historic district should:

- Represent an important association with residential development in the post-World War II era
- Contain a grouping of buildings typical of residential development in the post-World War II era
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- One-, one-and-a-half-, and two-story residences
- Distinctive design elements and forms popular at the time of construction

Historic Districts

- Contributing resources are those built during the period of significance and associated with this sub-theme
- Non-contributing resources should be consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- Expressive of suburban development in the orientation of the residences and garages to the street, and the inclusion of amenities including sidewalks, curbs, and parkways
- Possess a visual continuity of residential development

Integrity Thresholds: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. However, some loss of design and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Original massing, scale, and form of building should be retained
- Original doors and windows should be retained, some replacement of these features is acceptable if the replacements were designed in-kind with similar materials, construction, and number of lights to the original doors and windows
- Retain distinctive stylistic elements such as flagstone veneer, decorative trim, birdhouse details, decorative metal porch supports and railings

Historic Districts

- Retain original spatial relationships among buildings and circulation patterns
- Majority of the contributors must possess integrity (as defined above for individual buildings)
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.7 1950s and 1960s Ranch houses on Meadow Lane, looking north.



Figure 6.8 Landmark #106 on Aspen Drive, surrounded by later residential development, looking northwest.

Theme: Residential Development, 1941–1967

Sub-theme: Housing Developments

Larger developments of tract-type homes were constructed on available land, often former orchard or agricultural land. Monrovia housing developments in the 1940s and 1950s included parcels west of the Maryknoll property, the Oak Woods subdivision north of Canyon Boulevard, and in the area east of Bradbury Road between Lemon and Orange avenues. Later development included the subdivision at the intersection of Hillcrest Boulevard and Grand Avenue in the northeast section of Monrovia’s foothills, with an interior horseshoe drive composed of Beechworth Avenue and the northern end of Hill Avenue. These house sites are terraced into the hillside, and the individual homes have a uniform setback. Originally sharing common materials and massing but not identical forms, most of the residences have been subsequently modified and many have been expanded.

Summary Statement of Significance: Resources within this sub-theme are examples of the mass-production housing built throughout southern California during and after World War II. Properties evaluated under this theme may be significant in the area of community development in this era. An individual property is unlikely to be identified that represents this sub-theme.

Period of Significance: 1941–1967

Justification of the Period of Significance: The period of significance begins with the United States’ entry in World War II and accompanying expansion in southern California’s wartime industry and housing. It extends to 1967, just before the construction of Interstate 210 marked another change in the development of the community.

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

Associated Property Types: Eligible properties under this theme include single-family residential properties that are contributing resources to a historic district. Properties associated with this sub-theme are most likely to be located in the northeast and eastern areas of the City.

Registration Requirements

To be eligible under this theme, a historic district should:

- Represent an important association with mass-production housing development
- Comparison of similar properties is critical to determine which are the best representations
- A majority of buildings within the district boundary should be contributing resources and built during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

- One-, one-and-a-half-, and two-story residences
- Exhibit the architectural style and/or form and distinctive design elements and landscape features common to residences in its housing development
- Retain original spatial relationships among buildings
- Expressive of suburban development in the orientation of the residences and garages to the street, and the inclusion of amenities including sidewalks, curbs, and parkways
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association

- Contributing resources are those built during the period of significance and associated with this sub-theme
- Non-contributing resources should be consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures

Integrity Thresholds: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. However, some loss of design and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

- Retain original spatial relationships among buildings
- Majority of the contributors must possess integrity:
 - Original massing, scale, and form of building should be retained
 - Original doors and windows should be retained, some replacement of these features is acceptable if the replacements were designed in-kind with similar materials, construction, and number of lights to the original doors and windows
 - Retain distinctive stylistic elements such as flagstone veneer, decorative trim, birdhouse details, decorative metal porch supports and railings
 - Exterior surfaces have may been painted
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association

Theme: Residential Development, 1941–1967

Sub-Theme: Multi-Family Residential Development

The post-World War II population explosion also resulted in a strong increase in demand for multi-family housing. The demand came in part from those relocating to Monrovia from other parts of the country looking for affordable housing options. By the mid-1960s, the first children of the post-war “baby boom” reached adulthood, and were adding to the demand for small-scale, affordable housing. “Boomers” generally married and started families later than their parents’ generation, and they did not wait until marriage to leave their parents’ households, resulting in a surge of single-person households (Caltrans 2011, 52). The single-family detached residence was the predominant housing type in the United States from the end of World War II through the 1950s; however, the proportion of multi-family housing (both apartments and condominiums) grew steadily, and by 1968, it surpassed 40 percent of all new housing units built (Caltrans 2011, 53).

Multi-family housing built in this period includes small-scale duplexes; moderate density open courtyard clusters, central courtyard garden apartments, and dingbats (stucco boxes). Two-story multi-family housing became concentrated on corridors including Foothill Boulevard, particularly between Madison and Mayflower avenues, on Fifth Avenue between Foothill and Colorado boulevards, and on the adjacent section of Colorado.

Modest duplexes, including those originally designed as twin units, as well as residences subsequently adapted by the division of a single-family home or the construction of an adjacent accessory unit, were constructed in single-family residential neighborhoods from Monrovia’s earliest years. Greater numbers of these units were built in the 1940s and 1950s (Figure 6.9). Most of the early multi-family structures were one or two stories in height, reflecting both the neighborhood scale and also early seismic regulations in southern California (Polyzoides et al. 1992, 10). A concentration of modest duplex, triplex, and low-density multi-family units is part of the 1950s development on South Lincoln Place.

By the 1940s, the open bungalow court had transformed into a less-cohesive and often denser format of clustered individual housing units, with the complex having fewer high-design elements and often lacking amenities such as lighting and planters in the central common space. After World War II, this type of courtyard housing came to resemble the tourist courts that developed with the expansion of automobile travel in the first half of the twentieth century, with a lawn filling the central space between them (Polyzoides et al. 1992, 16). Examples of the bungalow court type from the 1950s are found on Foothill Boulevard.

The first garden apartments in Los Angeles were built in late 1930s and early 1940s (Architectural Resources Group 2012, 37). The footprint of these multi-family residences often extended to the limits of the lot, and enclosed a large landscaped courtyard in the center, that in some cases included a swimming pool. Often having an austere entrance toward the street, the complex’s focus is on its interior. Some featured large residential units with open connections between living areas, and the apartments reflected Modern sensibilities and an interpenetration between interior and exterior space, with the building’s central courtyard functioning as an outdoor room. Its plant materials and hardscapes and the courtyard’s opening to the sky were a designed (and sometimes themed) environment, in place of the functional circulation paths and foundation plantings of earlier multi-family buildings. Examples of garden courts can be found on Foothill Boulevard.

The multi-family residential form known as the dingbat (in reference to their prominent contemporary exterior decoration) or stucco box is typically a two-story building and often incorporates integral parking beneath the units, supported by posts that separate the carport bays. Constructed by small investors, contractor/owners, and investment syndicates throughout southern California in the 1950s and 1960s, they

were a low-cost form of housing that utilized mass-produced components (Chase 2000, 4). Stucco was commonly used as the building's exterior sheathing (Architectural Resources Group 2012). Examples of dingbats can be found on Foothill Boulevard.

Summary Statement of Significance: Resources within this sub-theme are a reflection of the residential development trend to provide adequate low-density multi-family housing in a period of increasing density of land use. Various property types evolved to meet this demand. The duplex and triplex were composed of only a few units. Bungalow and garden courts were a unified higher density complex of multiple housing units oriented around a central landscape court. Dingbats were stucco, multi-story boxes that incorporated higher density of units as well as parking under the building, with application of Modern design elements.

Period of Significance: 1941–1967

Justification of the Period of Significance: The period of significance begins with the United States' entry in World War II and the accompanying expansion in southern California's wartime industry and housing. It extends to 1967, just before the construction of Interstate 210 marked another change in the development of the community.

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

Associated Property Types: Eligible properties under this theme include duplex and triplex multi-family residences, bungalow courts, garden apartments, and dingbats. Properties associated with this sub-theme are most likely to be located near Foothill Boulevard.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with low-density multi-family housing
- 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

To be eligible under this theme, a historic district should:

- Represent an important association with low-density multi-family housing
- Contain a grouping of buildings typical of low-density multi-family housing
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- One- to three-story multi-family residence
- Designed to reflect styles and forms prevalent at the time of construction
- For duplex or triplex
 - Located in a neighborhood with a majority of single-family residences
 - Scale, setbacks, and property features consistent with neighborhood
- For bungalow court and garden apartments
 - Retain central landscaped courtyard

- Retain the design, and materials of modest single-family homes with minimal amenities in the shared common space
- Retain original spatial relationships among buildings
- For dingbat
 - Exemplify the format and materials of stucco box multi-family housing
 - Box-like form emphasizing exterior planes
 - Minimal decorative detail
 - Soft-story open bays as parking beneath residential units

Historic Districts

- One- to three-story multi-family residences
- Designed to reflect styles and forms prevalent at the time of construction
- Contain a concentration of one or more of the associated property types
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association
- Retains early streetscape elements such as street trees, curbs, and municipal lighting
- Contributing resources are those built during the period of significance and associated with this sub-theme
- Non-contributing resources should be consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures

Integrity Thresholds: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. However, some loss of design and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Original massing, scale, and form of building should be retained
- If the multi-family residence comprises multiple elements (e.g., a residence and an accessory structure addition), the relationship between the elements should be retained
- Original doors and windows should be retained, some replacement of these features is acceptable if the replacements were designed in-kind with of similar proportions, materials, construction, and number of lights, particularly large picture windows, glazed walls, and privacy glazing
- Retain distinctive stylistic elements such as flagstone veneer, decorative trim, birdhouse details, decorative metal porch supports and railings

Historic Districts

- Retain original spatial relationships among buildings
- Majority of the contributors must possess integrity
 - Original massing, scale, and form of building should be retained
 - Original doors and windows should be retained, some replacement of these features is acceptable if the replacements were designed in-kind with similar materials, construction, and number of lights to the original doors and windows
 - Retain distinctive stylistic elements such as flagstone veneer, decorative trim, birdhouse details, decorative metal porch supports and railings

- Exterior surfaces have may been painted
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association

Significant Individuals

Throughout Monrovia's history, there have been many significant individuals who have fostered residential development. Some of those individuals may have been identified in the public meeting worksheets (Appendix B). Within this context, a significant individual is someone who made important contributions to the residential development of the City. Properties have the potential to be individually eligible for their association with a significant individual under the theme/sub-themes most closely related to their contributions to history. It is unlikely that a historic district will be identified under this context for its association with a significant individual. Eligible properties must meet the following registration requirements:

Criteria: NRHP B; CRHR 2; Local 1

Registration Requirements

To be eligible under this context and criteria, an individual resource should:

- Be the primary residence or work place of a significant individual who played an important role in the residential development of Monrovia
- Individual must have resided in or used the property during the period in which he or she achieved significance
- Be compared to other properties associated with the individual
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity
- Resources that only memorialize an important person are not eligible

Character-defining Features

Individual Properties

- Retains most of the essential physical features from the period of significance

Integrity Considerations: A property important for association with a significant individual ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. For an individual property, the essential aspects of integrity for this theme are integrity of location, setting, feeling, and association. Some loss of design, materials, and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Non-original windows and doors are acceptable, as long as openings correspond to historical features
- Original massing of building should be retained
- Should retain high integrity of the essential aspects of integrity
- Should retain enough integrity of design, materials, and workmanship that an individual familiar with property during its period of significance would still be able to recognize it today (National Park Service 1997)



Figure 6.9 1950s duplex on Lemon Avenue.

CONTEXT: Commercial Development

The development of commerce in the twentieth century is closely associated with patterns of transportation. In Monrovia, mule-driven transport along Myrtle Avenue was followed by streetcars, both local and interurban, then highways and eventually the interstate. Each of these means of transit defined a distinct period of commercial development in Monrovia.

As early as 1887, Myrtle Avenue, and to a lesser extent Lemon, Orange, Lime, and Olive avenues had attracted a variety of retail and other commercial establishments (Sanborn 1888). The first commercial building is said to be Barnes' General Store, still standing at the northeast corner of Lemon and Myrtle avenues (Ostrye 1986, 1). Several good-sized hotels, including the Grand View Hotel, the Monrovia Hotel, and the Central Hotel, provided both short-term housing for tourists and businessmen and longer-term accommodations for those who had the means. Hotels were augmented by smaller boarding houses, or "lodging" establishments, which provided room and board for single men in a homelike setting (Groth 1994, 90-92). Livery and feed establishments supported the carriage trade, and numerous smaller businesses included grocers, meat markets, a druggist, dry goods stores, at least one bank, and small offices, as well as a church, schools, a Y.M.C.A., and a "society hall" (Sanborn 1888).

By 1903, when the Pacific Electric company established a depot at Myrtle and Olive avenues, Monrovia's downtown was clearly prospering. By 1907, the City had added several more hotels, a Carnegie library at the center of Library Park, and a skating rink. Meanwhile, the blocks on Myrtle Avenue between Lime and Olive avenues were shoulder to shoulder with small businesses such as bakeries, banks, and restaurants. The presence of several lumber yards, hardware stores, mills, and other construction support services and building supply establishments were a clear indication of a booming town. Citrus packing plants along the railroad, including the California Citrus Union, the E. F. Spencer Packing House, and the Monrovia and Duarte Fruit Exchange Packing House, indicated a thriving business in export of produce (Sanborn 1907). Along with citrus production facilities were the Valley Date Packing Corporation and other fruit-processing plants.

Initially, the climate, availability of water, and soil conditions in Monrovia drew commercial agricultural enterprises, especially citrus ranches. Boosters advertised throughout the nation in elaborately printed editions of newspapers and magazines, touting the profits to be made from the production of semi-tropical fruit (Netz 1915–1916, 55-56). Describing the agricultural nature of Monrovia as late as 1939, the *WPA Guide to California* reads:

Monrovia is surrounded by orange, lemon, and avocado groves and other orchards. Poultry raising and small gardening are important in the vicinity. The town is noted for a wide variety of trees and shrubs; in the northern part of town is a papaya plantation [Federal Writers' Project 1939, 619].

The Monrovia area was also ideal for plant nurseries. One of the nation's largest wholesale growers of container plants, Monrovia Nursery Co., was founded on 10 acres in 1926 by Harry E. Rosedale, a Danish immigrant (Ransom 1991). A 1914 catalog for Pioneer Nursery, founded in 1876 on the south side of Duarte Road, opposite the Santa Fe depot, lists prices for "deciduous, citrus, tropical and semi-tropical fruit trees, evergreen and deciduous ornamental trees and shrubs, evergreen and deciduous vines, bulbs, palms and roses," indicating the wide variety of plants available for gardens and small farms (Pioneer Nursery ca. 1914). The 1924 catalog noted Pioneer was the second largest nursery in southern California (Pioneer Nursery ca. 1924).

However, the attractions that brought profiteers and gentleman farmers to southern California were eventually lost to residential and commercial development, and little remains of the early agricultural years

in Monrovia. As transportation and hotel accommodations increased in the early twentieth century, thousands of tourists arrived to experience for themselves the much-touted glories of Monrovia. Many stayed to make homes on 5 or 10 acres of citrus and flowers, as developers profited from subdividing land. To lure visitors from the East, for six months in 1886, the Santa Fe and Southern Pacific railroads engaged in a fierce price war, offering fares as low as \$1 from the Missouri River to Los Angeles. Local development was further spurred by the packaging of land by San Gabriel Valley boosters beginning in 1886 and completion of the San Gabriel Valley Railroad from Monrovia to the eastern boundary of Los Angeles in 1888. The completion of the line was facilitated by an agreement with the Southern Pacific railroad to use segments of their tracks (Netz 1915-1916, 56-57).

By the 1920s, it was clear that the age of the automobile had arrived. Automobile-related services such as repair shops and gas stations supplanted livery stables and feed stores, and accommodations for parking appeared at commercial establishments and garages toward the backs of residential lots (Sanborn 1927). The alignment of Route 66 and other interurban thoroughfares contributed to the development of commercial corridors along several routes, some evidence of which remains today on Shamrock Avenue, Foothill Boulevard, Huntington Drive, and Duarte Road. Among the most notable of historical roadside businesses is the striking 1925 Aztec Hotel on an early alignment of Route 66 on Foothill Boulevard. An NRHP-listed property, its designs inscribed in high bas-relief on two façades of the building are actually Mayan-inspired, and the hotel was so remarkable that it influenced the Mayan Theater in Los Angeles and the Mayan Hotel in Kansas City (National Park Service 2017). Other notable Route 66-related commercial buildings on Shamrock Avenue are the 1929 Spanish Colonial Revival Flying A service station and garage and the Monrovia Market.

Because of the rapid acceptance of the automobile, the use of public transportation waned, except during the World War II era, when gas rationing created an uptick in rail passenger travel (Baker 2017). By 1950, the Red Cars were the only remaining means of public transportation, and in 1951, the Pacific Electric ended service to Monrovia, leaving the private automobile the preferred mode for both local and interurban travel (Thorne-Thomsen 2015, 43). This was a turning point for central business districts throughout the nation, as drivers were drawn to the new shopping centers lining major roads.

Theme: Streetcar Commercial Development, 1887–1951

The early establishment of public transit and infrastructure, especially access to water, were the most significant factors contributing to the City’s settlement and rapid growth. Commercial development began with the founding of the City, when businesses were first established on Myrtle Avenue between Foothill Boulevard and Olive Avenue and one block on either side of Myrtle Avenue on Palm, Lemon, Lime, and Olive avenues (Sanborn 1888). In May 1887, a group of local investors constructed the Myrtle Avenue Railroad for the purpose of providing locals and visitors with transportation between the center of the new townsite and the Santa Fe Railroad depot on Myrtle Avenue some distance to the south. The route ran north from the depot on Myrtle to Lime avenues, then east to Heliotrope Avenue, and north on Heliotrope Avenue to White Oak Avenue (now Foothill Boulevard) (Wiley 1927, 57). It appears the first street railway was what was known as “the Ontario car-line system,” in which the vehicle was pulled uphill by mules, who rode downhill on a trailer behind the vehicle (*Los Angeles Times* 1892).

In 1903, the Pacific Electric rail line introduced local and interurban service to Monrovia. The route traveled straight east and west on Chestnut Avenue (passing the top of Highway Esplanade), then dipped a block to the south at California Avenue to continue eastward on Almond Avenue (Sanborn 1907; USGS Mt Wilson quad 1953). A Red Car is also shown at Olive and Myrtle avenues in historic photographs. Enabling the development of a more cosmopolitan and prosperous community, these railways spurred growth along their routes in Monrovia and facilitated access to points throughout the county for recreation, entertainment, shopping, and work (Nicolaidis 2002). The principal commercial development during this period was along South Myrtle Avenue between Olive Avenue and Foothill Boulevard, on the side streets to the east and west of South Myrtle Avenue, and along Olive Avenue near Myrtle Avenue (Figures 6.10-6.12). This area has retained Monrovia’s most concentrated commercial development since that time (Figure 6.13).

Summary Statement of Significance: A resource evaluated under this theme is significant for its association with commercial development along and near historic streetcar lines during the period of significance. Streetcars provided easy access to commercial establishments near their routes and thus were an important contributor to the local economy. To encourage pedestrian traffic in between stops and to maximize land use, buildings were built side by side and flush with the sidewalk.

Period of Significance: 1887–1951

Justification of the Period of Significance: The period of significance begins in 1887 with the incorporation of the City and the establishment of the first commercial businesses on Myrtle Avenue and within one block of Myrtle on side streets Lime, Lemon, Colorado, and Olive avenues. The end of the period of significance is 1951, which marks the termination of the last streetcar line, the Pacific Electric (Thorne-Thomsen 2015, 43).

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

Associated Property Types: Individually eligible properties or contributors to a historic district under the theme of Streetcar Commercial Development might include small office buildings, banks, small retail shops, restaurants, jewelry stores, hotels, markets, restaurants, theaters, and personal services (e.g., barber, beauty salon, dry cleaner, laundry). Properties associated with this sub-theme are most likely to be located along and near historic streetcar lines, especially Myrtle Avenue.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with streetcar commercial development
- Comparison of similar properties is critical to determine which are the best representations
- Be present during the period of significance

- Retain most of its character-defining features
- Retain the essential aspects of integrity

To be eligible under this theme, a historic district should:

- Represent important patterns and trends in streetcar commercial development
- Contain a grouping of buildings typical of streetcar commercial development
- Retain a majority of the buildings/structures present 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 with a rectangular or L-shaped massing
- First story retail or services, second story often offices, living quarters, or social hall
- Designed to reflect styles popular at the time of construction
- Built adjacent to sidewalks with no setback
- Usually with flat parapet or with a false front façade, especially in the single-story iteration
- Sturdy materials such as brick and other masonry or stucco
- Usually with large glass display windows on street level
- Often with recessed entrance with transom
- Located within one block of a historic streetcar route

Historic Districts

- Buildings built flush with neighboring buildings
- Concentrations along major streets and nearby side streets associated with historic streetcar routes
- Pedestrian-oriented commercial uses with wide sidewalks
- Alleys at the rear for shipping and receiving
- Contributing resources are those built during the period of significance and associated with this theme
- Non-contributing resources should be consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures

Integrity Thresholds: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. For an individual property, essential aspects of integrity are location, setting, materials, feeling, and association. Some loss of integrity of design and workmanship is acceptable. Alterations completed within the period of significance generally will not diminish the historic integrity because of the rarity of properties associated with Streetcar Commercial Development in Monrovia. For contributors to a historic district, the integrity considerations are less stringent. Because of the rarity of these properties, some loss of design, materials, and workmanship is acceptable relevant to the other, more essential aspects of location, setting, feeling, and association. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining whether integrity is retained under this context.

Individual Properties

- Exterior surfaces might have been painted or resurfaced
- Relationship to the sidewalk is retained
- Original massing of building is retained

6. Contexts and Themes

- Original use might have changed
- Original glazing on the street level should be retained
- Window and storefront openings should be retained
- Non-original signage is acceptable
- Can have a non-original façade if it was added during the period of significance
- Should possess high integrity of location, design, setting, feeling, and association

Historic Districts

- Should retain original spatial relationships among buildings
- Should convey a strong visual sense of the overall historical environment from the period of significance
- Majority of the contributors should have integrity of location, design, setting, feeling, and association
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical associations



Figure 6.10 Looking north on Myrtle Avenue from Main Street, ca. 1886. Photographer: Charles C. Pierce. Source: California Historical Society Collection at the University of Southern California.



Figure 6.11 Looking north on Myrtle Avenue, 1937. Source: Works Progress Administration Collection, Los Angeles Public Library.



Figure 6.12 First Pacific Electric car in Monrovia, 1903. Source: Security Pacific National Bank Collection, Los Angeles Public Library.



Figure 6.13 Looking northwest on Myrtle Avenue, 2017.

Theme: Commerce and the Automobile, 1908–1967

It is impossible to understand the built environment of the twentieth century in southern California without considering the impact of the automobile, which is apparent in buildings and structures specifically created to provide for the needs of the motorist and the car. Beginning in the early 1900s, myriad new automobile-related building types emerged, including gas stations, car repair, motels and motor courts, and drive-in restaurants. In contrast with the familiar commercial center of downtown, automobile-associated properties displayed new relationships with the street and surrounding buildings that accommodated the car (City of Los Angeles 2016b, 3).

Car ownership arrived with the twentieth century, but during the first decade the luxury was limited to the very well off. It was not until affordable, factory-produced cars were introduced that automobile ownership became widespread. The car quickly became the dominant form of transportation in Monrovia and throughout southern California, and adequate parking became a requirement for commercial businesses (Bottles 1987, 5, 54). Although the streetcars still played a role, by the postwar years the landscape had changed radically to be oriented toward the automobile.

U.S. Highway 66 Alignments along Foothill Boulevard, Shamrock Avenue, and Huntington Drive

After Route 66 was extended to Monrovia in 1926, the Division of Highways instituted improvements along the San Gabriel Valley portion. Foothill Boulevard between San Bernardino and Pasadena was repeatedly widened during the 1930s to accommodate increased traffic to conform with the new highway standards being promoted by the federal government, the California Division of Highways, and the County of Los Angeles. The 1941 County *Master Plan of Highways for Los Angeles* advocated that the major roadways providing circulation over the widely spread-out metropolis should become wide boulevards or throughways designed with an even number of traffic lanes (usually four, to allow for both fast and slow vehicles), center dividers, and left-turn lanes. At the completion of the widening project in 1938, Foothill Boulevard was the longest four-lane highway segment in California (Smith 1938, 16). Because the alignment of Route 66 through Monrovia was changed over the years, the effect of the highway on the development of early roadside businesses is still apparent along major thoroughfares that pass through the City. In 1940, a tourist guide listed 66 motor courts (“2 new and nice ones, the New Salem and the Vista Sierra, which have just been completed ... around \$2.50”; Lodging for the Night 1940). The gas station (also known as a filling station and later a service station) became a ubiquitous property type (Figure 6.14). The architectural accommodation to the automobile meant the property was always located conveniently on a corner where motorists could easily access the pumps and other services (Longstreth 2000, 3-9).¹ However, few historical roadside businesses remain in Monrovia.

Easy and abundant parking was essential if a roadside business was to thrive, and parking quickly became integral with the automobile landscape. Thus, a large parcel was required, which in turn meant cheap land and low rents (Longstreth 2000, 33). Because parking was usually provided at the fronts of commercial buildings, somewhat obscuring the buildings, businesses needed a way to attract the speeding motorist. Operators discovered the lure of brightly lit, large signage, situated on a support atop a building, on a rectangular pylon jutting through a building at a right angle, or atop a high pole at the front of the property. Unusual architecture, such as “Googie” style that blended futurism with a cartoon aesthetic, was another means of catching the eye of the motorist, and a hyper version of Mid-Century Modernism featuring radically canted plate-glass windows and angled roof lines expressed the age of the automobile. By far the most famous example of exotic roadside architecture in Monrovia is the NRHP-listed Aztec Hotel built in 1924 on Route 66 along Foothill Boulevard (Figure 6.15).

¹ Longstreth (2000) refers to retail businesses modeled after the gas station, such as drive-through markets and dairies, as “stores the road passes through” (p. 33).

Summary Statement of Significance: The advent of the automobile at the beginning of the twentieth century changed the face of the City and promoted new types of commercial establishments. Roadside businesses aimed to provide services and goods to motorists who began to expect the convenience of easy parking, and in the case of drive-in restaurants, dairies, and other types of businesses, the luxury of staying in the car. The space required for parking created a commercial landscape never before seen, in which buildings are widely spaced and set back from the street. A resource evaluated under the theme of Commerce and the Automobile is significant for its association with commercial development related to the automobile during the period of significance. As Monrovia no longer contains large concentrations of historical automobile-related properties, a historic district is unlikely to be identified.

Period of Significance: 1908–1967

Justification of the Period of Significance: The period of significance for the context Commerce and the Automobile begins with the introduction of the first mass-produced automobile in 1908 (Ford’s Model T), which allowed the widespread ownership of cars by the middle class. The end of the period of significance is 1967, just before the construction of Interstate 210 marked another change in the development of the community.

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

Associated Property Types: Individually eligible buildings and structures under this theme are associated with commercial development along traffic corridors, especially major thoroughfares, highways, and freeways. Such properties might include automobile sales and repair businesses, car washes, drive-ins and other roadside restaurants, motels, and retail establishments, from small shops to supermarkets, many set back from the street with parking lots in front. In Monrovia, these properties are sparsely distributed along the alignments of Route 66 (Foothill Boulevard, Shamrock Avenue, and Huntington Drive), Colorado Boulevard, Duarte Road, Central Avenue, Evergreen Avenue, South Myrtle Avenue, and Peck Road.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with commercial development related to the automobile
- Comparison of similar properties is critical to determine which are the best representations
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Usually one story in height
- Designed to reflect styles popular at the time of construction
- Materials could include anything from metal or stucco cladding and extensive glazing to express modernism, to wood cladding and pitched shingled roofs for a nostalgic, homey look
- Prominent signage or unusual architecture, either on the buildings themselves or on tall poles near the roadway
- Building ornamentation often superficial and limited to the primary/front façade
- Associated parking

Integrity Thresholds: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Essential aspects of integrity are location, setting, materials, feeling, and association. Some loss of integrity of design and workmanship is acceptable. Alterations completed within the period of significance generally will not diminish the historic integrity of the property because the needs and tastes of the driving public dictated that the services evolve with the times. Thus, most service facilities, such as gas stations and restaurants, were not constructed to be long-term, permanent buildings. For example, the building form of a gas station evolved from a small structure offering fuel only to a full service station with facilities for vehicle repair, a restaurant, and other amenities (National Park Service 2011).

Because of the rarity of properties associated with Commerce and the Automobile in Monrovia, some loss of design and workmanship is acceptable relevant to the other, more essential aspects of location, setting, materials, feeling, and association. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining whether integrity is retained under this context.

Individual Properties

- Original use might have changed or building might be vacant
- Exterior surfaces have may been painted or reclad
- Original massing of building should be retained
- Original signage should be retained

Significant Individuals

Throughout Monrovia's history, there have been many significant individuals who have fostered commercial development. Some of those individuals may have been identified in the public meeting worksheets (Appendix B). Within this context, a significant individual is someone who made important contributions to the commercial development of the City. Properties have the potential to be individually eligible for their association with a significant individual under the theme most closely related to their contributions to history. It is unlikely that a historic district will be identified associated with this context for association with a significant individual. Eligible properties must meet the following registration requirements:

Criteria: NRHP B; CRHR 2; Local 1

Registration Requirements

To be eligible under this context and criteria, an individual resource should:

- Be the primary residence or work place of a significant individual who played an important role in the commercial development of Monrovia
- Person must have resided in or used the property during the period in which he or she achieved significance
- Be compared to other properties associated with the individual
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity
- Resources that only memorialize an important person are not eligible

Character-defining Features

Individual Properties

- Retains most of the essential physical features from the period of significance

Integrity Considerations: A property important for association with a significant individual ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. For an individual property, the essential aspects of integrity for this theme are integrity of location, setting, feeling, and association. Some loss of design, materials, and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Non-original windows and doors are acceptable, as long as openings correspond to historical features
- Original massing of building should be retained
- Should retain high integrity of the essential aspects of integrity
- Should retain enough integrity of design, materials, and workmanship that an individual familiar with property during its period of significance would still be able to recognize it today (National Park Service 1997a, 48)



Figure 6.14 Historic gas station on Shamrock. Source: L1OTB.



Figure 6.15 Aztec Hotel on Foothill Boulevard and Magnolia Avenue.

CONTEXT: Public and Private Institutional Development

The explosive growth that Monrovia experienced in its first few years meant that public and private institutional development, paralleling residential and commercial development, began early in Monrovia's history. Institutions such as churches, schools, parks, lodge halls, and government buildings were as numerous as hotels, boarding houses, residences, lumber yards, banks, and barber shops in the first decade of Monrovia's history (Sanborn 1888, 1892).

The 1920s saw further prosperity in Monrovia, indicated in part by the City's plans to add several civic buildings. The town's economy suffered a downturn during the Depression, when the Works Progress Administration (WPA) and the Civilian Conservation Corps (CCC) came to its aid with federal dollars, professional and artistic talent, and labor. The CCC improved trails in the San Gabriel Mountains above Monrovia, which had been a popular retreat for Monrovians since its founding, a time when hiking was popular and paired nicely with the touted health benefits of Monrovia's sanatoriums for the tubercular, while the WPA helped with improvements in civic buildings and infrastructure.

Theme: Government Services and Infrastructure, 1924–1967

Monrovia's earliest government services were housed in the Granite Bank Building, where the City leased space. In keeping with the "romance of the rancho" popular in southern California, in 1924, the City commissioned a group of Spanish Colonial Revival-style civic buildings with Paul Revere Williams and Milton W. Nigg as architects. The Administrative Group, as it was called, was to adopt an innovative twentieth-century approach to housing City government in which individual buildings each served a specific function. Monrovia's civic center was to include a City Hall, a fire department building, a police and judicial building, and a City garage. Set in a park of oak trees, the architects' plan was "distinctly Californian in style" and aesthetically compatible with the rest of the town (*Los Angeles Times* 1924). In 1925, the first of the Williams and Nigg-designed buildings were completed. However, the new City Hall was never completed and City services remained housed in what was referred to as Granite City Hall (located in a late 1800s bank building). That building was demolished in 1952, at which time services were distributed throughout the City. The Hall of Justice and the Fire Department were razed in 1963. The only extant building from that period is the former bathhouse of the municipal plunge, now the Monrovia Historical Museum located in Recreation Park (Figure 6.16).

The City also built and maintained essential infrastructural elements, including street lights, a water system, an electrical system, debris basins, and reservoirs. The first street lights were installed on Myrtle Avenue in 1909, mounted on relatively low, ornamented, closely spaced poles. Postwar lights were mounted on taller poles spaced farther apart, and were generally utilitarian in design (City of Los Angeles 2017b).

In the early 1950s, the City was looking toward a bright future when it commissioned three new Mid-Century Modern civic buildings that would organize municipal services in central locations. Architect Stiles Clements was responsible for the modern City Hall and the Monrovia Police Station (Figure 6.17). Originally planned to have a circular County Chamber to express inclusiveness, the City Hall was completed in 1953 with a rectangular plan (*Los Angeles Times* 1953a, 1954). The Santa Anita Municipal Court building at Maple and Magnolia (now the Los Angeles Superior Court building), also Mid-Century Modern in style, was designed by local architect William Ainley and completed in 1954 (*Los Angeles Times* 1952). A year later, Ainley's health center building was completed, designed to harmonize with the adjacent court building (*Los Angeles Times* 1955).

Summary Statement of Significance: Civic buildings and City-built and -operated infrastructure systems are essential for the expansion and maintenance of Monrovia. Buildings, structures, and objects evaluated under this theme are important for their association with the development of government services in

Monrovia during the period of significance. A historic district is unlikely to be identified that represents this theme.

Period of Significance: 1887–1967

Justification of the Period of Significance: The period of significance begins in 1887 with the incorporation of the City of Monrovia. The end of the period of significance is 1967, just before the construction of Interstate 210 marked another change in the development of the community.

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

Associated Property Types: Eligible resources under this theme might include civic buildings such as the city hall, police station, or fire station. Federal and state buildings such as post offices; structures such as dams, reservoirs, or roads; and objects such as light posts might also be eligible. Properties associated with this theme are located within City boundaries at the time of construction and most likely to be found in Central Monrovia, with a concentration to the east of Myrtle Avenue on Ivy Avenue.

Registration Requirements

To be eligible under this theme, an individual resource should:

- Represent an important association with Monrovia’s government and infrastructure
- Comparison of similar properties is critical to determine which are the best representations
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity
- Original use might have changed

Character-defining Features

- One or two stories in height
- Designed to reflect styles popular at the time of construction
- Housed public services
- May be a rare example in the community
- May represent important periods in the history of local and county government

Integrity Considerations: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. For an individual property, essential aspects of integrity of location, setting, materials, feeling, and association. However, some loss of design and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining whether integrity is retained under this theme.

- Should retain essential aspects of integrity
- Some materials may have been removed or altered
- Signage might have changed
- Original use might have changed



Figure 6.16 Monrovia Historical Museum, formerly the bathhouse for the Municipal Plunge.



Figure 6.17 Monrovia's modern City Hall, looking northwest.

Theme: Educational Development, 1903–1967

In 1887, the year of incorporation, Monrovia’s first school, Monrovia Public School, was constructed at the southeast corner of Mayflower and Orange avenues.² Monrovia High School was established in 1893, but it was not until 1905 that a separate high school was built. The school was expanded with several new buildings in 1912. None of Monrovia’s nineteenth-century school buildings remain. These were Victorian or vernacular-style wood-frame buildings that, because of Monrovia’s rapid growth and the need for more and larger schools, were soon replaced.

Monrovia Public School became known as the Orange Avenue Public School by 1907. Another grammar school, Ivy Avenue Public School, was built at Ivy Avenue above Palm Avenue in 1903 (Sanborn 1907). A second high school was built in 1920 to serve the communities of Monrovia, Arcadia, and Duarte. First known as Monrovia-Arcadia-Duarte High School (M.A.D. High), it became Monrovia High School in 1961 (Singer 2017, 15). In 1929, Ivy Avenue School became Clifton Middle School.

In the 1920s and 1930s, school design nationwide entered a new phase that responded to the Progressive Education Movement and resulted in school campuses with specialized program-specific buildings and classrooms and marked the end of the monumental big-block school. This era ended when the massive 1933 Long Beach earthquake caused extensive damage to many schools in Los Angeles County. The event triggered the development of stringent school building codes and the remodeling and reconstruction of damaged buildings, under California’s 1934 Field Act. The requirements included limiting elementary school buildings to one story and no more than two stories for junior and high schools (Sapphos 2014, 9-11). These requirements brought an end to the earlier typical school design that followed established designs that were usually two-story, single-building plans with interior corridors that had a distinctly institutional look and feel. Monrovia’s schools rehabilitated post-earthquake, including Wild Rose Elementary and Clifton Middle School, were single-story with multiple specialized buildings. These schools were rebuilt in the Moderne architectural style, which expressed the future in the 1930s and was favored by WPA architects and workers (Figures 6.18 and 6.19) (MUSD n.d.a., n.d.b.). These changes reflected the imposition of new statewide rules, attitudes about schools that aimed to make them less imposing, and reformed approaches to instruction.

In the postwar years, schools adapted by taking on the domestic scale and casual lifestyle of the surrounding suburbs, with low-pitched side-gabled roofs, a connection with the outdoor achieved through open corridors, and complexes of buildings that each served a certain function. The need for schools was rapidly expanding along with the suburban population, and the many new schools were designed to fit into the neighborhoods, mimicking the Mid-Century Modern and Ranch styles of the houses. The schools’ expansive, grassy playing fields were part of the suburban neighborhood as well, providing places for recreation that children could use even when classes were not in session (Sapphos 2014, 9-11).

The 1950s were a time of racial unrest in Monrovia that played out in its schools. In 1956, Monrovia issued several bonds to expand schools to accommodate the growing student population. Huntington School (formerly Charlotte Avenue School, at Canyon Avenue and Huntington Drive), which was racially segregated, was the only school that did not benefit. Eventually the school was able to add classrooms to address overcrowding, but it remained the most crowded in Monrovia with the highest student-to-teacher ratio (Singer 2017, 52). Along with such obvious discrimination were myriad slights and injustices committed against African-Americans, including segregation of the municipal swimming pool and “whites only” signs in restaurants. In the 1950s and 1960s, Monrovia High School, although integrated, became

² An 1892 Sanborn’s Fire Insurance map shows the Monrovia Public School on the southeast corner of Orange (Colorado) and Mayflower.

associated with battles between African-American and white high school gangs, which took place in City parks and at Huntington School (Singer 2017, 62) (see Ethnic/Cultural Themes context).

Along with the public schools in Monrovia are a few private schools, most notably the school associated with the Immaculate Conception Church and two locations operated by the Tzu Chi Buddhist church.

Summary Statement of Significance: Public schools in Monrovia were among the first buildings added to the growing City. Changes in types and massing of school buildings are important because they express attitudes toward education over time and evolving needs in the community and reflect national and statewide policies.

Period of Significance: 1887–1967

Justification of the Period of Significance: The period of significance begins 1887 with the incorporation of the City of Monrovia. The end of the period of significance is 1967, following NRHP guidelines for using 50 years ago when activities continue to have importance and no more specific date can be defined (National Park Service 1987, 42).

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

Associated Property Types: Eligible properties under the theme of Educational Development might include individual buildings constructed as public or private schools. Individual resources might serve as administration, classroom, physical education, or other buildings. Historic districts might consist of one campus with contributors to the district being the eligible associated buildings and structures. Properties associated with this theme are likely to be located throughout the City, with smaller institutions such as elementary schools in or near neighborhoods where students live and larger and specialized institutions such as religious schools that serve larger geographical areas located adjacent to churches or spiritual centers.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with Monrovia’s educational development
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity
- Original use might have changed

To be eligible under this theme, a historic district should:

- Represent important patterns and trends in Monrovia’s educational development
- Contain a grouping of buildings and structures typical of a school campus
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Original use might have changed
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- One or two stories in height
- Usually located in residential areas near students, especially elementary and middle schools

- Designed to reflect styles popular at the time of construction
- Associated landscaping and playing fields

Historic District

- Usually located in residential areas near students, especially elementary and middle schools
- Designed to reflect styles popular at the time of construction
- Might be a grouping of buildings, each dedicated to a specialized function
- Groupings of buildings express educational attitudes of the period
- Landscaping and playing fields usually associated with buildings

Integrity Considerations: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. For an individual property, essential aspects of integrity of location, setting, materials, feeling, and association. However, some loss of integrity of design and workmanship is acceptable relevant to the other aspects of integrity. The mid-1930s might be considered a baseline for evaluating integrity of design, materials, and workmanship because of the number of schools that were rehabilitated after 1933. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining whether integrity is retained under this theme.

Individual Properties

- Some materials may have been removed or altered
- Infill of campus buildings is acceptable
- Modification and redesign of buildings is acceptable
- Should retain essential aspects of integrity

Historic Districts

- Retain original spatial relationships among buildings
- Some materials may have been removed or altered
- If multiple buildings retain integrity from the period of significance, the campus should be evaluated as a historic district
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical associations



Figure 6.18 Historical photograph of Wildrose School.



Figure 6.19 Wild Rose School after reconstruction post 1933 Long Beach Earthquake.

Theme: Private Institutional Development, 1887–1967

Monrovia's private institutions are numerous, some dating from the founding of the City. An 1887 edition of one of the new City's newspapers, the *Monrovia Planet*, lists churches and schools among the buildings constructed in the 19 months since the first lot was sold, as "men and families pulled up stakes in the east to better their financial condition [in a] land of sunshine and flowers ... in search of a climate in which they can regain their lost health and vigor" (*Monrovia Planet* 1887). Fraternal societies and women's organizations, hospitals and sanatoriums, recreational facilities and country clubs are among the private establishments that shaped the City.

Social Organizations

From the late nineteenth century through the end of the 1920s, in what has been called the "Golden Age of Fraternity" (Harwood 1897), private clubs formed the center of American social life for all social tiers, including lower, middle, and upper classes. In 1901, 20 percent of men in the United States belonged to at least one social club (Loomis 2015). Monrovia was no exception. In the townsite's first commercial building, at the northeast corner of Lemon and Myrtle avenues, the upstairs rooms were used for lodge meetings, as well as the town hall and Baptist, Methodist, and Congregationalist church services (Ostrye 1986, 1). Among Monrovia's social clubs were Masons, Elks, Optimists, Toastmasters, Unity Club, Modern Woodmen, Exchange Club, University Club, Chamber of Commerce (its name was changed from Board of Trade in 1922), Knights of Columbus, Granite Club, Writers Club, and Philosophers Club. Women joined the Monrovia Women's Club, the P.E.O. Sisterhood (Philanthropic Educational Organization), the Saturday Afternoon Club, the Ladies Missionary Society at the Presbyterian Church, and the Ladies Aide Society at the Methodist Church (Singer 2017, 23-24).

Although many of the clubs shared space with churches or other clubs, the largest had their own buildings. Probably the most impressive is the former Elks Club building at Foothill Boulevard and Acacia Avenue (now Kwan Yin Meditation Temple) (Figure 6.20). The VFW building still stands at Chestnut and Magnolia avenues. The imposing Women's Club House on Canyon Boulevard was demolished, as was the Norumbega Town and Country Club. The Monrovia Tennis Club remains, founded in 1935 on Sunset Place north of Foothill Boulevard, with a swimming pool that was originally a reservoir for irrigation of the surrounding orange groves.

The popularity of African-American fraternal organizations is closely intertwined with the larger history of volunteer organizations in American society. Because African-Americans and other ethnic groups were rarely invited to join the early clubs, they often formed their own parallel organizations, some of which focused on activism as well as social and philanthropic activities. Monrovia's African-Americans founded independent Old Fellows, Masons, Elks, and other clubs. Because these clubs lacked the membership and funds to build their own lodge halls, they usually met in members' homes (Trotter 2004, 356) (see Ethnic/Cultural Themes Context).

Hospitals and Health Institutions

Described as the ideal place to live with the air "laundered every twenty-four hours ... washed clean and sparkling" by sea breezes, it is not surprising that Monrovia's development was tied to its sanatoriums and other health facilities for the treatment of tubercular patients (*Los Angeles Times* 1923). Most prominent among these was the world-famous Pottenger Sanatorium, which opened in 1903. It was composed of a complex of three-story buildings, tents, and hipped-roof bungalows in the hills above Monrovia (Figure 6.21). The facility closed in 1955 and was leased to the Carmelite Order as a convent. In the 1970s, a residential development replaced the historical buildings (Wigton 2011b). Also in Monrovia was the Canyon Tuberculosis Preventorium for sickly children who were not yet infected. The facility was in the hills at the top of the Oak Woods neighborhood.

The only remaining health facility from the days of tuberculosis treatment in Monrovia is Maryknoll Sisters Convent on Norumbega Road at Greystone Avenue. In 1930, the order purchased a tuberculosis sanatorium on the site to treat Asian-American tuberculosis victims. None of the original buildings remains, and the sanatorium was replaced with a modern hospital during the 1950s. The entire campus was converted into a residence for the order's retirees during the 1970s.

Summary Statement of Significance: Private institutional development in Monrovia is reflected in a range of buildings that housed various types of organizations. Fraternal organizations were particularly significant in the early decades of Monrovia's founding. Hospitals and health facilities drew patients from the east who were infected with tuberculosis, and their families often accompanied them. The few buildings that remain are significant in part because of their rarity.

Period of Significance: 1887–1967

Justification of the Period of Significance: The period of significance begins 1887 with the incorporation of the City of Monrovia, when the first institutions were founded. The end of the period of significance is 1967, following NRHP guidelines for using 50 years ago when activities continue to have importance and no more specific date can be defined.

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

Associated Property Types: Eligible resources under this theme might be lodge halls, hospitals, or care facilities. A residential property might be eligible only if it is strongly associated with a fraternal organization or women's club. A private institutional facility might be eligible as a historic district, and its individual components might be eligible historic resources. Historical properties associated with this theme are most likely to be located in the foothills or within historical City boundaries.

Registration Requirements

To be eligible under this theme, an individual resource should:

- Represent an important association with private institutional development in Monrovia
- Comparison of similar properties is critical to determine which are the best representations
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

To be eligible under this theme, a historic district should:

- Represent important patterns and trends in private institutional development in Monrovia
- Contain a grouping of buildings and structures typical of institutional development during the period of significance
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Retain the essential architectural elements of the building present during the period of significance
- Meeting halls might share building with downstairs retail spaces

- Floorplan of health and care facilities usually includes some offices and/or private rooms
- Residential properties associated with a specific organization might be located within neighborhoods where members live
- Post-1920s properties might have associated landscaping and parking

Historic Districts

- Groups of buildings located on private grounds or parks
- Buildings can represent various periods of time and design
- Contributing resources are those built during the period of significance and associated with this theme
- Non-contributing resources should be consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures

Integrity Considerations: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. A property important for association with private institutional development in Monrovia should retain the essential aspects of integrity of location, setting, materials, feeling, and association. Because of the rarity of these types of resources, loss of design and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining whether integrity is retained under this theme.

Individual Properties

- Non-original doors and windows are acceptable
- Exterior surfaces have may been painted or reclad
- Original massing of building should be retained, although secondary additions are acceptable
- Use might have changed

Historic Districts

- Retain original spatial relationships among buildings
- Majority of the contributors must retain the essential aspects of integrity
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association
- Use might have changed



Figure 6.20 Monrovia Elk's Lodge. Photographer: Herman Schultheis.
Source: Los Angeles Public Library.

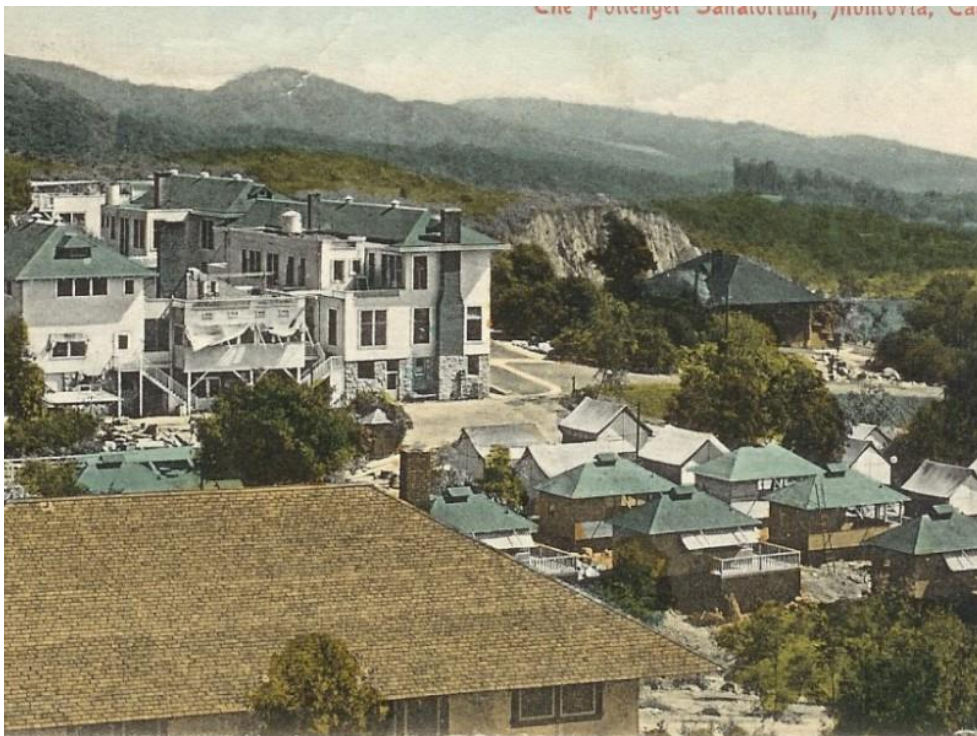


Figure 6.21 Historical photograph of Pottenger Sanatorium.

Theme: Religious Institutional Development, 1887–1967

Churches and spiritual centers present in a community are strong social and cultural signifiers. The ages of these institutions, their locations within neighborhoods, the congregations gathering for worship and for social events alone can describe the ethnicity of a community and neighborhood, the belief systems in place, and the evolving populations. In Monrovia, religious institutions range from a number of mostly white Christian churches established during the first decades of the City, to those with mainly African-American, Mexican-American, or Asian-American membership, to Jewish synagogues and Buddhist temples. In many cases, the congregations are ethnically mixed. The buildings might be grand edifices or converted houses, or residential properties strongly associated with a spiritual group might also continue to be used as a residence.

Churches and other buildings housing religious groups were early contributors to the community in Monrovia. An 1888 map shows a church on the east side of Ivy Avenue north of Olive Avenue, which was identified on an 1897 map as Holiness Tabernacle (Sanborn 1888, 1897). By 1897, a large M. E. Church is shown at the northwest corner of Olive and Primrose avenues, the First Presbyterian Church at the southwest corner of Lemon and Ivy avenues, and an Episcopal Church on Myrtle Avenue. The Christian Church was built by 1907 at Primrose and Palm avenues (Sanborn 1907).

The concrete evidence of a religious or spiritual group can be found in the design, location, and size of its buildings. Traditional churches are meant to be beacons in the community, usually located in a prominent location. Modeled after their European forebears, gothic elements such as pointed arches and square towers are common in Christian churches throughout the nation (Figure 6.22). In California, we also have Spanish Colonial Revival, such as the Seventh-Day Adventist church at Shamrock and Lime avenues.

Postwar optimism produced a wealth of innovative Mid-Century Modern ecclesiastical design in America during the 1950s and 1960s. These buildings represented a cultural shift from the traditional design of places of worship to reflect a changing American society that was ready for a shift in the way they lived, gathered, and worshiped. Monrovia has some spectacular examples of modernist churches that display not only dramatic designs but also new technologies using cast concrete and steel construction. Several Mid-Century Modern churches in Monrovia represent this forward-looking view, including the First Evangelical Church Arcadia at Foothill Boulevard and Mauna Loa Drive, the First Lutheran Church on Magnolia Avenue, and the sanctuary of the Immaculate Conception Church on South Shamrock Avenue (Figures 6.23 and 6.24).

Summary Statement of Significance: Religious and spiritual development in Monrovia began early and formed the foundation of community strength and growth. Beginning with mainstream denominations with their roots in European traditions and post-Civil War churches established by freed slaves, ecclesiastical buildings were added throughout the period of significance, each signifying a particular belief system and population.

Period of Significance: 1887–1967

Justification of the Period of Significance: The period of significance begins with the incorporation of Monrovia in 1887, when the first churches were founded. The end of the period of significance is 1967, following NRHP guidelines for using 50 years ago when activities continue to have importance and no more specific date can be defined.

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

Associated Property Types: Eligible resources under this theme might include churches, church schools, spiritual centers, and religious meeting halls important in the history of Monrovia. Large church properties associated with this theme are most likely to be dedicated buildings or groups of buildings located on or near Foothill Boulevard or in Central Monrovia. Smaller churches or spiritual centers are likely to be located in the southeastern part of the current City boundaries, sometimes in converted houses.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with religious institutional development
- Might represent a significant event or movement in the religious history of Monrovia
- Might be important for association with a number of historic individuals for the cumulative effects of those individuals on the community
- Comparison of similar properties is critical to determine which are the best representations
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity
- For NRHP eligibility, a religious property must derive its primary significance from architectural or artistic distinction or historical importance; a religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief (National Park Service 1997a)

To be eligible under this theme, a historic district should:

- Represent important patterns and trends in religious institutional development from the period of significance
- Contain a grouping of buildings and structures typical of religious institutional development
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Might be designed to reflect styles popular at the time of construction
- Retain the essential architectural elements of the building present during the period of significance
- Often with associated landscaping and parking
- Might be located in a prominent corner lot
- Ancillary buildings such as parsonages and schools are common
- Small neighborhood congregations often located in converted residential properties embedded mid-block in a neighborhood

Historic Districts

- Retain original spatial relationships among buildings
- Majority of the contributors must have the essential aspects of integrity
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association
- Might be a grouping of buildings including a sanctuary, parsonage, school, offices, and other associated buildings

Integrity Considerations: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. For an individual property, the essential aspects of integrity for the theme of Religious Institutional Development are location, setting, materials, feeling, and association. The aspects of design and workmanship are less important.

Individual Properties

- Use might have changed
- Exterior might have been reclad
- Original massing of building should be retained, although secondary additions are acceptable

Historic Districts

- Retain original spatial relationships among buildings
- Majority of the contributors must have essential aspects of integrity
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.22 Monrovia United Methodist Church at Palm and Ivy.



Figure 6.23 First Evangelical Church Arcadia at Foothill and Mauna Loa.



Figure 6.24 Immaculate Conception Church on Shamrock.

Theme: Cultural Landscapes, 1887–1967³

Proximity to the foothills of the San Gabriel Mountains has long been considered an amenity of living in Monrovia, and the development of the open space over time has contributed to its accessibility, although little remains except trails and the ruins of cabins. The foothills and canyons above the City were inhabited in the late 1800s, albeit sparsely. Several areas were used for agriculture, logging, and bee ranching. In 1894, Ben Overturff, a Monrovia building contractor and Los Angeles County deputy sheriff, discovered Deer Park during a hunting trip and developed the area into a popular recreation destination. In 1911, Overturff expanded by adding a lodge constructed of local stone. He abandoned the lodge in 1948, and the Forest Service demolished the resort buildings in 1958.

Sawpit Canyon, a debris and water collector, was named after a loggers' sawpit. Sawpit Canyon is said to have been a major source of the stones and timber used to construct the San Gabriel Mission (Massey et al. 2006, 57). In 1913, the City incorporated Sawpit Canyon, calling it Monrovia Canyon Park.

Charles Varni developed Cloverleaf Canyon with orchards and vineyards, naming it "Clover Crest." In 1906, Varni sold the property to Charles Mason, who constructed tent cabins for tourists. In 1925, Dr. George P. Lux bought the property and lived in a cabin there before completing his house on Cloverleaf Drive in 1927. Dr. Lux was an amateur horticulturist who terraced 10 acres of this property, where he planted more than 1,000 non-native species. This terraced area, known as the Lux Arboretum, was willed to the County of Los Angeles on the death of Dr. Lux. The property was maintained by the County Arboretum until the late 1970s.

In 1933, an 80-acre park called Monrovia Mountain Park was improved by the Civilian Conservation Corps (CCC), under the New Deal program. The project was carried out to benefit the citizens of Monrovia and to provide work for unemployed laborers during the Depression (Living New Deal 2017).

Extant historic resources in the open space above Monrovia recorded in 1993 were sparse and included the Lux Arboretum Annex, a resource called the Shinoda Property, and a residence at 1250 Cloverleaf Drive. At the time of the 1993 survey, the Lux Arboretum Annex contained numerous features including the Lux home at 643 Cloverleaf Drive, the Lux Cabin, two chimneys of unknown purpose, and the remains of a bridge and channelized stream (RMW Paleo 1993). Whether any of these resources are currently extant is unknown.

Of the eight public parks maintained by the City, Monrovia Canyon Park, Library Park, and Recreation Park are associated with Monrovia's earliest years and contain historical features. Street landscaping and median strips, such as Highway Esplanade (Figure 6.25), are also significant cultural landscapes.

Summary Statement of Significance: Cultural landscapes, including parks and open space, natural areas, trails, gardens, parks, and street landscaping are an important contribution to the quality of life in Monrovia. The large expanse of hillside land that has been incorporated into the City over time indicates the regard held for nature in Monrovia, as much of the land was acquired to prevent development.

Period of Significance: 1887–1967

Justification of the Period of Significance: The period of significance begins with the incorporation of the City of Monrovia in 1887. The end of the period of significance is 1967, following NRHP guidelines for using 50 years ago when activities continue to have importance and no more specific date can be defined.

³ This Cultural Landscapes narrative is excerpted from *City of Monrovia Hillside Wilderness Preserve and Hillside Recreation Area Draft Resources Management Plan*. LSA Associates, Inc., 2008, C-37 through C-42, C-57.

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

Associated Property Types: Eligible resources under this theme might include private or public parks or grounds, open hillside space, street trees, landscaped median strips, and gardens. Cultural landscapes might be public parks, private gardens, or landscaping associated with residential developments. Property types might also include structures and objects such as light standards, benches, hardscape, trails, and restroom facilities associated with a cultural landscape. Properties associated with this theme are most likely to be located in the foothills or within the original City boundaries.

Registration Requirements

To be eligible under this theme, an individual resource should:

- Represent an important association with cultural landscapes in Monrovia
- Comparison of similar properties is critical to determine which are the best representations
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

To be eligible under this theme, a historic district should:

- Represent important patterns and trends in cultural landscapes
- Contain a grouping of buildings, structures, or objects historically associated with cultural landscapes
- Retain a majority of the features present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Areas of vegetation, natural or landscaped
- Street tree landscaping usually consisting of a series of regularly spaced like species
- Lawns commonly fill open ground in parks and gardens
- Design intent should still be evident for designed landscapes

Historic Districts

- Comprises vegetation, hardscape, street furniture, lighting, and other facilities contained in a geographically defined area
- Vegetation can be indigenous and wild or exotic and planned
- Paths, trails, benches, etc., present to create access

Integrity Considerations: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. A property important for association with cultural landscapes ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. However, landscapes are by nature always changing, as vegetation matures, reaches the end of its life span, is replaced, or undergoes drought conditions and other periods of extreme weather. There are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Plants and trees might be non-original if the replacement species achieves the original design intent
- The visual characteristics of a designed park or natural area might have changed, but the feeling should remain
- Retains the essential aspects of integrity
- Setting might have changed
- Materials might have changed

Historic Districts

- Plants and trees might be non-original
- The visual characteristics of a designed park or natural area might have changed, but the feeling should remain
- Retains the essential aspects of integrity
- Setting might have changed
- Materials might have changed

Significant Individuals

Throughout Monrovia's history, there have been many significant individuals who have fostered public and private institutional development. Some of those individuals may have been identified in the public meeting worksheets (Appendix B). Within this context, a significant individual is someone who made important contributions to the public and private institutional development of the City. Properties have the potential to be individually eligible for their association with a significant individual under the theme most closely related to their contributions to history. It is unlikely that a historic district will be identified associated with this context for association with a significant individual. Eligible properties must meet the following registration requirements:

Criteria: NRHP B; CRHR 2; Local 1

Registration Requirements

To be eligible under this context and criteria, an individual resource should:

- Be the primary residence or work place of a significant individual who played an important role in the commercial development of Monrovia
- Person must have resided in or used the property during the period in which he or she achieved significance
- Be compared to other properties associated with the individual
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity
- Resources that only memorialize an important person are not eligible

Character-defining Features

Individual Properties

- Retains most of the essential physical features from the period of significance

Integrity Considerations: A property important for association with a significant individual ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. For an individual property, the essential aspects of integrity for this theme are

integrity of location, setting, feeling, and association. Some loss of design, materials, and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Non-original windows and doors are acceptable, as long as openings correspond to historical features
- Original massing of building should be retained
- Should retain high integrity of the essential aspects of integrity
- Should retain enough integrity of design, materials, and workmanship that an individual familiar with property during its period of significance would still be able to recognize it today (National Park Service 1997a, 48)



Figure 6.25 Highway Esplanade median planting.

CONTEXT: Industrial Development

Agriculture was Monrovia's first major industry, as the town was sited in a citrus belt in the southern foothills of the San Gabriel Mountains that extended from Pasadena to the Riverside area (Eckmann and Zinn 1917, 10). Access to rail transportation through the construction of the San Gabriel Valley Rail Road (SGVRR), later the Santa Fe, and the San Gabriel Valley Rapid Transit Railroad Company (SGVRTRC), subsequently part of the Southern Pacific Railroad, was crucial for fruit-packing and shipping operations, and it also led to the development of a district of manufacturing, light industry, and warehouse/storage in the southern part of Monrovia.

Theme: Agriculture, 1887–1950

Orange orchards were planted in neighboring Duarte in the 1860s and 1870s, and by the time of Monrovia's founding, the area to the east was a sparsely settled farming district (Thorne-Thomsen 2015, 30; Wiley 1927, 192). Beginning in the 1870s, California's citrus industry grew tremendously: from 90,000 trees in 1875, their number increased to 2.2 million in 1885, and to 4.5 million by 1901. The industry's growth was centered in southern California where 85 percent of state's citrus fruit was produced, and continued into the early twentieth century (Geisseler and Horwath 2016, 1). In its first decade, Monrovia's agricultural production was predominantly orchard fruits and nuts. By the 1890s, the City was surrounded by orchards of apricots, prunes, peaches, nectarines, and other fruits, and in 1917 large citrus orchards were noted in the area (Davis 1943, 45; Eckmann and Zinn 1917, 11). The Duarte-Monrovia Fruit Exchange was one of the original members of the California Fruit Growers Exchange (the forerunner of Sunkist), formed in 1893 (Davis 1957, 145; *Los Angeles Herald* 1897, 16). Citrus packing houses, including the Monrovia-Duarte Fruit Packing Exchange and E. F. Spence packing houses, were located next to a spur of the Santa Fe rail lines, north of the County Road (re-named Santa Fe Avenue in 1907) and east of Myrtle Avenue and the Santa Fe depot (Sanborn 1913; Thorne-Thomsen 2015, 37). Other agricultural production in Monrovia in the first half of the twentieth century included dairies, strawberry, and truck farming (Singer 2017).

Large orange groves were located north of Foothill Boulevard until the 1940s (Baker 2017). After World War II, citrus production shifted to the San Joaquin Valley, as many of southern California's orchards had passed their fruit-producing prime, and land values increased as former agricultural land in southern California was rapidly converted for residential use (Baker 2017; Geisseler and Horwath 2016, 1-2). Warehouse buildings on Railroad Avenue from the early twentieth century that may have been used for the packing and storage of agricultural products were adapted for other warehouse use.

Summary Statement of Significance: Agriculture played an early role in Monrovia's identity, economy, and land use. A resource evaluated under this theme is significant under for its association with agricultural production, processing, and shipping during the period of significance. No extant produce packing houses were located in the reconnaissance survey; an individually eligible property is unlikely to be identified of the particular property type associated with this theme. A historic district is unlikely to be identified that represents this theme.

Period of Significance: 1887–1950

Justification of the Period of Significance: The period of significance begins with Monrovia's incorporation as a City. The end of the period of significance is 1950, when the majority of the City's former agricultural land had been developed for other uses.

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

Associated Property Types: Eligible properties under this theme might include barns, water tanks, packing houses, and warehouses. Properties associated with this theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with agricultural development or processing
- Comparison of similar properties is critical to determine which are the best representations
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Large utilitarian structure with wide and/or tall door openings
- May have ventilators at roof's ridgeline
- Window, door, and loft opening sizes and locations reflect the building's primary functions, and the need for natural light and ventilation
- Location on former farmland or adjacent to a rail line

Integrity Thresholds: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. For an individual property, essential aspects of integrity are location, design, setting, feeling, and association. Some loss of design and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Exterior surfaces have may been painted
- Original massing of building should be retained
- Setting may have changed from time of construction

Theme: Rail Transportation, 1887–1967

The original siting of Monrovia responded to the construction of the SGVRR, and the City's rapid early development was a result of the real estate boom fueled by a fare war between the Santa Fe and Southern Pacific lines. Providing connections to Los Angeles as well as to Chicago, the rail lines continued to play a role in the City's growth, and the development of its industrial and manufacturing businesses.

The Atchison, Topeka, and Santa Fe Railroad purchased the SGVRR in 1887, and a depot appears adjacent to the rail line on the west side of Myrtle Avenue on an 1888 map (Sanborn 1888). A new depot was built in the same location in 1926. In addition to the Santa Fe line in the southern part of the City, in 1893 the Southern Pacific acquired the SGVRTRC, whose line ran along Chestnut Avenue; this became the railroad's Duarte Branch. Spur lines were built to some of the businesses and manufacturers located adjacent to the railroads. In 1941, the Duarte rail line was abandoned by Southern Pacific and purchased by the Pacific Electric (although the line was not electrified) (Electric Railway Historical Association of Southern California n.d.). The Pacific Electric's passenger line crossed Monrovia at Olive Avenue, with a station at the intersection of Myrtle and Olive avenues. Pacific Electric service was discontinued in 1951. With the post-World War II creation of the interstate highway system and the expansion of the trucking industry, businesses and small manufacturers became less reliant on rail transportation as well. Some rail routes were discontinued, and the railroad lines consolidated those remaining in service.

Summary Statement of Significance: Rail transportation was integral to the siting of Monrovia and the City's early growth, as well as providing access to materials for its business, and markets for its products. A resource evaluated under this sub-theme is significant for its association with agricultural production, processing, and shipping during the period of significance. A historic district is unlikely to be identified that represents this theme.

Period of Significance: 1887–1967

Justification of the Period of Significance: The period of significance begins with Monrovia's incorporation as a City. It extends to 1967, just before the construction of Interstate 210 marked another change in the development of the community and the railroad industry specifically.

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

Associated Property Types: Eligible properties under this theme might include railroad stations and depots, rail sidings, and loading platforms.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with rail transportation
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties:

- For stations and depots
 - Platform for passenger boarding and disembarking at trains
 - Enclosed or covered open passenger waiting area

- Office area for station or depot operations and ticketing
- Signage identifying the station or depot location
- Located adjacent to a rail line

- For rail-oriented shipping operations
 - Platform or loading dock adjacent to rail line
 - Includes or adjacent to storage area or structures
 - Houses equipment for the transfer of cargo to and from rail cars
 - Located adjacent to a rail line

Integrity Thresholds: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. However, some loss of design and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Exterior surfaces have may been painted
- Identifying signage may have been removed
- Original massing of building should be retained
- Setting may have changed from time of construction

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

An area of storage and warehouses, light industry and lumber yards, and manufacturing developed in the corridor defined by the rail lines. The L. W. Blinn lumber yard was located on the north side of the Southern Pacific rail line by 1897, opposite the depot on Myrtle Avenue (Sanborn 1897). By 1913, the California Citrus Union's packing house was located on the northeast corner of Ivy Avenue, but within 15 years this site was occupied by the Sunset Lumber Company (Sanborn 1913, 1927). By 1927, a date packing facility was located on the corner of Magnolia and Chestnut avenues. Other manufactures adjacent to the Southern Pacific rail line and spurs were the Matteson sash and door manufacturing company, and the large Monrovia Ice Company plant on northwest corner of Primrose. There were also three oil facilities: Union Oil Company and Standard on the southwest and southeast corners of Myrtle Avenue, respectively, and Shell Oil Co. at Canyon Avenue (Sanborn 1927). Oil fields had been discovered and drilled in the Los Angeles area beginning in 1892, with most of the large oil fields discovered between 1920 and 1930, when California produced one-quarter of the world's oil (California Department of Conservation). Oil wells were also drilled in Monrovia in the 1920s (Ostyre 1985, 52-53). A natural gas manufacturing plant was located in the 1600 block of South Magnolia Avenue in Monrovia from about 1903 until the 1917 development of the Montebello Oil Fields (Baker 2017; Singer 2017, 24).

In 1909, William J. Bailey invented an improved solar water heater in his Monrovia backyard workshop. Bailey's company Day and Night manufactured both solar- and gas-powered water heaters, as well as furnaces (Baker 2017). In 1943, the Day and Night Manufacturing Company moved to a production facility at Shamrock Avenue and Duarte Road. This facility also produced mortar shells, rocket shells, and airplane parts during World War II (Bermejo 2016). A spur from the Southern Pacific Duarte line led to the facility. The Day and Night company was subsequently acquired by Carrier, and moved from Monrovia in 1957 (Baker 2017).

A number of factories and light industry were noted to be located in Monrovia in the 1920s (Singer 2017, 24). Adjacent to the Santa Fe rail line, the California Industries iron foundry plant was built by 1927 east of the fruit packing houses, at California Avenue (Sanborn 1927). In 1941, Decco located some of its post-harvest produce treatment operations to a no longer open section of Railroad Avenue that continued east to California Avenue, occupying the buildings of a former meat processing plant.

By the mid-twentieth century, a number of ceramics manufacturing companies were located in Monrovia. They included Hinkle of Monrovia, Walker Potteries/Walker-Hagen, Hagen-Renaker, and Josef Originals, which produced porcelain figurines. Walker-Hagen and Hagen-Renaker closed or moved from Monrovia by the mid-1960s, with Josef Originals continuing until 1985 (Ling 2016).

In 1928, the year after Charles Lindbergh's solo transatlantic flight, a field adjacent to the southeast edge of Monrovia and south of the newly designated Route 66 became the Foothill Flying Field/Monrovia Airport (Singer 2017, 25-26). It offered facilities for airplane sales, repair and storage, a fueling station, and flying lessons. In 1940, a civilian pilot training program was started; however, the airport was not in operation during World War II. After the war's conclusion, some veterans used their G.I. Bill benefit to take flying lessons at this airport. Business declined and land development encroached on the field, and the airport was closed in 1953, with the land subsequently developed (Irwin 2000, 136). No structures remain from the period of its use as an airport.

Reflecting changes in technology after World War II, Neff Instruments, a manufacturer of sensor data acquisition equipment, was established on Lemon Avenue in Monrovia in 1956, with Production Lapping Company, manufacturing and preparing parts for aerospace, medical, and other technical processes, established in 1961 (Singer 2017, 46).

Beginning in the mid-1950s, property was acquired across the southern section of Monrovia for construction of the 210 freeway, and approximately 300 residences were demolished (Singer 2017, 57). Sections of the freeway opened in the late 1960s, and additional storage and light industry facilities located nearby.

Summary Statement of Significance: Early manufacturing and light industry in Monrovia included natural gas production, oil distribution, an iron foundry, and water heater production. Manufacturing from the mid-twentieth century included ceramics and technology equipment and components. A resource evaluated under this sub-theme is significant for its association with the City's manufacturing and industrial sector during the period of significance.

Period of Significance: 1887-1967

Justification of the Period of Significance: The period of significance begins with Monrovia's incorporation as a city in 1887. The end of the period of significance is 1967, following NRHP guidelines for using 50 years ago when activities continue to have importance and no more specific date can be defined.

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

Associated Property Types: Eligible properties under this theme might include buildings for manufacturing and assembly, warehouses and storage buildings, and offices related to these operations. Properties associated with this theme are most likely to be located south of Chestnut Avenue and north of the Santa Fe rail line.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with manufacturing, light industry, and warehousing or storage
- Comparison of similar properties is critical to determine which are the best representations
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

To be eligible under this theme, a historic district should:

- Represent important patterns and trends in rail transportation and commerce from this period
- Contain a grouping of buildings and structures typical of manufacturing, light industry, and storage
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Large open-span buildings for manufacturing and assembly
- Original massing of building should be retained
- Large door openings
- Banks of windows to provide natural lighting and ventilation
- Utilitarian storage buildings
- Platforms or loading docks for vehicles or train cars
- Setting may have changed from time of construction

Historic District(s)

- Utilitarian or industrial buildings that exemplify large-scale operations, with minimal or no customer-oriented space
- Retain original spatial relationships among buildings
- Extensive use of land surrounding the buildings for parking or temporary storage, with little landscaping or decorative elements
- Majority of the contributors must possess integrity
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical associations

Integrity Thresholds: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. However, some loss of design and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Exterior surfaces have may been painted
- Original massing of building should be retained
- Setting may have changed from time of construction

Historic Districts

- Retain original spatial relationships among buildings
- Majority of the contributors must possess integrity
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical associations

Significant Individuals

Throughout Monrovia’s history, there have been many significant individuals who have fostered industrial development. Some of those individuals may have been identified in the public meeting worksheets (Appendix B). Within this context, a significant individual is someone who made important contributions to the industrial development of the City. Properties have the potential to be individually eligible for their association with a significant individual under the theme most closely related to their contributions to history. It is unlikely that a historic district will be identified associated with this context for association with a significant individual. Eligible properties must meet the following registration requirements:

Criteria: NRHP B; CRHR 2; Local 1

Registration Requirements

To be eligible under this context and criteria, an individual resource should:

- Be the primary residence or work place of a significant individual who played an important role in the industrial development of Monrovia
- Person must have resided in or used the property during the period in which he or she achieved significance
- Be compared to other properties associated with the individual
- Be present during the period of significance
- Retain most of its character-defining features

- Retain the essential aspects of integrity
- Resources that only memorialize an important person are not eligible

Character-defining Features

Individual Properties

- Retains most of the essential physical features from the period of significance

Integrity Considerations: A property important for association with a significant individual ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. For an individual property, the essential aspects of integrity for this theme are integrity of location, setting, feeling, and association. Some loss of design, materials, and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Non-original windows and doors are acceptable, as long as openings correspond to historical features
- Original massing of building should be retained
- Should retain high integrity of the essential aspects of integrity
- Should retain enough integrity of design, materials, and workmanship that an individual familiar with property during its period of significance would still be able to recognize it today (National Park Service 1997a, 48)

CONTEXT: Ethnic/Cultural Themes

In 1849, California entered the union as a free state where slavery was prohibited by its constitution. Although the ban was sometimes disregarded, African-Americans were drawn to the state by the promise of freedom (City of Los Angeles 2017a, 9). In this environment, Monrovia attracted a population of African-Americans by the 1880s. This is in part because, in 1886, E. J. “Lucky” Baldwin recruited dozens of African-Americans from the Carolinas to work in the vineyards and fields of his vast Santa Anita Ranch (*Los Angeles Daily Herald* 1886). To hire the workers, Baldwin sent John Fisher, a respected African-American blacksmith who worked with Baldwin’s racehorses. As indication of the early presence of African-Americans in Monrovia, the 1900 United States Census lists seven African-American men living on the Baldwin Ranch in Arcadia. The 1900 Census for the Monrovia Township lists 57 African-Americans (out of a total population of 1,205) (Singer 2017, 13).

Over time, neighborhoods in the southeast part of Monrovia became geographically segregated, in part due to racial covenants that began to be commonly included in deeds, particularly after World War I when African-Americans began migrating to California in larger numbers. Covenants, which sometimes barred Latinos, Jews, Asian-Americans, and other minority groups as well as African-Americans from buying into white neighborhoods, were particularly pervasive in Los Angeles County in the 1920s through the 1940s because of the proliferation of new housing coming onto the market (Garrison 2008). During this racially charged time, the Home Owners’ Loan Corporation (HOLC), organized by the federal government under the New Deal, set out to protect the mortgage industry by quantifying the risk of mortgage loans according to specific geographical areas. The HOLC produced a set of color-coded “residential security maps” of neighborhoods that indicated the risk level, with red indicating the area of highest risk, in the process that became known as redlining. Through their appraisal practices, HOLC and the FHA institutionalized exclusion and contributed to the fragmentation of communities (Lipsitz 1998).

Betty Fisher Thomas, a member of a prominent African-American family in Monrovia, notes that segregated neighborhoods did not necessarily mean a life of deprivation for African-Americans. “We were a self-contained community with barbers, construction workers, carpenters,” she said of her neighborhood in the 1940s and 1950s. Utilizing the large parcels south of the tracks (i.e., the Red Car line south of Olive, built in 1903) for production, “Everybody kept livestock. ... Everybody had a garden on Cypress and Cherry” (Betty Fisher Thomas, in Ling 2015a).

Despite the neighborhood segregation, African-Americans, in particular, have served as community leaders since the early years of the twentieth century. African-Americans also worked in the community alongside whites, serving as postal workers, educators, police officers, activists, and civic leaders (Schamadani 2017).

Asian-Americans were not spared from discrimination. When the Maryknoll Sisters acquired the sanatorium at Norumbega and East Greystone avenues in 1920, their mission was to provide care for Japanese preschoolers and health care for the tubercular. By 1929, there were 14 Sisters working at the Monrovia sanatorium, providing care for patients denied help elsewhere (Moses 2017, 54). The internment of Monrovia’s Japanese-Americans at the Santa Anita detention camp during World War II was the ultimate act of segregation.

Theme: Ethnic Enclaves, 1887–1967

It was as early as 1910 that racial covenants became regularly included in residential deeds in Monrovia, solidifying the segregation of neighborhoods that had already been developing. Mexican-American farm workers and African-American rail workers were relegated to the southeast, near their places of employment and where covenants were not used.⁴ The proximity of large employers of semi-skilled

⁴ Monrovia was unusual in that African-Americans, Mexican-Americans, and Asian-Americans socialized together and lived in the same neighborhoods.

workers, such as Day & Night Water Heating Co. and Neff Instruments was another reason for the segregation of ethnic groups in the southeast part of town (Baker and Ling 2015b). Men in the southeast neighborhood also worked in the automobile, janitorial, and aerospace industries (Ling 2015a).

In 1935, the HOLC, organized by the federal government under the New Deal, created color-coded maps nationwide indicating the level of risk of neighborhoods for lending, with red indicating the most risky. The effect of this tiered preference for home loans was that less affluent neighborhoods were denied loans for buying and maintaining homes, leading to deterioration of those neighborhoods that were already segregated (Rothstein 2017). The redlined area in Monrovia encompassed the neighborhoods south of East Colorado Boulevard, west of Shamrock Avenue, north of Central and Los Angeles avenues, and east of Ivy and Myrtle avenues (Figure 6.26).

The HOLC appraisers had the following to say in May 1939 about the risk of investing in southeast Monrovia, giving it a “medial red” rating:

Class and Occupation: Farm laborers, railroad common labor, WPA workers, etc.

Foreign Families: 50%

Nationalities: Mexicans (mostly American citizens); *Negro:* 20%

Shifting or Infiltration: Shifting of subversive elements toward western part near business district.

Terrain: Level. Land improved 50%. Conveniences are all available. This is an old Mexican orchard laborers district, with as nondescript a lot of dwellings as can be imagined. Construction runs from “shack” to substandard with a very few standard 4 room cottages. The best homes are generally owned by Negroes, who constitute a large portion of the home owners. These are usually railroad laborers. Maintenance is notable by its absence. This heterogeneous and blighted area, on account of high percent of home ownership and fairly good loan record, is accorded a “medial red” grade [HOLC Area D-14 Description, 1939].

These policies not only solidified the segregation of African-Americans and Mexican-Americans between the Pacific Electric tracks on Olive to the north and the Atchison, Topeka and Santa Fe tracks on E. Santa Avenue (now Duarte Road) to the south (Sanborn 1913), but also ensured that funds were not readily available to homeowners for upkeep and repairs.

Mexican-Americans were concentrated on Olive, Walnut, Almond, and Maple avenues between California Avenue and Shamrock Avenue, and segregated areas included Cypress, Cherry, Los Angeles, Fig, and Central avenues between South Myrtle Avenue and South California Avenue. Home ownership was high, even more so among African-Americans, and particularly on Maple Avenue and south of Huntington Drive (Ling 2015b). Most of the houses in these areas were built in the 1930s through the 1950s (Los Angeles Tax Assessor). Whereas in the late 1920s there were a variety of houses on deep lots, some with garages toward the back of the parcels and most with a shallow setback, by 1942 many houses had additions and parcels were beginning to fill with back houses (Sanborn 1927, 1942).

Summary Statement of Significance: Ethnic minority enclaves in Monrovia comprise large numbers of residential properties that were concentrated in a particular geographic area and ethnic group, in part because of racial covenants imposed on housing and appraisals by HOLC. The presence of Mexican-American, African-American, and Asian-American residents in separate, well-defined areas has been an important factor that shaped the development of the City. A resource or historic district evaluated under

this context is significant for its association with ethnically segregated neighborhoods during the period of significance.

Period of Significance: 1887–1967

Justification of the Period of Significance: The period of significance begins with the incorporation of Monrovia in 1887, after the arrival of the earliest ethnic minority groups, primarily freed slaves. The end of the period of significance is 1967, following NRHP guidelines for using 50 years ago when activities continue to have importance and no more specific date can be defined.

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

Associated Property Types: Eligible resources under the context of Ethnic Enclaves include buildings and structures associated with neighborhoods that were historically associated with a specific ethnic group. Property types are mainly residential, both single- and multi-family, often anchored by a church identified with a particular ethnic group. Clubhouses that housed social organizations or houses where such organizations met regularly and de facto segregated schools might be included within an ethnic enclave. Any of these property types might be considered as contributors to an eligible historic district. Properties associated with this theme are most likely to be located in the southeastern portion of the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Represent an important association with ethnic enclaves
- Comparison of similar properties is critical to determine which are the best representations
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

To be eligible under this theme, a historic district should:

- Represent important patterns and trends in the development of ethnic enclaves
- Contain a grouping of buildings and structures typical of ethnic enclaves, including churches, schools, clubs, and retail establishments
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Residences one or two stories in height
- Houses usually sited toward the front of the parcel
- Primary entrance located on main façade, as well as windows
- Original use might have changed
- Many parcels with back houses dating from period of significance

Historic Districts

- Concentrated in the southwest side of Monrovia
- Historically ethnically segregated from “white” areas
- A grouping of houses and other property types associated with ethnic enclaves

- Majority of the properties retain the essential aspects of integrity
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical associations

Integrity Considerations: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. For an individual property, the essential aspects of integrity for the theme of Ethnic Enclaves are location, setting, feeling, and association. Because alterations are acceptable for these resources, integrity of design, materials, and workmanship are less important. Additionally, there are specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Exteriors may have been resurfaced
- Front yard might have been paved
- Original massing of building should be retained
- Original doors and windows can be replacements, although the building should retain original locations and openings
- Alterations might be extensive, as long as they date from the period of significance
- Social halls and churches might be converted from residential use or located within a residential property
- Should retain high integrity of the essential aspects of integrity
- Should retain enough integrity of design, materials, and workmanship that an individual familiar with property during its period of significance would still be able to recognize it today (National Park Service 1997a, 48)

Historic Districts

- Retain original spatial relationships among buildings
- Retain the essential physical features from the period of significance
- Majority of the buildings should be contributors
- Majority of contributors should possess high integrity of location, setting, feeling, and association; some loss of integrity of design, materials, and workmanship is acceptable
- An individual familiar with property during its period of significance would still be able to recognize it today (National Park Service 1997a, 48)
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical associations

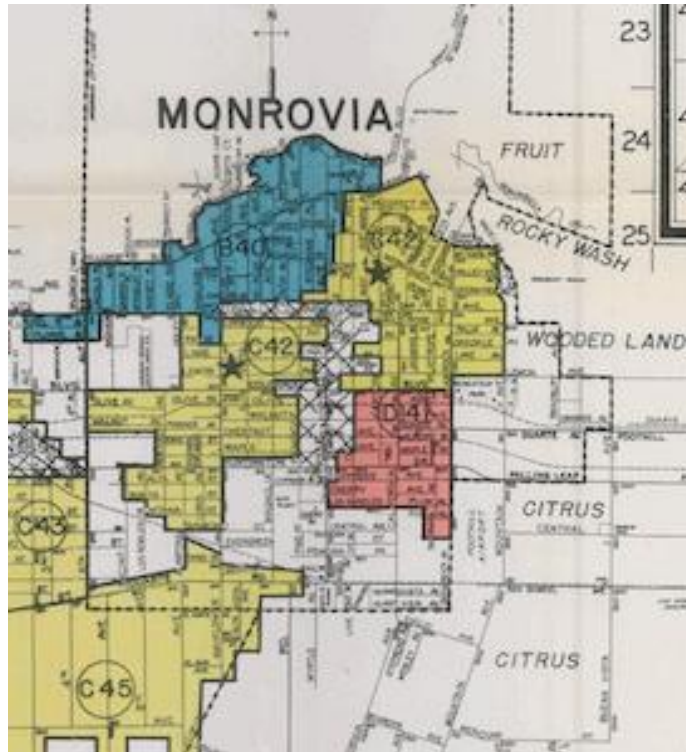


Figure 6.26 Map of Monrovia created by the Home Owners' Loan Corporation in 1939, showing "redlined" area in southeast Monrovia, indicating a high risk level for investment. *The yellow area west of the central district and to the northeast were moderate investment risks. The blue hillside area above Hillcrest was assigned a "medial" grade, indicating that it was expected to remain desirable for many years, and was therefore safe for investment.* Source: University of North Carolina T-RACES project.

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

Churches

African-American churches have traditionally been pillars of the community, serving not only as spiritual centers, but as places for social, educational, entertainment, and civic meetings. Clearly considered by early settlers of Monrovia as an essential component of a proper town, churches were among the earliest buildings.

In Monrovia, African-American religious centers were among the first churches, nearly contemporaneous with the founding of the City. Often these churches were founded in people's homes within ethnic enclaves. As the membership increased, these organizations would engage in fund-raising and eventually construct traditional church buildings. The smaller congregations would continue to meet in members' homes, or convert a house to full-time church use. These converted residences are usually embedded within residential blocks, rather than being located on a prominent corner site. Among ethnic congregations meeting in converted houses in ethnic neighborhoods, there are several on Olive Avenue, Walnut Avenue, and to the south on Cypress Avenue.

The predominately African-American Second Baptist Church was founded in 1902 in a house at Shamrock Avenue and Royal Oaks Drive, "just 37 years following the freedom of African-American slaves on December 18, 1865," according to the church.⁵ The church moved into its current location at Shamrock and Maple avenues in 1903, where it continues to anchor the community. Lt. Col. E. T. Allensworth, known for development of African-American churches and for founding an all-African-American township in the San Joaquin Valley, was among its founders (Second Baptist Church n.d.) (Figure 6.27).

There are several African Methodist Episcopal (AME) churches in Monrovia. The church was originally started in the late eighteenth century, and its distribution in the South is a direct product of the Civil War. It was founded by two former slaves, Richard Allen and Harry Hosier, both of whom were members of the predominantly white Methodist church. Both had the desire to preach and the gift for oratory and had expected to be ordained, but the Methodist church would not allow African-Americans that status. As a result, the AME church was founded to allow African-Americans to express the freedom of religious choice (Melton 2007, 46).

The Monrovia Shiloh AME Zion Church was founded in 1886 by members of Zion Church in South Carolina who had come to work on Lucky Baldwin's ranch. In 1892, John B. Adams, born a slave, purchased land for agricultural use near Charlotte (South Canyon Boulevard) and Falling Leaf (Huntington Drive) and donated a portion of it to house the congregation (Ling 2015a). In 1992, the church building was saved from redevelopment because the City had run out of funds to purchase and move it. At the time, the church was not a local landmark because of alterations, and further alterations have occurred since then (Figure 6.28) (Klein 1992).

Founded in 1903, the Immaculate Conception Catholic Church and school on the east side of Shamrock Avenue between Olive Avenue and Royal Oaks Drive is a large mainstream church that historically has been attended by both African-Americans and Mexican-Americans, along with whites. This is in part because of its proximity to the historically racially segregated neighborhoods to the southwest.

⁵Second Baptist Church website: <http://www.secondbaptistmonrovia.org/sbc-history.htm>

Social/Cultural Institutions

Barred from white clubs, members of the African-American community formed their own clubs and established separate chapters of the Masons, women's clubs, Boy Scouts, and Girl Scouts. They also had their own organizations, including the NAACP and the Junior NAACP. There was an African-American quilting club as well. In 1932, the women of the African-American community organized a women's service club in Monrovia, the Anna H. Jones Colored Women's Club. The club was dedicated to the memory of Jones, who had been a suffragist and educator and settled in Monrovia in 1921. In addition to fellowship, the club's mission was to provide financial support to local students who were headed for college (Ling 2015a).

Summary Statement of Significance: Ethnic groups were locating in the Monrovia area even before the town was incorporated. Because of discriminatory policies as well as attitudes among some white settlers, African-Americans especially felt the need to create their own autonomous organizations that often paralleled those of the white populations. This official and de facto segregation contributed to the development of the City of Monrovia, and its effects remain apparent in the built environment. A resource evaluated under this theme is significant for its association with the ethnic churches or social and cultural organizations during the period of significance. A historic district is unlikely to be identified that represents this theme.

Period of Significance: 1886–1967

Justification of the Period of Significance: The period of significance begins in 1886, with the establishment of the first African-American church, the Monrovia Shiloh AME Zion Church. The end of the period of significance is 1967, following NRHP guidelines for using 50 years ago when activities continue to have importance and no more specific date can be defined.

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

Associated Property Types: Eligible resources under this theme might be churches, housed either in traditional buildings or in converted residential properties within historically ethnic neighborhoods. Ethnic social and cultural organizations and clubs, such as the NAACP and the African-American counterparts of historical exclusively white organizations, such as the Masons and women's clubs. Such organizations often met in private homes, which might be eligible if they are strongly associated with such meetings and memberships. Properties associated with this theme are most likely to be located in the southeast quadrant of Monrovia.

Registration Requirements

To be eligible under this theme, an individual resource should:

- Represent an important association with ethnic religious and/or social/cultural institutions
- Have been owned and/or operated by an ethnic individual or group during the period of significance
- Have had a majority ethnic membership or attendance during the period of significance
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity
- For NRHP eligibility, a religious property must derive its primary significance from architectural or artistic distinction or historical importance. A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief (National Park Service 1997a).

Character-defining Features

Individual Properties

- Churches might be located on a prominent corner parcel
- Churches might be converted from residential use and located mid-block
- Churches and other historical social/cultural institutions often embedded in an Ethnic Enclave
- Church congregations meeting in their own buildings will be clearly identified by traditional markers such as a steeple, a cross, or signage
- Private homes that are strongly associated with ethnic organization might have no special features marking them as meeting places

Integrity Considerations: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. For an individual property eligible for association with this theme, the essential aspects of integrity are location, setting, feeling, and association. Some loss of design, materials, and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Non-original cladding is acceptable
- Use might have changed
- Non-original windows and doors are acceptable
- Original massing of building should be retained, although minor additions are acceptable
- Should retain the essential aspects of integrity
- Should retain enough integrity of design, materials, and workmanship that an individual familiar with property during its period of significance would still be able to recognize it today (National Park Service 1997a, 48)



Figure 6.27 Second Baptist Church at Shamrock and Maple.



Figure 6.28 Shiloh AME Zion Church at Canyon and Huntington.

Theme: Schools and Segregation, 1920–1970

The story of segregated schools in Monrovia is a familiar one. Monrovia’s neighborhoods became increasingly segregated as the nearest schools took on the ethnic makeup of the surrounding community. In the early decades after Monrovia’s incorporation, white and ethnic minority students had all attended the same schools, even though the communities had already become largely segregated.

Charlotte Avenue School was built 1907 on the corner of Charlotte (Canyon Avenue) and Falling Leaf (Huntington Drive) in the southeast side of town. Initially a school serving students of all ethnicities, including whites, it did not become segregated until the mid-1920s, when white children living in southeast Monrovia began to transfer to other schools. The effect on the school was devastating, because education as well as the physical plant were neglected. The name was changed to Huntington Elementary School in 1928 (Baker 2017; Ling 2015a).

Huntington Elementary School was a two-story building constructed of red bricks that was severely damaged in the 1933 Long Beach Earthquake. Parents protested sending their children to the unsafe schools. One parent, Milton Smith, spent five days in jail when he refused to send his children to school in the damaged building. One student remembers being taught in private homes by African-American women during the protest and receiving no credit for classes. The students were eventually allowed to attend segregated schools while they waited for Huntington to be rebuilt (Ling 2015a). In the aftermath of the earthquake, the Los Angeles branch of the NAACP, with attorney Thomas L. Griffith and several parents, filed a lawsuit against the Monrovia School Board to force them to give African-American students the same consideration as white students, who were allowed to enroll in other schools until the segregated schools could be made safe.⁶ In response, the Board rebuilt Huntington Elementary, which had the ironic effect of prolonging its history of segregation (Ling 2015a).

In 1954, in *Brown v. Board of Education of Topeka*, the United States Supreme Court declared state laws establishing separate public schools for African-American and white students to be unconstitutional. Although this landmark case appeared to mark the end of school segregation, in 1962, the California State Board of Education felt compelled to direct districts to “exert all effort to avoid and eliminate segregation” in schools (Wollenberg 1978).

But it was not until 1970, when Huntington Elementary was closed and students redistributed to other schools, that segregation in Monrovia schools came to an end. The move to integrate was in response to threat of lawsuits and civil unrest at Monrovia High School. But although this was seen as a victory against institutionalized discrimination, the community lost an important point of pride, common purpose, and shared experience (MacArthur 2010).

Summary Statement of Significance: Monrovia’s schools are an important key to historical neighborhood development and racial divisions in the City. The processes by which schools in Monrovia were initially integrated, then became de facto segregated, and finally integrated in response to legal threats tell a story of the cultural forces that were in play throughout the nation regarding civil rights in Monrovia. A resource evaluated under this theme is significant for its association with historically segregated schools during the period of significance.

Period of Significance: 1920–1970

⁶ NAACP Los Angeles Branch website. Available at <http://www.naacp-losangeles.org/history.htm>; accessed November 3, 2017.

Justification of the Period of Significance: The period of significance begins in approximately 1920, when Charlotte Avenue School (later Huntington Elementary School) became segregated. The end of the period of significance is 1970, when Huntington Elementary School was closed and students were bused to other schools.

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

Associated Property Types: Eligible properties under this theme are public or private schools that are located near historically racially segregated neighborhoods in the southeastern portion of the City.

Registration Requirements

To be eligible under this theme, an individual resource should:

- Represent an important association with segregation in schools in Monrovia
- Be present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

To be eligible under this theme, a historic district should:

- Represent important association with segregation in schools in Monrovia
- Contain a grouping of school buildings and structures
- Retain a majority of the buildings/structures present at the school 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
- Set in a surrounding of playing fields and landscaping
- Designed to reflect styles popular at the time of construction
- Might display Moderne architectural features of post 1933 Long Beach Earthquake schools that were aided by WPA architects and artisans

Historic Districts

- Grouping of buildings one or two stories in height
- Majority of the properties retain the essential aspects of integrity
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical associations

Integrity Considerations: A property important for association with an event/historical patterns ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. For an individual property, the essential aspects of integrity for this theme are integrity of location, setting, feeling, and association. Some loss of design, materials, and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Original massing of buildings should be retained
- Original relationships between buildings should be retained
- Infill of later buildings is acceptable
- Exterior surfaces may have been re clad
- Landscaped areas may have been surfaced in concrete or asphalt
- Should retain high integrity of the essential aspects of integrity
- Should retain enough integrity of design, materials, and workmanship that an individual familiar with property during its period of significance would still be able to recognize it today (National Park Service 1997a, 48)

Historic Districts

- Retain original spatial relationships among buildings
- Retain the essential physical features from the period of significance
- Majority of the buildings should be contributors
- Majority of contributors should possess high integrity of location, setting, feeling, and association; some loss of integrity of design, materials, and workmanship is acceptable
- An individual familiar with property during its period of significance would still be able to recognize it today (National Park Service 1997a, 48)
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical associations

Theme: Ethnic Community Leaders, 1887–1967

Despite the location of ethnic groups in separate neighborhoods from whites in Monrovia and the discriminatory housing policies handed down by HOLC, Monrovia has always been home to ethnic leaders who were respected beyond their community. Lucky Baldwin's trusted blacksmith, John Fisher, was not only responsible for bringing African-American workers from the east coast to California, where freedom for African-Americans was thought to be more widespread. In 1914, Fisher's son Julian became the first African-American male to graduate from Monrovia High School, and in the 1940s, he became the town's first African-American police officer (Ling 2015a).

In the early years of Monrovia, churches were the center of ethnic worship and society, and church leaders were often considered leaders of the community. Lt. Col. Allensworth, one of the earliest spiritual leaders of the Second Baptist Church, was a significant African-American activist, founding the community Allensworth, California, the only town in the state to be founded, financed, and governed by African-Americans. In 1934, African-American George Caldwell ran an unsuccessful campaign for City Council on a platform to remove the "White Trade Only" signs that quietly declared a culture of segregation. Caldwell cited that such restrictions were against California law (Ling 2015a).

Summary Statement of Significance: A resource evaluated under this theme is closely associated with an individual whose contributions to ethnic history in Monrovia can be identified. African-American, Mexican-American, and Asian-American individuals in the areas of ethnic heritage, religion, cultural identification, and social history have contributed to the development of the City since its incorporation and continue to carry influence through the period of significance. Such individuals might include ministers or church founders, teachers, merchants, and activists. A historic district is unlikely to be identified that represents this theme.

Period of Significance: 1887–1967

Justification of the Period of Significance: The period of significance begins with the incorporation of the City of Monrovia in 1887, at which time important members of several ethnic groups were already in residence. The end of the period of significance is 1967, following NRHP guidelines for using 50 years ago when activities continue to have importance and no more specific date can be defined.

Criteria: NRHP B; CRHR 2; Local 1

Associated Property Types: Residences, churches, clubs, and commercial establishments are property types commonly associated with influential members of ethnic communities. Properties associated with this theme are most likely to be located in the southeast quadrant of Monrovia.

Registration Requirements

To be eligible under this theme, an individual resource should:

- Be the primary residence of an important ethnic merchant, founder, church leader, or community leader
- Be the primary office, store, club, church, or other building associated with the work of an important ethnic leader
- Person must have resided in or used the property during the period in which he or she achieved significance
- Be present during the period of significance
- Retain most of its character-defining features

- Retain the essential aspects of integrity
- Resources that only memorialize an important person are not eligible

Character-defining Features

Individual Properties

- Retains most of the essential physical features from the period of significance

Integrity Considerations: A property important for association with a significant individual ideally should retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. For an individual property, the essential aspects of integrity for this theme are integrity of location, setting, feeling, and association. Some loss of design, materials, and workmanship is acceptable relevant to the other aspects of integrity. Additionally, there are some specific factors pertaining to integrity that should be taken into consideration when determining if sufficient integrity is retained:

Individual Properties

- Non-original cladding is acceptable
- Non-original windows and doors are acceptable, as long as openings correspond to historical features
- Original massing of building should be retained
- Should retain high integrity of the essential aspects of integrity
- Should retain enough integrity of design, materials, and workmanship that an individual familiar with property during its period of significance would still be able to recognize it today (National Park Service 1997a, 48)

CONTEXT: Architecture and Design

Monrovia's built environment includes good representative examples of many significant architectural styles. From highly-detailed examples of Queen Anne Victorian, to the clean lines of the Streamline Moderne, the City has a diverse collection of property types and styles. Buildings that are significant because of the distinguishing features of an architectural style or as a significant work of a master architect or designer should be evaluated under this context.

Nearly all of the architectural styles occurring in southern California are reflected in Monrovia's built environment. Only styles represented by multiple buildings in Monrovia built between the 1880s and the early 1970s were included in this context. For example, the NRHP-listed Aztec Hotel is the only Mayan Revival building and possibly the only Exotic Revival in the City. That style is not included in this context as it is not anticipated that other buildings in this style will require future evaluation. Styles not listed as a sub-theme may be considered under the larger theme when applicable. The styles included in this context include: Victorian, with sub-styles Stick, Queen Anne, Shingle, and Folk Victorian; the Arts and Crafts Movement with sub-styles American Foursquare, Transitional Craftsman, and Craftsman; the Revival Period, with sub-styles Spanish Colonial Revival, Mediterranean Revival, American Colonial Revival, and Tudor Revival; Modernism, with sub-styles Art Deco, Streamline Moderne, and Minimal Traditional; and Post-World War II Modernism which includes sub-styles Mid-Century Modern and the Ranch House.

Registration Requirements

For each architectural style, there is a discussion of the origins and a list of character-defining features intrinsic to each. A property that is eligible for designation as an excellent example of its architectural style retains most—though not necessarily all—of the character-defining features of the style, and continues to exhibit its historic appearance. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique (National Park Service 1997a).

Theme: Developers and Builders

Several prominent architects as well as local builders and contractors contributed to the architectural landscape of Monrovia through each period of development. A working list of the architects and builders responsible for some of Monrovia's designated landmarks is included in this section. While the work of some of these architects is widely known throughout southern California, others are local builders who worked primarily in the Monrovia area. This is not intended to be a comprehensive list, but a summary of the people whose work is known to be significant at the local level. Architects whose work has previously been designated as a local landmark are included. A list of notable builders, relevant to the local criteria, is also included.

Sub-theme: Master Architects

Luther R. Blair (1849–1927)

Luther R. Blair was born in Ohio in 1849. Soon after his marriage in 1876, he moved to Denver, Colorado, where he worked as a carpenter. It is unclear exactly when the family moved to California, but by the 1900 census, the family had moved to Los Angeles where Luther was working as a building contractor (United States Census 1900). He partnered with Uriah Zimmerman and built some of the earliest structures in Monrovia. He was responsible for constructing the first school in Monrovia in 1887 located at the corner of Mayflower Avenue and Colorado Boulevard. His own house, originally located at Olive and Ivy avenues, was moved to Duarte Road in 1927 and then back to 508 South Ivy Avenue in Monrovia in 1993 (Wigton 2011c). His extant houses in Monrovia are all Queen Anne style with varying levels of detail. In addition to his own house, other extant examples include Mills View at 329 North Melrose Avenue, 117 North Magnolia Avenue, and 823 South Shamrock Avenue.

Joseph Cather Newsom (1857–1930)

Joseph Cather Newsom was born in Canada, but his family relocated to California sometime before 1861. His older brothers, John J. and Thomas, established a building firm in San Francisco in 1877. J. C. and his brother Samuel apprenticed at their brothers' firm and established their own partnership in 1878 with additional offices in Oakland and Los Angeles. The firm was dissolved in 1888 and the brothers went their different ways with J. C. remaining in the Los Angeles office. Newsom moved several times during his life, including some time spent in Philadelphia and many years in San Francisco (PCAD 2017). The brothers' work is known for its highly ornamental Queen Anne style. This style can be seen in his extant houses in Monrovia including Idlewild at 255 North Mayflower Avenue, built in 1887-88, and 626 West Colorado Boulevard, built in 1887.

Arthur Burnett Benton (1858–1927)

Born in Peoria, Illinois, Benton studied at the School of Art and Design in Kansas and moved to Los Angeles in 1891. When he first arrived in Los Angeles, he formed a partnership with William C. Aiken. One of his first projects was a speculative (spec) house in the Shingle Style that would eventually become his home. Working with Charles Lummis at the California Landmarks Club, Benton became a proponent of the Mission Revival style of architecture and was responsible for the first phases of the Mission Inn, in Riverside (Chandler Museum 2013). Butt's Mansion, at 201 East Greystone Avenue, was completed in 1895 when Benton was still using elements of the Shingle style in his designs. The Women's Club Building (1905) was a melding of styles with some Mission Revival influence; it was demolished in the 1970s (Ostrye 1986, 28).

Tifal Brothers (active 1909–1916)

Gustav Tifal was originally from Germany, but settled in Monrovia in 1909. Along with his younger brothers, Charles and William, he formed a building firm with offices in both Los Angeles and Monrovia. The firm quickly became one of the best-known builders of Craftsman bungalows in Los Angeles. The brothers also acted as developers, frequently building several houses on one street on a speculative basis

(City of Los Angeles OHP 2014, 5). According to building permits, they were responsible for at least 54 new structures in Monrovia between the years 1911 and 1915. The majority of these buildings are bungalows similar to those in the Wild Rose Historic District. A portion of the 300 block of Foothill Boulevard contains four Tifal Brothers houses, and 702 East Foothill Boulevard is listed as a local landmark.

Frank Octavious Eager (1878–1945)

Born in Canada, Eager moved to Los Angeles in 1901 to join his brother's architectural firm. Although he moved his office to Monrovia in 1918, many of the extant examples of his work in the City were constructed while his office was in Los Angeles (Architect and Engineer 1918, 113). The William F. Marshall house (1903) is his earliest known work in Monrovia, but it has been demolished (Monrovia HPG n.d.). He worked in several styles throughout his career, but the Craftsman style is most common. Good examples include 105 East Greystone Avenue (1909), 217 Oaks Avenue (1911), and Mellenthin House at 168 Highland Place (ca. 1912). Toward the end of the 1910s, his style included some revival elements which can be seen in the Mediterranean details in 231 Primrose Avenue (1914) and 211 North Magnolia Avenue (1914). In the 1920s, he worked in the Spanish Colonial Revival style as evidenced in 256 North Myrtle Avenue (1923) and 149 Highland Place (1924).

Arthur Rolland Kelly (1878–1959)

Arthur Kelly was born in Ohio and moved to Los Angeles sometime prior to 1907. He is best known for his prolific work in the 1920s when he worked in the Spanish Colonial and Tudor Revival styles. A few of Kelly's many designs include the William S. Hart Ranch in Newhall, the Arthur Letts, Jr. estate in Holmby Hills (now known as The Playboy Mansion), the Westlake School for Girls (now known as Harvard-Westlake School) in Bel-Air, and the Wilshire Country Club in Hancock Park. His work in Monrovia predates this period. The Everest House, at 173 Highland Place (ca. 1912) shows some of the influence of his early employment with Greene and Greene in Pasadena (Anderson 1974, 35).

Charles S. Cramlet (1873–1965)

According to permit records, the contractor Charles Cramlet was responsible for constructing more than 44 new structures in Monrovia between the years 1911 and 1933. These included houses, bungalow courts, a funeral home and a sanatorium. Born in Iowa, he moved to Monrovia by 1910 (United States Census 1910). He worked as the builder for Frank O. Eager on a home on Lemon Street in 1919, now demolished (Southwest Builder and Contractor 1919, 34). Other homes he constructed include 371 North Alta Vista Avenue, 351 North Magnolia Avenue, 212 East Colorado Boulevard, and 139 Melrose Avenue. Cramlet moved to Glendale in 1934 (Monrovia City Directory 1934).

Frederick H. Wallis (1873–1956)

Frederick Wallis worked primarily in partnership with Samuel Tilden Norton on several Los Angeles landmarks including the William Fox Building (1928), Los Angeles Theater (1930), and the Greek Theater (1913) (Gebhard and Winter 2003, 170). One of his few solo projects is the Upton Sinclair House at 464 North Myrtle Avenue, a Monrovia landmark completed in 1923.

John C. Austin (1870–1963)

Born in England, Austin moved to the United States and worked as a draftsman at various firms before settling in Los Angeles in 1895. In various partnerships, he is responsible for the design of some of Los Angeles' most recognizable buildings including Los Angeles City Hall (1928), Shrine Auditorium (1926), and Griffith Park Observatory (1931). Frederic M. Ashley, his partner for the Griffith Park Observatory, was his partner in the design and construction of Monrovia High School at 845 West Colorado Boulevard (Gebhard and Winter 2003, 429).

Harold Bruce Dunn (1891–1933)

Harold Bruce Dunn was born in Scotland while his American parents were traveling in 1891. He returned to Chicago that same year and lived there until soon after his marriage in 1917. By 1920, he was living at 244 North Myrtle Avenue and working a few blocks away at 128 South Myrtle Avenue in Monrovia (Monrovia City Directory 1920). During his time in Monrovia, he was very active in civic life, serving as the general chairman for Monrovia Day in 1923 (*Los Angeles Times* 1923). He completed several commissions during these years for many businesses and homes, with one of the largest being the Monrovia Municipal Plunge at 742 East Lemon Avenue (1925), which is now the Monrovia Historical Museum. He also designed the Mediterranean-style house at 131 East Hillcrest Boulevard with W. H. McCune as the builder (*Los Angeles Times* 1930, D5). Dunn died after an illness in 1933 at the age of 41 (*Los Angeles Times* 1933, C8).

Robert Stacy-Judd (1884–1975)

Born in England, Robert Stacy-Judd worked primarily in the Mayan Revival style. His interpretation of the style combined Aztec, Mayan, and Art Deco elements to create unique expressions of the exotic revival. His first, and perhaps most known, building is the Aztec Hotel (1924) located at 311 West Foothill Boulevard in Monrovia. Other buildings in the Los Angeles area include the North Hollywood Masonic Lodge (1949) and the Philosophical Research Building in Hollywood (1934) (Gebhard and Winter 2003, 430).

Harold Ladd Pierce (1897–1992)

Pierce was born in California and spent most of his life in the Los Angeles area. He earned his Certificate of Architecture in 1913 and was a partner at the firm Lindley, Leeds and Pieces starting in 1918 (PCAD 2017) Most of his work consists of ecclesiastic architecture including the Crescent Heights Methodist Episcopal Church built in 1923. In Monrovia, he designed the First Presbyterian Church at 101 East Foothill Boulevard in 1922.

Stiles O. Clements (1883–1966)

Born in Maryland, Stiles Clements worked in New York before moving to Los Angeles in 1911. He is best known for his Art Deco designs in the 1920s and Moderne style buildings of the 1930s, primarily in the Los Angeles area. A partner in the firm of Morgan, Walls and Clements with Octavius Morgan and John Walls, his buildings include the Mayan Theater, Richfield Tower, and the Wiltern Theater (PCAD 2017). He was tasked with designing a new City Hall for Monrovia after the previous building was damaged in the Long Beach earthquake (*Los Angeles Times* 1953b, 20).

Charles William “Bill” Ainley (1913–1999)

Architect William Ainley lived and worked in Monrovia for most of his life. While in the Navy, he sketched plans for a home that he would eventually build for himself at 999 Wildrose Avenue, not too far away from the house his family owned at 845 Wildrose Avenue (*Independent Star News* 1960). Working primarily in the Mid-Century Modern style, he is responsible for several municipal buildings in Monrovia beginning with the California Water and Telephone Company building in 1948 (*Los Angeles Times* 1948). He was originally contracted to design the new City Hall and Library Building, but these commissions were eventually awarded to other architects (*Los Angeles Times* 1949). He built the Los Angeles Superior Court Building at Maple and Magnolia avenues (1954) and the Monrovia Health Center (*Los Angeles Times* 1952). In 1960, he was awarded the contract for the new Police Department at 140 East Lime Avenue (*Los Angeles Times* 1960). He worked on schools and churches as well, including Bradoaks School (1958) and the Live Oak Memorial Park Mortuary and Chapel (1965). William Ainley lived in Monrovia until his death in 1999 at the age of 85.

Summary Statement of Significance: A property eligible under this sub-theme must be a good representation of the work of a master architect. It is unlikely that a historic district would be identified that would be eligible under this sub-theme.

Period of Significance: Year of construction

Justification of the Period of Significance: NRHP guidelines recommend the date of construction as the appropriate period of significance for works associated with a master architect.

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

Associated Property Types: Eligible properties under this theme could be single or multi-family residences, commercial, institutional, or industrial properties. Properties associated with this sub-theme could be located throughout the City.

Registration Requirements

To be eligible under this sub-theme, an individual property should:

- Exemplify characteristics of the master architect's work
- Express a particular phase in the development of the architect's career, an aspect of their work, or a particular idea or theme in their craft
- Not every building designed by the architect will be eligible. Comparison of similar properties is critical to determine which are the best representations in Monrovia (to argue eligibility on the local level) but identification of works outside of Monrovia is necessary if the architect practiced elsewhere
- 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

- Features or stylistic application that are characteristic for the master architect identified through comparison of multiple examples of the architect's known work

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:

Individual Properties

- 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 stylistic elements
- Exterior surfaces may have been painted

Sub-Theme: Notable Builders**Herbert J. Gerhardt (1899–1987)**

According to the Monrovia City Directory, Herbert Gerhardt lived and worked out of 628 South Myrtle Avenue in 1927. His occupation is listed as structural engineer and according to permits, he is associated with at least five residences and one commercial structure in Monrovia. Gerhardt was born in Rio Arriba, New Mexico, and his heritage is evident in one of his extant buildings, a Pueblo Revival-style house at 338 Highland Place, completed in 1925. Gerhardt's time in Monrovia appears to have been brief, as the 1920 census shows him still living in New Mexico, and by 1930, he had moved away to Pima, Arizona, where he lived for many years.

William Brandt (1881–1946)

Born in Australia, contractor William Brandt immigrated to the United States in 1924 (United States Census 1930). By 1935, he was advertising as an “Engineer specializing in Federal Housing Loans” in the *Arcadia Tribune*. Working out of Arcadia, he had many projects located nearby in Monrovia. Most of the houses are in the Spanish Colonial Revival style, such as 725 West Hillcrest Boulevard and 360 North Encinitas Avenue.

Wambold Henry McCune (1888–1974)

Better known as W. H. McCune, this contractor was responsible for more than 54 new structures in Monrovia between the years of 1914 and 1946. Born in Wisconsin, he was living in Los Angeles by 1910 (United States Census 1910). Although he primarily built small-scale residences, he also worked with architects such as Harold B. Dunn for larger projects such as the house at 131 East Hillcrest Boulevard (*Los Angeles Times* 1930, D5). Some of the smaller cottages he is responsible for building include 153 Highland Place (1919), 164 Encinitas Avenue (1920), and 133 Grand Avenue (1924). His son, W. H. McCune, Jr., also worked as a contractor in Monrovia and the greater Los Angeles area.

Irwin Beatty (1873–1954)

According to census records, Irwin Beatty was born in Wisconsin but had relocated to Monrovia by 1924 (United States Census 1930). City Directories indicate that he lived at 222 Myrtle Avenue, and it appears that he left the area by 1935 (Monrovia City Directory 1935). He did a lot of work as a contractor in the City, focusing primarily on Craftsman cottages such as those at 327 South Primrose Avenue, 424 Linwood Avenue, and 218 West Greystone Avenue.

Earl Hilliard Eno (1889–1950)

Not much is known about Earl Eno, but he was a prolific builder in Monrovia between the years 1936 and 1942. Born in Michigan, he is listed as a carpenter in the 1940 census when he was living at a local boarding house. According to building permits, he was responsible for the construction of 60 new structures, primarily houses and duplexes. Most of these homes are built in the Minimal Traditional style, some with a distinctive corner window.

Joseph Thompson (1880–1958)

Perhaps one of the most prolific contractors in Monrovia, Joseph Thompson was responsible for 142 new structures in Monrovia between the years 1913 and 1946. Born in Down, Ireland, he immigrated to the United States in 1907 and arrived in Los Angeles in 1908. He moved to Monrovia soon after he married in 1911. In 1930, he lived at 216 May Avenue and moved to 171 East Live Avenue in 1939 (Monrovia City Directory 1930). While the majority of his buildings are houses, he is also credited with building a church, parsonage, market, office building, and the City of Monrovia Legion Building.

Summary Statement of Significance: A property eligible under this sub-theme must be a good representation of the work of notable builder. It is unlikely that a historic district would be identified that would be eligible under this sub-theme.

Period of Significance: Year of construction

Justification of the Period of Significance: NRHP guidelines for defining a period of significance for a property associated with a master architect can be applied to the local criteria for notable builder, in which the date of construction is the appropriate time period.

Criteria: Local 2, 4, 5

Associated Property Types: Eligible properties under this theme could be single or multi-family residences, commercial, institutional, or industrial properties. Properties associated with this sub-theme could be located throughout the City.

Registration Requirements

To be eligible under this sub-theme, an individual property should:

- Exemplify characteristics of the notable builder's work
- Comparison of similar properties is critical to determine which are the best representations; not every building designed by the builder will be eligible
- 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

- Features or stylistic application that are characteristic for the notable builder identified through comparison of multiple examples of the builder's known work

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:

Individual Properties

- 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 stylistic elements
- Exterior surfaces may have been painted

Theme: Victorian, 1885–1905

Advances in construction and the expansion of the railroad system led to the popularity of the Victorian style throughout the United States. Heavy timber framing techniques were replaced by the lighter system of balloon framing which simplified the construction of corners, wall extensions and overhangs, and freed the house from its box-like shape. The expansion of the railroad meant that wood details could be pre-cut at mills and transported easily. Loosely based on medieval styles, Victorian architecture features asymmetrical façades, multi-textured surfaces, complex shapes, and elaborate detailing (McAlester 1992, 239). The Victorian era in California was shorter than it was back east, with fewer style variants. The style coincides with Monrovia’s incorporation in 1887, and most of the City’s earliest surviving structures reflect the Queen Anne style most popular at the time. Stick, Shingle, and more vernacular Folk Victorian style examples are present as well.

Sub-theme: Stick Style

Summary Statement of Significance: This transitional style linked the Carpenter Gothic of the mid-nineteenth century with the more elaborated Queen Anne style of the late nineteenth century. Although it retains the decorative visible stick work of the Gothic Revival, this style emphasizes the wall surface as a decorative element like the Queen Anne style (McAlester 1992, 256). Although this style has the same period of significance as the Queen Anne, it was quickly replaced by the more popular Queen Anne and tends to be less common. The best example of the Stick style in Monrovia is the house at 252 Aspen Drive, built in 1889 (Figure 6.29). The gable end of the house and porch displays the elaborated truss that defines the style. Other examples include 329 Melrose Avenue (1887) and 250 North Primrose Avenue (1885) (Figures 6.30 and 6.31).

Period of Significance: 1885–1905

Justification of the Period of Significance: As this is relatively rare style in Monrovia, the period of significance begins with the earliest known example and ends with the emergence of the earliest known Craftsman style houses.

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

Associated Property Types: Eligible properties under this theme are primarily single-family residences. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Victorian era and Stick 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Victorian era and Stick style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Asymmetrical façade
- Gabled roof, usually steeply pitched with cross gables
- Decorative trusses in gable ends
- Wide, overhanging eaves, sometimes with a slight flare
- Wooden wall cladding interrupted by patterns of boards raised from wall surface
- Full or partial porch with diagonal or curved braces
- Square or rectangular tower
- Wood double-hung sash windows, often paired
- Decorative details such as Eastlake trim and sunburst texture in the gable

Historic Districts

- Contributing resources collectively exemplify the Victorian era and Stick style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributing resources should be consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.29 An example of the Stick style at 252 Aspen Drive, looking northwest.



Figure 6.30 East façade of a Stick-style house at 329 Melrose Avenue.



Figure 6.31 Stick style house at 250 North Primrose Avenue, looking east.

Sub-theme: Queen Anne

Summary Statement of Significance: This style was popularized in England, but became very common in the United States from the 1880s until about 1900. Although it has nothing to do with the style of architecture dominant during the reign of Queen Anne (1702-1714), it combined elements of Elizabethan and Jacobean eras (McAlester 1992, 268). The American interpretation of the style included cross-gables, elaborate spindle work, and wood details that were now more easily accessible due to the expanding railroad lines across the country. Like the Eastlake Style, the Queen Anne avoids flat surfaces using elements such as bay windows, towers, overhangs, and wall projections, as well as a wide variety of materials with differing textures when possible. One of the latest examples of the Queen Anne style in Monrovia is the house at 444 Concord Avenue constructed in 1894 (Figure 6.32). Its asymmetrical plan features a narrow, ornamented gable with projecting bays and corner brackets and an elaborate spindle work frieze and supports along the wraparound porch. The Queen Anne-style cottage, like the house at 224 West Olive Avenue (1887), is also found throughout Monrovia (Figure 6.33). Although it has a smaller scale, the house features ornamented gables, lacelike brackets, and a detailed spindle work frieze along the porch. Other Queen Anne examples include 336 North Ivy Avenue built in 1888 (Figure 6.34), and the George H. Anderson House at 215 East Lime Avenue (1886) (Figure 6.35).

Period of Significance: 1885–1905

Justification of the Period of Significance: As this is relatively rare style in Monrovia, the period of significance begins with the earliest known example and ends with the emergence of the earliest known Craftsman style houses.

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

Associated Property Types: Eligible properties under this theme are primarily single-family residences. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Victorian era and Queen Anne 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Victorian era and Queen Anne style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Asymmetrical façade
- Steeply-pitched roof of irregular shape, usually with a dominate front-facing gable
- Wooden exterior wall cladding with decorative patterned shingles or patterned masonry

- Projecting partial, full, or wraparound front porch, usually one story in height
- Cut-away bay windows
- Wood double-hung sash windows
- Towers topped by turrets, domes or cupolas
- Tall, decorative brick chimneys
- Ornamentation such as decorative brackets, bargeboards, spindle work, and pendants
- Detached garage or carriage house at the rear of the property

Historic Districts

- Contributing resources collectively exemplify the Victorian era and Queen Anne style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- The majority of non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.32 Queen Anne-style house at 444 North Concord, looking south.



Figure 6.33 North façade of Queen Anne cottage at 224 West Olive Avenue.



Figure 6.34 Example of Queen Anne style at 336 North Ivy, looking east.



Figure 6.35 South façade of Queen Anne cottage at 215 East Lime Avenue.

Sub-theme: Shingle Style

Summary Statement of Significance: Although the Shingle style has New England roots, this mix of Queen Anne, Colonial, and Richardsonian Romanesque can be found throughout southern California, although is less common than other late-nineteenth century styles. Queen Anne elements can be seen in the wide porches, shingled surfaces, and asymmetrical forms. From the Colonial, gambrel roofs and Palladian windows are frequently used. And finally, from the Richardsonian Romanesque, the sculpted shapes, Romanesque arches, and lower stone stories are common elements (McAlester 1992, 290). In Monrovia, the house at 201 East Greystone Avenue, designed by Arthur Burnett Benton in 1895, is a good example of the California expression of this style (Figure 6.36). The house has the wide porch, turret, and shingled surfaces of the Queen Anne, the gambrel roof of the Colonial, and lower story stonework and arches characteristic of the Richardsonian Romanesque.

Period of Significance: 1885–1905

Justification of the Period of Significance: As this is relatively rare style in Monrovia, the period of significance begins with the earliest known example and ends with the emergence of the earliest known Craftsman style houses.

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

Associated Property Types: Eligible properties under this theme are primarily single-family residences. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Victorian era and Shingle 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Victorian era and Shingle style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Irregular plan and asymmetrical forms
- Steeply-pitched cross gable, hipped, or gambrel roofs
- Towers or turrets
- Shingle wall and roof cladding
- Wide porches, often wrapping around corners
- Wood double-hung windows with divided lights in the upper sash and single light below
- Windows grouped in bands
- Rusticated stone foundations, lower stories, porch piers, and towers

6. Contexts and Themes

- Classical elements such as columns and Palladian windows
- Detached garage or carriage house

Historic Districts

- Contributing resources collectively exemplify the Victorian era and Shingle style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.36 Example of Shingle style home at 201 East Greystone Avenue, looking northwest.

Sub-theme: Folk Victorian

Summary Statement of Significance: For those who could not afford an architect, the accessibility of pre-cut wood detailing via the railroad meant that builders could add details to the traditional house forms they were accustomed to building (McAlester 1992, 310). These houses tend to be smaller and simpler than pure Queen Anne examples with decorative details confined to the porch or gable ends. They are very common throughout Monrovia, although many have been altered. Built in 1887, the D. Summers House at 224 South Heliotrope Avenue is a good example of this style (Figure 6.37). A scaled-down version of the Stick style, the house has a simple cross-gable plan with simple, decorative stick work in the gable ends and the porch frieze. The house at 419 West Lime Avenue, built in 1887, has a similar plan (Figure 6.38). Despite the lack of decorative detail, scalloped shingles in the gable end show the Queen Anne influence. Folk Victorians tended to be built a little later than pure Queen Anne, like the house built at 234 West Colorado Boulevard in 1900—a simple hipped-roof cottage with a central dormer and Queen Anne details in the lacework brackets on the corner porch (Figure 6.39). It is also possible for a Folk Victorian to have little to no decorative detail at all such as 210 West Lime Avenue, built in 1887 (Figure 6.40).

Period of Significance: 1885–1905

Justification of the Period of Significance: As this is relatively rare style in Monrovia, the period of significance begins with the earliest known example and ends with the emergence of the earliest known Craftsman style houses.

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

Associated Property Types: Eligible properties under this theme are primarily single-family residences. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Victorian era and Folk Victorian 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Victorian era and Folk Victorian style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Symmetrical façade
- Simple square or rectangular form
- Gabled or hipped roof with boxed or open eaves
- Wood exterior cladding
- Simple window and door surrounds

- Simple bay windows
- Details along the cornice or gable ends
- Porch supports with turned spindles or square posts

Historic Districts

- Contributing resources collectively exemplify the Victorian era and Folk Victorian
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.37 West façade of Folk Victorian cottage at 224 South Heliotrope Avenue.

Figure 6.38 Folk Victorian cottage at 419 West Lime Avenue, looking northwest.



Figure 6.39 Folk Victorian cottage at 234 West Colorado Boulevard, looking southwest.



Figure 6.40 Example of minimal Folk Victorian style at 210 West Lime Avenue, looking south.



Theme: Arts and Crafts Movement 1895–1930

Led by designer William Morris, the Arts and Crafts movement developed in England in response to the patterns of mass production and materialism created by the Industrial Revolution. Morris and his proponents called for a return to the use of natural materials, simplicity of form, quality of craftsmanship, and attention to detail. As the movement spread to the United States, designers such as Gustav Stickley were inspired by Morris's ideals to create furniture that reflected the aesthetics of the movement. He also published *The Craftsman* magazine from 1901 to 1916 to spread the word throughout the country (City of Los Angeles 2016). But it was in southern California where the movement became a fully formed architectural style through the work of Pasadena brothers Charles and Henry Greene. Influenced by the English Arts and Crafts movement, inspired by Japanese architecture, and trained in the manual arts, the brothers designed elaborately detailed buildings that were published in many popular magazines. The high form of the Greene and Greene style was simplified and applied to more modest one- and two-story homes with plans that

Justification of the Period of Significance: The period of significance encompasses the known could be built by local builders (McAlester 1992, 454). Monrovia developed rapidly during the time these styles were popular, and the result is a rich and diverse array of significant homes.

Sub-theme: American Foursquare

Summary Statement of Significance: A uniquely American house, the American Foursquare was one of the earliest responses to the ornate and elaborate Queen Anne designs that precede it. The basic, clean lines and sparsely ornamented surfaces made it more affordable and easy to construct. Because of its simplicity, this style was popular in Sears catalogs and other mail-order companies (City of Los Angeles 2016a, 37). Most of the American Foursquare houses in Monrovia were built between 1895 and 1914, although later examples are possible. One of the first examples of this style is the house at 152 El Nido Avenue from 1896 (Figure 6.41). It has the hipped roof, central hipped dormer, and square massing common to this style. Houses from 1904–1908 frequently include some elements of the Craftsman style as well. This can be seen in 130 North Myrtle Avenue (1907) which has a wide front door and some exposed rafter tails (Figure 6.42). The G. Tillapaugh House at 200 East Lime Avenue (Figure 6.43), has the characteristic wraparound porch, and the R. L. Long House at 207 South Magnolia Avenue has many of the character-defining features that made it such a popular choice for a kit home (Figure 6.44).

Period of Significance: 1895–1914

Justification of the Period of Significance: The period of significance encompasses the known examples of American Foursquares in Monrovia, which date from 1895 to 1914. The majority of examples were constructed during the 1910s when the Arts and Crafts movement and related styles were at the peak of its popularity.

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

Associated Property Types: Eligible properties under this theme are primarily single-family residences. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Arts and Crafts Movement and American Foursquare 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Arts and Crafts Movement and American Foursquare style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Square or rectangular plan
- Compact, two-story massing
- Symmetrical or asymmetrical composition
- Hipped or pyramidal roof, sometimes with wide boxed eaves and eave brackets or dentil molding
- Central hipped dormer
- Exterior walls finished in horizontal wood siding
- Projecting one-story porch across front
- Wood double-hung windows
- Detached carriage house, usually at rear of property

Historic Districts

- Contributing resources collectively exemplify the Arts and Crafts Movement and American Foursquare style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

6. Contexts and Themes

- Exterior surfaces may have been painted
- Compatible additions to detached garage

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.41 American Foursquare at 152 El Nido Avenue, looking southeast.



Figure 6.42 West façade of American Foursquare at 130 North Myrtle Avenue.



Figure 6.43 Example of American Foursquare at 200 East Lime Avenue, looking southwest.



Figure 6.44 American Foursquare at 207 South Magnolia Avenue, looking east.

Sub-theme: Transitional Craftsman

Summary Statement of Significance: As the Victorian era faded and the Craftsman phase began to emerge, houses often reflected characteristics of both styles. Early Craftsman homes frequently have the massing of a Victorian house with some of the details characteristic of the evolving Arts and Crafts style. One example is 236 East Foothill Boulevard (Figure 6.45). Although constructed in 1906, the scale of the house, detail in the gable end, and non-functional bracket details reflect a more Victorian aesthetic. Similarly, the form of 323 West Palm Avenue is nearly identical to the Victorian Folk cottage built two years earlier at 234 West Colorado Boulevard (see Figure 6.39), but the lack of ornament and simplified design show the move toward the Craftsman style.

Period of Significance: 1899–1907

Justification of the Period of Significance: The period of significance encompasses the known examples of Transitional Craftsman in Monrovia as early as 1899. By 1907, most houses had moved away from this style into a purely Craftsman form.

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

Associated Property Types: Eligible properties under this theme are primarily single-family residences, although multi-family residences, particularly garden courts, are also possible. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Arts and Crafts Movement and Transitional 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Arts and Crafts Movement and Transitional Craftsman style
- Retain a majority of the buildings/structures present 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
- Clapboard exterior, occasionally shingles
- Moderately-pitched gable or hipped roof
- Exposed rafter tails or decorative brackets in gable end
- Large porches with square stone piers battered posts
- Multi-pane windows over single pane
- Windows arranged in groups
- Decorative glazing in doors

Historic Districts

- Contributing resources collectively exemplify the Arts and Crafts Movement and Transitional Craftsman style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.45 5236 East Foothill Boulevard, looking south. Example of a Transitional Craftsman.

Sub-theme: Craftsman

Summary Statement of Significance: Evolved from the Arts and Crafts Movement, Craftsman-style architecture has many variants. They can range from high style architect-designed masterpieces, to modest one-story bungalows ordered from a catalog. Stylistically, a Craftsman house can have details borrowed from a Swiss chalet, or pagoda-style roofs and flared eaves inspired by Japanese architecture. What they have in common is an attention to detail and craftsmanship. Monrovia has many great Craftsman-style properties representing a wide number of variants. A good example of a high-style architect-designed Craftsman is the Arthur J. Earnest House at 173 Highland Place (Figure 6.46). Designed by Arthur Rolland Kelly in 1909, this house has the typical massing of a large-scale Craftsman, with a front gable roof and wide overhanging eaves with projecting rafter tails. The prominent porch is supported by clustered posts and the wide front door features decorative glazing. Frank O. Eager designed the second F. N. Hawes House in 1910. Located at 168 North Highland Place, it is another good example of an architect-designed Craftsman (Figure 6.47). The wide front-gable has some Swiss chalet elements, and the smaller porch gable is supported by posts resting on a low stone wall. The use of arroyo stone is also a common Craftsman feature. It can be used on porch walls to support wood posts, such as at 433 East Colorado Boulevard (Figure 6.48), or to form the porch supports themselves, like at 518 East Colorado Boulevard (Figure 6.49). The use of stone along with Swiss Chalet elements are evident in the house at 120 North May Avenue, built in 1914 (Figure 6.50). Most Swiss Chalet-influenced Craftsman have a very wide front-facing gable such as 217 East Greystone Avenue, built in 1911 (Figure 6.51). This form is drastically different than the Japanese-influenced bungalows such as 336 East Foothill Boulevard (1911) with its very low-pitched, low profile roof with multiple gables and clustered porch supports (Figure 6.52). Another type, the Airplane Bungalow, is less common in Monrovia, but features a central second story popping up above the roofline as seen in the example at 432 East Lemon Avenue built in 1912 (Figure 6.53). Many great examples of one-story Craftsman bungalows can be found on Wildrose Avenue including 316, built in 1911, and 319 which was built in 1914 (Figures 6.54 and 6.55).

The Craftsman style continued into the 1920s, but the houses were frequently painted in lighter colors or blended with characteristics of various Revival styles. One later example of the Craftsman in Monrovia is located at 154 Poppy Avenue (Figure 6.56). Built in 1923, the house has the massing of a traditional 1920s cottage, but retains the battered piers characteristic of the Craftsman style.

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 multi-family residences but may also include institutional buildings. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Arts and Crafts Movement and Craftsman style
- Retain a majority of the buildings/structures present 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
- Swiss Chalet elements such as a wide, front-facing gable, second-story balconies, flat balusters with decorative cutouts or decorative brackets and bargeboards
- Japanese elements such as multi-gabled roofs or gables that peak at the apex and flare at the ends
- A central, pop-up second story (Airplane Bungalow)

Historic Districts

- Contributing resources collectively exemplify the Arts and Crafts Movement and Craftsman style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

6. Contexts and Themes

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association

Figure 6.46 Craftsman-style house at 173 Highland Place, looking Northwest.



Figure 6.47 West façade of Craftsman home at 168 North Highland Place.

Figure 6.48 Craftsman home at 433 East Colorado Boulevard, looking northwest.





Figure 6.49 Example of Craftsman-style house at 518 East Colorado Boulevard, looking southwest.

Figure 6.50 West façade of Swiss Chalet-influenced Craftsman at 120 North May Avenue.



Figure 6.51 South façade of Swiss Chalet-influenced Craftsman at 217 East Greystone Avenue.

Figure 6.52 Japanese-influenced Craftsman at 336 East Foothill Boulevard, looking south.





Figure 6.53 Airplane Bungalow at 432 East Lemon Avenue, looking southwest.

Figure 6.54 Detail of Craftsman bungalow at 316 East Wildrose Avenue, looking south.



Figure 6.55 Craftsman-style home at 319 East Wildrose Avenue, looking northwest.

Figure 6.56 Example of late Craftsman-style home at 154 Poppy Avenue, looking northeast.



Theme: Period Revival, 1895–1940

Although there are examples of Period Revival architecture prior to 1920, it was primarily after World War I that styles began to shift from the modern-influenced Arts and Crafts, to more traditional forms that referenced various historical periods. These styles were popular across the United States during the 1920s and 1930s, but in California, particularly southern California where cities were growing rapidly, Period Revival styles dominated the built environment. The combination of new arrivals, speculative development, and the fantasy lifestyle represented by the movie industry, resulted in revival styles ranging from the highly traditional American Colonial, to the widely fanciful Storybook style (Ovnick 1994, 168). In Los Angeles, the proliferation of revival styles was aided by low-cost building techniques and plan books which gave local builders the ability to adapt Spanish Colonial or Tudor Revival styles to smaller cottages and bungalows (Ovnick 1994, 173). Like Los Angeles, Monrovia has a wide variety of Period Revival buildings, most constructed in the 1920s.

Sub-theme: Spanish Colonial Revival

Summary Statement of Significance: Spanish Colonial Revival-style architecture became popular throughout Southern California following the Panama-California Exposition held in San Diego in 1915. The exposition buildings were designed by architect Bertram Grosvenor Goodhue, who wanted to expand the limits of the Mission style, and explore the more varied and rich precedents of Spanish architecture throughout Latin America (McAlester 1992, 418). The exposition prompted other architects to look to Latin America and directly to Spain for inspiration. The style became especially popular in southern California where it appeared to romanticize the region's colonial past, although visually it had little in common with the adobes and missions constructed during that time. An adaptable style, it could be applied to a wide variety of property types with elaborate expressions or through simple details. The style is characterized by its complex building forms, stucco-clad wall surfaces, and clay tile roofs. In Monrovia, it is most commonly seen in single- and multi-family houses, as well as some public and commercial buildings. One public building, the current Monrovia Historical Museum, was designed by Harold Dunn as the Municipal Plunge in 1925 (Figure 6.57). In residential architecture, 725 West Hillcrest Boulevard, built in 1927, is a good example of the more elaborate expression of the style (Figure 6.58). It has decorative stucco vents, small balconies, and arched openings. 123 El Nido Avenue, on the other hand, is an example of the Spanish Colonial cottage (Figure 6.59). Built in 1926, this simple stucco house has a square tower and red clay tile roof. The house at 339 North Myrtle Avenue, built in 1923, is another example of traditional cottage with Spanish Colonial Revival details (Figure 6.60).

Period of Significance: 1915–1940

Justification of the Period of Significance: Most Spanish Colonial Revival buildings were built following the Panama-California Exposition in 1915. Although the style was most predominant in the 1920s, examples continue throughout the 1930s.

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

Associated Property Types: Eligible properties under this theme are primarily single-family and multi-family residences, institutional buildings such as churches, municipal buildings, and schools, and commercial buildings. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Revival Period and Spanish Colonial Revival 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Revival Period and Spanish Colonial Revival style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Asymmetrical façades and complex massing
- Use of patios, courtyards, loggias or covered porches and/or balconies
- Stucco wall cladding
- Low-pitched gable or hipped roofs with clay tile roof cladding
- Coved, molded, or wood-bracketed eaves
- Square or round towers
- Arched window and door openings
- Single or paired multi-paned windows
- Decorative stucco or tile vents
- Use of wrought iron, cast stone, terra cotta or colored tile

Historic Districts

- Contributing resources collectively exemplify the Revival Period and Spanish Colonial Revival style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

6. Contexts and Themes

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.57 Oblique view of Monrovia Historical Museum, looking southeast. An example of the Spanish Colonial Revival style.



Figure 6.58 Spanish Colonial Revival-style home at 725 West Hillcrest Boulevard, looking north.



Figure 6.59 East façade of Spanish Colonial Revival-style cottage at 123 El Nido Avenue.



Figure 6.60 Spanish Colonial Revival style details on 339 North Myrtle Avenue, looking west.

Sub-theme: Mediterranean Revival

Summary Statement of Significance: The Mediterranean Revival style is less common than the Spanish Colonial Revival, and recognized by its eclectic mix of architectural elements from Mediterranean regions including Italy, Spain, North Africa, and the south of France. Like other revival styles, architects working in the Mediterranean style blended elements originating from different regions to create their own interpretation of the style. Similar to the Italian Renaissance style, Mediterranean Revival is more symmetrical and formal than the Spanish Colonial Revival, and less often used for small scale cottages. An example of the symmetrical design can be seen at 220 Highland Place (Figure 6.61). Built in 1922, this house has the rectangular plan and low-pitched hipped roof common to the style. A more elaborate version of this plan is found at 131 East Hillcrest Boulevard (Figure 6.62). This home, built in 1930, has multiple arched windows flanking the central entrance to form a symmetrical façade. The house at 444 North Ivy Avenue (1928) is an example of a Mediterranean Revival with an asymmetrical plan (Figure 6.63). The elaborate quoins around the entrance and lack of decorative wall detail distinguish this house from the Spanish Colonial Revival style.

Period of Significance: 1900–1940

Justification of the Period of Significance: Some Mediterranean style buildings predate the Panama-California Exposition due to the popularity of Italian styles in the late nineteenth century. Although the style was most predominant in the 1920s, examples continue throughout the 1930s.

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

Associated Property Types: Eligible properties under this theme are primarily single-family and multi-family residences, institutional buildings such as churches, municipal buildings and schools, and commercial buildings. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Revival Period and Mediterranean Revival 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Revival Period and Mediterranean Revival style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Frequently symmetrical façade
- Rectangular plan and two-story height
- Exterior walls covered in smooth plaster
- Hipped roof with clay barrel tiles and wide boxed or bracketed eaves

- Wood-sash casement windows, typically with divided lights; sometimes double-hung windows; Palladian windows or other accent windows
- Arched door or window openings
- Elaborate door surrounds
- Cast stone or plaster decorative elements including architraves, stringcourses, cornices, pilasters, columns, and quoins
- Decorative grilles of wood, wrought iron, or plaster
- Decorative terra cotta or glazed ceramic tile work

Historic Districts

- Contributing resources collectively exemplify the Revival Period and Mediterranean Revival style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.61 Mediterranean Revival-style home at 220 Highland Place, looking northeast.



Figure 6.62 South façade of Mediterranean Revival-style home at 131 East Hillcrest Boulevard.



Figure 6.63 Example of Mediterranean Revival style at 444 North Ivy Avenue, looking northeast.

Sub-theme: American Colonial Revival

Summary Statement of Significance: The Philadelphia Centennial Exposition of 1876 inspired a sense of patriotism in Americans and fostered an interest in the styles of the Colonial era. These early examples were rarely accurate reproductions, but were instead free interpretations with details inspired by colonial precedents (McAlester 1992, 326). During the early twentieth century, the examples became more historically correct, and by the time the style became a popular revival standard, the details reflect the efforts of these more accurate portrayals. The style used elements from a variety of architectural modes, including Federal, Georgian, and Dutch. In Los Angeles, early examples of the style were typically single-family residences but by the 1930s and early 1940s, the style was frequently used for multi-family residential and small-scale commercial properties as well (City of Los Angeles 2015a, 8). In Monrovia, American Colonial Revival influences can be seen in several properties. The house at 145 West Hillcrest Boulevard (1925) has a classic American Colonial Revival design (Figure 6.64). The symmetrical façade has a side-facing gable roof broken by three gabled dormers and a gabled entry porch supported by columns. Another side-gabled example at 176 North Ivy Avenue (1922) has a wide segmental arch over the front entrance (Figure 6.65). Later examples of the style sometimes include a second story overhang as seen at 346 Stedman Place, built in 1937 (Figure 6.66).

Period of Significance: 1900–1960

Justification of the Period of Significance: The earliest known examples of this style in Los Angeles were constructed in the first decade of the twentieth century. Although the style was most predominant in the 1920s, examples continue throughout the 1950s.

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

Associated Property Types: Eligible properties under this theme are primarily single-family and multi-family residences, institutional buildings such as churches, municipal buildings, and schools, and commercial buildings. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Revival Period and American Colonial Revival 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Revival Period and American Colonial Revival style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Side or cross gable roof, sometimes with dormers
- Symmetrical composition (occasionally asymmetrical)

- Horizontal wood siding
- Paneled wood entry door, sometimes with sidelights, transom light, or fanlight
- Double hung, divided light wood sash windows, usually with wood shutters
- Projecting front porch with gabled or arched crown supported by pilasters or columns
- Prominent brick chimney
- Second story overhang (in later examples)

Historic Districts

- Contributing resources collectively exemplify the Revival Period and American Colonial Revival style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.64 South façade of American Colonial Revival-style house at 145 West Hillcrest Boulevard.

Figure 6.65 American Colonial Revival-style home at 176 North Ivy Avenue, looking northeast.



Figure 6.66 Example of later American Colonial Revival style at 346 Stedman Place, looking east.

Sub-theme: Tudor Revival

Summary Statement of Significance: The Tudor Revival style shares its origins with the Arts and Crafts Movement whose founders looked for inspiration in English domestic architecture of the sixteenth and seventeenth centuries. Although it appears as early as the 1890s, the style reached its peak of popularity in the 1920s and 1930s as one of many revival styles adapted to the needs of rapidly growing communities (McAlester 1992, 358). The Tudor Revival, along with its subtypes the English Revival bungalow and Storybook cottage, were particularly popular in Los Angeles where the idea of a “fairy tale” house particularly appeal to new arrivals (Ovnick 1994, 176). The style could work with grand estates as well as tiny cottages, and is found in domestic, ecclesiastic, and sometimes commercial architecture as well. Monrovia has several examples of this style and its subtypes, the English Revival, French Revival, and Storybook style. One of the earliest examples that predates most of the revival styles is located at 270 Norumbega Drive (Figure 6.67). Built in 1904, the house could be considered a late example of the Stick style, but it is applied in a typically Tudor way. Another early example is the First Baptist Church at 223 South Encinitas Avenue (Figure 6.68). Since it was built in 1912, it displays a mixture of Craftsman and Tudor elements, which is not uncommon. Monrovia has many examples of the English Revival subtype like the one at 328 Highland Place built in 1927 (Figure 6.69). This variant has the steeply pitched roof of the Tudor, but with a smaller scale and no decorative half-timbering. The rounded “thatched” appearance of the roof is a trait also shared with Storybook style houses. An example of a classic Tudor Revival style house without half-timbering can be found at 171 El Nido Avenue (1926) (Figure 6.70). Houses with the half-timbering are more common, either with two stories such as 248 Highland Place (1931), or one story like 201 Acacia Avenue (1928) (Figures 6.71 and 6.72). Towers are not uncommon with the French Revival or Storybook influence. The cottage at 130 Highland Place built in 1929, and 415 North Myrtle Avenue are good examples of the Storybook style (Figures 6.73 and 6.74).

Period of Significance: 1895–1940

Justification of the Period of Significance: The Tudor Revival style was fashionable for a long period of time. The period of significance begins in 1895 with the earliest extant examples of the style in its true form. Although it was most popular throughout the 1920s, it continued to be built throughout the 1930s.

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

Associated Property Types: Eligible properties under this theme are primarily single-family and multi-family residences, institutional buildings such as churches, municipal buildings, and schools, and commercial buildings. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Revival Period and Tudor Revival 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Revival Period and Tudor Revival style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Asymmetrical façade and irregular massing
- Steeply-pitched multi-gabled roof with a prominent front-facing gable and slate, wood shake, or composition roofing
- Brick or plaster exterior wall cladding, typically with half-timbering and decorative details in wood, stone, or brick
- Tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays; may have leaded diamond-shaped lights
- Entrance with pointed arch, set in turret or under secondary gable
- Prominent chimney with elaborate brickwork
- Towers, turrets or spires, particularly with French Revival or Storybook subtype

Historic Districts

- Contributing resources collectively exemplify the Revival Period and Tudor Revival style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.68 Tudor Revival-style First Baptist Church at 223 South Encinitas Avenue, looking west.



Figure 6.70 Tudor Revival house at 171 El Nido Avenue, looking northwest.

Figure 6.67 Detail of Tudor elements on tower at 270 Norumbega Drive, looking east.



Figure 6.69 West façade of English Revival-style house at 328 Highland Place.





Figure 6.71 West façade of Tudor Revival style house at 248 Highland Place.

Figure 6.72 Tudor Revival-style home at 201 Acacia Avenue, looking west.



Figure 6.73 Example of Storybook style house at 130 Highland Place, looking northeast.

Figure 6.74 East façade of Storybook cottage at 415 North Myrtle Avenue.



Theme: Modernism, 1920–1950

While Americans were building period revival houses, European architects like Le Corbusier, Mies van der Rohe, and Walter Gropius were developing radically new designs with no historic precedent. The movement that came to be known as the International style emphasized the structural steel skeleton and the importance of functionalism. Although not easily applicable to domestic architecture, Le Corbusier’s idea of the house as a “machine for living” was one that would have a great influence in the following decades (McAlester 1992, 470). The term Modernism was used to describe this general tendency to move away from the influences of the past and embrace technology and contemporary materials. In southern California, architects like Rudolph Schindler and Richard Neutra used the International style as inspiration for creating a unique form of Southern Californian Modernism.

Sub-theme: Art Deco

Summary Statement of Significance: First exhibited at the Exposition Internationale des Arts Décoratifs et Industriels Modernes in 1925, the style that came to be called Art Deco emerged in response to the rigid ornamentation of the Beaux Arts style. The new, modern aesthetic used stepped towers and fluted piers to emphasize verticality, and applied highly stylized geometric and floral motifs using ornate metalwork and glazed terra cotta tiles (McAlester 1992, 465). Although very rare in domestic architecture, Art Deco institutional and commercial architecture were fairly common in southern California. In Monrovia, this style is mainly represented in commercial buildings like the one at 140 East Lemon Avenue (Figure 6.75). Although small in scale, the emphasis on the vertical can be seen in the flanking towers capped by stepped pyramids. The smooth walls and flat roof with a parapet design is also typical of the Art Deco style. A similar commercial building with less detail is located at 405 South Myrtle Avenue (Figure 6.76), and at 517 South Myrtle Avenue, there is another commercial Art Deco building with more pronounced stepped design details around the entrance (Figure 6.77).

Period of Significance: 1926–1939

Justification of the Period of Significance: The period significance begins the year after the Exposition that popularized the style and ends just before World War II when the style had fallen out of favor.

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

Associated Property Types: Eligible properties under this theme are primarily municipal buildings and commercial buildings. Although single- and multi-family residences exist, they are very rare. Properties associated with this sub-theme are generally located in the commercial areas of the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Modern era and Art Deco 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Modern era and Art Deco style
- Retain a majority of the buildings/structures present during the period of significance

- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Vertical emphasis
- Smooth wall surfaces, usually of plaster
- Flat roofs with decorative parapets or towers
- Stylized decorative floral and figurative elements in cast stone, glazed terra cotta tiles, or aluminum
- Geometric decorative motifs such as zigzags and chevrons
- Stepped towers, piers, and other vertical elements
- Metal windows, usually fixed or casement

Historic Districts

- Contributing resources collectively exemplify the Modern era and Art Deco style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.75 Art Deco commercial building at 140 East Lemon Avenue, looking south.

Figure 6.76 Example of Art Deco style at 405 South Myrtle Avenue, looking west.



Figure 6.77 Oblique view of Art Deco façade at 517 South Myrtle Avenue.

Sub-theme: Streamline Moderne

Summary Statement of Significance: The Great Depression brought an end to the decorative excess of the Art Deco, and the cleaner, more refined lines of the Moderne moved into favor. The industrial design for ships, airplanes, and automobiles also had an impact on this style that emphasized horizontal movement (McAlester 1992, 466). As this style was less expensive, it became popular with the WPA and continued to be used for public and institutional buildings until the 1940s. The style is characterized by smooth surfaces, rounded corners, and a streamlined, aerodynamic form. In Monrovia, most of the Streamline Moderne buildings are institutional or multi-family residences, but some of this influence can be seen in single-family residences as well. One of the best examples of the style is the Monroe Elementary School at 402 West Colorado Boulevard (Figure 6.78). The Streamline Moderne style is evident in the rounded corners flanking the entrance and the emphasis on the horizontal line. The apartment building at 122 South Encinitas Avenue has a rounded awning and a porthole window (Figure 6.79).

Period of Significance: 1929–1945

Justification of the Period of Significance: The period significance begins with the start of the Great Depression when Art Deco became less popular, and ends at the end of World War II.

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

Associated Property Types: Eligible properties under this theme include single- and multi-family residences, municipal, institutional, and commercial buildings. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Modern era and Streamline Moderne 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Modern era and Streamline Moderne style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Emphasis on the horizontal
- Asymmetrical façade
- Flat roof with coping
- Smooth plaster wall surfaces
- Curved end walls and corners
- Glass block and porthole windows
- Flat canopy over entrances

- Fluted or reeded moldings or stringcourses
- Pipe railings along exterior staircases and balconies
- Steel sash windows

Historic Districts

- Contributing resources collectively exemplify the Modern era and Streamline Moderne style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.78 North façade of Monroe Elementary School, an example of the Streamline Moderne style.



Figure 6.79 Detail of Streamline Moderne apartment building at 122 South Encinitas Avenue.

Sub-theme: Minimal Traditional

Summary Statement of Significance: The Minimal Traditional style is defined by simple exterior forms with a one-story plan and minimum use of architectural detail. With origins in the Modern movement, the style grew in popularity during the Depression and continued into the years following World War II. It was popular in suburban residential developments throughout the United States because it could be built quickly and cheaply (McAlester 1992, 477). In southern California, the style continued well into the post-war years in large-scale developments. In Monrovia, it was a favorite style of local builders, sometimes dominating entire neighborhoods, but frequently replacing older houses or being employed as larger lots were subdivided. Earl Eno, a prolific builder in the Monrovia area, built many houses in the Minimal Traditional style. The house at 394 North Magnolia Avenue, built in 1937, is a good example of the style (Figure 6.80). While gable roofs are common as well, Eno preferred the pyramidal hipped roof form. The entrance is frequently recessed beneath a second hipped roof forming an L-shaped plan. Multi-pane casement sash, frequently located on the corners, are quite common as well. Another Eno house at 210 Oaks Avenue shows the use of the corner window, and a central recessed entrance (Figure 6.81).

Period of Significance: 1930–1950

Justification of the Period of Significance: Although the Minimal Traditional style did not become popular until the mid-1930s, Monrovia has some earlier examples because of builders who specialized in the style. By 1950, builders preferred the Ranch House.

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

Associated Property Types: Eligible properties under this theme include single- and multi-family residences. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of the Modern era and Minimal Traditional style
- Comparison of similar properties is critical to determine which are the best representations
- Have been built during the period of significance
- Retain all of its character-defining features (given the numerous examples that remain)
- Retain the essential aspects of integrity
- A house that is part of a developer-built tract should not be considered for individual eligibility, but can be considered as a potential contributor to a historic district

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify the Modern era and Minimal Traditional style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Simple, rectangular plan
- One-story configuration
- Medium or low-pitched hip or side-gable roof with shallow eaves

- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood multi-light windows, including picture, double-hung sash, casement and slider
- Lack of decorative exterior detailing
- Shallow entry porch with slender wood supports
- Detached garages, usually located at the rear of the property

Historic Districts

- Contributing resources collectively exemplify the Modern era and Minimal Traditional style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- Given the numerous examples in the City, must possess high integrity of design, materials, and workmanship and good integrity of all other aspects
- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.80 Example of Minimal Tradition style at 394 North Magnolia Avenue, looking northeast.



Figure 6.81 Minimal Traditional-style house at 210 Oaks Avenue, looking southeast.

Theme: Post-War Modernism 1946–1976

When housing construction resumed after World War II, the historical revivals fading out prior to the war were abandoned altogether in favor of the simplified forms of the modern. As suburbs developed, the need for low-cost, efficient construction methods led to more mass-produced tract housing. In southern California, this took the form of the Ranch house, a style that remained popular throughout the country through the 1960s and early 1970s (McAlester 1992, 477).

Sub-theme: Mid-Century Modern

The post-World War II expression of the International style was aided by the Case Study Program promoted by *Art and Architecture* magazine between 1945 and 1966. While architects like Gregory Ain designed high-style examples of what came to be known as Mid-Century Modern, lesser known architects and local builders found the style appealing because of its use of prefabricated materials and easy construction (Historic Resources Group 2014, 306). The style could be applied to a wide variety of property types, from houses and schools to churches and commercial buildings. Mid-Century Modern architecture has horizontal massing, open floor plans, large expanses of glass and exposed structural elements. Monrovia has many examples of this style in many property types. Many of Monrovia's civic buildings, including City Hall at 415 South Ivy Avenue, and the Police Department at 140 East Lime Avenue, are good examples of the Mid-Century Modern style (Figures 6.82 and 6.83). The Chapel at Live Oak Cemetery is a good example of the Mid-Century Modern applied to church architecture (Figure 6.84). Finally, in residential architecture, the house at 833 Wildrose Avenue (1965) has elements of a high-style Mid-Century Modern home (Figure 6.85).

Period of Significance: 1945–1976

Justification of the Period of Significance: The period of significance begins at the end of World War II and ends in 1976 when the popularity of the style waned.

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

Associated Property Types: Eligible properties under this theme include single and multi-family residences, institutional buildings, municipal buildings, and commercial structures. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of Post-War Modernism and the Mid-Century Modern 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

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify Post-War Modernism and the Mid-Century Modern style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- Horizontal massing
- Post-and-beam construction, typically in wood or steel
- Flat or low-pitched roofs
- Wide overhanging eaves
- Horizontal elements such as fascias that cap the front edge of the flat roofs or parapets
- Stucco wall cladding at times used in combination with other textural elements, such as brick, clapboard, or concrete block
- Aluminum windows grouped within horizontal frames
- Oversized decorative elements or decorative face-mounted light fixtures

Historic Districts

- Contributing resources collectively exemplify Post-War Modernism and the Mid-Century Modern style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.82 Monrovia City Hall, looking northwest. Example of the Mid-Century Modern style.

Figure 6.83 North façade of the Mid-Century Modern-style Monrovia Police Department.



Figure 6.84 Mid-Century Modern-style Chapel in Live Oaks Memorial Park, looking northeast.

Figure 6.85 Mid-Century Modern-style home at 833 Wildrose Avenue, looking northwest.



Sub-theme: The Ranch House

Summary Statement of Significance: As a style, the Ranch House has its roots in southern California where architect Cliff May was one architect who merged the rustic adobe “rancho” idea with modern aesthetics in the late 1930s. Prior to World War II, these custom-designed “haciendas” had clay tile roofs and stucco exteriors (City of Los Angeles 2015b, 8). During this same time, developers were looking at the ranch house as the solution to building appealing houses on a massive scale (City of Los Angeles 2015b, 10). After the war, lenders such as the Veterans Administration (VA) and the FHA found that the ranch house design best met their standards. This combination of factors led to the Ranch House becoming the most popular housing style from the 1940s through the 1970s. Earlier subtypes of this style include the Traditional or Custom Ranch and the later Modern Ranch with Mid-Century design influences. Another subtype, the Cinderella Ranch, has bargeboard and other fairy-tale influenced ideas. The house at 241 Bradoaks Avenue is a good example of the Traditional Ranch subtype (Figure 6.86). Built in 1957, its prominent brick chimney and unique shed windows indicate that it was a custom ranch. An example of the Modern Ranch with a more mid-century influence is located at 521 North Alta Vista Avenue (Figure 6.87).

Period of Significance: 1935–1975

Justification of the Period of Significance: The period of significance begins with Cliff May’s first Ranch homes and ends in 1975 when the popularity of the style began to wane.

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

Associated Property Types: Eligible properties under this theme include single-family residences. Properties associated with this sub-theme are located throughout the City.

Registration Requirements

To be eligible under this theme, an individual property should:

- Exemplify tenets of Post-War Modernism and Ranch House style
- Comparison of similar properties is critical to determine which are the best representations
- Have been built during the period of significance
- Retain all of its character-defining features (given the numerous examples that remain)
- Retain the essential aspects of integrity
- A house that is part of a developer-built tract should not be considered for individual eligibility, but can be considered as a potential contributor to a historic district

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify Post-War Modernism and Ranch House style
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features
- Retain the essential aspects of integrity

Character-defining Features

Individual Properties

- One-story, sprawling plan
- L- or U-shaped plan, often with radiating wings
- Low, horizontal massing with wide street façade
- Low-pitched hipped or gable roof with open overhanging eaves and wood shakes

- Plaster, wood lap, or board-and-batten siding, often with brick or stone accents
- Divided light wood sash windows including picture, casement, diamond-pane
- Wide, covered front porch with wood posts
- Attached garage, sometimes linked with open-sided breezeway
- Details such as wood shutters, attic vents in gable ends, dovecotes and extended gables
- Modern Ranch sub-type may feature flat or low-pitched hipped roof with composition shingle or gravel roofing; metal framed windows; wood or concrete block privacy screens
- Cinderella Ranch sub-type may feature scalloped bargeboards, decorative shutters and bird houses in the gable ends

Historic Districts

- Contributing resources collectively exemplify Post-War Modernism and Ranch House style
- Contributing resources exhibit most of the character-defining features defined above for individual buildings
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Individual Properties

- Given the numerous examples in the City, must possess high integrity of design, materials, and workmanship and good integrity of all other aspects
- 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

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association



Figure 6.86 Traditional Ranch-style home at 241 Bradoaks Avenue, looking southwest.



Figure 6.87 Example of Modern Ranch at 521 North Alta Vista Avenue, looking northwest.

Theme: Eclectic

Summary Statement of Significance: Although Monrovia has some instances where one architectural style is predominant in a neighborhood, it is much more common for a neighborhood to reflect a variety of styles as it evolved over time. A neighborhood can be considered significant if it reflects the City's pattern of development with good examples of a wide variety of styles. To be eligible under this theme, an eclectic neighborhood must contain relatively intact examples of the styles represented during the period of significance.

Period of Significance: 1887–1976

Justification of the Period of Significance: The period of significance begins with the establishment of Monrovia as a city and ends when the popularity of the Ranch House style began to wane.

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

Associated Property Types: Eligible districts under this theme include single-family and multi-family residences, institutional buildings such as churches, municipal buildings, and schools, and commercial buildings.

Registration Requirements

To be eligible under this theme, a historic district should:

- Represent a cohesive grouping of buildings that exemplify a variety of architectural styles
- Retain a majority of the buildings/structures present during the period of significance
- Retain most of its character-defining features as noted in each individual style sub-theme
- Retain the essential aspects of integrity

Character-defining Features

Historic Districts

- Contributing resources collectively exemplify a variety of architectural styles
- Contributing resources exhibit most of the character defining features defined above for individual buildings of each sub-theme
- Non-contributor infill elements are consistent with the district's original setting including scale, density, siting, setbacks, and orientation of structures
- The district retains early streetscape elements such as street trees, curbs, and municipal lighting

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:

Historic Districts

- Retain original spatial relationships among residences
- Majority of the contributors must possess high integrity of design, materials, and workmanship
- Alterations or new intrusions should not be so significant that the district can no longer convey a sense of its historical association

7. PRESERVATION GOALS AND PRIORITIES

After completing this Historic Context Statement, ASM recommends several future preservation objectives and steps to further historic preservation in Monrovia.

- **Conduct an Intensive Level Survey**
Utilizing the registration requirements contained in this historic context statement, a citywide intensive-level survey could be conducted to determine the individual eligibility of all properties in Monrovia. The intensive survey could also be used to identify eligible historic districts and contributors and non-contributors in those historic districts. In lieu of a citywide survey, intensive-level survey could be conducted for specific areas of the City that would be prioritized based on development pressure or funding for specific project areas.
- **Design Guidelines for Districts**
ASM recommends developing district-specific design guidelines for designated historic districts. Design guidelines help illustrate historically appropriate renovations and alteration options for property owners and ensure continuation of the historical aesthetic of a neighborhood and its character-defining features. The guidelines will aid property owners and their contractors/architects in making appropriate design decisions in the early stages of a project. They will also aid the Historic Preservation Commission (HPC) in their review of specific projects. The design guidelines should be prepared following general guidance set forth by the *Secretary of Interior's Standards for the Treatment of Historic Properties*.
- **Establish Vintage Home Recognition Program**
Monrovia is fortunate to retain many early late nineteenth- and early twentieth-century residences. Although not all of these residences are eligible for the local, state or national designation, their importance to the community can be recognized in another way. The City could establish a "Vintage Home" recognition program in which these earliest residences are honored by a "Vintage Home" plaque or some other type of commemoration.
- **Update HP Ordinance**
ASM recommends updating the extant Monrovia Historic Preservation Ordinance (83 Code, § 17.40.060) (Ord. 94-03 § 6, 1994). The ordinance was established many years ago. Applying current practices in the field of historic preservation to the Monrovia would strengthen it and clarify the local criteria.

8. IMPLEMENTATION

Prior to the establishment of a preservation plan, which would be used in conjunction with the City's comprehensive plan, ASM recommends the following steps for implementation of the findings of the Historic Context Statement into the day-to-day operations of the City Planning Division.

Incorporate Project GIS Shapefiles into City's GIS

ASM is providing GIS shapefiles to the City detailing areas of the City that were surveyed and that could be imported into the City's GIS data.

Training of Planning Staff

ASM will conduct one or two training sessions with planning staff to instruct them how to utilize the historic context statement during project review. Part of the training will also include a discussion of future policy development that will incorporate the findings of the historic context statement as well as general historic preservation goals and objectives.

Training for Historic Preservation Commission

An initial training session could be conducted with the HPC to ensure they have an understanding of the historic context statement. The training would entail instruction on how to utilize the context to determine if a property could be individually eligible and/or a contributing resource within a potentially eligible historic district. Commissioners should have a clear understanding of which contexts and themes or sub-themes should be considered for specific property types and time periods, and which do not need to be considered. As a result of the training, the HPC will be better able to review evaluation reports prepared by a qualified architectural historian and/or historian to ensure the appropriate registration requirements have been applied to support a finding of eligibility or ineligibility.

Maintain List of Qualified Historic Preservation Consultants

On an annual basis, contact the consultants on the historic preservation list to request any changes in staff that may have occurred, and ensure that their lead staff meets the *Secretary of the Interior's Historic Preservation Professional Qualified Standards*.

Develop Historic Resource Evaluation Report Guidelines

In consultation with the HPC, create a one-page guideline for Historic Resource Evaluation Reports for the City of Monrovia. The guidelines should specify an outline for the report and the extent of property-specific research expected to make a recommendation of eligibility, following the registration requirements in the historic context statement.

Historic Preservation Review Form for Planners

Create a "cheat sheet" for internal use for preservation planners to ensure they have adequately referenced the historic context statement in their project review, especially for projects subject to the Demolition Review Permit Regulations for Main Residential Building (No. 2016-10), the California Environmental Quality Act (CEQA), or any projects that receive federal funding.

9. SUMMARY AND CONCLUSIONS

This historic context statement will streamline future historic resource evaluations for both individual property and historic districts. As a result of the reconnaissance-level survey of the City of Monrovia, ASM identified nearly 11,000 parcels in the City that contain buildings more than 45 years of age. Through the development of this historic context statement, ASM identified six significant historical contexts, each with multiple themes. Future evaluation will be required to determine individual or historic district eligibility under the criteria established by the City of Monrovia, CRHR and/or NRHP. For some contexts, ASM identified where it was unlikely that either individual properties or historic districts would be identified in the future.

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APPENDICES

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APPENDIX A
Designated Historic Resources in the City of Monrovia

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Historic Landmarks of Monrovia (as of November 2017)

HL	MA	Landmark Criteria	Address	Year Built	Architectural Style/Architect	Owner (when filed)	HP Approval	CC Approval
1	1	2,4	231 N. Primrose Ave	1914	Craftsman/Mediterranean/ Frank O. Eager	Charles & Traci Pomeroy	4/24/1996	6/4/1996
2	2	1,4	329 Melrose Ave	1887	Victorian Eastlake	Charles & Janet Manning	4/24/1996	6/4/1996
3	3	4	130 N. Grand Ave	1912	Craftsman Bungalow	Glenn Faulk	4/24/1996	6/4/1996
4	4	1,4	250 N. Primrose Ave	1885	Victorian Eastlake/Haas	George & Sheila Dragan	4/24/1996	6/4/1996
4	22	1,4	250 N. Primrose Ave	1885	Victorian Eastlake	George & Sheila Dragan	10/28/1998	11/24/1998
5	5	1,4	320 Melrose Ave	1925	Chicago Bungalow/Arthur F. Graf	Michael & Janene Khanchalian	6/26/1996	8/20/1996
6	6	1,4	201 E. Greystone Ave	1895	Victorian Normandy Cottage/Arthur Benton	Jaime & Yvonne Mejia	7/24/1996	8/20/1996
7	7	1,2,4	173 Highland Pl	1909	Craftsman/Arthur R. Kelly	John & Rebecca Petrovich	6/26/1996	8/20/1996
8	8	1,4	130 N. Myrtle Ave	1907	American Foursquare	Frank Stone/Barbara Simundza	10/9/1996	10/15/1996
9	9	4	501 E. Colorado Blvd	1912	Craftsman Bungalow	Thomas & Beverly McKeegan	8/28/1996	10/15/1996
10	56	2,4,5	311 W. Foothill Blvd	1925	Mayan/Robert Stacy-Judd	Kathryn Reese	11/19/2003	12/16/2003
11	11	1,2,4	220 Highland Pl	1922	Prairie School Mediterranean	Bedford & Anne McIntosh	10/22/1997	11/25/1997
12	12	1,4	208 Highland Pl	1908	Craftsman	Joseph Pilcher	10/22/1997	11/25/1997
13	13	1,4,5	231 N. Myrtle Ave	1908	Craftsman	Edward Wigton/Pamela Barkas	10/22/1997	11/25/1997
14	14	1,4	464 N. Myrtle Ave	1923	Spanish Colonial Revival/Frederick Wallis	Erin Schuman & Cal Tech	11/5/1997	12/23/1997
15	15	4	336 N. Ivy Ave	1888	Queen Anne Victorian	Kent & Susan Cornwall	4/29/1998	5/26/1998
16	16	1,2,4,5	255 N. Mayflower Ave	1887	Queen Anne Victorian	Linda Leigh Long	8/11/1998	11/25/1998
17	17	1,2,4,5	626 W. Colorado Blvd	1887	Queen Anne Victorian/J.C. Newsom	Ralph & Jill Pieplenbos	9/17/1998	11/25/1998
18	---	2,4	105 E. Greystone Ave	1909	Craftsman Bungalow/Frank O. Eager	William T. Wake/Lynn B. Pilchak	9/16/1998	10/13/1998
19	18	1,2,4,5	176 N. Ivy Ave	1922	Colonial Revival	David & Kathleen Kennedy	10/28/1998	11/24/1998
20	19	2,3,4	316 Wildrose Ave	1911	California Bungalow/Tifal Bros?	Tim & Melinda Shea	11/18/1998	12/8/1998
21	20	2,3,4	320 Wildrose Ave	1912	Craftsman Bungalow/Tifal Bros	Charles J. Phillips	11/18/1998	12/8/1998
22	21	2,3,4	327 Wildrose Ave	1911	Craftsman/Tifal Bros?	Scott & Karen Garland	1/27/1999	2/24/1999
23	23	2,3,4	331 Wildrose Ave	1911	California Bungalow/Tifal Bros?	Denise Keeler	3/24/1999	5/25/1999

HL	MA	Landmark Criteria	Address	Year Built	Architectural Style/Architect	Owner (when filed)	HP Approval	CC Approval
24	24	1,4	339 N. Myrtle Ave	1923	Spanish Colonial Revival	Peter & Joy Fisk	7/28/1999	9/14/1999
25	25	1,4	210 W. Colorado Blvd	1887	Queen Anne (Eastlake)	Scott & Cammie Noel	7/28/1999	11/9/1999
26	26	2,3,4	323 Wildrose Ave	1922	Craftsman/Colonial Revival	Steven & Elizabeth Cifelli	10/27/1999	12/14/1999
27	27	2,3,4	319 Wildrose Ave	1914	Craftsman Bungalow	Michael & Jan Mangano	1/26/2000	2/22/2000
28	28	1,2,4	217 Oaks Ave	1911	Craftsman/Frank O. Eager	Joel & Lynn Matthiesen	1/26/2000	7/25/2000
29	29	2,4	725 W. Hillcrest Blvd	1927	Spanish Colonial Revival/William Brandt	Daniel & Junko Ryan	6/28/2000	7/25/2000
30	30	1,2,4	702 E. Foothill Blvd	1916	Craftsman/Tifal Bros	Wesley & Allyson Ferrari	10/25/2000	12/12/2000
31	31	4	251 N. Encinitas Ave	1913	California Bungalow	Allen & Virginia Holmquist	11/15/2000	12/12/2000
32	---	4,5,6	101-107 W. Foothill Blvd	1928	none given (commercial building)	Robert Apramian	1/24/2001	2/27/2001
33	32	4	123 El Nido Ave	1926	Spanish Colonial Revival	Kirk Nelson/Mark Fredo	8/1/2001	9/11/2001
34	33	4	136 El Nido Ave	1926	English/Cotswold Cottage	Jean & Shirley Durbin	8/1/2001	9/11/2001
35	34	2,4	211 N. Magnolia Ave	1914	Craftsman/Mediterranean/Frank O. Eager	Karl & Kathleen Aaronian	11/28/2001	1/8/2002
36	---	1,5	518 S. Myrtle Ave	Unk	(Boxx Jewelers Clock)	Sam Silverman	11/28/2001	1/8/2002
37	35	1,4	270 N. Canyon Blvd	1906	Colonial Revival	Gary Nielson/Amy Dossa	12/18/2001	2/12/2002
38	36	1,4	243 N. Encinitas Ave	1904	American Foursquare	Alan & Audrey Remedios	2/27/2002	3/26/2002
39	37	4	205 N. Encinitas Ave	1911	Craftsman Bungalow	Ron & Leslie Austin	2/27/2002	3/26/2002
40	38	1,4	111 McKinley Ave	1905	Craftsman	Alejandro & Susan de la Loza	2/27/2002	3/26/2002
41	39	1,4	205 E. Hillcrest Blvd	1905	Craftsman	John & Penny Zuk	3/27/2002	4/23/2002
42	40	1,4	433 E. Colorado Blvd	1914	Craftsman Bungalow	Lara McKinley/Gayle Lev	6/26/2002	8/13/2002
43	41	2,4	120 N. May Ave	1914	SwissChalet Craftsman Bungalow/Tifal Bros	William & Sandra Deets	7/24/2002	9/10/2002
44	42	4	323 W. Palm Ave	1902	Trans Queen Anne Victorian	Kyle & Kristen McClure	8/28/2002	9/24/2002
45	43	1,4	602 W. Maple Ave	1912	Airplane Craftsman Bungalow/F. Whitcomb	Brian & Chantal Cravens	8/28/2002	9/24/2002
46	44	4	356 N. Myrtle Ave	1923	English Tudor Cottage	Bill & Gail Hartley	10/30/2002	11/26/2002
47	45	4	360 N. Myrtle Ave	1926	Spanish Colonial Revival	Eric & Jill Perez	10/30/2002	11/26/2002
48	46	2,4	124 N. May Ave	1915	Craftsman/Tifal Bros	Denise Delaney	3/26/2003	4/22/2003

HL	MA	Landmark Criteria	Address	Year Built	Architectural Style/Architect	Owner (when filed)	HP Approval	CC Approval
49	47	3,4	314 E. Foothill Blvd	1911	Craftsman Bungalow	Andrea Reed	3/26/2003	4/22/2003
50	48	4	425 E. Colorado Blvd	1910	Craftsman Bungalow	Marianne Lee	5/28/2003	6/24/2003
51	49	4,5	135 W. Palm Ave	1915	California Craftsman	Gary Falasco/Gay Mitchell	7/23/2003	9/2/2003
52	10	3,4	312 Wildrose Ave	1911	Craftsman Bungalow	Robert Martin	9/24/2003	10/21/2003
53	50	1,4	363 N. Myrtle Ave	1922	Colonial variant ("Adam")	John & Judith Foltz	9/24/2003	10/21/2003
54	---	2,3,4	310 Wildrose Ave	1911	California Bungalow/Tifal Bros	Patrick & Sharon Lundy	9/24/2003	10/21/2003
55	51	1,2,4	256 N. Myrtle Ave	1923	Spanish Colonial Revival/Frank O. Eager	Paul Huber/Patty Rhee	9/24/2003	10/21/2003
56	52	2,4	119 May Ave	1912	Craftsman Bungalow/Tifal Bros	Boyd & Dimitriane Roberts	10/22/2003	11/18/2003
57	53	4,5	131 E. Hillcrest Blvd	1930	Mediterranean Revival/W. McCune	Nicholas & Alison Taylor	10/22/2003	11/18/2003
58	54	4,5	401 E. Foothill Blvd	1922	California Bungalow	Brad & Valery Palfrey/Norm Haley	10/22/2003	11/28/2003
59	55	4	514 W. Maple Ave	1910	Craftsman/James E. McIntyre	Eric & Deanna Par9	10/22/2003	11/28/2003
60	57	1,4,5	101 E. Hillcrest Blvd	1907	Craftsman/Stewart & Walls	Michael & Edith Gardner	11/19/2003	12/16/2003
61	58	4	153 Melrose Ave	1922	Craftsman Bungalow	Darlene Gonzalez	11/19/2003	12/16/2003
62	59	1,2,4	845 Wildrose Ave	1914	Craftsman/Tifal Bros	Daniel & Susan McClure	11/19/2003	12/16/2003
63	60	2,4	123 Melrose Ave	1912	Craftsman Bungalow/Tifal Bros	David & Susan Mudgway	11/19/2003	12/16/2003
64	61	1,4	337 Highland Pl	1905	Transitional Bungalow	John & Roseann Gutierrez	11/19/2003	12/16/2003
65	62	4,5	145 W. Hillcrest Blvd	1925	Colonial Revival	Curtiss & Amy Bawden	11/19/2003	12/16/2003
66	63	2,4	504 E. Lemon Ave	1907	Chalet Craftsman/Tifal Bros	Mark Howard	11/19/2003	12/16/2003
67	---	1,4,5,6	742 E. Lemon Ave	1925	Spanish Colonial Revival/Harold B. Dunn	City of Monrovia	12/17/2003	1/20/2004
68	64	1,4	201 N. Encinitas Ave	1903	Queen Anne Victorian	Scott & Deana Curry	1/28/2004	2/17/2004
69	65	4	346 Stedman Pl	1937	Colonial	Robert Posen/Judith D. Aguilera-Posen	10/27/2004	11/16/2004
70	66	1,4	248 Highland Pl	1931	English Tudor Revival	Joseph H. Mercado/Rosemarie Imstepf	1/28/2004	2/17/2004
71	67	4	239 N. Canyon Blvd	1910	Craftsman	Paul & Susan Luhring	7/28/2004	9/7/2004
72	69	4	224 N. Encinitas Ave	1909	Craftsman	Laura Martorena	9/22/2004	11/2/2004
73	70	1,2,4	149 Highland Pl	1924	Spanish Colonial Revival/Frank O. Eager	Kirk & Amy McGinnis	9/22/2004	11/2/2004

HL	MA	Landmark Criteria	Address	Year Built	Architectural Style/Architect	Owner (when filed)	HP Approval	CC Approval
74	---	4	138 Highland Pl	1906	Victorian/Craftsman Trans	Kathleen Fresquez	9/22/2004	11/2/2004
75	71	4	263 N. Encinitas Ave	1914	California Bungalow	Kelsie Dore	9/22/2004	11/2/2004
76	68	1,4,5	221 E. Greystone Ave	1904	Trans Craftsman Bungalow	Lana Scheff	10/27/2004	11/16/2004
77	72	4	444 N. Ivy Ave	1928	Mediterranean	Miguel & Camille L. Ortiz-Marroquin	10/27/2004	11/16/2004
78	---	4,5	218 & 228 N. Myrtle Ave	1921	Prairie Style Bungalows/Irwin Beatty	Cleve & Gloria Crudgington	1/26/2005	2/15/2005
79	---	4,5	222 N. Myrtle Ave	1908	Craftsman	Cleve & Gloria Crudgington	1/26/2005	2/15/2005
80	75	4	160 El Nido Ave	1924	English Cottage	Dennis & Andrea Hopkins	4/27/2005	6/7/2005
81	76	1,4	139 N. Ivy Ave	1910	Queen Anne/Colonial Revival	Caprice Nguyen/Anita Guerrero	9/28/2005	10/18/2005
82	77	1,4	225 Monroe Pl	1884	Queen Anne Victorian	Michael & Shannon Craypo	9/28/2005	10/18/2005
83	78	1,4,6	224 W. Olive Ave	1887	Queen Anne Victorian	Virginia Kelly-Gentiles/Betsy Johnston	1/1/2006	2/21/2006
84	79	4	635 W. Hillcrest Blvd	1928	Spanish Architecture	Victor & Jean Andresen	9/28/2005	10/18/2005
85	80	1,4	351 N. Magnolia Ave	1926	English Cottage/Charles S. Cramlet	Frank & Tamara Guarino	9/28/2005	10/18/2005
86	81	2,4	171 El Nido Ave	1926	Tudor Revival Variation	Craig Proctor & Kim Josephson	9/28/2005	10/18/2005
87	82	1,4	131 El Nido Ave	1926	Tudor Revival Variation	Paul & Jeanne Duane	9/28/2005	11/15/2005
88	83	4	154 Poppy Ave	1923	Craftsman Bungalow	Frances Gay Mitchell	10/26/2005	11/15/2005
89	84	1,4	151 N. Sunset Ave	1931	Spanish Revival	Harold & Vicky Hansen	10/26/2005	11/15/2005
90	85	4,6	319 E. Colorado Blvd	1910	Craftsman Bungalow	Espi Bagwell	10/26/2005	11/15/2005
91	86	4	111 E. Greystone Ave	1914	Craftsman Bungalow	Espi Bagwell	10/26/2005	11/15/2005
92	87	4	164 N. Encinitas Ave	1920	Craftsman Bungalow	Mark & Cindy Rude	11/16/2005	12/6/2005
93	88	3,4	310 E. Foothill Blvd	1910	Craftsman Bungalow	Mark Heralda	10/26/2005	11/15/2005
94	89	4	150 N. Magnolia Ave	1909	Craftsman	Michelle Saykally	10/26/2005	11/15/2005
95	90	4	728 E. Greystone Ave	1923	California Bungalow	Brannigan J. & Misty P. Scott	3/29/2006	4/18/2006
96	91	2,4	628 E. Foothill Blvd	1917	Craftsman/Colonial Revival/Tifal Bros	John & Marie Bruno	5/24/2006	6/20/2006
97	92	2,4	212 E. Colorado Blvd	1911	Craftsman/Charles S. Cramlet	Enrique & Teresa Carvajal	9/27/2006	10/17/2006
98	93	1,4	735 W. Hillcrest Blvd	1928	Spanish Architecture	Joseph & Lyla Caiello	9/27/2006	10/17/2006
99	94	1,4,5	187 N. Madison Ave	1925	Spanish Colonial Revival	Robert & Katherine Collins	9/27/2006	10/17/2006

HL	MA	Landmark Criteria	Address	Year Built	Architectural Style/Architect	Owner (when filed)	HP Approval	CC Approval
100	---	1,4,5	200 E. Lime Ave	1906	American Foursquare	City of Monrovia	9/27/2006	10/17/2006
101	95	4	340 N. Myrtle Ave	1924	English Revival Bungalow	James & Heather Burkhart	9/27/2006	10/17/2006
102	96	1,4	619 W. Hillcrest Blvd	1926	Spanish Colonial Revival	Ed & Cheryl Dunbar	10/25/2006	11/21/2006
103	97	4	163 Melrose Ave	1923	California Bungalow	Ryan & Karen Lepke	10/25/2006	11/21/2006
104	98	1,4	209 S. Mountain Ave	1911	Craftsman	Peter Sierra	10/25/2006	11/21/2006
105	99	4	220 N. Encinitas Ave	1906	Trans Mass-Plan Vernacular Cottage	Kristine Kelly	10/25/2006	11/21/2006
106	100	4	252 Aspen Dr	1890	Stick/Eastlake Victorian	Edward & Diane Carlile	10/25/2006	11/21/2006
107	101	4,6	311 E. Lemon Ave	1916	Craftsman	Kevin & Renata Towner	10/25/2006	11/21/2006
108	102	1,2,3,4	311 Wildrose Ave	1912	Craftsman/Tifal Bros	Stephen & Janet Tatarowski	11/29/2006	12/5/2006
109	103	4	338 Highland Pl	1926	Pueblo Revival/Herbert J. Gerhardt	David Norinsky/Lynne Burns	10/28/2009	12/1/2009
110	104	4	844 E. Foothill Blvd	1910	Craftsman	John & Carol Faire	11/29/2006	12/5/2006
111	105	4	328 Highland Pl	1927	Tudor Revival/Cotswold Cottage	Esperanza Bagwell	11/29/2006	12/5/2006
112	106	4	419 W. Lime Ave	1887	Folk Victorian Cottage	Daniel & Susan McClure	9/26/2007	10/16/2007
113	107	1,4	136 N. Ivy Ave	1895	Craftsman (originally Victorian)	Steven R. Purves	1/24/2007	3/20/2007
114	108	2,4	214-216 N. Encinitas Ave	1913	California Bungalow	Frank & Tamara Guarino	9/26/2007	10/16/2007
115	109	4	354 N. Magnolia Ave	1929	English Cottage/Storybook/Spanish	Michael Kane/Janie Gallandat-Kane	10/24/2007	11/20/2007
116	110	4,5	217 E. Greystone Ave	1911	Craftsman w/Swiss Chalet elements	Steven R. Purves	10/24/2007	11/20/2007
117	111	4	257 Melrose Ave	1912	Craftsman	Steven R. Purves	10/24/2007	11/20/2007
118	112	4	344 Melrose Ave	1929	Tudor Revival	Walter/Carol/Helen Milner	9/26/2007	10/16/2007
119	113	1,4	153 Highland Pl	1920	English Revival	Craig & Renee Davis	11/28/2007	12/4/2007
120	114	1,4	248 W. Scenic Ave	1936	Colonial Revival	Richard & Wendy Yee	11/28/2007	12/4/2007
121	115	4	123 S. Heliotrope Ave	1913	Craftsman Bungalow	Ann Reynolds	4/23/2008	5/20/2008
122	116	4	236 E. Foothill Blvd	1906	Neo-Classical Transitional Craftsman	Nathan H. Tilleman	4/23/2008	5/20/2008
123	117	4	433 Highland Pl	1925	Spanish Colonial Revival	John & Clare Mayer	5/28/2008	7/1/2008
124	118	1,4	510 W. Maple Ave	1915	Craftsman Bungalow/Frank O. Eager	Matthew & Christina Crabtree	10/29/2008	11/18/2008
125	---	1,2	101 E. Greystone Ave	1907	Craftsman Bungalow/Frank O. Eager	Carolyn Young	10/29/2008	11/18/2008

HL	MA	Landmark Criteria	Address	Year Built	Architectural Style/Architect	Owner (when filed)	HP Approval	CC Approval
126	119	4	303 N. Magnolia Ave	1949	California Ranch/E.L. Lightfoot	Scott Langer/Cheryl Caputi	10/28/2009	12/1/2009
127	120	4	311 E. Palm Ave	1917	Craftsman	John & Jennifer Rice	7/27/2011	9/6/2011
128	121	4	201 Acacia Ave	1928	English Cottage	John Watson & Katie Gundersen	4/24/2013	6/4/2013
129	122	1,4	505 N. Alta Vista Ave	1926	Spanish Colonial Revival	Eric & Laura Laun	10/23/2013	11/19/2013
130	123	4	227 N. Ivy Ave	1913	Craftsman	Carlos Parrague & Shannon Chang	4/23/2014	5/6/2014
131	124	2,4	624 E. Foothill Blvd	1917	Craftsman with Colonial Revival influence	Tom & Diane Radu	7/23/2014	9/16/2014
132	---	4	240 W. Hillcrest Blvd	1887	Victorian with Colonial Revival influence	Doug & Karen Poindexter	7/23/2014	9/16/2014
133	125	4	248 E. Colorado Blvd	1911	Craftsman	Edie Ramirez	4/29/2015	5/19/2015
134	---	2,4	833 Wildrose Ave	1965	Mid-Century Modern	Dee Chino	4/29/2015	5/19/2015
135	126	1,3,4	114 E. Lemon Ave	1922	Federally Inspired	Stanley & Theresa Kuo	4/29/2015	5/19/2015
136	127	4	415 N. Primrose Ave	1908	Craftsman	John & Danielle Barkume	7/29/2015	9/1/2015
137	---	1,2,4,5	1709 S. Myrtle Ave	1926	Spanish Colonial Revival w/Neoclaas. Influ.	City of Monrovia	3/23/2016	4/19/2016
138	128	2,4	126 Poppy Ave	1913	Craftsman	Nancy Crocker	6/1/2016	6/21/2016
139	129	1,4	805 S. Shamrock Ave	1921	Commercial Vernacular	Norberto Nardi	6/1/2016	6/21/2016
140	130	4	177 Acacia Ave	1929	Spanish Revival	William & Jill Levengood	6/1/2016	6/21/2016
141	131	4	438 W. Duate Rd	1927	Spanish Colonial Revival/unknown	Mathew J. Waken	3/1/2017	3/21/2017
142	132	4	518 E. Colorado Blvd	1908	Craftsman/Earl J. Brink	John & Mary Hull	4/26/2016	5/16/2017
143	133	4	228 W. Olive Ave	1887	Folk Victorian/unknown	Megan & John Ferrell	5/24/2017	6/6/2017

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APPENDIX B
Public Meeting Worksheets

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Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|--|---|
| <u>1</u> Architecture ↗
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | ____ Residential Development
Suburbanization
Builders and developers
____ Commercial Development ↖
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
____ Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | ____ Industrial Development
Manufacturing plants
Citrus packing plants
____ Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
<u>3</u> Ethnic Heritage ↗
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>5</u> Early Settlement ↗
____ Recent Past
Roadside businesses
Drive-ins | <u>7</u> Politics/Government
Science
<u>2</u> Social History ↗
Women's history
Fraternal organizations
<u>6</u> Transportation ↗
Railroads
Highways
Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
____ Art
Public
____ Other _____ |
|---|---|--|---|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

DR POTTENBERG + Son. _____



Susie Ling
lingnakano@gmail.com

(626) 309-1337

Monrovia Historic Context Statement
Informational Meeting

GROUP WORKSHEET



not an
important
criteria

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

___ Pre-1930 ___ 1930s ___ 1940s ___ 1950s ___ 1960s ___ 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|--|--|--|--|
| ___ Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | ___ Residential Development
Suburbanization
Builders and developers
___ Commercial Development
Merchants - Monrovia Nursery?
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
___ Institutional Development
Banks
Libraries ✓
Museums ✓
Hospitals
Fire/Police | ___ Industrial Development
Manufacturing plants
Citrus packing plants
___ Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
① Ethnic Heritage
Asian ✓
African American ✓
Latino ✓
European
Native American
Pacific Islander
Other _____
___ Early Settlement ✓
___ Recent Past
Roadside businesses
Drive-ins - McDonald | ___ Politics/Government
___ Science
___ Social History
Women's history
Fraternal organizations
___ Transportation
Railroads
Highways
___ Gardens and Horticulture
Private gardens
Nurseries ✓
Nature retreats
Streetscapes
Parks
___ Art
Public
___ Other _____ |
|--|--|--|--|

This was citrus area

Train station

Sanitarium
M.
Live Oak Cemetery

national significance

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Allen Allensworth	John I.W. Fisher	Louis + Lucinda Garcia family	_____
Upton Sinclair	Katherine Wilson	Bartlett/Carr family	_____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

___ Pre-1930 ___ 1930s ___ 1940s ___ 1950s ___ 1960s ___ 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|--|--|---|--|
| ___ Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | ___ Residential Development
Suburbanization
Builders and developers
___ Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
___ Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | ___ Industrial Development
Manufacturing plants
Citrus packing plants
___ Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
___ Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
___ Early Settlement
___ Recent Past
Roadside businesses
Drive-ins | ___ Politics/Government
___ Science
___ Social History
Women's history
Fraternal organizations
___ Transportation
Railroads
Highways
___ Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
___ Art
Public
___ Other _____ |
|--|--|---|--|

MonroviaHistory.com

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

6 Pre-1930 ^{★ ★} 5 1930s [★] 4 1940s 1 1950s 2 1960s 3 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

<p><u>4</u> <input checked="" type="checkbox"/> Architecture ★</p> <p>Architects/Builders</p> <p>Styles</p> <p>Victorian</p> <p>Craftsman</p> <p>Period Revival (Spanish Colonial, American Colonial, etc.)</p> <p>Ranch</p> <p>Modern</p> <p>Other <u>ASTEC</u></p> <p><input type="checkbox"/> Education</p> <p>Schools</p> <p><u>5</u> <input checked="" type="checkbox"/> Religion</p> <p>Churches</p> <p><u>FREE LAND 1886</u></p>	<p><u>6</u> <input checked="" type="checkbox"/> Residential Development ★</p> <p>Suburbanization</p> <p>Builders and developers</p> <p><u>7</u> <input checked="" type="checkbox"/> Commercial Development</p> <p>Merchants</p> <p>Hotels</p> <p>Markets</p> <p>Retail</p> <p>Restaurants</p> <p>Packing plants</p> <p>Ranches</p> <p>Automobile sales and services</p> <p>Building supplies</p> <p><u>9</u> <input checked="" type="checkbox"/> Institutional Development</p> <p>Banks</p> <p>Libraries</p> <p>Museums</p> <p>Hospitals</p> <p>Fire/Police</p>	<p><input type="checkbox"/> Industrial Development</p> <p>Manufacturing plants</p> <p>Citrus packing plants</p> <p><u>7</u> <input checked="" type="checkbox"/> Entertainment/Recreation</p> <p>Tourism and resorts</p> <p>Parks</p> <p>Swimming pools <u>PLUNGE</u></p> <p>Theaters</p> <p><u>3</u> <input checked="" type="checkbox"/> Ethnic Heritage ★</p> <p>Asian</p> <p>African American</p> <p>Latino</p> <p>European</p> <p>Native American</p> <p>Pacific Islander</p> <p>Other _____</p> <p><u>8</u> <input checked="" type="checkbox"/> Early Settlement ★</p> <p>Recent Past</p> <p>Roadside businesses</p> <p>Drive-ins</p> <p><u>FIRST MC DS</u></p>	<p><input type="checkbox"/> Politics/Government</p> <p><input type="checkbox"/> Science</p> <p><u>1</u> <input checked="" type="checkbox"/> Social History ★</p> <p>Women's history <u>PED WOMENS CLUB</u></p> <p>Fraternal organizations</p> <p><u>10</u> <input checked="" type="checkbox"/> Transportation</p> <p>Railroads</p> <p>Highways <u>SANTAFE</u></p> <p><u>2</u> <input checked="" type="checkbox"/> Gardens and Horticulture</p> <p>Private gardens</p> <p>Nurseries <u>Rosedale</u></p> <p>Nature retreats <u>ARMSTRONG</u></p> <p>Streetscapes</p> <p>Parks</p> <p><u>11</u> <input checked="" type="checkbox"/> Art</p> <p>Public <u>MILLIE LAPSON</u></p> <p>Other <u>RENANCIER</u></p> <p><u>BAWLETT</u></p>
--	--	--	---

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

POTTENBER SCHOOL BOARD MANN KROLL

CITY COUNCIL

Lee Schamodan Schamodan. mc @ gte. net



Monrovia Historic Context Statement
Informational Meeting

GROUP WORKSHEET

HENRY OLIVAS
626-524-9295
brotherjude1@yahoo.com



— Co-founder of the
MONROVIA LATINO
HERITAGE
SOCIETY

Post on website

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

3 Pre-1930 2 1930s 1 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|--|--|---|--|
| <u>Architecture</u>
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>Residential Development</u>
Suburbanization
Builders and developers
<u>Commercial Development</u>
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
<u>Institutional Development</u>
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>Industrial Development</u>
Manufacturing plants
Citrus packing plants
<u>Entertainment/Recreation</u>
Tourism and resorts
Parks
Swimming pools
Theaters
<u>Ethnic Heritage</u>
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>Early Settlement</u>
<u>Recent Past</u>
Roadside businesses
Drive-ins | <u>Politics/Government</u>
<u>Science</u>
<u>Social History</u>
Women's history
Fraternal organizations
<u>Transportation</u>
Railroads
Highways
<u>Gardens and Horticulture</u>
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
<u>Art</u>
Public
<u>Other</u> _____ |
|--|--|---|--|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

LOUIS GARCIA LUCINDA GARCIA JIM ESPINOSA BOB BARTLETT
UPTON SINCLAIR _____ _____ _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|--|--|--|--|
| <p><u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____</p> | <p><u>8</u> Residential Development
Suburbanization
Builders and developers</p> <p><u>9</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies</p> <p><u>6</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police</p> | <p><u>13</u> Industrial Development
Manufacturing plants
Citrus packing plants</p> <p><u>12</u> Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters</p> <p><u>2</u> Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____</p> <p><u>3</u> Early Settlement
Recent Past
Roadside businesses
Drive-ins</p> | <p><u>3</u> Politics/Government</p> <p><u>14</u> Science</p> <p><u>10</u> Social History
Women's history
Fraternal organizations</p> <p><u>11</u> Transportation
Railroads
Highways</p> <p><u>6</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks</p> <p><u>7</u> Art
Public
Other _____</p> |
|--|--|--|--|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

LUCINDA GARCIA ROBERT BARTLET WILLIAM MONROE UPTON SINCLAIR
JAIME ESCALANTE COL. ALLEN WORTH _____ _____

Betty Thomas



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

6 Pre-1930 5 1930s 1 1940s 2 1950s 3 1960s 4 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|--|---|
| <u>3</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>4</u> Residential Development
Suburbanization
Builders and developers
<u>2</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies | _____ Industrial Development
Manufacturing plants
Citrus packing plants
<u>7</u> Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
<u>8</u> Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____ | _____ Politics/Government
Science
<u>8</u> Social History
Women's history
Fraternal organizations
_____ Transportation
Railroads
Highways
_____ Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
_____ Art
Public
_____ Other _____ |
| _____ Education
Schools | _____ Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>6</u> Early Settlement
_____ Recent Past
Roadside businesses
Drive-ins | |

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Jack Mix _____
Elimra Engo _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 X Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|------------------------------|--|---------------------------------------|---------------------------------------|
| <u>1</u> Architecture | _____ Residential Development | _____ Industrial Development | _____ Politics/Government |
| Architects/Builders | Suburbanization | Manufacturing plants | _____ Science |
| Styles | Builders and developers | Citrus packing plants | _____ Social History |
| Victorian | _____ Commercial Development | _____ Entertainment/Recreation | Women's history |
| Craftsman | Merchants | Tourism and resorts | Fraternal organizations |
| Period Revival (Spanish | Hotels | Parks | <u>3</u> Transportation |
| Colonial, American | Markets | Swimming pools | Railroads |
| Colonial, etc.) | Retail | Theaters | Highways |
| Ranch | Restaurants | _____ Ethnic Heritage | _____ Gardens and Horticulture |
| Modern | Packing plants | Asian | Private gardens |
| Other _____ | Ranches | African American | Nurseries |
| _____ Education | Automobile sales and services | Latino | Nature retreats |
| Schools | Building supplies | European | Streetscapes |
| _____ Religion | _____ Institutional Development | Native American | Parks |
| Churches | Banks | Pacific Islander | _____ Art |
| | Libraries | Other _____ | Public |
| | Museums | <u>2</u> Early Settlement | _____ Other _____ |
| | Hospitals | _____ Recent Past | |
| | Fire/Police | Roadside businesses | |
| | | Drive-ins | |

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

POTTINGER MONROE _____ _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|--|--|--|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>2</u> Residential Development
Suburbanization
Builders and developers
<u>3</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
<u>10</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | ____ Industrial Development
Manufacturing plants
Citrus packing plants
____ Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
<u>5</u> Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>7</u> Early Settlement
____ Recent Past
Roadside businesses
Drive-ins | <u>9</u> Politics/Government
Science
<u>4</u> Social History
Women's history
Fraternal organizations
<u>8</u> Transportation
Railroads
Highways
<u>5</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
<u>6</u> Art
Public
____ Other _____ |
|---|--|--|--|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

?

leismarples@outlook.com



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|--|---|---|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>2</u> Residential Development
Suburbanization
Builders and developers
Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
<u>3</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | ____ Industrial Development
Manufacturing plants
Citrus packing plants
Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>4</u> Early Settlement
Recent Past
Roadside businesses
Drive-ins | ____ Politics/Government
____ Science
____ Social History
Women's history
Fraternal organizations
____ Transportation
Railroads
Highways
____ Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
<u>5</u> Art
Public
____ Other _____ |
|---|--|---|---|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

founders. _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 5 1930s 6 1940s 2 1950s 3 1960s 4 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|--|--|---|
| <u>1</u> ✓ Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>2</u> ✓ Residential Development
Suburbanization
Builders and developers
Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies | _____ Industrial Development
Manufacturing plants
Citrus packing plants
Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____ | _____ Politics/Government
_____ Science
_____ Social History
Women's history
Fraternal organizations
_____ Transportation
Railroads
Highways
<u>4</u> ✓ Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
_____ Art
Public
_____ Other _____ |
| _____ Education
Schools | <u>3</u> ✓ Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>5</u> ✓ Early Settlement
Recent Past
Roadside businesses
Drive-ins | |

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Prior City Gov. Officials Merchants _____
Founders of the City _____
(eg. William Morrise) _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 4 1940s 5 1950s 3 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|--|---|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>2</u> Residential Development
Suburbanization
Builders and developers
<u>2</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
<u>1</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>3</u> Industrial Development
Manufacturing plants
Citrus packing plants
<u>2</u> Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
<u>3</u> Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>2</u> Early Settlement
<u>2</u> Recent Past
Roadside businesses
Drive-ins | <u>2</u> Politics/Government
<u>2</u> Science
<u>3</u> Social History
Women's history
Fraternal organizations
<u>3</u> Transportation
Railroads
Highways
<u>3</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
<u>2</u> Art
Public
Other _____ |
|---|---|--|---|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

<u>FOUNDERS</u>	<u>PHILANTHROPISTS</u>	<u>VETERANS & HEROES</u>	<u>ARTISTS & AUTHORS OF NOTE</u>
<u>NOTABLE SCIENTISTS</u>	<u>MOVIE STARS</u>	<u>NOTABLE POLITICIANS</u>	



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 3 1930s 4 1940s 2 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|--|---|--|---|
| <u>Architecture</u>
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>1</u> <u>Residential Development</u>
Suburbanization
Builders and developers
<u>1</u> <u>Commercial Development</u>
<u>Merchants</u>
<u>Hotels</u>
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies | <u>1</u> <u>Industrial Development</u>
Manufacturing plants
Citrus packing plants
<u>Entertainment/Recreation</u>
Tourism and resorts
Parks
Swimming pools
Theaters
<u>1</u> <u>Ethnic Heritage</u>
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____ | ____ <u>Politics/Government</u>
____ <u>Science</u>
____ <u>Social History</u>
Women's history
Fraternal organizations
<u>2</u> <u>Transportation</u>
Railroads
Highways
____ <u>Gardens and Horticulture</u>
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
____ <u>Art</u>
Public
____ <u>Other</u> _____ |
| <u>2</u> <u>Education</u>
Schools | <u>2</u> <u>Institutional Development</u>
Banks
Libraries
Museums
Hospitals
Fire/Police | ____ <u>Early Settlement</u>
____ <u>Recent Past</u>
Roadside businesses
Drive-ins | |

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Industry - i.e. Citrus packing _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|--|---|--|
| <u>3</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | _____ Residential Development
Suburbanization
Builders and developers
<u>4</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies | <u>4</u> Industrial Development
Manufacturing plants
Citrus packing plants
_____ Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
_____ Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____ | _____ Politics/Government
_____ Science
<u>2</u> Social History
Women's history
<u>5</u> Fraternal organizations
<u>3</u> Transportation
Railroads
Highways
<u>4</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
_____ Art
Public
_____ Other _____ |
| <u>5</u> Education
Schools | <u>5</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>1</u> Early Settlement
_____ Recent Past
Roadside businesses
Drive-ins | |

Community

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

founders *Monroe my Snow - other single widowed who owned property -*
early settlers / community members
developers / builders - the architects of homes built 1800 - 1930



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|--|---|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | ____ Residential Development
Suburbanization
Builders and developers
____ Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
____ Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | ____ Industrial Development
Manufacturing plants
Citrus packing plants
____ Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
____ Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>2</u> Early Settlement
____ Recent Past
Roadside businesses
Drive-ins | ____ Politics/Government
Science
<u>5</u> Social History
Women's history
<u>4</u> Transportation
Railroads
Highways
<u>3</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
____ Art
Public
____ Other _____ |
|---|---|--|---|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

founders _____	teacher at M.A.D. Ida Williams _____	A + W drive in _____	_____
librarian Mrs _____	in 1908-10? built house @ 224 _____	on foothill _____	_____
sp? Mackerris _____	N Encinitas Ave _____		



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|--|---|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | _____ Residential Development
Suburbanization
Builders and developers
_____ Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies | _____ Industrial Development
Manufacturing plants
Citrus packing plants
_____ Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
_____ Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____ | _____ Politics/Government
_____ Science
<u>4</u> Social History
Women's history
Fraternal organizations
<u>3</u> Transportation
Railroads
Highways
<u>5</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
_____ Art
Public
_____ Other _____ |
| _____ Education
Schools | <u>6</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>2</u> Early Settlement
_____ Recent Past
Roadside businesses
Drive-ins | |

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Church leaders Civic leaders _____
Early property owners Education leaders _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|---|--|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>4</u> Residential Development
Suburbanization
Builders and developers
<u>10</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
<u>11</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>12</u> Industrial Development
Manufacturing plants
Citrus packing plants
<u>6</u> Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
<u>7</u> Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>8</u> Early Settlement
<u>9</u> Recent Past
Roadside businesses
Drive-ins | <u>15</u> Politics/Government
<u>13</u> Science
<u>14</u> Social History
Women's history
Fraternal organizations
<u>2</u> Transportation
Railroads
Highways/AIRPORTS
<u>5</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
<u>16</u> Art
Public
Other _____ |
|---|---|---|--|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|--|---|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>3</u> Residential Development
Suburbanization
Builders and developers
<u>5</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
<u>6</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>8</u> Industrial Development
Manufacturing plants
Citrus packing plants
9 Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
<u>11</u> Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>4</u> Early Settlement
<u>10</u> Recent Past
Roadside businesses
Drive-ins | <u>7</u> Politics/Government
<u>15</u> Science
<u>12</u> Social History
Women's history
Fraternal organizations
<u>2</u> Transportation
Railroads
Highways
<u>14</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
<u>13</u> Art
Public
Other _____ |
|---|---|--|---|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|---|--|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>9</u> Residential Development
Suburbanization
Builders and developers
<u>10</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
<u>11</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>13</u> Industrial Development
Manufacturing plants
Citrus packing plants
<u>10</u> Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
<u>4</u> Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>3</u> Early Settlement
<u>15</u> Recent Past
Roadside businesses
Drive-ins | <u>12</u> Politics/Government
<u>16</u> Science
<u>2</u> Social History
Women's history
Fraternal organizations
<u>7</u> Transportation
Railroads
Highways
<u>6</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
<u>8</u> Art
Public
<u>17</u> Other <u>RB development</u> |
|---|---|---|--|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

1 founders merchants
2 builders like rest full in lines
3 Re development with the above
 c/fo/ces
 I moved here a little over 1 yr ago & do not get home quest of history



JIMI HENDRIX

Monrovia Historic Context Statement Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

- ✓ Pre-1930
- ✓ 1930s
- ✓ 1940s
- ✓ 1950s
- ✓ 1960s
- ✓ 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|--|---|--|--|
| <u>1</u> Architecture
) Architects/Builders
) Styles
) Victorian
) Craftsman
) Period Revival (Spanish
<u>3</u> Colonial, American
<u>3</u> Colonial, etc.)
<u>2</u> Ranch
) Modern
Other _____
<u>Education</u>
Schools
<u>Religion</u>
Churches | <u>3</u> Residential Development
Suburbanization
Builders and developers
<u>3</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
<u>2</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>1</u> Industrial Development
Manufacturing plants
Citrus packing plants
<u>2</u> Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
<u>2</u> Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>1</u> Early Settlement
<u>2</u> Recent Past
Roadside businesses
Drive-ins | <u>9</u> Politics/Government
<u>5</u> Science
<u>5</u> Social History
Women's history
Fraternal organizations
<u>2</u> Transportation
Railroads
Highways
<u>3</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
<u>1</u> Art
Public
<u>1</u> Other <u>BUILDINGS</u>
MOVED, TO WHERE &
WHEREAS |
|--|---|--|--|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

- | | | | |
|-------------------------|---------------------|----------------------|--------------------|
| <u>STEVE BAKER</u> | <u>BOB BARTLETT</u> | <u>BEN OULTRUFF</u> | <u>JOHN BAXTER</u> |
| <u>MICHAEL HODGKISS</u> | <u>WM. MONROE</u> | <u>LEONIS BARNES</u> | <u>TINA CHERRY</u> |



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 ~~1~~ Pre-1930 2 1930s 6 1940s 5 1950s 3 1960s 4 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|--|---|--|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>3</u> Residential Development
Suburbanization
Builders and developers
Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies | Industrial Development
Manufacturing plants
Citrus packing plants
Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
<u>5</u> Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____ | Politics/Government
Science
Social History
Women's history
Fraternal organizations
Transportation
Railroads
Highways
Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
Art
Public
Other _____ |
| <u>4</u> Education
Schools | <u>6</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>2</u> Early Settlement
Recent Past
Roadside businesses
Drive-ins | |

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Founders Architects _____ _____
Early settlers Merchants _____ _____



Mary Stohler
mstohler@gmail.com
232-9246

Monrovia Historic Context Statement
Informational Meeting
GROUP WORKSHEET



1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|--|---|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>1</u> Residential Development
Suburbanization
Builders and developers
<u>4</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
<u>5</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>3</u> Industrial Development
Manufacturing plants
Citrus packing plants
Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
Early Settlement
Recent Past
Roadside businesses
Drive-ins | ____ Politics/Government
____ Science
____ Social History
Women's history
Fraternal organizations
____ Transportation
Railroads
Highways
____ Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
____ Art
Public
____ Other _____ |
|---|---|--|---|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

politicians - Don Monroe Smith merchants farmers
pastors



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Residential Development | <input type="checkbox"/> Industrial Development | <input type="checkbox"/> Politics/Government |
| Architects/Builders | Suburbanization | Manufacturing plants | <input type="checkbox"/> Science |
| Styles | Builders and developers | Citrus packing plants | <input type="checkbox"/> Social History |
| <u>4</u> Victorian | <input type="checkbox"/> Commercial Development | <input type="checkbox"/> Entertainment/Recreation | Women's history |
| <u>1</u> Craftsman | <u>2</u> Merchants | <input checked="" type="checkbox"/> Tourism and resorts | Fraternal organizations |
| <u>2</u> Period Revival (Spanish | <u>1</u> Hotels | Parks | <input type="checkbox"/> Transportation |
| <u>3</u> Colonial, American | <u>4</u> Markets | Swimming pools | Railroads |
| Colonial, etc.) | <u>3</u> Retail | <input checked="" type="checkbox"/> Theaters | Highways |
| <u>5</u> Ranch | Restaurants | <input checked="" type="checkbox"/> Ethnic Heritage | <input checked="" type="checkbox"/> Gardens and Horticulture |
| <u>6</u> Modern | Packing plants | Asian | Private gardens |
| Other _____ | Ranches | African American | Nurseries |
| <input type="checkbox"/> Education | Automobile sales and services | Latino | Nature retreats |
| Schools | Building supplies | European | Streetscapes |
| <input type="checkbox"/> Religion | <input type="checkbox"/> Institutional Development | Native American | Parks |
| Churches | <u>3</u> Banks | Pacific Islander | <input checked="" type="checkbox"/> Art |
| | <u>1</u> Libraries | Other _____ | <u>Public</u> |
| | <u>1</u> Museums | <input type="checkbox"/> Early Settlement | Other _____ |
| | Hospitals | <input type="checkbox"/> Recent Past | |
| | Fire/Police | Roadside businesses | |
| | | Drive-ins | |

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Founders _____
Developers _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|--|---|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | ____ Residential Development
Suburbanization
Builders and developers
<u>2</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
<u>1</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>3</u> Industrial Development
Manufacturing plants
Citrus packing plants
<u>4</u> Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
<u>8</u> Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>6</u> Early Settlement
____ Recent Past
Roadside businesses
Drive-ins | ____ Politics/Government
____ Science
____ Social History
Women's history
Fraternal organizations
<u>5</u> Transportation
Railroads
Highways
____ Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
____ Art
Public
____ Other _____ |
|---|---|--|---|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 3 1930s 2 1940s 5 1950s 6 1960s 4 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|--|--|--|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>7</u> Residential Development
Suburbanization
Builders and developers
<u>14</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies | <u>6</u> Industrial Development
Manufacturing plants
Citrus packing plants
<u>15</u> Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
<u>3</u> Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>2</u> Early Settlement
<u>13</u> Recent Past
Roadside businesses
Drive-ins | <u>16</u> Politics/Government
<u>10</u> Science
<u>5</u> Social History
Women's history
Fraternal organizations
<u>4</u> Transportation
Railroads
Highways
<u>9</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
<u>11</u> Art
Public
Other _____ |
|---|--|--|--|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Steve
Steve Alta Dena Dairy _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 1 1930s 2 1940s ___ 1950s ___ 1960s ___ 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|---|---|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>2</u> Residential Development
Suburbanization
Builders and developers
Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | ___ Industrial Development
Manufacturing plants
Citrus packing plants
Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
<u>1</u> Theaters
Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>1</u> Early Settlement
___ Recent Past
Roadside businesses
Drive-ins | ___ Politics/Government
___ Science
___ Social History
Women's history
Fraternal organizations
<u>1</u> Transportation
Railroads
Highways
<u>2</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
<u>1</u> Art
Public
___ Other _____ |
|---|---|---|---|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Founders developers Builder _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930^v 3 1930s 2 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|--|--|--|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>3</u> Residential Development
Suburbanization
<u>3</u> Builders and developers
<u>3</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies | _____ Industrial Development
Manufacturing plants
<u>3</u> Citrus packing plants
<u>3</u> Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
_____ Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____ | <u>3</u> Politics/Government
_____ Science
_____ Social History
Women's history
Fraternal organizations
<u>3</u> Transportation
Railroads
Highways
_____ Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
_____ Art
Public
_____ Other _____ |
| <u>2</u> Education
Schools | <u>1</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | <u>2</u> Early Settlement
_____ Recent Past
Roadside businesses
Drive-ins | |

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>4</u> Residential Development
Suburbanization
Builders and developers
<u>2</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies
<u>3</u> Institutional Development
Banks
<u>Libraries</u>
<u>Museums</u>
Hospitals
Fire/Police | _____ Industrial Development
Manufacturing plants
Citrus packing plants
_____ Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
_____ Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
_____ Early Settlement
_____ Recent Past
Roadside businesses
Drive-ins | _____ Politics/Government
_____ Science
_____ Social History
Women's history
Fraternal organizations
_____ Transportation
Railroads
Highways
<u>6</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
<u>5</u> Parks
<u>5</u> Art
Public
_____ Other _____ |
|--|---|---|---|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Bob Bartlett Lois Gaston Lathrop Hoffman Jan Marugg
Betty Sandford Mimi Mency Steve Baker _____



Pre 1930, 1940s

1950

Architecture

Monrovia Historic Context Statement Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

<p><u>1</u> ✓ Architecture Architects/Builders Styles Victorian Craftsman ✓ Period Revival (Spanish Colonial, American Colonial, etc.) Ranch Modern Other _____</p> <p><u>6</u> Education Schools</p> <p><u>8</u> Religion Churches</p>	<p><u>3</u> ✓ Residential Development Suburbanization Builders and developers</p> <p><u>3</u> ✓ Commercial Development Merchants Hotels Markets. <i>Segregated until 1967 or 1969</i> Retail Restaurants Packing plants Ranches Automobile sales and services</p> <p><u>4</u> ✓ Institutional Development Banks Libraries ✓ Museums ✓ Hospitals Fire/Police</p>	<p><u>11</u> Industrial Development Manufacturing plants Citrus packing plants</p> <p><u>2</u> Entertainment/Recreation Tourism and resorts Parks Swimming pools Theaters</p> <p><u>2</u> Ethnic Heritage Asian African American <u>Latino</u> European Native American Pacific Islander Other _____</p> <p><u>11</u> Early Settlement</p> <p><u>11</u> Recent Past Roadside businesses Drive-ins</p>	<p><u>6</u> Politics/Government</p> <p><u>3</u> Science</p> <p><u>6</u> Social History <u>3</u> Women's history <u>10</u> Fraternal organizations</p> <p><u>10</u> Transportation Railroads <u>9</u> Highways</p> <p><u>9</u> Gardens and Horticulture Private gardens Nurseries Nature retreats Streetscapes</p> <p><u>5</u> Parks</p> <p><u>5</u> Art Public</p> <p><u>2</u> Other <i>Historical Segregated AREAS.</i></p>
--	--	--	---

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Lucinda Garcia _____
Jaime Escalante _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|---|---|
| <u>1</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>2</u> Residential Development
Suburbanization
Builders and developers
<u>6</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies | <u>7</u> Industrial Development
Manufacturing plants
Citrus packing plants
<u>5</u> Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
Early Settlement
Recent Past
Roadside businesses
Drive-ins | ____ Politics/Government
____ Science
____ Social History
Women's history
Fraternal organizations
____ Transportation
Railroads
Highways
____ Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
____ Art
Public
____ Other _____ |
| ____ Education
Schools
<u>4</u> Religion
Churches | <u>3</u> Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police | | |

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Monroe Aztec builder _____ _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

Pre-1930 1930s ___ 1940s ___ 1950s ___ 1960s ___ 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | ___ Residential Development
Suburbanization
Builders and developers
___ Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies | ___ Industrial Development
Manufacturing plants
Citrus packing plants
<input checked="" type="checkbox"/> Entertainment/Recreation
Tourism and resorts
<u>Parks</u>
Swimming pools
Theaters
___ Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____ | ___ Politics/Government
___ Science
___ Social History
Women's history
Fraternal organizations
___ Transportation
Railroads
Highways
___ Gardens and Horticulture
Private gardens
Nurseries
<u>Nature retreats</u>
Streetscapes
Parks
<input checked="" type="checkbox"/> Art
Public
___ Other _____ |
| <input checked="" type="checkbox"/> Education
Schools | <input checked="" type="checkbox"/> Institutional Development
<u>Libraries</u>
<u>Museums</u>
Hospitals
Fire/Police | ___ Early Settlement
___ Recent Past
Roadside businesses
Drive-ins | |

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Betty Sandford

Lois Boston

Shirley Benson

Bob Brantley

KATIE GUNDERSEN

katie@johnnkatedance.com



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 4 1940s 3 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|--|---|
| <p><u>1</u> Architecture
Architects/Builders
Styles
✓ Victorian
✓ Craftsman
Period Revival (Spanish Colonial, American Colonial, etc.)
✓ Ranch
Modern
Other _____</p> <p>_____ Education
Schools</p> <p><u>3</u> Religion
Churches</p> | <p>_____ Residential Development
Suburbanization
Builders and developers</p> <p>_____ Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies</p> <p>_____ Institutional Development
Banks
Libraries
Museums
Hospitals
Fire/Police</p> | <p>_____ Industrial Development
Manufacturing plants
Citrus packing plants</p> <p>_____ Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters</p> <p><u>3</u> Ethnic Heritage
Asian
✓ African American
Latino
European
Native American
Pacific Islander
Other _____</p> <p><u>✓</u> Early Settlement
_____ Recent Past
Roadside businesses
Drive-ins</p> | <p>_____ Politics/Government
_____ Science
_____ Social History
Women's history
Fraternal organizations</p> <p><u>✓</u> Transportation
✓ Railroads
Highways</p> <p>_____ Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks</p> <p>_____ Art
Public
_____ Other _____</p> |
|---|---|--|---|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

Monroe family Developers _____ Steve Baker / Myron Hotchkiss
Barkers/Merchants _____ _____ _____



Monrovia Historic Context Statement
Informational Meeting



GROUP WORKSHEET

1. What TIME PERIODS in Monrovia are most important to you? (Rank all from 1 to 6.):

1 Pre-1930 2 1930s 3 1940s 4 1950s 5 1960s 6 1970s

2. What THEMES and related EVENTS in Monrovia are important to you? (Pick any and rank, with 1 being most important.)

- | | | | |
|---|---|---|--|
| <u>2</u> Architecture
Architects/Builders
Styles
Victorian
Craftsman
Period Revival (Spanish
Colonial, American
Colonial, etc.)
Ranch
Modern
Other _____ | <u>6</u> Residential Development
Suburbanization
Builders and developers
<u>3</u> Commercial Development
Merchants
Hotels
Markets
Retail
Restaurants
Packing plants
Ranches
Automobile sales and services
Building supplies | <u>10</u> Industrial Development
Manufacturing plants
Citrus packing plants
<u>14</u> Entertainment/Recreation
Tourism and resorts
Parks
Swimming pools
Theaters
<u>5</u> Ethnic Heritage
Asian
African American
Latino
European
Native American
Pacific Islander
Other _____
<u>1</u> Early Settlement
<u> </u> Recent Past
Roadside businesses
Drive-ins | <u>9</u> Politics/Government
<u> </u> Science
<u>4</u> Social History
Women's history
Fraternal organizations
<u>3</u> Transportation
Railroads
Highways
<u>8</u> Gardens and Horticulture
Private gardens
Nurseries
Nature retreats
Streetscapes
Parks
<u>13</u> Art
Public
<u> </u> Other _____ |
|---|---|---|--|

3. What PEOPLE in Monrovia's history are important to you (founders, builders, developers, merchants, teachers, etc.) List them below:

THE ORIGINAL FOUNDERS THE ORIGINAL HOME BUILDER (DEVELOPERS) OF TRACTS
THE REDEVELOPERS _____ _____ _____

4. List PLACES in Monrovia connected to the TIME PERIODS, THEMES/EVENTS, and PEOPLE listed above that still exist today:

Property Name	Address	Associated Theme/Event/Person	Time Period (or year built)
Aztec Hotel			
train station			

4. List PLACES in Monrovia connected to the TIME PERIODS, THEMES/EVENTS, and PEOPLE listed above that still exist today:

Property Name	Address	Associated Theme/Event/Person	Time Period (or year built)
Aztec Hotel			
Leven Oaks	on Myrtle & ^{just below} Foothill		
Boh's Dairy	Maeyff		
E			

4. List PLACES in Monrovia connected to the TIME PERIODS, THEMES/EVENTS, and PEOPLE listed above that still exist today:

Property Name	Address	Associated Theme/Event/Person	Time Period (or year built)
	Foothill ^{northside btwn} Melrose / Altavista	was A & W drive in	
Aldena Diary Monrovia Museum	corner of Mayflower (used to be pool/plunge)		

4. List PLACES in Monrovia connected to the TIME PERIODS, THEMES/EVENTS, and PEOPLE listed above that still exist today:

Property Name	Address	Associated Theme/Event/Person	Time Period (or year built)
Airport	Huntington & Shemrock		1900
Plumage	Recreation Park		1900s
Coney Island			?
Mary Knoll	Nyumbeyu		1900s
High School	Colorado & Madison		1900s
Liberty Park	200 S. Myrtle		
evangelical Church			
Methodist	Myrtle & Palm		
Presbyterian	Fort Hill & Myrtle		
2nd Baptist	- Shemrock &		
1st Baptist	- Palm & Ensomita		

4. List PLACES in Monrovia connected to the TIME PERIODS, THEMES/EVENTS, and PEOPLE listed above that still exist today:

Property Name	Address	Associated Theme/Event/Person	Time Period (or year built)
Aztec Hotel	Magnolia (Foothill)		
Elks Club	Acacia/Foothill		
Monrovia High Main Hall	Madison		

4. List PLACES in Monrovia connected to the TIME PERIODS, THEMES/EVENTS, and PEOPLE listed above that still exist today:

Property Name	Address	Associated Theme/Event/Person	Time Period (or year built)
Monroe homes	Primrose & Monroe		
Aztec Hotel			

4. List PLACES in Monrovia connected to the TIME PERIODS, THEMES/EVENTS, and PEOPLE listed above that still exist today:

Property Name	Address	Associated Theme/Event/Person	Time Period (or year built)
Old Library			

[Faint handwritten notes at the bottom of the page, possibly including "Old Library" and "1910"]

4. List PLACES in Monrovia connected to the TIME PERIODS, THEMES/EVENTS, and PEOPLE listed above that still exist today:

Property Name	Address	Associated Theme/Event/Person	Time Period (or year built)
Highland Place	- very wide street - old huge homes.		
Parts of Hillcrest	(formerly Banana Cvr.)	Many large & historic homes. many used in movies.	
Monroe Cottage on Madro			
"The Oaks" Monroe Mansion	on Primrose		
Idlewild	on Mayflower		
Upton Sinclair Hs.	- North Myrtle		
"Mills View"	- N. of Hillcrest on Melrose		
Sherman Ave.	- ^{So. of Huntington Drive} many small cottages where black families lived. (Both servants & early home owners.)		
The Burr Hs.	on Myrtle		
Several Courts	- one on Foothill, one on Myrtle.		
Luther Blair Hs.	on Ivy		
Dee Chino	mid century modern on Wildrose		
The Motor Tour	- Jim Wigton MOHAG Pres. has them.		
Old Spaghetti Factory	restaurant - former 1920s school house	Quarte	

4. List PLACES in Monrovia connected to the TIME PERIODS, THEMES/EVENTS, and PEOPLE listed above that still exist today:

Property Name	Address	Associated Theme/Event/Person	Time Period (or year built)
<i>POTENTIAL HISTORIC DISTRICTS</i>			
1. NORTH MYRTLE	} BETWEEN FOOTHILL and HILLCREST		
2 " MELROSE			
3 " ALTA VISTA			
4. HIGHLAND PLACE			
5 OLIVE AVE	} CANYON TO SHAMROCK		
6 COLORADO BLVD			



Monrovia Historic Context Statement
Informational Meeting
August 24, 2017



RECOMMENDED HISTORIC PLACES

List PLACES (especially neighborhoods) in Monrovia that still exist today that you think are historically significant. Submit to ASM by Sept 1, 2017:

Property Name	Address	Associated Theme/Event/Person	Time Period (or year built)
Car Wash	Deante Rd & Myrtle	GOODELY	50-60's ?

Submitted by: _____

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