



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** DHS2018-0007

**AGENDA ITEM:** AR-2

**PREPARED BY:** John Mayer, AICP  
Senior Planner

**MEETING DATE:** August 29, 2018

**TITLE:** Determination of Historic Significance  
340 West Evergreen Avenue

**APPLICANT:** Alec Schiffer, Trammell Crow Residential  
5790 Fleet Street, Suite 140  
Carlsbad, CA 92008

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

**BACKGROUND:** The applicant has presented staff with a preliminary plan to build a 436-unit apartment complex that would involve the demolition of a one-story, “minimal traditional” style residential building at 340 West Evergreen Avenue. Since the house was built over 50 years ago (circa 1949), the proposed demolition requires that the Historic Preservation Commission (HPC) first make a determination about the building’s potential significance as an historic resource. Monrovia Municipal Code (MMC) Section 17.10.050(B)(2) allows the applicant to submit a written historic assessment and status code from a city-approved historic preservation expert regarding a property’s historic merit.

On August 15, 2018, the applicant submitted an historic assessment of the building which was prepared by Pamela Daly, M.S.H.P of Daly and Associates. The assessment documents

contained in Exhibit “A” include a memo from Daly<sup>1</sup> that explains the methodology used to determine the home’s historic significance, summarizes the results of her research, and describes her qualifications as meeting the Secretary of Interior Standards for architectural historians. Exhibit “A” also contains the property’s Department of Parks and Recreation (DPR 523A) survey form which assigned a status code of 6Z. A California Resources Historic Status (CRHS) code of 6Z the means that the property is not eligible for listing or designation under state or local evaluation criteria.



**Figure 1.** Photo of 340 West Evergreen as seen from the street. The structure was constructed circa 1949.

<sup>1</sup> Please note that the memo from Daly summarizes the research of two properties: 340 W. Evergreen and 1607 S. Magnolia. Both properties will be reviewed and considered by the Commission at the August 29th meeting.

**ANALYSIS:** According to Monrovia Municipal Code (MMC) Section 17.10.030, the total demolition of a residential building that was constructed over 50 years ago requires a Discretionary Demolition Permit. MMC Section 17.10.060 states that no demolition permit shall be approved or issued until the HPC, or the City Council on appeal, has made a final determination of historic significance.

A field survey and evaluation of 340 West Evergreen Avenue was conducted by Pamela Daly whose expertise exceeds the Secretary of Interior's Professional Qualifications for Architectural Historians. Ms. Daly inspected the site and existing structure, gathered property data, and documented its current conditions in order to evaluate the property for historic significance. Ms. Daly used the City of Monrovia's Historic Context Statement to establish a historic background and understand the property's place in the City's history. She also evaluated the architectural style using the era of "Residential Development 1941-1967" context, and a sub-theme of "Single-Family Residential Infill".

### ***Property History***

Los Angeles County records indicate that the house was first constructed in 1949; however, the original building permit is not available. The building's architect and contractor are unknown. The house was built prior to the construction of the 210 Freeway through Monrovia and had a different street address (1519 South Alta Vista). According to aerial photos, this area of the City transitioned from agricultural land to light residential development in the late 1940's; light industrial buildings began to appear in the 1950's. After the 210 Freeway was completed, the subject property was given the current address (340 West Evergreen Avenue).

According to Daly's research, none of the home's owners or occupants made any important contributions to local, regional, or state history. Page two of the attached DPR Form includes a history of some prior owners. One of the latest owners of the property (David Miller) established his plumbing and sewer business (SGV Plumbing and Sewer) on the property, using the house for his residence and office. The house is currently vacant.

The house was originally 640 square feet with a detached garage to the west of it. The house was later enlarged by 440 square feet by connecting it with the detached garage which was converted to living space. A chimney was added to the front of the house, approximately in the middle of the main frontage. A front door was situated to the left of that chimney. Ms. Daly noted that the location of those features appear "out of character" for the orientation of features and that this may have been the result of a remodel in 1952. Another small addition (approximately 8' x 8') was constructed off of the east elevation. In 1999, David Miller received a permit to remove the existing doors of the house, and replace a sliding door on the rear elevation, and some other windows, with modern composite units.

### ***Current Conditions***

The building has a rectangular shape with a low-pitched gable roof line. Rafter tails extend out from under the eaves. Many of the windows are now covered over with plywood. Windows that are visible are primarily wood, double-hung windows. On the front facade, a large square window comprised of nine fixed lights, set in wood sash and frame, is situated immediately to the west of the exterior chimney. A faux birdhouse is on the east gable end of the house, and the east facade of the small addition has "ranch style" wood shutters that frame a window. The main front entrance is on the east end of the front (north) elevation under a sheet of plywood.

### ***Historic Integrity***

The assessment evaluated the property under the seven aspects of historic integrity including: location, design, setting, materials, workmanship, feeling, and association. The house at 340 West Evergreen Avenue has lost many of the seven essential physical aspects of its original integrity, which has adversely affected its ability to convey any historic significance. The integrity aspects of design and materials were lost with the “badly designed” additions and removal of original windows and doors. The integrity aspect of workmanship is not conveyed as there was no apparent concern for high quality craftsmanship. The home’s setting, feeling, and association has changed from a lightly-settled residential neighborhood to a light-industrial area where there is an eight-lane freeway across the street. The property has lost its ability to convey a sense of the late 1940s and/or early 1950s period of residential construction and its association with the post-World War II era.

### ***Evaluation Criteria***

In order to be eligible for designation as a local landmark, the property would need to meet at least one of the seven criterion listed in MMC Section 17.40.060. Page four of the DPR Form includes an analysis of each designation criterion. According to the analyses, the property would not meet any of those standards. The property at 340 West Evergreen Avenue does not appear to be the product of a notable builder, designer, or architect. The building has been substantially altered with the addition of inappropriate modifications, and does not present a professionally designed residence. The house at 340 West Evergreen Avenue was literally cut-off from its original neighborhood with the construction of the 210 Freeway through Monrovia. It is not related to any similar buildings in its immediate setting.

**RECOMMENDATION:** The applicant’s consultant determined that the property at 340 West Evergreen Avenue does not have architectural or known historic value that meets the criteria for state, regional, or local designation. Staff recommends that the Historic Preservation Commission accept the DPR Form and assign a CHRS Code of 6Z to the property.

If the Commission concurs with this recommendation, then the following motion is appropriate:

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



2242 El Capitan Drive, Riverside, California 92506

(951) 369-1366 ■ [daly.rvrsde@sbcglobal.net](mailto:daly.rvrsde@sbcglobal.net)

July 31, 2018

Michelle Gibbs  
Senior Planner/Biologist  
MIG, Inc.  
800 Hearst Avenue  
Berkeley, CA 94710

Re: Alexan Monrovia and MIG Project #13819

Dear Ms. Gibbs;

Please find attached the completed California Department of Parks and Recreation (DPR) Series 523 Inventory Site forms for the documentation and evaluation of the properties at 340 West Evergreen Avenue and 1607 South Magnolia Avenue in the City of Monrovia, California. The DPR forms were completed per the instructions of the City of Monrovia's "Requirements for Preparing Historic Assessments" in association with the use of the *Final City of Monrovia Historic Context Statement (2018)*, for the evaluation of the built-environment resources situated in the project parcels.

### **Methodology**

The field survey and evaluation of the buildings at 340 West Evergreen Avenue and 1607 South Magnolia Avenue, was conducted by Pamela Daly, M.S.H.P., Principal Architectural Historian. Ms. Daly holds a Master of Science Degree in Historic Preservation from the University of Vermont, and a Bachelor of Science Degree in Business Management (with a minor in History), and exceeds the Secretary of the Interior's Professional Qualifications (36 CFR 61) for Architectural Historians and Historians. Ms. Daly has authored over 150 historical resource assessments and evaluations required for buildings/structures/objects/features/and landscapes under the California Environmental Quality Act (CEQA). (See attachment for additional information.)

In order to identify and evaluate the subject properties as potential historical resources, a multi-step methodology was utilized. An inspection of the sites and the existing structures, combined with a review of data for these parcels, was performed to document existing conditions and assist in assessing and evaluating the properties for significance. Photographs were taken of the subject buildings, surrounding landscape, or other points of interest situated in the proposed project area, during the intensive-level pedestrian survey.

The *Final City of Monrovia Historic Context Statement*, prepared by ASM Affiliates, Inc., for the City of Monrovia (2018), was utilized to provide historical backgrounds for the subject

properties located within the City, and as a framework for understanding the properties place in the history of the City.

The criteria for listing a property in the California Register of Historical Resources, and the City of Monrovia Designation Criteria (MMC § 17.40.060(b)), were employed to evaluate the potential historical significance of the subject properties. In addition, the following tasks were performed for the study:

- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed;
- site-specific research was conducted on the subject property utilizing historic United States Geological Survey (USGS) topographic maps;
- historical road maps of the Automobile Club of Southern California were referenced;
- *Los Angeles City Directory Company* books for Monrovia resident and street listings were referenced;
- U.S. Census data was accessed from Ancestry.com;
- U.S. Military draft cards were accessed from Ancestry.com;
- Los Angeles County voting roles were accessed from Ancestry.com;
- building permit records for the properties were provided by the City; and
- historic aerial photographs dating from 1948 were accessed from NETR Historic aerials.

### **Assessment Results**

**340 West Evergreen Avenue:** The property at 340 West Evergreen Avenue was evaluated for significance by using the theme of “Residential Development 1941-1967”, with the sub-theme of “Single-Family Residential Infill”, as presented in the *Final City of Monrovia Historic Context Statement* (ASM, 2018).

- The property was found not to be part of, or potential contributor to any historic district in the City.
- The property was not found to be a significant historical resource when evaluated under the criteria for listing in the California Register of Historical Resources.
- The property was not found to meet the criteria to be eligible for being considered a Designated Historical Resource in the City of Monrovia.
- The property was assigned the California Historical Resources Status Code of 6Z.

**1607 South Magnolia Avenue:** Due to the architectural style of the residence at 1607 South Magnolia Avenue, and the good possibility that the building dates from circa 1910 to 1940, the property was evaluated for significance by using the theme of Residential Development 1903-1940”, with the sub-theme of “Single-Family Residential”, as presented in the *Final City of Monrovia Historic Context Statement* (ASM, 2018).

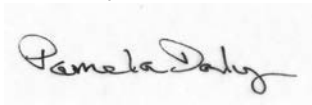
- The property was found not to be part of, or potential contributor to any historic district in the City.

- The property was not found to be a significant historical resource when evaluated under the criteria for listing in the California Register of Historical Resources.
- The property was not found to meet the criteria to be eligible for being considered a Designated Historical Resource in the City of Monrovia.
- The property was assigned the California Historical Resources Status Code of 6Z.

Complete set of DPR 523 Series inventory site forms for each property are attached to this memorandum. The DPR forms contain detailed architectural descriptions of each building, histories of each property, and statements of significance for the resources.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Daly". The signature is written in black ink on a light-colored background.

Pamela Daly, M.S.H.P.  
Principal

Attachments: Daly & Associates biography  
DPR forms for 340 West Evergreen Avenue  
DPR forms for 1607 South Magnolia Avenue



**Pamela Daly, M.S.H.P., Principal Architectural Historian**  
**Daly & Associates, 2242 El Capitan Drive, Riverside, CA 92506**  
**(951) 369-1366 [daly.rvrsde@sbcglobal.net](mailto:daly.rvrsde@sbcglobal.net)**

Ms. Daly is a 36 CFR 61 Qualified Architectural Historian with more than 21 years experience in historic resource management and consulting in California, Vermont, New York, and Nevada. She earned a Master of Science degree in Historic Preservation at University of Vermont, and a Bachelor of Science degree in Business Management from Elmira College in Elmira, New York. Ms. Daly's coursework in Historic Preservation included the study of American Architecture, Historic Landscapes, and Building Conservation Techniques.

Ms. Daly has experience with federal agencies including U.S. Air Force, U.S. Navy, U.S. Army Reserve, U.S. Army Corps of Engineers, Bureau of Land Management, the U.S. Forest Service, the National Park Service, and U.S. Fish & Wildlife. She is accepted as a principal investigator for both Architectural History and History by the California State Office of Historic Preservation, and holds the qualifications to work throughout the United States. Ms. Daly belongs to the National Trust for Historic Preservation, Vernacular Architecture Forum, Society of Industrial Archaeology, and Association of Preservation Technology.

Ms. Daly has expertise not only in assessing and evaluating classic residential architectural styles of the United States dating from the eighteenth to the twenty-first century, but she has a wide range of experience in the survey and evaluation of military sites and structures in both the western and eastern United States. She has performed studies on airplane hangars, military housing, helicopter hangars, ammunition bunkers, flight simulators, and Cold War radar arrays. Industrial archaeological sites include automobile and railroad bridges, irrigation canals and ditches, gravity-fed water supply systems, sewer treatments systems, gold mines, water-pumping systems, privately-owned reservoirs, electric transmission line towers, historic roads, historic signage, airplane hangars, steam-powered belt and pulley systems, and a historic zanja.

Studies of built-environment resources include archival research, field investigation, significance criteria and determinations, assessment of impacts/effects, management plans, and mitigation implementation. Mitigation measures include preparation of Historic American Building Survey (HABS) documentation, Historic American Engineering Record (HAER) documentation, Historic American Landscape (HALS) documentation, interpretive signage, layout and production of brochures, websites, and video displays. Ms. Daly has also worked with clients with historically significant buildings to restore or rehabilitate them in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

From her training at the University of Vermont, Ms. Daly is qualified to prepare Historic Structure Reports (HSR) for built-environment resources. She has the expertise and equipment to perform chromochronology, mortar analysis, historic interior evaluations, and analysis of historic paint finishes. She has prepared reports detailing the existing conditions of the interior and exterior features of a building, and presented the recommended repair and maintenance tasks necessary to protect the historic resource.



**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 340 West Evergreen Avenue

**P1. Other Identifier:** APN 8507-006-016

**\*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 T ; R ; ¼ of ¼ of Sec ; S.B.B.M.

c. Address: 340 West Evergreen Avenue

City: Monrovia

Zip: 91016

d. UTM: Zone: 11; 407155 mE/ 3777572 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 440 feet a.s.l.

The building is located approximately 177 yards west of the intersection of South Magnolia Avenue and West Evergreen Avenue, on the south side of the street.

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

The building permit for erection of this dwelling was not in the file for this property. According to Permit No. 2468 filed by the owners of the property in 1952, the house at that time was a one-story residence and garage, with the residence measuring 20 feet x 32 feet, for a total of 640 square feet of living space. The house was comprised of only five rooms, and a review of a historical aerial photographs dating from 1948, 1952, 1964, and 1972, provide information as to the original massing of the house, its location, and the reorientation of South Alta Vista Street and West Evergreen Avenue because of the construction of the 210 Freeway through this area in Monrovia.

The original building had a rectangular massing and a low-pitched gable roof set on an east-west axis, with rafter tails extending from under the overhanging eaves. The house sits on a poured-concrete foundation. To this main block, an addition was made to the west elevation, and this addition connected to the original unattached garage. Many of the windows are currently covered over from the outside, but those visible present primarily 1-over-1 wood sash, double-hung windows. On the front façade, a large square window comprised of nine fixed lights, set in wood sash and frame is situated immediately to the west of the exterior chimney. In 1999, David Miller received a permit to remove the existing doors of the house, and replace a sliding door on the rear elevation, and some other windows, with modern composite units.

The addition and garage conversion to living space extended the house approximately 24 feet to the west. A small addition, approximately 8' x 8' was constructed off of the east elevation, and its gable-on-hip roof height is noticeably lower than the main block. A faux birdhouse is set in the east gable end of the main block, and the east façade of the small addition has "ranch style" wood shutters and framing the window. The main front entrance appears to be situated at the east end of the front (north) elevation under a sheet of plywood. A chimney was added to the front elevation in the approximate middle of the main block. This location of the front door and chimney are out of character for the orientation of features on the front façade, and may have resulted from the alteration of 1952. The house is currently vacant and has been boarded up.

**\*P3b. Resource Attributes:** HP6 (1-3 story commercial building) HP39 (Other: single family dwelling now used as a religious center.)

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

P5a. Photo or Drawing



P5b. Description of Photo:  
Front (north) elevation. View looking south. July 5, 2018.

**\*P6. Date Constructed/Age and**

**Sources:**  Historic

Prehistoric  Both

1949-1951 per Los Angeles County Assessor data.

**\*P7. Owner and Address:**

Unknown.

**\*P8. Recorded by:**

Pamela Daly, M.S.H.P.

Daly & Associates

2242 El Capitan Drive

Riverside, CA 92506

**\*P9. Date Recorded:** July 30, 2018

**\*P10. Survey Type:** CEQA - Intensive

**\*P11. Report Citation:** None.

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

**\*Resource Name or # : 340 West Evergreen Avenue**

B1. Historic Name: 1519 South Alta Vista Ave. (address was changed when streets were reorganized due to construction of the 210 Freeway)  
B2. Common Name:  
B3. Original Use: single-family dwelling  
B4. Present Use: vacant

\*B5. **Architectural Style:** Minimalist

\*B6. **Construction History:** The original building permit is not available. Based upon review of historic aerial photographs, the subject house appears to have been constructed contemporaneously with other small tract houses in this area, such as the houses on Montana Street that were also constructed between 1948 and 1952. A permit was issued in April 1952 for the house to be substantially enlarged to 1,540 feet, but that does not appear to have been completed. (Permit No. 2468, April 29, 1952.) The L. A. County Assessor notes the building as currently having 1,080 square feet.

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

\*B8. **Related Features:** None.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance:** N/A

**Theme:** Residential Development 1941-1960; Minimal Traditional style

**Area:** City of Monrovia

**Period of Significance:** N/A

**Property Type:** Single-family residence

**Applicable Criteria:** NA

The single-family dwelling at 340 West Evergreen Avenue is purported to have been constructed in 1949 per the Los Angeles County Assessor property tax records. At the time it was built, prior to the construction of the 210 Freeway through Monrovia, the property had the street address of 1519 South Alta Vista. The City was undergoing a housing boom in the 1940s, and what had been agricultural land, between Central Avenue and the Atchison Topeka and Santa Fe Railroad line, and Magnolia Avenue and Mayflower Avenue, was converted to use for residential dwellings. Historic aerial photographs present evidence that light industrial complexes began to move into the area after 1952. After the 210 Freeway was completed through the subject area, it was – for all intents and purposes – cut off from the rest of the main center of the City, and the subject property was given the address of 340 West Evergreen Avenue.

Donald S. and Alta Warren are noted as the owners of the property when a permit was issued in 1952 to substantially alter the original 640 square foot house with additions totally 900 square feet. Donald Warren was a sheet metal worker at Gauf/Gough Brothers, and this may have been a starter home for his family. The house was enlarged by only 440 additional square feet, and most of the enlargement consisted of an addition off the west elevation, to connect to what had been a standalone garage. The Warrens moved to Pasadena in 1955. According to the City Directory, Charles R. Simons, an electrician, and his wife Dorothy were the next residents of the property, and lived there until 1968. Permit records are quiet until 1985, when David Miller files a request for some electrical and plumbing work. Miller would establish his plumbing and sewer business (SGV Plumbing and Sewer) on the property, using the house for his residence and office. (See Continuation Sheet for evaluation text.)

B11. Additional Resource Attributes: None.

**\*B12. References:**

City of Monrovia building permits for 340 W. Evergreen Ave./1519 South Alta Vista Ave.

NETR Historic Aerials

City of Arcadia and Monrovia City Directories

Sanborn Fire Insurance Maps

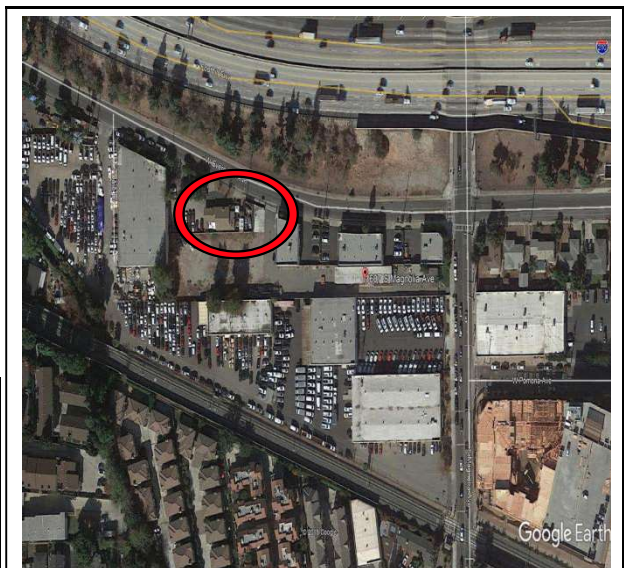
Sierra Madre 1941 U.S.G.S. topographic map

B13. Remarks:

\*B14. **Evaluator:** Pamela Daly, M.S.H.P.

\***Date of Evaluation:** July 30, 2018.

(This space reserved for official comments.)



\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: July 30, 2018  Continuation  Update

**B10. Statement of Significance, continued:**

The property at 340 West Evergreen Avenue was evaluated for significance by using the theme of “Residential Development 1941-1967”, with the sub-theme of “Single-Family Residential Infill”, as presented in the *Final City of Monrovia Historic Context Statement* (ASM, 2018).

**California Register of Historical Resources**

California Register Criterion 1: The property at 340 West Evergreen Avenue does not appear to be eligible under Criterion 1 for listing in the California Register of Historical Resources (CRHR) for any association with themes important to the City of Monrovia or California. As required for a property under the theme of “Residential Development 1941-1967”, the property does not express the updated functionality and quality of life expectations of housing in the post-World War II era. When first constructed, the house at 340 West Evergreen Avenue was recorded as being 640 square feet. A house of that size would have been one that was built and marketed to returning veterans (World War II or the Korean Conflict) as a “starter home”. From a review of historic photographs, many of the tract houses on Montana Street (due north, on the other side of the 210 Freeway), appear to have been built contemporaneously with the subject property. Many of the Montana Street houses have been altered with additions, but they still retain sufficient architectural attributes to show their evolution from a “starter house” into a residence that reflected the growth of a family within. The house at 340 West Evergreen Avenue does not represent an important association with residential development, nor is it a better example of circa 1949/1952 construction than the houses on Montana Street.

CRHR Criterion 2: Under the criterion for evaluating properties for listing in the California Register for their *direct* association with the lives of persons important to the history of Monrovia, the San Gabriel Valley, or California, the property at 340 West Evergreen Avenue does not appear eligible for listing in the CRHR under Criterion 2. We could find no evidence that any individual owners or tenants associated with the property were persons identified as having made an important contribution to the history of the City, region, or state.

CRHR Criterion 3: Evaluating the subject property under Criterion 3 the CRHR for determining the significance of the architecture, design, or construction of the built-environment resource at 340 West Evergreen Avenue, it is apparent that the building was constructed as a modest interpretation of Minimal Traditional architecture. Subsequent alterations and additions to the house since its construction have caused the loss of a majority of its original design. The additions to both the east and west elevations of the house, as well as the rearrangement of windows and doors on the front façade, didn’t enhance or improve the buildings original design, massing, balance, and proportions, but rather served to present a disjointed and unpleasant appearance to this house. Compared to many of the houses on Montana Street, which appear to have been built around the same time as the subject house, the house at 340 West Evergreen Avenue has lost its ability to convey its roots in the Minimal Traditional style as a small, single-family, post-World War II residence.

The house at 340 West Evergreen Avenue has lost many of the essential physical aspects of its original, physical integrity that adversely affect its ability to convey any historic significance:

**Design:** this aspect of integrity was lost with the construction of the badly designed additions, removal of the original windows and doors, and converting the garage to living space.

**Materials:** although some of the original architectural features remain, they are not part of a larger cohesive plan for the building. The construction of the additions, and the removal and replacement of original windows and doors, has created a disrupted visage.

**Workmanship:** the additions made to the house do not appear to have been made with a concern for high quality outcome of effort and appearance of the building after work was completed.

**Setting:** the setting of the house has changed from that of a lightly-settled residential neighborhood, with some remaining citrus groves nearby, to that of a major, eight-lane freeway on the other side of the street, and commercial light-industrial business surrounding the property on its other three sides.

**Feeling:** the property has lost its ability to convey a sense of the late 1940s and/or early 1950s period of residential construction.

**Association:** the property has lost its association with the post-World War II era, and the boom period in Southern California actualizing the optimism for a peaceful future.

**Location:** the house has remained in its original location.

(See Continuation sheet for additional text)

\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: July 30, 2018  Continuation  Update

**B10. Statement of Significance, continued:**

The property at 340 West Evergreen Avenue has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

**City of Monrovia criterion**

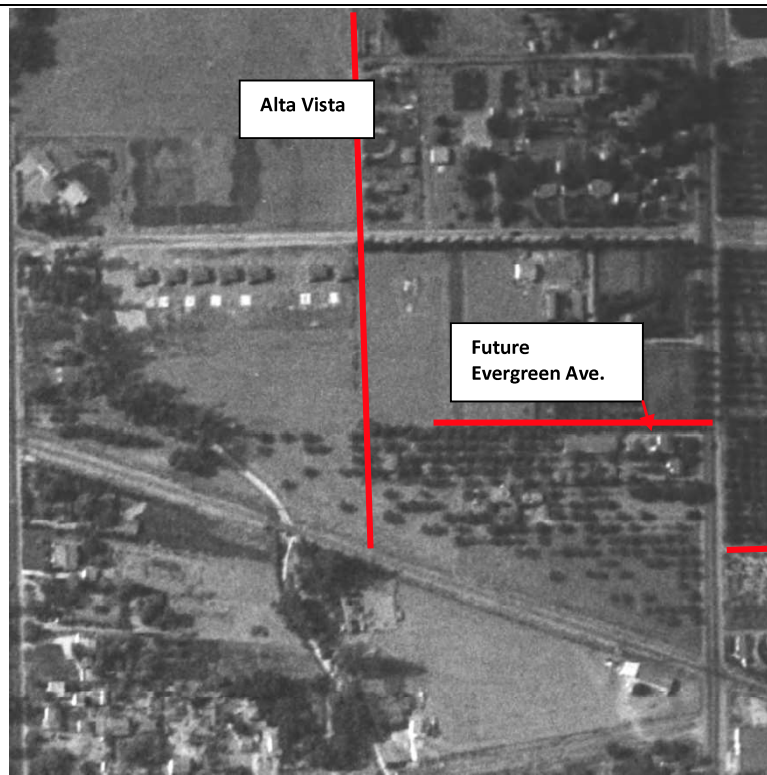
1. It is identified with persons or events significant in local, regional, state or national history.  
The property at 340 West Evergreen Avenue has not been identified with persons or events significant in local, regional, state, or national history.
2. It is representative of work of a notable builder, designer, or architect.  
The original building permit for the property was not available, but based on our experience, the property at 340 West Evergreen Avenue does not appear to be the product of a notable builder, designer, or architect. The building has been substantially altered with the addition of inappropriate modifications, and does not present a professionally designed residence.
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.  
The house at 340 West Evergreen Avenue was literally cut-off from its original neighborhood with the construction of the 210 Freeway through Monrovia. It is not related to any similar buildings in its immediate setting.
4. It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.  
To be considered a historic resource in the City of Monrovia, the Sub-Theme for Minimal Traditional buildings states that eligible buildings under this theme should “exemplify tenets of the Modern era and Minimal Traditional style” and “retain all of its character-defining features” to be considered significant. The house at 340 West Evergreen Avenue, has lost by way of inappropriate alterations and ill-designed additions, substantial aspects of the Minimal Traditional style that comprised the original structure.
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.  
The residence at 340 West Evergreen Avenue is not situated in a unique location, does not possess unique physical characteristics, or represent an established and familiar visual feature to the light industrial area situated south of the 210 Freeway, west of Magnolia Avenue.
6. It incorporates elements that help preserve and protect a historic place or area of historic interest in the City.  
The residence at 340 West Evergreen Avenue is not located in an area of historic interest in the City.
7. It has yielded, or may be likely to yield information important in prehistory or history.  
The property at 340 West Evergreen Avenue has not yielded, nor does it appear likely to yield, information important to the history of Monrovia.

\*Recorded by: Pamela Daly, M.S.H.P.

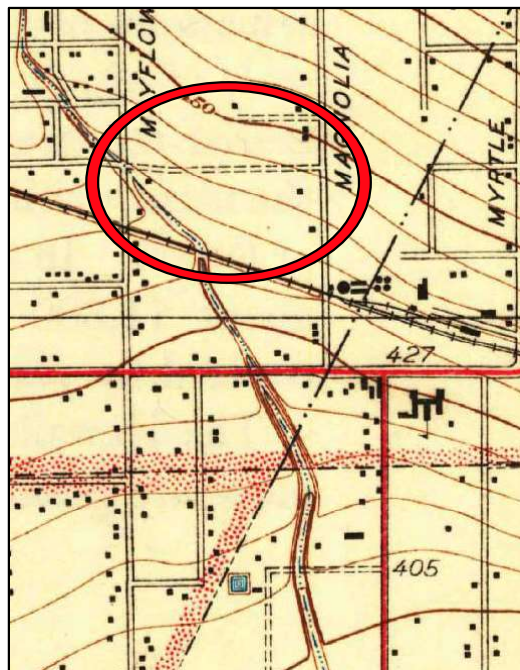
\*Date: July 30, 2018

Continuation

Update



1948 aerial photograph of the project site, before the subject house was constructed. Magnolia Avenue runs north-south to the east; Central Avenue is the paved road to the north; the Atchison Topeka and Santa Fe Railroad lines run diagonally northwest-southeast; and Mayflower Avenue to the west. South Alta Vista Street does not go below Central Avenue at this time. (NETR Historic Aerials)



Excerpt from historic map of 1941 showing the lightly settled area where the subject house was built in 1949.  
U.S.G.S. Topographic Map: 1941 Sierra Madre, 1:24,000



\*Recorded by: Pamela Daly, M.S.H.P.

\*Date: July 30, 2018

Continuation

Update

Montana Street



1952 aerial photograph of the project site. Magnolia Avenue runs north-south to the east; Central Avenue is the paved road to the north; the Atchison Topeka and Santa Fe Railroad lines run diagonally northwest-southeast; and Mayflower Avenue to the west. South Alta Vista Street does not go below Central Avenue at this time. Note the rapid development of tract houses along Central Avenue and north on Montana Street. (NETR Historic Aerials)



Aerial view of subject property in 1972 after the construction of the 210 Freeway. Note that the surrounding neighborhood has changed entirely to light industrial use.

**LOCATION MAP**

