

HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION:	DPR2019-0001 through DPR2019-0008	AGENDA ITEM:	AR-1			
PREPARED BY:	Nancy Lee, Associate Planner	MEETING DATE:	January 23, 2019			
TITLE:	Determination of Historic Significance 206, 210, 212, 216, 224, 228, 234, and 238 West Evergreen Avenue					
APPLICANT:	Matthew Waken for Evergreen Investment Partners, LLC. 27702 Crown Valley Parkway, Suite D4-197 Ladera Ranch, CA 92694					
REQUEST:	Determine the historic significa the historic period (50 year 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 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 obvious 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 codes 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 has presented staff with a preliminary plan to construct a 284-unit mixed-use development on a City block within Station Square, located just south of the I-210 Freeway. It is bounded by West Evergreen to the north, West Pomona to the south, South Magnolia to the west, and South Primrose to the east. The subject homes being evaluated for historic significance are situated within the proposed project area, specifically along West Evergreen Avenue, to the south of the 210 freeway, between Primrose and Magnolia Avenues.

There are nine existing single-story, "Minimal Traditional" style single-family structures located within this block, all of which are located along the south side of West Evergreen Avenue. Phase One of the project proposal would involve the demolition of eight of the dwellings, specifically those located at 206, 210, 212, 216, 224, 228, 234, and 238 West

Evergreen Avenue. Exhibit "A" contains a map that illustrates the location of the residential structures being evaluated for historic significance.

As way of additional background, the map included in Exhibit "A" also shows that the residential properties located at 202 and 220 West Evergreen Avenue are currently vacant. The Commission evaluated the homes that once existed on these lots for historic significance at their meeting on January 25, 2017, and collectively determined that these homes did not have architectural or known historic value that meets the criteria for local landmark status and that they were not contributors to a potential historic district. During the meeting the Commission discussed the idea of assigning a status code of 6Z to the remaining homes within the subject block as a way of streamlining the historic determination process. The Commission agreed that the remaining homes were built uniformly as a simple Post War housing tract and had been equally altered over the last seventy years. However, given that property owner approval is required for determination of historic significance requests, the review and determination was limited to the two homes at 202 and 220 West Evergreen Avenue.

Based on the Commission's previous assessment of dwellings located at 202 and 220 West Evergreen Avenue and the perceived obvious lack of historic significance for the remaining dwellings within the subject block, the applicant is requesting to be exempt from the requirement of having to provide a professional historic assessment for each of the homes evaluated in this application. As such, Exhibit "B" contains individual DPR survey forms that have been prepared by City staff.

ANALYSIS: This application is seeking the Commission's determination of historic significance for eight single family dwellings that are proposed for demolition, specifically those located at 206, 210, 212, 216, 224, 228, 234, and 238 West Evergreen Avenue.

Development History

According to City and building permit records, the land that the subject eight homes occupy was subdivided by the owners Manly and Josie Williams. City records from 1950-1951 show the homes were constructed by K.B. Cavanagh of Alhambra. The Historic Context Statement (HCS) does not list this builder as a notable builder or master architect. According to staff's research, there is no indication that the original and subsequent owners were associated with significant events or persons important to Monrovia history. It is apparent that the subject houses were constructed as modest interpretations of Minimal Traditional architecture.

Evaluation of Character Defining Features

According to the HCS, the Minimal Traditional style home was typical during the Depression and continued into the years following World War II (1930-1950). It was popular in suburban residential developments throughout the United States because it could be built quickly and cheaply. In Monrovia, it was a favorite style of local builders, sometimes dominating entire neighborhoods. Character defining features for individual properties of Minimal Traditional homes identified in the HCS include:

- Simple, rectangular floor plan
- One-story configuration
- Medium or low-pitched hip or side-gable roof with shallow eaves
- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood multi-light windows, including picture, double-hung sash, casement and slider

- Lack of decorative exterior detailing
- Shallow entry porch with slender wood supports
- Detached garages, usually located at the rear of the property

While the subject residential structures were constructed from 1950 to 1951 in the Minimal Traditional style, they were constructed as part of a developer built tract. These structures exhibit some elements of the Minimal Traditional style, including the one-story massing, modest detailing, and shallow entry porch, however, each home does not rise to the level necessary to be considered eligible for individual significance. The HCS has identified better representations of this style that have a higher level of integrity. The following table below summarizes the various architectural features and indicates the alterations that have be made to each home.

Address	Shape	Size	Garage	Roof Design	Siding	Windows	Entry	Alterations
206	"L" Shape	874 sf	Attached	Cross hipped	Stucco	Vinyl	Recessed	Vinyl windows and garage conversion
210	"L" Shape	1,696 sf	Attached	Side facing gable	Stucco	Vinyl	Extended eave overhang	Vinyl windows, rear addition, rough stucco finish
212	"L" Shape	874 sf	Attached	Cross hipped	Stucco	Vinyl	Flush with front wall plane	Vinyl windows
216	Rectangular	877 sf	Attached	Side facing gable	Stucco	Wood	Extended eave overhang	
224	"L" Shape	1,069 sf	Attached	Cross hipped	Stucco	Wood and Aluminum	Recessed	Aluminum windows
228	"L" Shape	874 sf	Attached	Cross hipped	Stucco	Wood	Recessed	
234	"T" Shape	1,212 sf	Detached	Cross hipped and side facing gable	Stucco	Wood	Recessed	
238	"L" Shape	874 sf	Attached	Cross hipped	Stucco	Wood	Recessed	

Further, since all of the homes were built by the same developer, the HCS does state that a house that is part of a developer-built tract should not be considered for individual eligibility. Developer tract homes were less custom and more for appeal to the masses. They often share common materials and massing. Therefore, individually, these homes do not convey an association with this significant period in history. Exhibit "C" includes photos of each of the subject homes for reference. The individual description and analysis of each home is provided with the attached DPRs (Exhibit "B").

Evaluation of Historic Integrity

Staff evaluated the integrity of the properties under seven aspects: location, design, setting, materials, workmanship, feeling, and association using the guidance of the HCS. While the

subject homes were constructed as a modest interpretation of Minimal Traditional architecture, the subject homes have lost the 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 because the location, setting, feeling, and association has changed from a lightly-settled single family residential neighborhood to a light-industrial/transit-oriented development area where there is an eight-lane freeway across West Evergreen Avenue.

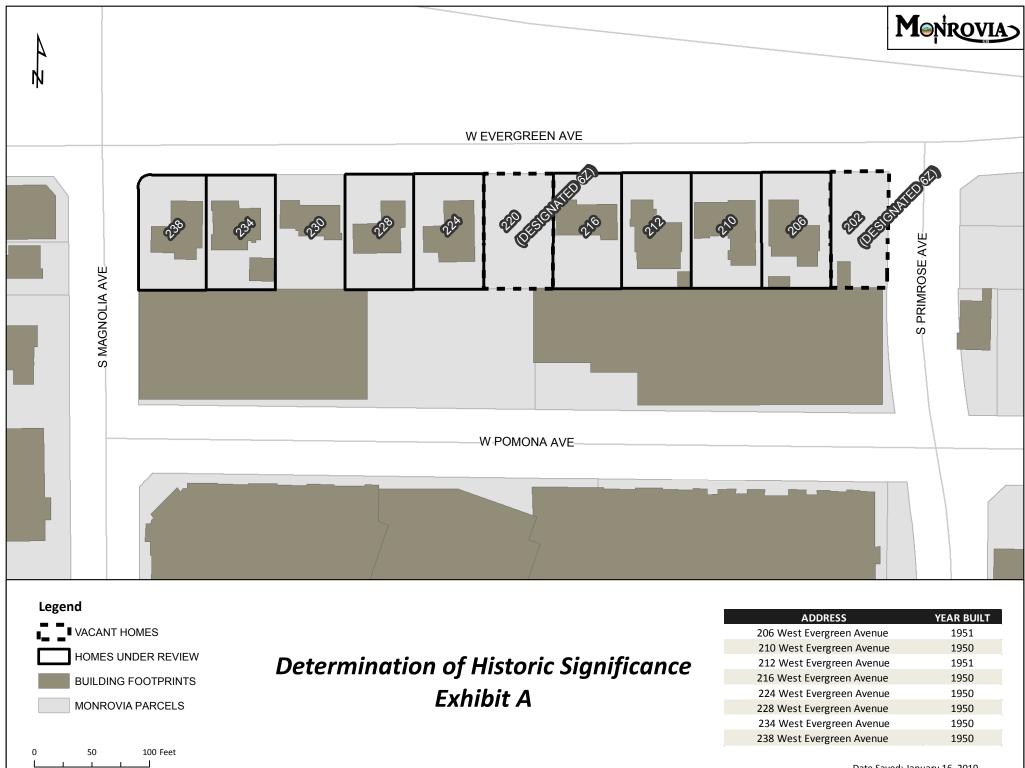
Further, the HCS states that given the numerous examples of these types of home in the City, high integrity of design, materials, and workmanship is essential. Since four of the homes have been altered (206, 210, 212, and 224), these aspects of integrity have been compromised. Although the remaining four homes have not been altered (216, 228, 234, and 238), these properties retain low integrity in that there are numerous examples of Minimal Traditional style homes in the City that would be considered to have higher integrity.

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. As analyzed in the DPRs, these eight residential structures would not meet any of those standards. It is important to note that nine residential structures were literally cut-off from its original neighborhood and setting with the construction of the 210 Freeway through Monrovia. It has no relationship with any similar buildings within its immediate light-industrial setting which is not an area of historic interest in the City.

RECOMMENDATION: The applicant's exemption request demonstrates that the properties located at 206, 210, 212, 216, 224, 228, 234, and 238 West Evergreen Avenue do not have architectural or known historic value that meets the criteria for local landmark status and are not contributors to a potential historic district. Staff recommends that the Historic Preservation Commission approve the attached DPR forms and assign a CHRS Code of 6Z to each property. If the Historic Preservation Commission concurs with this recommendation, then the motion is appropriate:

Approve the DPR Forms with a Status Code of 6Z.



Date Saved: January 16, 2019

EXHIBIT "B"

206 West Evergreen Ave (DPR2019-0001) 210 West Evergreen Ave (DPR2019-0002) 212 West Evergreen Ave (DPR2019-0003) 216 West Evergreen Ave (DPR2019-0004) 224 West Evergreen Ave (DPR2019-0005) 228 West Evergreen Ave (DPR2019-0007) 234 West Evergreen Ave (DPR2019-0007) 238 West Evergreen Ave (DPR2019-0008)

Depa		s and Recreation	Primary HRI #	#	
PRIMARY RECORD			Trinomi CHR Sta		
		Other Listings Review Code	Reviewer		Date
Page	1 of 2	*Resource Name or #: 200	6 West Evergreen Ave	nue	
P1	Other Identifie	er:			
*P2	Location:	Not for Publication	Unrestricted		
	a. County:	Los Angeles			
	c. Address:	206 West Evergreen Avenue		City: Monrovia	Zip: 91016
	e. Other Loca	tional Data: APN # 8507-00	02-020		

P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This property is located on the south side of West Evergreen Avenue in a small residential neighborhood that was isolated by the construction of the Foothill Freeway (I-210) in the 1960s. The property is improved with an approximately 874 square foot single story, single family residential structure sitting on a concrete slab built in 1950.

The structure is a simple example of a Postwar Minimal Traditional house. The house has an L-shaped floor plan. The attached side-loading two car garage situated on the west side of the house was converted to living area in 1959. The moderate pitched, cross-hipped roof has wide eaves finished with a plain fascia; the roofing material is asphalt shingles. The building is sided with medium sand finish stucco. The entrance is centrally located on the front face of the house, recessed from the converted garage. All original windows have been replaced with vinyl windows.

P3b Resource Attributes: (List attributes and codes) HP2. Single family property

	ources Present: ograph	🛛 Building	Structure	Object	☐ Site		ct Element of Dist P5b Description of P date)	
						_	Facing south, 12/2018	
. N. 📲			¥				P6 Date Constructed	l: 1950
1.27	A AL	-	t		+		Source: Building	g Permit
State 1		140	1 All and		- Series	100	P7 Owner and Addre	ess:
and a	A RAN MU	THE PARTY	Contraction of the	SURE THREE		AVR -	Jose Medina and Berna	arda Rivas
and the second sec	ton at he		and the	- Mar			206 W. Evergreen Ave	Monrovia, CA
	The second second	NAME OF STR					P8 Recorded by:	
				1 North		1	City of Monrovia	
	Carlo .			Meltonation			P9 Date Recorded:	1/2019
	and the second second	and the second second	1	Contraction of the	STREET IN THE		P10 Survey Type:	Individual
ALC: NO.	-2 -			- Anna	R.E.			

P11 Report Citation: None

Attachments:	□ NONE □ Location Map	Sketch Map	Continuation Sheet	Building, Structure	e, and Object Record
Archaeologi	cal Record 🔲 District Record	Linear Feature R	Record 🗌 Milling St	tation Record 🗌 Roc	k Art Record
Artifact Reco	ord 🔲 Photograph Record 🗌	Other (List):			

Depar	y of Monrovia Primary # partment of Community Development HRI # JILDING, STRUCTURE, AND OBJECT RECORD Trinomial										
Page	2	of	2	*Resou	Irce Name or #:	206 West Evergr	een Avenue				
B1	Histo	ric Na	ame:								
B2	Comn	non I	Name	:							
B 3	Origir	nal U	se	S	ingle Family Resid						
B4	Prese	nt U	se	S	ingle Family Resid	dential					
B5	Archi	tectu	ral St	yle∖∖	linimal Traditional						
B6	36 Construction History (Construction date, alterations, and date of alterations)										
						for the constructio		se			
B7	Move	d: N	0	D	ate Moved		Original Location				
B 8	Relate None	ed Fe	eature	es:							
B9a	Archi	tect:		Unkno	own	b. B	uilder:	K.B. Cavanagh (Alhambra)			
B10	Residential Development, Significance: Theme: 1941-1967		ıt, Area	a:	City of Monrovia						
	Discuss	impor	tance ir		historical or architectur	al context as well as inte		HP2 - Single Family Property ract (TR 15646) that encompassed both sides of			

Evergreen Avenue between Magnolia Avenue and Pine Street (now Primrose Avenue). The land was subdivided by the owners Manly and Josie Williams. The subject property and the other remaining nine homes on this block were owned by V.A. Oertle of Temple City and were constructed by K.B. Cavanagh of Alhambra. According to the *Final City of Monrovia Historic Context Statement* (ASM, 2018), a house that is part of a developer-built tract should not be considered for individual eligibility. It is apparent that the subject house was constructed as a modest interpretation of Minimal Traditional architecture. The property and the adjacent remaining homes have lost the 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. The home's setting, feeling, and association has changed from a lightly-settled single family residential neighborhood to a light-industrial/transit-oriented development area where there is an eight-lane freeway across West Evergreen Avenue. There is no evidence of any direct associations with this property and the lives of any persons important to the history of Monrovia, the San Gabriel Valley, California, or the United States.

B11 Additional Resource Attributes:

B12 References:

City Building permits, Sanborn Fire Maps. Los Angeles County Tax Assessor, Los Angeles County Dept. of Public Works

- B13 Remarks
- B14 Evaluator/ City of Monrovia Date 1/2019



	tate of California epartment of Parks and Recreation				Primar HRI #	y #			
PR	PRIMARY RECORD				Trinomial CHR Status Code 6Z				
			Other Listings Review Code		Reviewer			Date	
Page	e <u>1</u> of <u>2</u>	*Resource	Name or #:	210 Wes	t Evergreen Ave	enue			
P1	P1 Other Identifier:								
*P2	Location:	🗌 Not	for Publication	\boxtimes	Unrestricted				
	a. County:	Los Angeles	6						
	c. Address:	210 West E	vergreen Avenue	e		City:	Monrovia	Zip:	91016
	e. Other Loca	tional Data:	APN # 8507	-002-019	1				
P3a	P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This property is located on the south side of West Evergreen Avenue in a small residential neighborhood that was isolated by the construction of the Foothill Freeway (I-210) in the 1960s. The property is improved with a 1,696 square foot single story single-family residential structure on a concrete slab. The house was built in 1950; it is a simple example of a Minimal								

The house has an L-shaped plan. An attached two-car garage projects forward from the home's main massing on the eastern side. The house has a side facing gable roof with a moderate pitch. The roofing material is currently asphalt shingles; however, the original roofing material was cedar shingle. The eaves are shallow and finished with a plain fascia. The building is sided with "texture coat" stucco and is believed to not be the original finish. The front entrance is located off center of the façade, beneath a simple extended eave overhang. The original fenestration appears to be in place, however all original windows have been replaced with vinyl windows. The primary decorative feature is red brick veneer accent along the front façade that appears to be original. The home was altered with a 681 square foot rear addition in 2004.

P3b R	Resource Attributes:	(List attributes and codes)	HP2.	Single family property
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Traditional style architecture.

*P4 P5a	Resources Present: Photograph	🛛 Building	Structure	Object	Site		Element of Dist 5b Description of Pl ate)	
						F	acing south, 12/2018	
-			No Public	alan al	- 18	P	6 Date Constructed	: 1950
	Contraction of the second		Contraction of the		and the second		Source: Building	g Permit
12	ALL AND	un saile				P	7 Owner and Addre	ss:
1000	Designed and the second	An And State	the state	2	reader.	J	uan D. Banuelos	
9			and a				10 W. Evergreen Ave. Ionrovia, CA 91016	
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125	Concession of the local division of the loca	Ch.				P	9 Date Recorded:	1/2019
The work						P	10 Survey Type:	Individual
10000	and the second se					-		

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 Other (List):

	f Monrovia tment of Commi	unity Development	Primary # HRI #							
-		JCTURE, AND OBJECT REC		ial						
Page	2 of 2	*Resource Name or #:210 West E	vergreen Avenue							
B1	Historic Name:									
B2	Common Name	:								
B3	Original Use	Single-Family Residential								
B4	Present Use	Single-Family Residential								
В5	Architectural St									
B6		istory (Construction date, alterations, and date of	of alterations)							
	1950 – Permit is 1977 – Permit is	sued to owner V.A. Oertle for the const sued to Thomas and Darcel Thayer to e	ruction of the hou enclose patio.	se. r family room, bathroom, and bedroom.						
B7	Moved: No	Date Moved	Original L	ocation						
B8	Related Feature None	25:	U							
B9a	Architect:	Unknown Residential	b. Builder:	K.B. Cavanagh (Alhambra)						
B10	Significance:	Development, Theme: 1941-1967	Area:	City of Monrovia						
	Significance: Theme: 1941-1967 Area: City of Monrovia Period of Significance: 1930-1950 Property Type HP2 - Single Family Property The subject house was built on Lot 20 which was part of a 24-lot tract (TR 15646) that encompassed both sides of Evergreen Avenue between Magnolia Avenue and Pine Street (now Primrose Avenue). The land was subdivided by the owners Manly and Josie Williams. The building permits from 1950 show that the subject property and the other remaining nine homes on this block were owned by V.A. Oertle of Temple City and were constructed by K.B. Cavanagh of Alhambra. According to the Final City of Monrovia Historic Context Statement (ASM, 2018), a house that is part of a developer-built tract should not be considered for individual eligibility. It is apparent that the subject house was constructed as a modest interpretation of Minimal Traditional architecture. The property and the adjacent remaining homes have lost the 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. The home's setting, feeling, and association has changed from a lightly-settled single family residential neighborhood to a light-industrial/transit-oriented development area where there is an eight-lane freeway across West Evergreen Avenue. There is no evidence of any direct associations with this property and the lives of any persons important to the history of Monrovia, the San Gabriel Valley, California, or the United States.									
B11	Additional Reso	ource Attributes:								
B12	References: City Building per Assessor, Los A	mits, Los Angeles County Tax ngeles County Dept. of Public Works	E FC	Sketch Map with north arrow:						
B13 B14		ity of Monrovia 2019	W Evergreen Ave							
	23 4 -Test (8/94)		w _	W Pomona Ave						

State of California Department of Parks and Recreation PRIMARY RECORD			on	Primar HRI # Trinom CHR S	•		
			Other Listings Review Code	Reviewer		Date	
Page	1 of 2	*Resource N	Name or #:21	2 West Evergreen Av	enue		
P1	Other Identifi	er:					
* P2	Location:	🗌 Not fo	or Publication	☑ Unrestricted			
	a. County:	Los Angeles					
	c. Address:	212 West Eve	ergreen Avenue		City: Monrovia	Zip: 91016	
e. Other Locational Data: _ APN		APN # 8507-00	02-018				

P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This property is located on the south side of West Evergreen Avenue in a small residential neighborhood that was isolated by the construction of the Foothill Freeway (I-210) in the 1960s. The property is improved with an 874 square foot, single story house on a raised foundation. The house was built in 1951; it is a simple example of Minimal Traditional style architecture.

The house has an L-shaped plan. An attached two-car garage projects forward from the home's main massing on the western side. The house has a cross-hipped roof with the long ridge running parallel to the front facade and a single hipped extension over the garage. The roofing material is currently asphalt shingle; however, the original roofing material was cedar shingle. The eaves are shallow and finished with a plain fascia. The exterior walls are clad in a stucco finish. The home's main entrance is centrally located and features a metal security screen door that is flush with the front wall plane. Fenestration of the front wall includes a large picture window with interior grids, situated to the east of the primary entrance and a smaller window to the west of it. Although the original fenestration appears to be in place, the original windows have been replaced with vinyl windows.

P3b	Resource Attributes:	(List attributes a	and codes) HP2	. Single famil	y property			
*P4 P5a	Resources Present: Photograph	🛛 Building	Structure	Object	Site		Element of District Description of Photon	
1		When .	the			date) _Facir	ng Southwest, 12/20)18
1		ALL BOARD				P6	Date Constructed:	1951
1 0.00	-	Anna Anna		1 A		;	Source: Building	Permit
	and the second s					P7 (Owner and Addres	s:
	Billion I. Card	Same	The state of some	-		Rosa	Canas	
							V Evergreen Avenu ovia, CA 91016	е
10		See St.	1	1		P8	Recorded by:	
		and the	and the second			City of	of Monrovia	
	A LANG		+ 17	國際		P9 I	Date Recorded:	01/2019
	all a la ch					P10	Survey Type:	Individual
a.C.		See 200	-S Face View 1					

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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):

City o	of Monro	ovia		Primary #
Depa	rtment o	of Commu	inity Development	HRI #
BUI	DING	i, STRU	ICTURE, AND OBJ	JECT RECORD Trinomial
Page	2 0	of <u>2</u>	*Resource Name or #:	212 West Evergreen Avenue
B1	Histori	c Name:		
B2	Comm	on Name	<u> </u>	
B3	Origina	al Use	Single Family Resid	dence
20	ongine			
B4	Presen	nt Use	Single Family Resid	dence
B5	Archite	ectural St	yle Minimal Traditional	

B6 Construction History (Construction date, alterations, and date of alterations)

1950 - Permit issued to V.A. Oertle to build a house with five rooms and garage with stucco material and cedar shingles.

1987 - Permit issued to Ignacio and Isabel Rodriguez to build a patio cover on rear side of the house.

1987 – Permit issued to Ignacio and Isabel Rodriguez to enclose a 13 foot by 36 foot patio with an aluminum and an acrylic screen.

1998 – Permit to install 25-year composition fiberglass shingles

2002 - Permit issued to Ignacio Rodriguez to install a wrought iron fence and gate.

B7	Moved: No	Date	Moved	Original Location			
B 8	Related Features: None						
B9a	Architect:	Unknown		b. Builder:	K.B. Cavanagh (Alhambra)		
200	/		Residential		n.b. odvanagn (Anamora)		
B10	Significance:	Theme:	Development, 1941-1967	Area:	City of Monrovia		
	Period of Signi	ficance:	1930-1950	Property Type	HP2 - Single Family Property		

Discuss importance in terms of historical or architectural context as well as integrity.

The subject house was built on Lot 19, which was part of a 24-lot tract (TR 15646) that encompassed both sides of Evergreen Avenue between Magnolia Avenue and Pine Street (now Primrose Avenue). The land was subdivided by the owners Manly and Josie Williams. The building permits from 1950 show that the subject property and the other remaining nine homes on this block were owned by V.A. Oertle of Temple City and were constructed by K.B. Cavanagh of Alhambra. According to the *Final City of Monrovia Historic Context Statement* (ASM, 2018), a house that is part of a developer-built tract should not be considered for individual eligibility. It is apparent that the subject house was constructed as a modest interpretation of Minimal Traditional architecture. The property and the adjacent remaining homes have lost the 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. The home's setting, feeling, and association has changed from a lightly-settled single family residential neighborhood to a light-industrial/transit-oriented development area where there is an eight-lane freeway across West Evergreen Avenue. There is no evidence of any direct associations with this property and the lives of any persons important to the history of Monrovia, the San Gabriel Valley, California, or the United States.

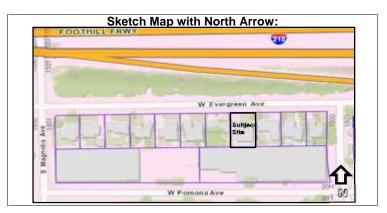
B11 Additional Resource Attributes: None

B12 References:

City Building permits, Sanborn Fire Maps. Los Angeles County Tax Assessor, Los Angeles County Dept. of Public Works

B13 Remarks

B14 Evaluator/ City of Monrovia Date 1/2019



State of California Department of Parks and Recr PRIMARY RECORD		Primary HRI # Trinomia CHR Sta		
	Review Code	Reviewer		Date
Page <u>1</u> of <u>2</u> *Resour	ce Name or #: 216	West Evergreen Aver	nue	
P1 Other Identifier:				
*P2 Location:	ot for Publication	☑ Unrestricted		
a. County: Los Ange	les			
c. Address: 216 West	Evergreen Avenue		City: Monrovia	Zip: 91016
e. Other Locational Data	a: <u>APN # 8507-002</u>	2-017		

P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This property is located on the south side of West Evergreen Avenue in a small residential neighborhood that was isolated by the construction of the Foothill Freeway (I-210) in the 1960s. The property is improved with a 877 square foot single story, single-family residential structure on a concrete slab. The house was built in 1950; it is a simple example of a Minimal Traditional style architecture.

The house has a rectangular shaped plan. An attached two-car garage projects forward from the home's main massing on the western side. The house has a side facing gable roof with a moderate pitch. The roofing material is currently asphalt shingles; however, the original roofing material was cedar shingle. The eaves are shallow and finished with a plain fascia. The building is sided with a medium sand finish stucco, that appears to be original. The front entrance is recessed and is located off center of the façade, beneath a simple extended eave overhang. The original fenestration appears to be in place with original wood windows. The windows have minimal surrounds and sills. There is a large picture window flanked by two double-hung windows to the east of the entrance.

- P3b Resource Attributes: (List attributes and codes) HP2. Single family property
- *P4
 Resources Present:
 ⊠ Building
 □ Structure
 □ Object
 □ Site
 □ District
 □ Element of District
 □ Other

 P5a
 Photograph
 P5b Description of Photo:
 (view,



Fac	ing south, 12/2018	
P6	Date Constructed:	1950
	Source: Building	Permit
P7	Owner and Addres	s:
Dav	vid Sargent	
	W. Evergreen Ave provia, CA 91016	
P8	Recorded by:	
City	of Monrovia	
P9	Date Recorded:	1/2019

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 Other (List):

Depa		Community	Development	HRI	#	mial
			source Name or #:			
						-
B1	Historic N				-	
B2	Common				-	
B3	Original U		Single-Family Resid		-	
B4	Present U		Single-Family Resid	ential	-	
B5	Architect	ural Style	Minimal Traditional		-	
B6	Construc	tion Histor	y (Construction date, altera	tions, and date of alter	ations)	
	1950 – Pe	ermit issued	d to owner V.A. Oertle	for the constructi	on of the h	ouse.
B7	Moved: N	No	Date Moved		Original	Location
B8	Related F None	eatures:				
B9a	Architect	: Un	known Desidential	b. E	Builder:	K.B. Cavanagh (Alhambra)
B10	Significar	non Th	Residential Development eme: 1967)		. .	City of Monrovia
ы	-					City of Monrovia
	The subje		vas built on Lot 18,	which was part of	of a 24-lot	HP2 - Single Family Property tract (TR 15646) that encompassed both sides of
	owners M	anly and Jo	osie Williams. The bu	ilding permits fror	n 1950 sho	Primrose Avenue). The land was subdivided by the bw that the subject property and the other remaining
	According	to the Fina	al City of Monrovia H	istoric Context St	atement (A	nd were constructed by K.B. Cavanagh of Alhambra. SM, 2018), a house that is part of a developer-built
	interpretat	tion of Mini	mal Traditional archit	ecture. The prope	erty and th	that the subject house was constructed as a modest e adjacent remaining homes have lost the ability to ential construction and its association with the post-
	World Wa	r II era. Th	ne home's setting, fee	eling, and associa	ition has cl	hanged from a lightly-settled single family residential where there is an eight-lane freeway across West
	Evergreen	n Avenue. T		of any direct assoc	ciations with	h this property and the lives of any persons important
B11		-	e Attributes:			
B12	Reference					Sketch Map with north arrow:
012	City Buildi	ng permits,	Los Angeles County es County Dept. of Pu			
	, 10000001,	Loo / ingele	So Soundy Dopt. of Tu			A STREET STREET STREET
B13	Remarks					W Exergent Ave
B14	Evaluator Date	City of 1/2019	Monrovia			W Passes Ave

State of California Department of Parks and Recreati PRIMARY RECORD	ion Other Listings	Primary HRI # Trinomi CHR Sta		
	Review Code	Reviewer		Date
Page <u>1</u> of <u>2</u> *Resource I	Name or #: 22	4 West Evergreen Ave	nue	
P1 Other Identifier:				
*P2 Location:	or Publication	⊠ Unrestricted		
a. County: Los Angeles				
c. Address: 224 West Eve	ergreen Avenue		City: Monrovia	Zip: 91016
e. Other Locational Data:	APN # 8507-00	02-015		

P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This property is located on the south side of West Evergreen Avenue in a small residential neighborhood that was isolated by the construction of the Foothill Freeway (I-210) in the 1960s. The property is improved with an approximately 1,069 square foot single story, single family residential structure sitting on a concrete slab built in 1950.

The structure is a simple example of a Postwar Minimal Traditional house. The house originally had an L-shaped floor plan; the addition of a bedroom in the rear of the house altered the original design. The attached front-loading two car garage situated on the west side of the house is recessed from the front face of the house. The moderate pitched, cross-hipped roof has narrow eaves finished with a plain fascia; the roofing material is asphalt shingles. The original roofing material was cedar shingle. The building is sided with medium sand finish stucco. The entrance is located on the west elevation of the house, recessed off of the driveway. The house maintains its original primary decorative feature – a large picture window on the front elevation with two non-functioning shutters flanking it. The remaining windows are a mixture of the original wood and aluminum sliders.

P3b Resource Attributes: (List attributes and codes) HP2. Single family property

*P4	Resources Present:	🛛 Building	Structure Structure	Object	Site	District	Element of District	Other
P5a	Photograph					P5	b Description of Photo	: (view,



date Fac	ing south, 12/2018				
P6	Date Constructed	: 1950			
	Source: Building	g Permit			
P7	Owner and Addre	SS:			
Juan J. and Leticia Higuera 224 W Evergreen Ave Monrovia, CA 91016					
	Ų				
Мо	Ų				
Мо Р8	nrovia, CA 91016				
Mor P8 City	nrovia, CĂ 91016 Recorded by:	1/2019			

P11 Report Citation: None

Attachments:	□ NONE □	Location Map	Sketch Map	Continuati	on Sheet [🛛 Building, 🕄	Structure, ar	d Object Record	b
Archaeologi	cal Record 🗌	District Record	🗌 Linear Featu	ureRecord	Milling Sta	tion Record	Rock Ar	t Record	
Artifact Reco	ord 🗌 Photog	raphRecord 🗌	Other (List):						

	f Monrovia				Primary #	
	tment of Commu			_	HRI #	
BUIL	DING, STRU	JCTURE	, AND OB	JECT REC	CORD Trinom	ial
Page	2 of 2	*Resource	Name or #:	224 West E	vergreen Avenue	
B1	Historic Name:					
B2	Common Name	:				
B3	Original Use	Sinal	e Family Resi	dential		
	-					
B4	Present Use	Singl	e Family Resi	dential		
B5	Architectural St	yle <u>Minin</u>	nal Traditional			
B 6	Construction Hi	istory (Cons	truction date, alte	rations, and date of	of alterations)	
	1950 – Permit i	ssued to ov	vner K.B. Cav	anagh for con	struction of the ho	buse and attached garage
	1970 – Permit i					
B7	Moved: No	Date	Moved		Original L	ocation
	Related Feature					
20	None					
-			<i></i>	,		
B9a	Architect:	James Tu	Irner (draftsma Residential	an)	b. Builder:	K.B. Cavanagh (Alhambra)
			Developmer	nt,		
B10	Significance:	Theme:	1941-1967		Area:	City of Monrovia
	Period of Signif		1930-1950			HP2 - Single Family Property
	Discuss importance in					R 15646) that encompassed both sides of
						rose Avenue). The land was subdivided by the
						that the subject property and the other remaining
	nine homes on th	nis block we	ere owned by '	V.A. Oertle of	Temple City and	were constructed by K.B. Cavanagh of
						ement (ASM, 2018), a house that is part of a
						s apparent that the subject house was constructed ty and the adjacent remaining homes have lost the
						esidential construction and its association with the
	post-World War	ll era. The	home's setting	g, feeling, and	association has o	changed from a lightly-settled single family
						t area where there is an eight-lane freeway across
						with this property and the lives of any persons r the United States.
B11	Additional Reso				, <u> </u>	
DII	Auditional Reso		Jules.			Sketch Map with north arrow:
B12	References:					-

City Building permits, Sanborn Fire Maps. Los Angeles County Tax Assessor, Los Angeles County Dept. of Public Works

- B13 Remarks
- B14 Evaluator/ City of Monrovia Date 1/ 2019



State of California Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial CHR Status (Code 6Z	
Other Listin Review Coo			Date
Page <u>1</u> of <u>2</u> *Resource Name or #:	228 West Evergreen Avenue		
P1 Other Identifier:			
*P2 Location: Not for Publication	on 🛛 Unrestricted		
a. County: Los Angeles			
c. Address: 228 West Evergreen Aver	nue City	Monrovia	Zip: 91016
e. Other Locational Data: APN # 85	07-002-014		

P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This property is located on the south side of West Evergreen Avenue in a small residential neighborhood that was isolated by the construction of the Foothill Freeway (I-210) in the 1960s. The property is improved with an 874 square foot, single-story house on a raised foundation. The house was built in 1951; it is a simple example of Minimal Traditional style architecture.

The house has an L-shaped plan. An attached two-car garage projects forward from the home's main massing on the eastern side. The house has a cross-hipped roof with the long ridge running parallel to the front façade and a single hipped extension over the garage. The roofing material is currently asphalt shingle; however, the original roofing material was cedar shingle. The eaves are shallow and finished with a plain fascia. The exterior walls are clad in a stucco finish. The home's main entrance is centrally located and slightly recessed from the front wall plane. Fenestration of the front wall includes a large window flanked by single-hung windows on each side to the west of the entrance. The picture window is original and features a central pane of horizontal divided lights with sections of multiple lights on each side of it. There is a smaller window to the east of the front entrance.

*P4 P5a	Resources Present: Photograph	Building	Structure	Object	Site	District P5 da	Element of Distrib Description of Pl	
		1	1	in	12	Fa	cing South, 12/2018.	
		and the second	-	1000	100	P6	Date Constructed	: 1950
	A DELAND	State Street	I milder				Source: Building	g Permit
	A Designed to the second se		Life of			P7	Owner and Addre	ss:
	1.00	St. W. S.	Contraction of the second		-46-	Ro	bert and Susan Ratli	ff
					a see		59 Stardust Rd. Canada Flintridge, C	CA 91011
						P8	Recorded by:	
			101-	-		Cit	ty of Monrovia	
			-			P9	Date Recorded:	1/2019
			9 🛀 🔤	- 6	3	P1	0 Survey Type:	Individual
		-			~			

P3b Resource Attributes: (List attributes and codes) HP2. Single family property

P11 Report Citation: None

Attachments:		cation Map 🛛 Ske	tch Map 🔲 Conti	nuation Sheet 🛛	🛛 Building, Structu	re, and Object Record
Archaeologi	cal Record 🗌 Dis	trict Record 🗌 Line	ear Feature Recor	d 🗌 Milling Stat	tion Record 🗌 Ro	ock Art Record
Artifact Reco	ord 🗌 Photograp	h Record 🗌 Other	(List):			

City of Monrovia Primary # Department of Community Development HRI # BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial

Page 2 of 2 *Resource Name or #: 228 West Evergreen Avenue

B1 Historic Name:

- **B**2 **Common Name:**
- **Original Use** B3 Single Family Residence
- Present Use **B4** Single Family Residence
- B5 Architectural Style Minimal Traditional

B6 Construction History (Construction date, alterations, and date of alterations)

1950 - Permit issued to V.A. Oertle to build a house with five rooms and garage with stucco material and cedar shingles 1970 - Permit issued to Mr. and Mrs. Phillip Eubanks to build a 181 s.f. bedroom addition

1970 - Permit issued to Mr. and Mrs. Phillip Eubanks to reroof with composition shingles

B7	Moved: No	Date	Moved	Original Location		
B 8	Related Feature	es: None				
B9a	Architect:	Unknown	Residential	b. Builder:	K.B. Cavanagh (Alhambra)	
B10	Significance:	Theme:	Development, 1941-1967	Area:	City of Monrovia	
	Period of Significance:		1930-1950	Property Type	HP2 - Single Family Property	

Discuss importance in terms of historical or architectural context as well as integrity.

The subject house was built on Lot 15, which was part of a 24-lot tract (TR 15646) that encompassed both sides of Evergreen Avenue between Magnolia Avenue and Pine Street (now Primrose Avenue). The land was subdivided by the owners Manly and Josie Williams. The building permits from 1950 show that the subject property and the other remaining eight homes on this block were owned by V.A. Oertle of Temple City and were constructed by K.B. Cavanagh of Alhambra. According to the Final City of Monrovia Historic Context Statement (ASM, 2018), a house that is part of a developer-built tract should not be considered for individual eligibility. It is apparent that the subject house was constructed as a modest interpretation of Minimal Traditional architecture. The property and the adjacent remaining homes have lost the 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. The home's setting, feeling, and association has changed from a lightly-settled single family residential neighborhood to a light-industrial/transit-oriented development area where there is an eight-lane freeway across West Evergreen Avenue. There is no evidence of any direct associations with this property and the lives of any persons important to the history of Monrovia, the San Gabriel Valley, California, or the United States.

B11 Additional Resource Attributes: None

B12 **References:**

City Building permits, Sanborn Fire Maps. Los Angeles County Tax Assessor, Los Angeles County Dept. of Public Works

- B13 Remarks
- Evaluator/ City of Monrovia **R14** Date 1/2019



State of California Department of Parks and Recreation PRIMARY RECORD			Primary HRI # Trinomi CHR Sta		
		Other Listings Review Code	Reviewer		Date
Page	1 of 2	*Resource Name or #: 234	4 West Evergreen Ave	nue	
P1	Other Identifie	er:			
*P2	Location:	Not for Publication	☑ Unrestricted		
	a. County:	Los Angeles			
	c. Address:	234 West Evergreen Avenue		City: Monrovia	Zip: 91016
	e. Other Loca	tional Data: <u>APN # 8507-002</u>	2-012		

P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This property is located on the south side of West Evergreen Avenue in a small residential neighborhood that was isolated by the construction of the Foothill Freeway (I-210) in the 1960s. The property is improved with a 1,212 square foot single story house sitting on a raised foundation. The single story, single family house was built in 1950. It is a simple example of a Minimal Traditional style architecture.

This house has a T-shaped plan. A detached garage is located behind the house, in the southeast corner of the rear yard. The house has an east-west primary side-gabled roof with front and back cross-hip that projects to the north and south from the home's main massing on the western side. Roofing material is currently composition shingle, however, the original material was cedar shingle. The eaves are narrow and are enclosed with a plain fascia. The building is sided with medium sand finish stucco. The front entrance is slightly recessed and centrally located on the primary facade. The fenestration and original windows appear to be original. The primary decorative features are a tripartite wood window and a wood accent feature that incorporates wood trim and a diamond design element flanked by a pair of single-hung corner windows.

P3b Resource Attributes: (List attributes and codes) HP2. Single family property

*P4 P5a	Resources Present: Photograph	Building	Structure	Object	Site	Distrie	ct Element of Distr P5b Description of Pl date)	
						-	Facing southwest, 12/2	018
- 1		1 10	- \.			ľ	P6 Date Constructed	: 1950
		and in the local division of	· \.		Ŧ		Source: Building	g Permit
1		THE				10	P7 Owner and Addre Carmine and Marie Cer Trust 234 West Evergreen Av	chio Family
		100.0	C	Nilson and	11.00	-A	Monrovia, CA 91016	
							P8 Recorded by:	
			STRUCTURE ST	the second second			City of Monrovia	
		-	A DECK OF ALL A				P9 Date Recorded:	1/2019
							P10 Survey Type:	Individual

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 Other (List):

City of Monrovia	Primary #
Department of Community Development	HRI #
BUILDING, STRUCTURE, AND OBJECT REC	CORD Trinomial

Page 2 of 2 *Resource Name or #: 234 West Evergreen Avenue

B1 Historic Name:

- B2 Common Name:
- B3 Original Use Single family residence
- B4 Present Use Single family residence
- B5 Architectural Style Minimal Traditional

B6 Construction History (Construction date, alterations, and date of alterations)

1950 – Permit issued to V.A. Oertle to build a house with six rooms and garage with stucco material and cedar shingles.
1973 – Permit issued to Mr. and Mrs. Fred Jones to enlarge existing bedroom and add a three quarter bathroom.
2003 – Permit issued to Carmine D. Cerchio to install 20-year composition shingles (expired).

B7	Moved: No	Date	Moved	Original	Location
B8	Related Feature None	es:			
B9a	Architect:	Unknown	Residential	b. Builder:	K.B. Cavanagh (Alhambra)
B10	Significance:	Theme:	Development (1941- 1967)	Area:	City of Monrovia

Period of Significance: 1930-1950 Property Type HP2 - Single Family Property Discuss importance in terms of historical or architectural context as well as integrity.

The subject house was built on Lot 13, which was part of a 24-lot tract (TR 15646) that encompassed both sides of Evergreen Avenue between Magnolia Avenue and Pine Street (now Primrose Avenue). The land was subdivided by the owners Manly and Josie Williams. The building permits from 1950 show that the subject property and the other remaining nine homes on this block were owned by V.A. Oertle of Temple City and were constructed by K.B. Cavanagh of Alhambra. According to the *Final City of Monrovia Historic Context Statement* (ASM, 2018), a house that is part of a developer-built tract should not be considered for individual eligibility. It is apparent that the subject house was constructed as a modest interpretation of Minimal Traditional architecture. The property and the adjacent remaining homes have lost the 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. The home's setting, feeling, and association has changed from a lightly-settled single family residential neighborhood to a light-industrial/transit-oriented development area where there is an eight-lane freeway across West Evergreen Avenue. There is no evidence of any direct associations with this property and the lives of any persons important to the history of Monrovia, the San Gabriel Valley, California, or the United States.

B11 Additional Resource Attributes:

B12 References:

City Building permits. Los Angeles County Tax Assessor

- B13 Remarks
- B14 Evaluator/ City of Monrovia Date 1/2019



Depa		munity Development	Primary HRI #	/#		
PRIMARY RECORD			Trinomial CHR Status Code 62		6Z	
		Other Listings Review Code	Reviewer		Date	
Page	1 of 3	*Resource Name or #: _2	38 West Evergreen Ave	enue		
P1	Other Identifie	er:				
*P2	Location:	Not for Publication	Unrestricted			
	a. County:	Los Angeles				
	c. Address:	238 West Evergreen Avenue		City: Monrovia		Zip: 91016
	e. Other Loca	tional Data:APN # 8507-00	02-011			

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

This property is located on the south side of West Evergreen Avenue in a small residential neighborhood that was isolated by the construction of the Foothill Freeway (I-210) in the 1960's. The property is improved with an 874 square foot single-story, single-family residential structure sitting on a raised foundation.

The structure is a simple example of a single-story Post War Minimal House, a subtype of the Minimal Traditional, which was built in 1950. The house has an L-shaped floor plan. The moderate cross-hipped roof has narrow eaves finished with a plain wood fascia. The roofing material is asphalt shingles, however the original roofing material was cedar shingle. The front entrance is located on the west elevation and is slightly recessed with a small concrete porch landing. The attached, front loading, two-car garage situated on the west side is recessed from the front face of the house. The building is sided with smooth sand finish stucco that may be the original. The original fenestration and original wood windows appear to be in place. A large picture window is a prominent feature on the front elevation.

P3b Resource Attributes: (List attributes and codes) HP2. Single-Family Property

*P4	Resources Present: 🛛 Buildi	ng 🗌 Structure 🛛	🗌 Object 🛛 🗌 Site	District	Element of Distric	t ∏Other
P5a	Photograph	202		P5b date	Description of Pho	oto: (view,
	a ball a been stated				, ing South, 12/2018	
-23			Contraction Vision	P6	Date Constructed:	1950
	Contraction of the second		in the		Source: Building P	ermit
		「「「」」 「」	A the h is	P7	Owner and Address	s:
	A CONTRACTOR OF A CONTRACTOR	An	WALL BE THE		/ Investments LLC.	
1		12	4.0	2770 197	2 Crown Valley Parkwa	y, Suite D-4-
1.5		The state of the state of the		-	era Ranch, Ca. 92694	
			all and the Real	P8	Recorded by:	
ph.				City	of Monrovia	
				P9	Date Recorded:	1/2019
			and the second	P10	Survey Type:	Individual
200		and the second				
110			Part of the			
	and the second s		Section of the sectio			

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 Other (List):

City of Monrovia Primary # **Department of Community Development** HRI# PRIMARY RECORD Trinomial **CHR Status Code** 6Z Other Listings **Review Code** Reviewer Date Page 2 of 2 *Resource Name or #: 238 West Evergreen Avenue **B1 Historic Name: B2 Common Name: B**3 Original Use Single-family residential **B4** Present Use Single-family residential **B5** Architectural Style Minimal Traditional **B6** Construction History (Construction date, alterations, and date of alterations) 1950 - Permit for construction of the house issued to C.H. Frickle Moved: No **Date Moved B7 Original Location Related Features: B8** None. B9a Architect: Unknown b. Builder: K. B. Cavanagh (Alhambra) Residential **B10** Significance: Theme: Development, 1941-1967 Area: Monrovia

Period of Significance: 1930-1950 Property Type HP2 - Single Family Property

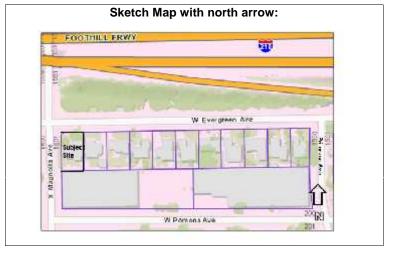
The house is part of a 24-lot tract (TR 15646) encompassing both sides of Evergreen Avenue between Magnolia Avenue and Pine Street (now Primrose Avenue). At the time the property was developed, the building permits show it was owned by C.H. Frickle and developed by K.B. Cavanagh of Alhambra. The home was constructed in 1950 during the period of significance of post war residential development as a common example of the Postwar Minimal House in an evolving neighborhood and the increasing density of the time. Although the house represents a typical example of residential development in the early Postwar period, the house is not a significant example due to its lack of sufficient architectural definition and integrity necessary for designation on any level. Additionally, the setting of the neighborhood was drastically changed with the construction of the I-210 Freeway which divided its connection, feeling and association with the rest of the neighborhood. Therefore, it does not appear to meet the criteria qualifying as a local historic landmark.

B11 Additional Resource Attributes:

B12 References:

Los Angeles County Assessor's Records City of Monrovia Building Permits

B13 Remarks



B14 Evaluator/ City of Monrovia Date 1/2019

EXHIBIT "C"

Historic Preservation Meeting January 23, 2019 AR-1





