



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** Determination of Historic Significance DHS2018-0003

**AGENDA ITEM:** AR-1

**PREPARED BY:** Nancy Lee  
Associate Planner  
Jeffrey Graham  
Contract Planner

**MEETING DATE:** May 23, 2018

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**TITLE:** Determination of Historic Significance  
405 Genoa Street

**APPLICANT:** Jason Yen  
405 Genoa Investment, LLC.  
9553 Rush Street  
South El Monte, CA 91733

**REQUEST:** Determine the historic significance of a residential building built within the historic period (50 years or older) that is proposed for demolition.

**BACKGROUND:** The City's demolition review standards are set forth in Chapter 17.10 of the Monrovia Municipal Code and apply to main residential buildings in any zone that are fifty (50) years old or older proposing total demolition or significant alteration or removal of exterior building wall area and/or roof area. The demolition application requires the submittal of either documentation from a historic survey that indicates a California Historical Resource Status (CHRS) code for the subject building and other site data, a historic assessment and determination of CHRS code for the property by a qualified historic preservation consultant, or a written request for an exemption due to perceived lack of historic significance.



The evaluation and determination made by the Historic Preservation Commission is in the form of approval of a DPR Form which includes the assignment of a CHRS code. The determination made by the Commission using the CHRS code is the first step in the process and will be part of the overall evaluation of the "project" pursuant to the California Environmental Quality Act (CEQA).

The applicant presented staff with preliminary plans for construction which involves demolition of the existing residential building located at 405 Genoa Street. Given the age of the home, a determination of historic significance must be made by the Historic Preservation Commission under the demolition review authority of Ordinance 2016-10. Based on the provisions of the code, the

applicant hired a qualified consultant to complete the historic assessment. Findings of the historic assessment indicate that the property does not meet any of the criteria for local landmark designation.

**ANALYSIS:** The subject site is located on the north side of Genoa Street. The one-story Minimal Traditional building was designed with an 'L'-shaped floorplan. The cross-gable roof is covered in composition shingles. The exterior walls are clad in smooth stucco, which is believed to be original. The street facing facade is designed with a gable opening defined by its horizontal wood planking, original double window, and vertical wood slats sitting over a brick foundation. To the west of the street facing facade, the original picture window and window at the southwest corner were replaced with vinyl windows. A wall-unit air conditioner was installed between these two altered windows. The remaining windows of the home have been altered with vinyl windows.

A professional historical assessment for the property was provided as part of the application and includes a completed DPR Form with background documentation that was prepared by Sapphos Environmental, Inc., dated April 13, 2018. The historic assessment is attached as Exhibit "A". According to the assessment, the residence is in good condition, but all but one window have been altered with vinyl windows. The historic assessment documents that the altered low-style Minimal Traditional building was constructed during the post-World War II residential boom and was determined to be a low-style property type constructed of common materials and possesses minimal architectural merit.

In 1953, the original building permit identifies Joseph J. Benish as the owner/builder of the subject residence and garage. The U.S. City Directories from 1822-1995 lists Mr. Benish as a salesman and that he was married to Norma R. Benish. Los Angeles County records also show that George H. Hansen and Helmut Richard (H.R.) and Floretta Mecke residing at the residence from 1953-1957. No information was available on George H. Hansen. H.R. Mecke worked at Temple Radio and TV.

The assessment evaluated the integrity of the property under the seven aspects: location, design, setting, materials, workmanship, feeling, and association. The assessment concludes that location, workmanship, feeling, and association are retained. However, since the building has been altered with vinyl windows, the integrity of design and materials are no longer valid. Neighboring in-fill construction has rendered the integrity of setting inapplicable. Lastly, the historic assessment did not find evidence of the subject property to be associated with any known significant people or events. Based on the findings of the historical assessment, the applicant's historic consultant determined that the property does not meet any of the criteria for local landmark designation.

### **Neighborhood Context**

The historic consultant completed a windshield survey of the surrounding neighborhood, specifically between South Mayflower and South Magnolia Avenues. The neighborhood consists of 21 apartment buildings and eight single-family houses. The remaining single-family homes, built between 1940 and 1950, are spread out among the larger apartment buildings that were constructed in the last 40 years. The remaining single-family residences are characterized as low-styled examples of Minimal Traditional or Ranch styled homes that have been altered or are in poor condition. Further, Genoa Street is characterized by apartment buildings rather than single-family residences. Therefore, the neighborhood does

not appear to possess architectural merit or integrity to form a historic district.

**RECOMMENDATION:** The applicant's consultant determined that the property at 405 Genoa Street does not have architectural or known historic value that meets the criteria for local landmark status and is not in a potential historic district. Staff recommends that the Historic Preservation Commission accept the DPR Form and assign a CHRS Code of 6Z to the properties. If the Commission concurs with this recommendation, then the following motion is appropriate:

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

April 13, 2018  
Job Number: 2290-001  
Historical Evaluation for  
405 Genoa Street, Monrovia, California

**MEMORANDUM FOR THE RECORD**

2.6 2290-001.M01

**TO:** Mr. Jason Yen  
405 Genoa Investment LLC  
9353 Rush Street  
South El Monte, CA 91733

**FROM:** Sapphos Environmental, Inc.  
(Ms. Alexandra Madsen)

**SUBJECT:** Historical Evaluation for 405 Genoa Street, Monrovia,  
California

**ATTACHMENTS:** 1. DPR 523 Series Forms

**EXECUTIVE SUMMARY**

The property located at 405 Genoa Street, Monrovia, California (APN 8507-005-027) was evaluated by Sapphos Environmental, Inc. (Ms. Alexandra Madsen), who conducted the evaluation and meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. A single one-story residential building was evaluated. The review was based on a site investigation of the property; literature review and online research; and an application of State and local register eligibility criteria. As a result of the investigation, it was determined that the property is not eligible for inclusion in State or local registers due to lack of significance and loss of integrity. The subject project would not contribute to a potential historic district due to infill. Therefore, the property is not a historical resource for the purposes of Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines.

**Corporate Office:**  
430 North Halstead Street  
Pasadena, CA 91107  
**TEL** 626.683.3547  
**FAX** 626.628.1745

**Billing Address:**  
P.O. Box 655  
Sierra Madre, CA 91025  
**Web site:**  
[www.sapphosenvironmental.com](http://www.sapphosenvironmental.com)

## INTRODUCTION

This Memorandum for the Record (MFR) documents the historical evaluation undertaken by Sapphos Environmental, Inc. (Ms. Alexandra Madsen) for the property located at 405 Genoa Street, Monrovia, California (APN 8507-005-027). This MFR includes a statement of the understanding of the proposed project; a summary of the property's setting; the findings of a field survey; and an assessment of the property's eligibility for listing in State and/or local registers individually and as a potential contributor to a potential historic district. Sapphos Environmental, Inc. finds that the property does not possess sufficient significance and integrity to merit listing in the California Register of Historical Resources (California Register) nor does it merit designation as a City of Monrovia Historic Landmark (Historic Landmark).

## ELIGIBILITY CRITERIA

### State of California

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

*A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:*

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- 2. Is associated with the lives of persons important in our past;*
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
- 4. Has yielded, or may be likely to yield, information important in prehistory or history.*

### City of Monrovia

Section 17.40.060 of the City of Monrovia municipal code defines the criteria and standards for the designation of Landmarks and Historic Districts shall include one or more of the following, as applicable:

- 1. It is identified with persons or events significant in local, regional, state, or national history.*
- 2. It is representative of the work of a notable builder, designer, or architect.*
- 3. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than 50% of historic or architecturally related grouping of properties which contribute to each other and are unified aesthetically by physical layout or development.*

4. *It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.*
5. *It has a unique location or physical characteristics or represents an established and familiar visual feature of neighborhood, community, or the city.*
6. *It incorporates elements that help preserve and protect an historic place or area of historic interest in the city.*
7. *It has yielded, or may be likely to yield, information important in prehistory or history.*

In order to be considered eligible for State and/or local registers, a property must meet one or more eligibility criteria and also possess integrity. Integrity is a property's ability to convey its significance and is recognized as the following seven aspects: design, workmanship, materials, feeling, association, setting, and location.

## **HISTORIC CONTEXT**

### **City of Monrovia**

Lands from the Rancho Azusa de Duarte were used to create present-day Monrovia. Rancho Azusa de Duarte was a 6,595-acre Mexican land grant awarded by Governor Juan Alvarado to Andres Duarte in 1841.<sup>1,2</sup> Born at Mission San Juan Capistrano in 1805, Andres Duarte was assigned to military service at the Mission San Gabriel where he served for 20 years. After retiring and securing the land grant, Duarte settled in the region with his family. His lands were validated by the United States after the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo, although he soon ran into financial issues and was forced to sell his land to pay taxes. The rancho boundaries were formally surveyed in 1858, but by the early 1870s, the land was parceled and sold to numerous owners, many of whom planted citrus crops.<sup>3</sup>

Other regions of present-day Monrovia were carved from the Rancho Santa Anita. Under Mexican rule, much of Monrovia, along with the current cities of Arcadia, Sierra Madre, Pasadena, and San Marino were encompassed in the 13,319-acre land grant known as the Rancho Santa Anita.<sup>4</sup> This area was granted to Hugo Reid, a native of Scotland, in 1845.<sup>5</sup>

Reid constructed an adobe and began raising cattle on the property.<sup>6</sup> Reid's adobe is located on its original site within the boundaries of the Los Angeles County Arboretum located in the city of Arcadia.

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<sup>1</sup> Old Spanish and Mexican Ranchos of Los Angeles County Map. 1937. Los Angeles Public Library. Accessed February 2, 2017. Available at: <https://www.lapl.org/collections-resources/visual-collections/old-spanish-and-mexican-ranchos-los-angeles-county-1937>

<sup>2</sup> Rancho Azusa de Duarte Map. Circa 1876. Huntington Digital Library. Accessed February 2, 2017. Available at: <http://hdl.huntington.org/cdm/ref/collection/p15150coll4/id/11327>

<sup>3</sup> "Rancho de Duarte History." Duarte Historical Society and Museum. Accessed February 17, 2017. Available at: <http://www.ranchodeduarte.org/>

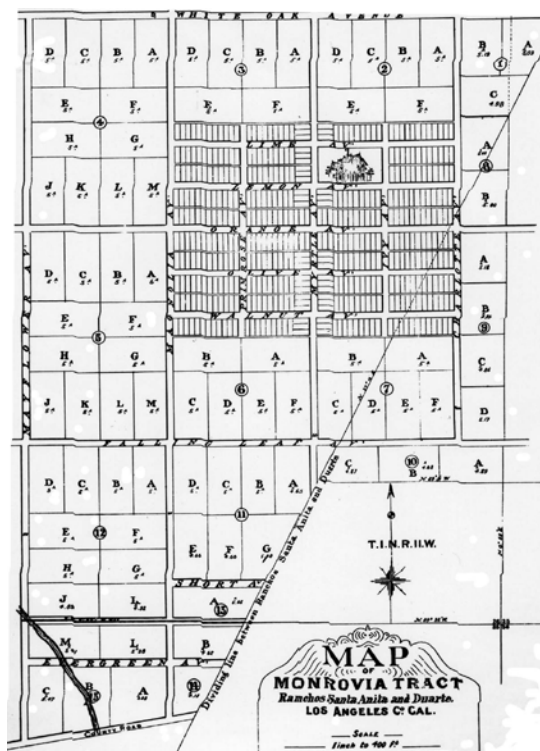
<sup>4</sup> "Old Spanish and Mexican Ranchos of Los Angeles County." 1937. Los Angeles Public Library. Accessed February 2, 2017. Available at: <https://www.lapl.org/collections-resources/visual-collections/old-spanish-and-mexican-ranchos-los-angeles-county-1937>

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

<sup>6</sup> "History of Arcadia." 2010. City of Arcadia. Available at: <http://www.arcadiaca.gov/>

In 1875, Elias Jackson “Lucky” Baldwin purchased the Rancho Santa Anita. Baldwin, a millionaire, made Santa Anita his home; he built a house and guest house, began cultivating the land by planting grain, oranges, grapes, and walnuts, and raised livestock. Baldwin even started a winery that produced wine and brandy. By the 1880s, Baldwin’s expenses began to exceed his income and he began to layout, divide, and sell some of his holdings for the creation of the town of Arcadia.<sup>7</sup> Baldwin’s disposal of land coincided with the Southern California land boom of the 1880s. One of the major buyers of the land was William N. Monroe, who purchased 240 acres of land from Baldwin.<sup>8</sup>

Both the Santa Anita Rancho and the Rancho Azusa de Duarte were then subdivided and sold to various parties during the 1870–1880s. Land from both ranchos eventually combined to create present-day Monrovia, which was formed by William N. Monroe, Edward F. Spence, John D. Bicknell, J.F. Falvey, and James F. Frank when they combined their lots under the business name of the Monrovia Land and Water Company as the Monrovia Tract (Figure 1, *Map of Monrovia Tract c. 1886*).<sup>9</sup>



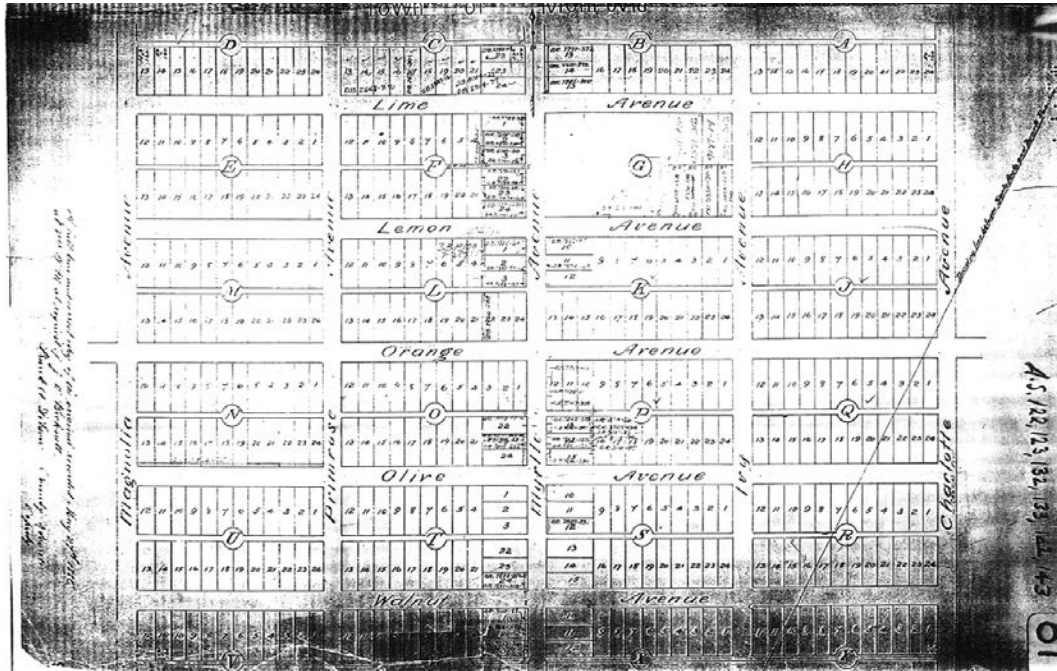
**Figure 1. Map of Monrovia Tract, c. 1886**  
SOURCE: *EarlyMonroviaStructures.Org*

<sup>7</sup> Eberly, Gordon S. 1953. *Arcadia: City of the Santa Anita*. Claremont, CA: Saunder Press.

<sup>8</sup> Eberly, Gordon S. 1953. *Arcadia: City of the Santa Anita*. Claremont, CA: Saunder Press.

<sup>9</sup> “Town of Monrovia: Subdivisions.” *Early Monrovia Structures Report*. Accessed February 21, 2017. Available at: <http://www.earlymonroviastuctures.org/subdivisions/town-of-monrovia>

The land was developed by William N. and C.O. Monroe between 1884 and 1886.<sup>10</sup> The early development was mostly centered on Orange (now Colorado) and Myrtle; engineers John Quinton and John Flanagan divided 60 acres into Blocks A–Y further subdividing each block into twenty-four 50- by 160-foot lots.<sup>11</sup> Streets were given fruit, flower, and women’s names such as Lime, Lemon, Charlotte, and Magnolia Avenues (Figure 2, *Map of Town of Monrovia, c. 1887*).



**Figure 2. Map of Town of Monrovia, c. 1887**  
 SOURCE: *EarlyMonroviaStructures.Org*

Judge Bicknell recorded the Town of Monrovia Subdivision on May 21, 1886. Many people sold their lots quickly; those who retained their property saw its value diminish substantially as land values plummeted over the subsequent years. Many documents do not record early landowners, as some parcels were sold for taxes whereas other residents left the town.

Most residential buildings were designed in Victorian–styles, such as Stick/Eastlake and Queen Ann. Character-defining features include steeply-pitched roofs, asymmetrical porches, decorative gable trusses, overhanging eaves, and wood wall cladding. Commercial buildings from this early phase of development include the still-standing Baxter Building, which was completed in 1886.

<sup>10</sup> “In 1887 He was ‘The Man’ in Monrovia.” 1 January 2012. *Monrovia Patch* (Monrovia, CA). Accessed February 21, 2017. Available at: <http://patch.com/california/monrovia/in-1887-he-was-the-man-in-monrovia>

<sup>11</sup> “Town of Monrovia: Subdivisions.” *Early Monrovia Structures Report*. Accessed February 21, 2017. Available at: <http://www.earlymonroviastuctures.org/subdivisions/town-of-monrovia>



The namesake and primary founder of the town, William N. Monroe, was elected mayor when the city incorporated in December of 1887.<sup>12</sup> Monrovia is the fourth oldest city in Los Angeles County, and quickly became known as the “Gem City of the Foothills.”<sup>13</sup> Many of the founding men of Monrovia were railroad men; the San Gabriel Valley Rapid Transit Railroad (SGVRTR) was opened in 1888. The Red Cars of the Pacific Electric Railway arrived in 1903.<sup>14</sup>

The newly developed town experienced substantial changes in the last decade of the 19th century and first few years of the 20th. A number of buildings sprang up seemingly overnight along the downtown strip of Monrovia on Myrtle Street. In the turn of the century, the La Grant Vista Hotel, First National Bank of Monrovia, and American National Bank were just two of the many businesses that ushered in a new wave of settlers.

People from across the country flocked to Monrovia for refuge at the Pottenger Sanatorium, which was opened for invalid patients with tuberculosis, an illness that demanded a drier climate and fresh air for recovery. Founded by Francis Marion Pottenger, the idea to found a sanatorium was conceived after his young wife was stricken with the disease, passing away in 1898. Pottenger became an advocate for the study of tuberculosis, specializing in the illness and ultimately refuting a bill that would have refused tuberculosis-stricken patients from entering the state, arguing that those seeking to relocate for the climate should be welcomed.<sup>15</sup> Pottenger Sanatorium was opened in 1903. Located in the 500–600 blocks of Charlotte Avenue, this 40-acre institution treated over 1,500 patients from 1903 to its closure in 1955.<sup>16</sup>

Along with the Pottenger Sanatorium, new residences, and commercial properties, public institutions began to pepper downtown Monrovia in the early 20th century. The Carnegie Monrovia Public Library was opened in 1908. Many residences during this period were designed in the Craftsman bungalow style.

Monrovia saw a boom into the 1920s, when Route 66, a major artery of the Continental United States, ran through its downtown. Completed in 1926, a number of businesses populated the new major roadway, as did automobile-related services. Monrovia still flaunts a number of interesting mementos of this period, including the unique Aztec Hotel, a Mesoamerican-inspired building constructed in 1925, the Spanish Colonial-designed Flying A Gas Station on Shamrock Avenue, and 805 S. Shamrock Avenue which was converted to a gas station in 1926.<sup>17,18</sup> Rail travel also flourished during this period, even as the automobile made headway in passenger travel. The Santa Fe Railway depot in Monrovia, a notable example of Streamline Moderne architecture, was completed in 1926.<sup>19</sup>

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<sup>12</sup> “Important Dates in Monrovia’s Historical Timeline.” Monrovia Public Library. Accessed February 24, 2017. Available at: [http://mplheritage.blogspot.com/2011\\_08\\_14\\_archive.html](http://mplheritage.blogspot.com/2011_08_14_archive.html)

<sup>13</sup> “Monrovia: a study in small-town restoration.” 16 January 1983. *Los Angeles Times*, Home section.

<sup>14</sup> “Important Dates in Monrovia’s Historical Timeline.” Monrovia Public Library. Accessed February 24, 2017. Available at: [http://mplheritage.blogspot.com/2011\\_08\\_14\\_archive.html](http://mplheritage.blogspot.com/2011_08_14_archive.html)

<sup>15</sup> “Francis Marion Pottenger: Founder of the Pottenger Sanatorium.” 24 February 2014. Monrovia Public Library. Accessed February 21, 2017. Available at: <http://mplheritage.blogspot.com/2014/02/francis-marion-pottenger-founder-of.html>

<sup>16</sup> “The Pottenger Sanatorium.” 19 June 2011. *Monrovia Patch* (Monrovia, CA). Accessed February 21, 2017. Available at: <http://patch.com/california/monrovia/the-pottenger-sanatorium>

<sup>17</sup> “Aztec Hotel.” National Parks Service, U.S. Department of the Interior. Accessed February 21, 2107. Available at: [https://www.nps.gov/nr/travel/route66/aztec\\_hotel\\_monrovia.html](https://www.nps.gov/nr/travel/route66/aztec_hotel_monrovia.html)

<sup>18</sup> Warnick, Ron. “Monrovia Gas Station Designated as Historic Landmark.” *Route 66 News*. Accessed February 24, 2017. Available at: <http://www.route66news.com/2016/06/24/monrovia-gas-station-designated-city-landmark/>

<sup>19</sup> “Monrovia’s Santa Fe Depot is a Historic Landmark-Finally.” 20 April 2016. *Monrovia Weekly* (Monrovia, CA). Accessed February 24, 2017. Available at: <http://www.monroviaweekly.com/current-news/monroviassanta-fe-depot-is-a-historic-landmark-finally/>

With the new movement westward ushered by Route 66, many people visited Monrovia and never left. Period Revival-style residences, including Spanish Colonial, Colonial, Tudor, and English Cottage, were erected throughout the town, resulting in a number of notable examples. Harding Court, one of the oldest bungalow courts in the town, was erected in 1920–1921 along Foothill Boulevard.<sup>20</sup> Upton Sinclair moved to Monrovia in 1942, settling in a Spanish Colonial Revival-style residence that was erected in 1923.<sup>21</sup> Perhaps in a symbol of the town's rapid growth, the Boxx Jeweler's Clock was installed in downtown Monrovia on Myrtle Avenue circa 1920.<sup>22</sup>

The Administrative Group, a civic building designed to house the city hall, fire department building, justice and police department building, and a city garage, was proposed in 1924. In 1925, architects Paul R. Williams and Milton W. Nigg completed a Mission-style Fire Department and Hall of Justice/Police Department. However, the city hall conceived of in the master plan was not completed.<sup>23</sup>

The 1930s brought a new set of economic setbacks to Monrovia, as the city, along with much of Southern California, was embroiled with the woes of the Great Depression. Hand-in-hand with the economic downturn of the decade was a number of public works projects brought forth under the American New Deal agency championed by U.S. President Franklin D. Roosevelt. The Works Progress Administration (WPA) and Civilian/California Conservation Corps (CCC) were both active in Monrovia. Projects in the city included a number of building and park improvements. Two educational facilities were constructed/improved under the auspices of the WPA: the Clifton Middle School Gymnasium was moved in 1929 and underwent improvements by the WPA in the 1930s; contemporaneously, the WPA made improvements to Monroe Elementary School's grounds.<sup>24</sup> Originally commissioned in 1940 by the Treasury Section of Fine Arts for Monrovia's Ivy Avenue Post Office, a mural entitled "Grizzly Bear and Cubs" graced the post office until 1964 when the building was renovated, and the murals were removed. Restoration of this mural was completed in 2009, and the surviving mural currently graces the new Monrovia Public Library.<sup>25,26</sup>

In 1933, an 80-acre park in the San Gabriel Mountains was constructed by the CCC.<sup>27</sup> This park, named Monrovia Mountain Park, housed CCC Camp F-131, and was one of 20 camps in the Angeles National Forest. While camped at Monrovia Mountain Park, the CCC, under the command of the U.S. Forest Service, extended the fire road from White Saddle to a number of fire roads around Monrovia Peak.<sup>28</sup>

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<sup>20</sup> "The Return of Harding Court." 13 November 2011. *Monrovia Patch* (Monrovia, CA). Accessed February 21, 2017. Available at: <http://patch.com/california/monrovia/the-return-of-harding-court>

<sup>21</sup> "Author Upton Sinclair's Monrovia Muckraking Base Has Sold Out." 1 March 2011. *Curbed Los Angeles*. Accessed February 21, 2017. Available at: <http://la.curbed.com/2011/3/1/10480202/author-upton-sinclair-monrovia-muckraking-base-has-sold-out>

<sup>22</sup> "Early Monrovia History." Monrovia Historic Preservation Group. Accessed February 21, 2017. Available at: <http://www.mohpg.org/early-monrovia-history.html>

<sup>23</sup> "Monrovia CA Administrative Group." Paul Revere Williams: A Man and His Work. Accessed February 24, 2017. Available at: <http://www.paulrwilliamsproject.org/gallery/monrovia-ca-administrative-group/>

<sup>24</sup> "States and Cities: Monrovia." The Living New Deal. Accessed February 24, 2017. Available at: <https://livingnewdeal.org/us/ca/monrovia-ca/>

<sup>25</sup> "Monrovia Public Library Mural—Monrovia, CA." The Living New Deal. Accessed February 24, 2017. Available at: <https://livingnewdeal.org/projects/monrovia-public-library-grizzly-bear-and-cubs-monrovia-ca/>

<sup>26</sup> "Monrovia Public Library." Flickr. Accessed February 24, 2017. Available at: <https://www.flickr.com/photos/monroviapubliclibrary/4949986996/>

<sup>27</sup> "Canyon Park Timeline." Monrovia Public Library. Accessed February 24, 2017. Available at: <http://mplheritage.blogspot.com/2011/12/canyon-park-timeline-1932-1997.html>

<sup>28</sup> "Monrovia Mountain Park—Monrovia." The Living New Deal. Accessed February 24, 2017. Available at: <https://livingnewdeal.org/projects/monrovia-mountain-park-monrovia-ca/>

A number of transportation developments also improved the City's movement in the 1930s. The realignment of Route 66 was completed in 1933, and marshalled traffic away from earlier transportation-focused service areas along the South Shamrock corridor, such as the Flying A Gas Station, to the current alignment of the Route, also known as Huntington Drive, through current-day Monrovia. Don Robertson and other aviation-minded community members founded the Monrovia Airport/Foothill Flying Field at Huntington Drive was approved for commercial operations in November of 1930.<sup>29</sup> The airport was an initial success, as Robertson reported in 1932 that over 12,000 passengers had safely traveled from the airport.

The 1940s ushered in work efforts curtailed to aid World War II (WWII) efforts; many of these defense-focused jobs were realized in Southern California, and Monrovia was no exception. Although the town is heavily residential, the effects of the war were visible in the burgeoning of civil defense efforts. Monrovia's Civil Air Patrol was formed as early as 1942, and at least one female pilot, Francis Smith, learned how to fly at the Monrovia Airport before the onset of WWII.<sup>30</sup> Factories also operated in Monrovia; notably, the Day and Night Manufacturing Company purchased 805 S. Shamrock Avenue in 1943. At this location the company manufactured mortar shells, rocket shells, and airplane parts for the allied advance in Europe and the Pacific.<sup>31</sup>

In the 1950s, Monrovia saw a number of changes. The last Red Car of the Pacific Electric Railway arrived in September of 1951 as the city was increasingly automobile-reliant. New municipal buildings and institutions were also established as veterans returned. The City Hall on Ivy was dedicated in 1954 and the city's third library was dedicated in 1957.<sup>32</sup> As evident from historic aerials of 1946 and 1955, a number of post-war residential subdivisions were also completed in this decade, as demand for housing increased.<sup>33</sup>

#### **405 Genoa Street**

Genoa Street was established as early as 1927, although it was not included in Sanborn Fire Insurance maps.<sup>34</sup> Genoa Street is located in southwestern quadrant of the City of Monrovia. The parcel that 405 Genoa Street occupies was likely subdivided from a larger parcel. This subdivision occurred in the early-1950s, as the Los Angeles County Assessor first records the property's legal description in the 1953–1957 Assessor's records.<sup>35</sup> The original building permit was issued to Joseph J. Benish on September 21, 1953; the permit identified the owner as the builder of the

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<sup>29</sup> Freeman, Paul. 2017. "Monrovia Airport/Foothill Flying Field, Monrovia, CA." Abandoned and Little Known Airfields: California—East Los Angeles Area." Accessed February 24, 2017. Available at: [http://www.airfields-freeman.com/CA/Airfields\\_CA\\_LA\\_E.htm](http://www.airfields-freeman.com/CA/Airfields_CA_LA_E.htm)

<sup>30</sup> Cole, Jean Hascall. 1992. *Women Pilots of World War II*, p. 17. Salt Lake City, UT: University of Utah Press.

<sup>31</sup> City of Monrovia, Monrovia, CA. 1 June 2016. "Historic Landmark HL-139/Mills Act Contract MA-129: 805 South Shamrock Avenue." In *City of Monrovia: Historic Preservation Commission Staff Report*. Accessed February 24, 2017. Available at: [http://www.cityofmonrovia.org/sites/default/files/fileattachments/historic\\_preservation\\_commission/page/2580/ph-2\\_hpc.pdf](http://www.cityofmonrovia.org/sites/default/files/fileattachments/historic_preservation_commission/page/2580/ph-2_hpc.pdf)

<sup>32</sup> "Important Dates in Monrovia's Historical Timeline." Monrovia Public Library. Accessed February 24, 2017. Available at: [http://mplheritage.blogspot.com/2011\\_08\\_14\\_archive.html](http://mplheritage.blogspot.com/2011_08_14_archive.html)

<sup>33</sup> "Historic Aerials." Nationwide Environmental Title Research, LLC. Accessed February 24, 2017. Available at: <https://historicaerials.com/>

<sup>34</sup> Sanborn-Perris Map Company. April 1927–February 1942. Monrovia Index.

<sup>35</sup> Los Angeles County Assessor. 1953–1957 Map Book 844, p. 26.

residence and garage.<sup>36</sup> Plumbing permits were issued to owners in 1953 and 1961.<sup>37</sup> An electrical permit was also filed in 1953 by then-owner Joseph J. Benish.<sup>38</sup>

Based upon a review of the Los Angeles County Assessor's parcel data, the property changed ownership several times between 1953 and 2017 (Table 1, Assessor Data).

**TABLE 1  
ASSESSOR DATA**

Map Book No.	Page No.	Date	Name
844	26	1953–1957	Joseph J. Benish George H. Hansen H.R. and Floretta Mecke
8508	12	1958	Floretta Mecke
		1962*	Hermann F. and Antonia Goss
		1991*	Antonia Goss
		1993*	Antonia Goss Trust
		2006*	Patricia E. Barnett
		2007*	Terry J. Li
		2017*	405 Genoa Investment LLC

**NOTE:** \* Denotes information from the Assessor's public counter.

Joseph J. Benish was listed as living at the subject property in 1953. The directory identified Benish as married to Norma R. Benish and working as a salesman;<sup>39</sup> however, when living in Pasadena in 1956 he was listed as a mechanic.<sup>40</sup>

Helmut Richard (H.R.) Mecke was born in Canada in 1912, immigrated to the United States from Germany in 1926, and petitioned for naturalization in 1939.<sup>41</sup> He and his wife Floretta had a daughter named Alison who was born in Los Angeles in 1942. H.R. Mecke worked at Temple Radio & TV.<sup>42</sup> Prior to moving to Monrovia, the couple lived in Sierra Madre.<sup>43</sup> Mrs. Floretta Mecke was listed as a housewife and continued to live at 405 Genoa Street from 1958 until at least 1962;<sup>44</sup> later she moved to 257 Valle Vista Ave in the same town, residing there until at least 1970.<sup>45</sup>

<sup>36</sup> City of Monrovia. Issued 21 September 1953. Building Permit No. 3500.

<sup>37</sup> City of Monrovia. Issued 28 September 1953. Plumbing Permit No. 3696; City of Monrovia. Issued 24 October 1961. Plumbing Permit No. 8704.

<sup>38</sup> City of Monrovia. Issued 5 October 1953. Electrical Permit No. 3137.

<sup>39</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>40</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>41</sup> Ancestry.com. National Archives at Riverside; Riverside, California; NAI Number: 594890; Record Group Title: 21; Record Group Number: *Records of District Courts of the United States, 1685–2009*.

<sup>42</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>43</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>44</sup> Ancestry.com. 2017. *California, Voter Registrations, 1900–1968* [database on-line]. Provo, UT: Ancestry.com Operations Inc.

<sup>45</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

In 1962, Hermann F. Goss, a grade checker construction worker, and his wife Antonia Goss, owned the property.<sup>46</sup> The Goss' lived next to the property at 335/345 Genoa Street.<sup>47</sup> In 1970, Hermann F. Goss' occupation changed from construction worker to custodian.<sup>48</sup> No occupation was listed for Floretta Mecke or Antonia Goss, and no information was available on George H. Hansen.

At the time of this report, the current owner of the property is 405 Genoa Investment LLC.

## FIELD SURVEY FINDINGS

Sapphos Environmental, Inc. Historic Resources staff (Ms. Alexandra Madsen) conducted a field survey of 405 Genoa Street and its setting on April 11, 2018. Ms. Madsen is an architectural historian who meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Research was also conducted in the building permits on file at the City of Monrovia Building Department and the County of Los Angeles Assessor records. Additional research was conducted in online resources including newspapers, Sanborn fire insurance maps, and city directories.

## DESCRIPTION

The one-story Minimal Tradition-style building has an 'L'-shaped floorplan and is situated in the central region of the lot. The cross-gable roof is covered in composition shingles and the exterior walls are clad in smooth textured stucco; this stucco is likely original (Figure 3, *General North-Facing View of 405 Genoa Street*).



**Figure 3. General North-Facing View of 405 Genoa Street**  
SOURCE: *Sapphos Environmental, Inc., 2018*

<sup>46</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>47</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>48</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

The primary southern façade faces the street and is clad in stucco. The gable end of the primary façade is defined by its horizontal wood planking beneath the roof, original double window, and vertical wood slats that are set upon a brick foundation and create privacy for the sheltered entrance. These original features are starkly contrasted by the complex fenestration evident to the west of the primary entrance. The original picture window appears to have been removed at an unknown date and replaced with a vinyl six-light window. Likewise, the windows at the southwest corner of the building were replaced with sliding six-light vinyl windows. A wall-unit air conditioner is situated next to the picture window (Figure 4, *View of Primary [Southern] Façade, 405 Genoa Street*).



**Figure 4. View of Primary (Southern) Façade, 405 Genoa Street**

SOURCE: *Sapphos Environmental, Inc., 2018*

The primary entrance is accessed via a concrete walkway that leads from the driveway to the front door. The entrance includes a metal security door and is sheltered by the projecting vertical wood slats set on a brick foundation. This façade also features a low, brick wall that spans half of the exterior creating a flowerbed (Figure 5, *View of Primary Entrance, Southern Façade, 405 Genoa Street*).



**Figure 5. View of Primary Entrance, Southern Façade, 405 Genoa Street**  
SOURCE: *Sapphos Environmental, Inc., 2018*

The western façade has a stucco exterior below a gable end accentuated with horizontal wood siding. All windows along this façade were replaced with sash or sliding six-light vinyl windows at an unknown date. Vents in the roof and at the foundation provide passive air flow (Figure 6, *View of Western Façade, 405 Genoa Street*).



**Figure 6. View of Western Façade, 405 Genoa Street**  
SOURCE: *Sapphos Environmental, Inc., 2018*

The northern and eastern façades of the property were not visible from the public right-of-way. The yard of the property at 405 Genoa Street appears to be partially paved and is accessible from the driveway. A double chain link gate provides access to the rear of the property. A wall constructed of wood and concrete masonry units (CMUs) lined the western edge of the property (Figure 7, *View of Yard, 405 Genoa Street*).



**Figure 7. View of Yard, 405 Genoa Street**  
SOURCE: *Sapphos Environmental, Inc., 2018*

## SETTING

The building is situated in the center of a smaller residential lot that is faced with a lawn and is located within a residential neighborhood in Monrovia. The neighborhood around 405 Genoa Street is comprised of large, in-fill multi-family apartment buildings dating from the 1970 to the 2000s, and slightly or heavily altered single-family residences dating from the 1940s and 1950s. Directly across the street from the property (to the south) is a large apartment building that was likely constructed in the late 1970s or early 1980s (Figure 8, *Property to the South of 405 Genoa Street*). To the west of the property are modern apartment buildings likely dating from the 1990s to early 2000s (Figure 9, *Properties to the West of 405 Genoa Street*). A comparable but heavily neglected transitional Minimal Tradition/Ranch-style residence is situated to the east of the subject property (Figure 10, *Property to the East of 405 Genoa Street*). Additional residences in the neighborhood include three altered Minimal Traditional-style buildings dating from the 1940s and 1950s that are located across the street (Figure 11, *Properties Across from 405 Genoa Street*).





**Figure 8. Property to the South of 405 Genoa Street**  
SOURCE: *Sapphos Environmental, Inc., 2018*



**Figure 9. Properties to the West of 405 Genoa Street**  
SOURCE: *Sapphos Environmental, Inc., 2018*



**Figure 10. Property to the East of 405 Genoa Street**  
SOURCE: Sapphos Environmental, Inc., 2018



**Figure 11. Properties Across from 405 Genoa Street**  
SOURCE: Sapphos Environmental, Inc., 2018

## EVALUATION

### Individual Eligibility

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 405 Genoa Street merely reflects real estate development that occurred throughout Southern California at the end of WWII and the construction of numerous buildings resumed throughout the region.

Monrovia was established as a city in 1887; the residence at 405 Genoa Street was built 66 years later in 1953. Therefore, the property does not appear eligible for listing in the California Register under Criterion 1.

The original owner of the property was Joseph J. Benish, who worked as a salesman<sup>49</sup> and a mechanic.<sup>50</sup> Persons who made identified and documented specific contributions to history are not known to be associated with this property. Therefore, the property does not appear eligible for listing in the California Register under Criterion 2. Additionally, the property does not appear eligible for designation as a Historic Landmark under Criterion 1.

The building is an example of a low-style Minimal Traditional residential building that has been altered over the course of time. The original builder of the property was the first owner Joseph J. Benish. The building does not embody the distinguishing characteristics of an architectural type specimen; is not inherently valuable for a study of a period, style, or method of construction; nor is it a notable work of a master builder, designer, or architect whose individual genius influenced his or her age. Therefore, the building is not eligible for listing in the California Register under Criterion 3. Additionally, the building does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

The building has been altered and does not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Moreover, residences around the property were altered, and in-fill development has substantially changed the neighborhoods appearance within the last 40 years. Therefore, the property does not contribute to a sense of "place" under Historic Landmark Criteria 5 and 6.

The building was constructed using common materials and methods and does not possess the potential to yield important information in regard to history or prehistory. Therefore, the property is not eligible for listing in the California Register under Criterion 4, and Historic Landmark Criterion 7.

The building has been altered through the addition of the vinyl windows, including all but one on the primary façade. Therefore, the building has diminished integrity of design and materials. Despite these alterations, the building generally retains its integrity of workmanship, feeling, and association. It has not been moved and retains integrity of location. The building does not retain integrity of setting due to neighboring in-fill construction.

## **District Eligibility**

The property is located on Genoa Street between S. Mayflower and S. Magnolia Avenues. The parcel was subdivided from a larger parcel in 1953. Surrounding residences were likely originally developed from between the 1940s and the 1950s but for the last 40 years have received many large, in-fill apartment buildings along this street.

At present, 21 apartment buildings and 8 single-family houses exist within the neighborhood block. The eight remaining single-family houses are spread out and peppered among the many large and sprawling apartment buildings. These houses likely date to the 1940s and 1950s whereas most of the apartment buildings were constructed within the last 40 years. Because of this intense in-fill,

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<sup>49</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

<sup>50</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

Genoa Street is characterized more so by its apartment buildings than the few remaining single-family residences. Residences along Genoa Street reflect various eras of construction; styles of architecture including Revival-style, post-war Ranch and Minimal Traditional, and Contemporary in-fill houses. Remaining single-family residences are low-style examples of Ranch or Minimal Traditional styles of architecture and were altered or are in poor condition. The block does not appear to represent a cohesive historic district because the buildings were constructed at a variety of time periods, reflect low styles of architecture, a number of them were altered from their 1940–1950s appearances, and the vast majority of buildings are newly constructed. Therefore, the neighborhood does not appear to possess the architectural quality or integrity to form a historic district eligible for listing in the California Register and/or the City of Monrovia Historic Landmark inventory. Therefore, 405 Genoa Street is not eligible for the California Register or for designation as a Historic Landmark individually and does not contribute to a potential historic district.

## **CONCLUSION**

The subject property does not appear eligible for listing in the California Register or eligible for designation as a Historic Landmark because it does not possess historical or architectural significance to merit designation in these registers (Attachment 1, *DPR 523 Series Forms*). Therefore, the property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA).

Should there be any questions regarding the information contained in this MFR, please contact Ms. Alexandra Madsen at (626) 683-3547, extension 145.

***ATTACHMENT 1***  
***DPR 523 SERIES FORMS***

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6

\*Resource Name or # (Assigned by recorder): 405 Genoa Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad: Mount Wilson Date: 1995 T01N; R11W; \_\_\_ of \_\_\_ of Sec 35; SB B.M.

c. Address: 405 Genoa Street City: Monrovia Zip: 91016

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 407081 mE/ 3777379 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 8507-005-027

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

The one-story Minimal Tradition-style building has an 'L'-shaped floorplan and is situated in the central region of the lot. The cross-gable roof is covered in composition shingles and the exterior walls are clad in smooth textured stucco; this stucco is likely original. The primary southern façade faces the street and is clad in stucco. The gable end of the primary façade is defined by its horizontal wood planking beneath the roof, original double window, and vertical wood slats that are set upon a brick foundation and create privacy for the sheltered entrance. These original features are starkly contrasted by the complex fenestration evident to the west of the primary entrance. The original picture window appears to have been removed at an unknown date and replaced with a vinyl six-light window. Likewise, the windows at the southwest corner of the building were replaced with sliding six-light vinyl windows. A wall-unit air conditioner is situated next to the picture window. (See Continuation page 3)

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

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

**P5a. Photo or Drawing** (Photo required for buildings, structures, and objects.)  
(Continued on Continuation Sheet page 3)



**P5b. Description of Photo** (view, date, accession #): Facing north; April 11, 2018; Photo No. L1150125 (See Continuation Sheet page 3)

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

\*P7. Owner and Address:  
Mr. Jason Yen  
405 Genoa Investment LLC  
9353 Rush Street  
South El Monte, CA 91733

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

\*P9. Date Recorded: April 13, 2018

\*P10. Survey Type (Describe): Intensive

\*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2018. Historic Evaluation for 405 Genoa Street, Monrovia.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\* NRHP Status Code 6Z

Page 2 of 6

\*Resource Name or # (Assigned by recorder): 405 Genoa Street

**B1. Historic Name:** 405 Genoa Street

**B2. Common Name:** 405 Genoa Street

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

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

\***B5. Architectural Style:** Minimal Tradition

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

Genoa Street was established as early as 1927, although it was not included in Sanborn Fire Insurance maps. Genoa Street is located in southwestern quadrant of the City of Monrovia. The parcel that 405 Genoa Street occupies was likely subdivided from a larger parcel. This subdivision occurred in the early-1950s, as the Los Angeles County Assessor first records the property's legal description in the 1953-1957 Assessor's records. The original building permit was issued to Joseph J. Benish on September 21, 1953; the permit identified the owner as the builder of the residence and garage. Plumbing permits were issued to owners in 1953 and 1961. An electrical permit was also filed in 1953 by then-owner Joseph J. Benish.

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

Original Location: N/A

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

**B9a. Architect:** Joseph J. Benish

**b. Builder:** Joseph J. Benish

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

**Area:** Monrovia

**Period of Significance:** 1953-1954 **Property Type:** Single-Family Residence **Applicable Criteria:** N/A

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

**Individual Eligibility**

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 405 Genoa Street merely reflects real estate development that occurred throughout Southern California at the end of WWII and the construction of numerous buildings resumed throughout the region. Monrovia was established as a city in 1887; the residence at 405 Genoa Street was built 66 years later in 1953. Therefore, the property does not appear eligible for listing in the California Register under Criterion 1. (See Continuation Sheet page 6)

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

\***B12. References:**

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

\***B14. Evaluator:**

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

\***Date of Evaluation:** April 13, 2018

(This space reserved for official comments.)



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

The primary entrance is accessed via a concrete walkway that leads from the driveway to the front door. The entrance includes a metal security door and is sheltered by the projecting vertical wood slats set on a brick foundation. This façade also features a low, brick wall that spans half of the exterior creating a flowerbed.

The western façade has a stucco exterior below a gable end accentuated with horizontal wood siding. All windows along this façade were replaced with sash or sliding six-light vinyl windows at an unknown date. Vents in the roof and at the foundation provide passive air flow.

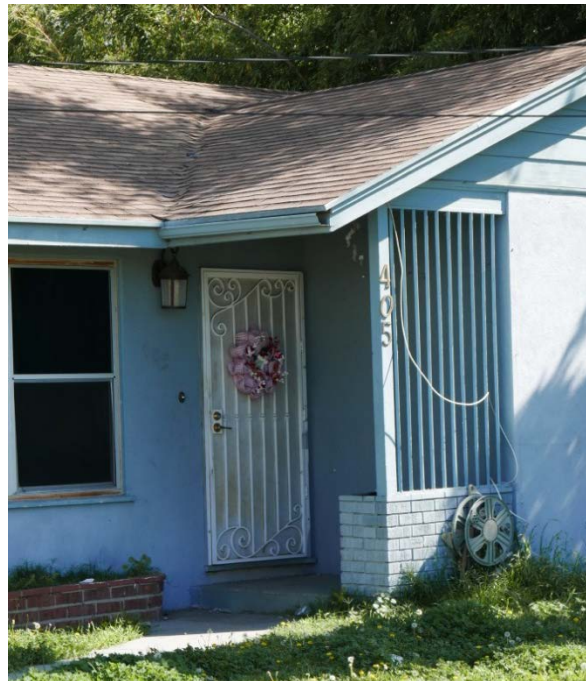
The northern and eastern façades of the property were not visible from the public right-of-way. The yard of the property at 405 Genoa Street appears to be partially paved and is accessible from the driveway. A double chain link gate provides access to the rear of the property. A wall constructed of wood and concrete masonry units (CMUs) lined the western edge of the property.

**SETTING**

The building is situated in the center of a smaller residential lot that is faced with a lawn and is located within a residential neighborhood in Monrovia. The neighborhood around 405 Genoa Street is comprised of large, in-fill multi-family apartment buildings dating from the 1970 to the 2000s, and slightly or heavily altered single-family residences dating from the 1940s and 1950s. Directly across the street from the property (to the south) is a large apartment building that was likely constructed in the late 1970s or early 1980s. To the west of the property are modern apartment buildings likely dating from the 1990s to early 2000s. A comparable but heavily neglected transitional Minimal Tradition/Ranch-style residence is situated to the east of the subject property. Additional residences in the neighborhood include three altered Minimal Traditional-style buildings dating from the 1940s and 1950s that are located across the street.

**P5a. Photo or Drawing:** (Continued from Primary Record page 1)

SOURCE: Sapphos Environmental, Inc.



View of Primary Entrance, 405 Genoa Street

(See Continuation Sheet page 4)



Page 4 of 6

\*Resource Name or # (Assigned by recorder): 405 Genoa Street

P5a. Photo or Drawing: (Continued from Continuation Sheet page 3)

SOURCE: Sapphos Environmental, Inc.



View of Western Facade, 405 Genoa Street



View of Yard, 405 Genoa Street



View of Property to the South of 405 Genoa Street

(See Continuation Sheet page 5)

**P5a. Photo or Drawing:** (Continued from Continuation Sheet page 4)

SOURCE: Sapphos Environmental, Inc.



View of Properties to the West of 405 Genoa Street



View of Property to the East of 405 Genoa Street



View of Properties Across from 405 Genoa Street

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

**Individual Eligibility**

The original owner of the property was Joseph J. Benish, who worked as a salesman and a mechanic. Persons who made identified and documented specific contributions to history are not known to be associated with this property. Therefore, the property does not appear eligible for listing in the California Register under Criterion 2. Additionally, the property does not appear eligible for designation as a Historic Landmark under Criterion 1.

The building is an example of a low-style Minimal Traditional residential building that has been altered over the course of time. The original builder of the property was the first owner Joseph J. Benish. The building does not embody the distinguishing characteristics of an architectural type specimen; is not inherently valuable for a study of a period, style, or method of construction; nor is it a notable work of a master builder, designer, or architect whose individual genius influenced his or her age. Therefore, the building is not eligible for listing in the California Register under Criterion 3. Additionally, the building does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

The building has been altered and does not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Moreover, residences around the property were altered, and in-fill development has substantially changed the neighborhoods appearance within the last 40 years. Therefore, the property does not contribute to a sense of "place" under Historic Landmark Criteria 5 and 6.

The building was constructed using common materials and methods and does not possess the potential to yield important information in regard to history or prehistory. Therefore, the property is not eligible for listing in the California Register under Criterion 4, and Historic Landmark Criterion 7.

The building has been altered through the addition of the vinyl windows, including all but one on the primary façade. Therefore, the building has diminished integrity of design and materials. Despite these alterations, the building generally retains its integrity of workmanship, feeling, and association. It has not been moved and retains integrity of location. The building does not retain integrity of setting due to neighboring in-fill construction.

**District Eligibility**

The property is located on Genoa Street between S. Mayflower and S. Magnolia Avenues. The parcel was subdivided from a larger parcel in 1953. Surrounding residences were likely originally developed from between the 1940s and the 1950s but for the last 40 years have received many large, in-fill apartment buildings along this street.

At present, 21 apartment buildings and 8 single-family houses exist within the neighborhood block. The eight remaining single-family houses are spread out and peppered among the many large and sprawling apartment buildings. These houses likely date to the 1940s and 1950s whereas most of the apartment buildings were constructed within the last 40 years. Because of this intense in-fill, Genoa Street is characterized more so by its apartment buildings than the few remaining single-family residences. Residences along Genoa Street reflect various eras of construction; styles of architecture including Revival-style, post-war Ranch and Minimal Traditional, and Contemporary in-fill houses. Remaining single-family residences are low-style examples of Ranch or Minimal Traditional styles of architecture and were altered or are in poor condition. The block does not appear to represent a cohesive historic district because the buildings were constructed at a variety of time periods, reflect low styles of architecture, a number of them were altered from their 1940-1950s appearances, and the vast majority of buildings are newly constructed. Therefore, the neighborhood does not appear to possess the architectural quality or integrity to form a historic district eligible for listing in the California Register and/or the City of Monrovia Historic Landmark inventory. Therefore, 405 Genoa Street is not eligible for the California Register or for designation as a Historic Landmark individually and does not contribute to a potential historic district.