



# 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

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**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 significance of eight residential buildings built within the historic period (50 years or older) that are proposed for total 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 been 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.

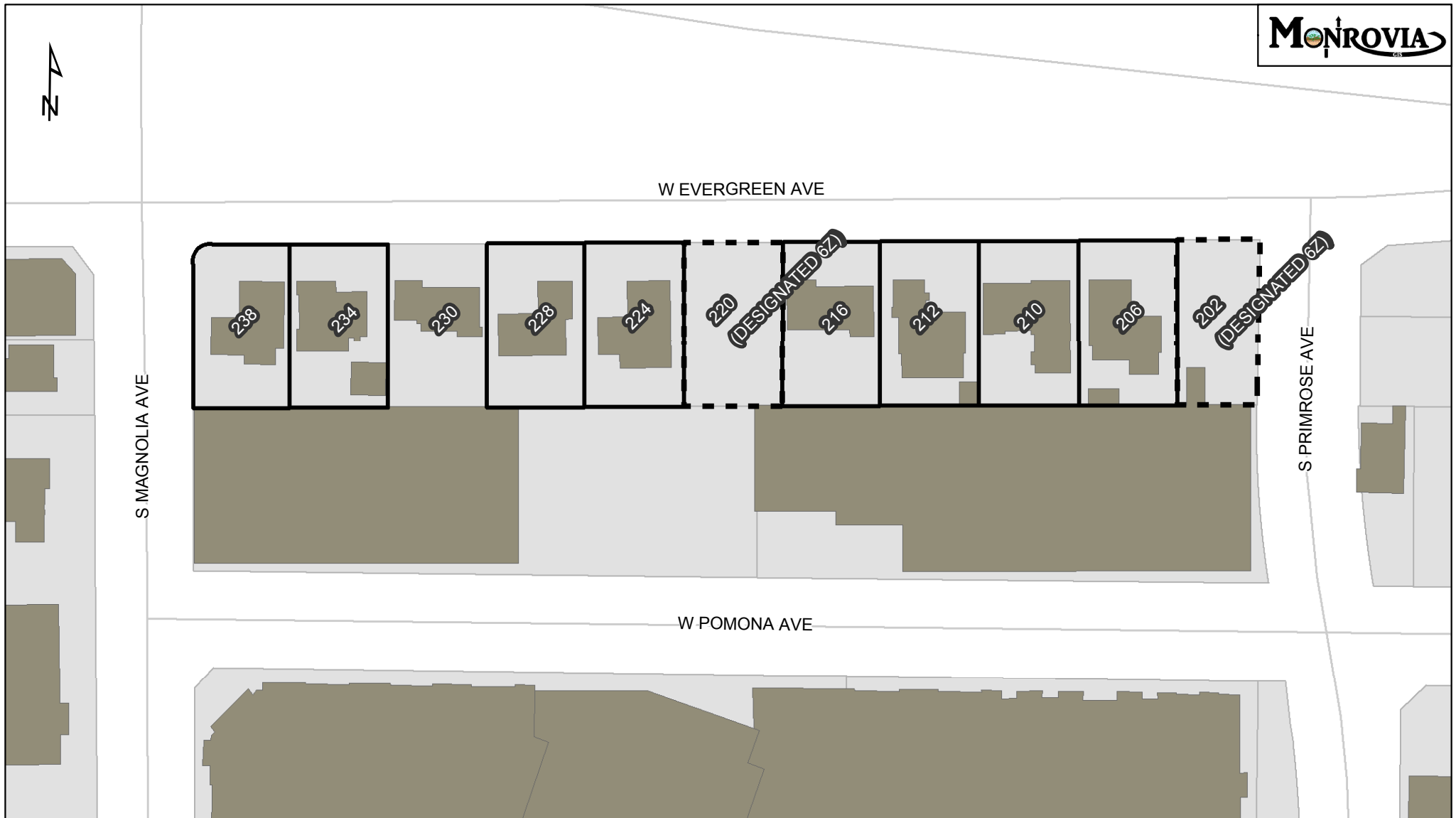
Further, the HCS states that given the numerous examples of these types of home in the City, high integrity of design, materials, and workmanship is essential. Since four of the homes have been altered (206, 210, 212, and 224), these aspects of integrity have been compromised. Although the remaining 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.**



**Legend**

- VACANT HOMES
- HOMES UNDER REVIEW
- BUILDING FOOTPRINTS
- MONROVIA PARCELS

## *Determination of Historic Significance Exhibit A*

ADDRESS	YEAR BUILT
206 West Evergreen Avenue	1951
210 West Evergreen Avenue	1950
212 West Evergreen Avenue	1951
216 West Evergreen Avenue	1950
224 West Evergreen Avenue	1950
228 West Evergreen Avenue	1950
234 West Evergreen Avenue	1950
238 West Evergreen Avenue	1950

## **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 (DPR2019-0006)

234 West Evergreen Ave (DPR2019-0007)

238 West Evergreen Ave (DPR2019-0008)

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 206 West Evergreen Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 206 West Evergreen Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8507-002-020

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a Photograph

P5b Description of Photo: (view, date)

Facing south, 12/2018

P6 Date Constructed: 1950

Source: Building Permit

P7 Owner and Address:

Jose Medina and Bernarda Rivas

206 W. Evergreen Ave. Monrovia, CA

P8 Recorded by:

City of Monrovia

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  Photograph Record  Other (List):

Page 2 of 2 \*Resource Name or #: 206 West Evergreen Avenue

- B1 Historic Name:** \_\_\_\_\_
- B2 Common Name:** \_\_\_\_\_
- B3 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 issued to owner V.A. Oertle for the construction of the house  
 1959 – Permit issued to John A. Bernat for garage conversion

**B7 Moved:** No                      **Date Moved** \_\_\_\_\_                      **Original Location** \_\_\_\_\_

**B8 Related Features:**  
None

**B9a Architect:** Unknown    **b. Builder:** K.B. Cavanagh (Alhambra)

Residential  
Development,

**B10 Significance:**    **Theme:** 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 21, 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 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/Date**    City of Monrovia  
1/2019

**Sketch Map with north arrow:**





**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
CHR Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 210 West Evergreen Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 210 West Evergreen Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8507-002-019

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 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 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 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, date)

Facing south, 12/2018



P6 Date Constructed: 1950

Source: Building Permit

P7 Owner and Address:

Juan D. Banuelos  
210 W. Evergreen Ave.  
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

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  Photograph Record  Other (List):



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 212 West Evergreen Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 212 West Evergreen Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8507-002-018

**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 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 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 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, date)

Facing Southwest, 12/2018

**P6 Date Constructed:** 1951

**Source:** Building Permit

**P7 Owner and Address:**

Rosa Canas  
212 W Evergreen Avenue  
Monrovia, CA 91016

**P8 Recorded by:**

City of Monrovia

**P9 Date Recorded:** 01/2019

**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  Photograph Record  Other (List):

Page 2 of 2 \*Resource Name or #: 212 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 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** \_\_\_\_\_

**B8 Related Features:** None

**B9a Architect:** Unknown    **b. Builder:** K.B. Cavanagh (Alhambra)

Residential  
Development,

**B10 Significance:**    **Theme:** 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 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/Date**    City of Monrovia  
 1/2019



**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
CHR Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 216 West Evergreen Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 216 West Evergreen Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8507-002-017

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, date)

Facing south, 12/2018

P6 Date Constructed: 1950

Source: Building Permit

P7 Owner and Address:

David Sargent  
216 W. Evergreen Ave  
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

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  Photograph Record  Other (List):

Page 2 of 2 \*Resource Name or #: 216 West Evergreen Avenue

- B1 Historic Name:** \_\_\_\_\_
- B2 Common Name:** \_\_\_\_\_
- B3 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 issued to owner V.A. Oertle for the construction of the house.

**B7 Moved:** No                      **Date Moved** \_\_\_\_\_                      **Original Location** \_\_\_\_\_

**B8 Related Features:**  
None

**B9a Architect:** Unknown                      **b. Builder:** K.B. Cavanagh (Alhambra)

**B10 Significance:**                      **Theme:** Residential Development (1941-1967)                      **Area:** City of Monrovia

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

The subject house was built on Lot 18, 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.E. 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, Los Angeles County Dept. of Public Works

**B13 Remarks**

**B14 Evaluator/Date**                      City of Monrovia  
1/2019



**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
CHR Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 224 West Evergreen Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 224 West Evergreen Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8507-002-015

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  Object  Site  District  Element of District  Other

P5a Photograph



P5b Description of Photo: (view, date)

Facing south, 12/2018

P6 Date Constructed: 1950

Source: Building Permit

P7 Owner and Address:

Juan J. and Leticia Higuera  
224 W Evergreen Ave  
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

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  Photograph Record  Other (List):

Page 2 of 2 \*Resource Name or #: 224 West Evergreen Avenue

- B1 Historic Name:** \_\_\_\_\_
- B2 Common Name:** \_\_\_\_\_
- B3 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 issued to owner K.B. Cavanagh for construction of the house and attached garage  
 1970 – Permit issued for bedroom addition and reroof

**B7 Moved:** No                      **Date Moved** \_\_\_\_\_                      **Original Location** \_\_\_\_\_

**B8 Related Features:**  
None

**B9a Architect:** James Turner (draftsman)                      **b. Builder:** K.B. Cavanagh (Alhambra)

Residential  
Development,

**B10 Significance:**    **Theme:** 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 16, 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, Sanborn Fire Maps. Los Angeles County Tax Assessor, Los Angeles County Dept. of Public Works

**B13 Remarks**

**B14 Evaluator/Date**    City of Monrovia  
1/ 2019





Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 228 West Evergreen Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 228 West Evergreen Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8507-002-014

**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.

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, date)

Facing South, 12/2018.

P6 Date Constructed: 1950

Source: Building Permit

P7 Owner and Address:

Robert and Susan Ratliff  
5559 Stardust Rd.  
La Canada Flintridge, CA 91011

P8 Recorded by:

City of Monrovia

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  Photograph Record  Other (List):



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 234 West Evergreen Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 234 West Evergreen Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8507-002-012

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 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a Photograph



P5b Description of Photo: (view, date)

Facing southwest, 12/2018

P6 Date Constructed: 1950

Source: Building Permit

P7 Owner and Address:

Carmine and Marie Cerchio Family Trust  
234 West Evergreen Avenue

Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

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  Photograph Record  Other (List):

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 Features:**  
None

- B9a Architect:** Unknown                      **b. Builder:** K.B. Cavanagh (Alhambra)
- B10 Significance:**                      **Theme:** Residential 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/Date:** City of Monrovia  
1/2019



Page 1 of 3 \*Resource Name or #: 238 West Evergreen Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 238 West Evergreen Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8507-002-011

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:  Building  Structure  Object  Site  District  Element of District  Other

P5a Photograph



P5b Description of Photo: (view, date)

Facing South, 12/2018

P6 Date Constructed: 1950

Source: Building Permit

P7 Owner and Address:

MJW Investments LLC.  
27702 Crown Valley Parkway, Suite D-4-  
197  
Ladera Ranch, Ca. 92694

P8 Recorded by:

City of Monrovia

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  Photograph Record  Other (List):

Page 2 of 2 \*Resource Name or #: 238 West Evergreen Avenue

B1 Historic Name: \_\_\_\_\_

B2 Common Name: \_\_\_\_\_

B3 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

B7 Moved: No Date Moved \_\_\_\_\_ Original Location \_\_\_\_\_

B8 Related Features:

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

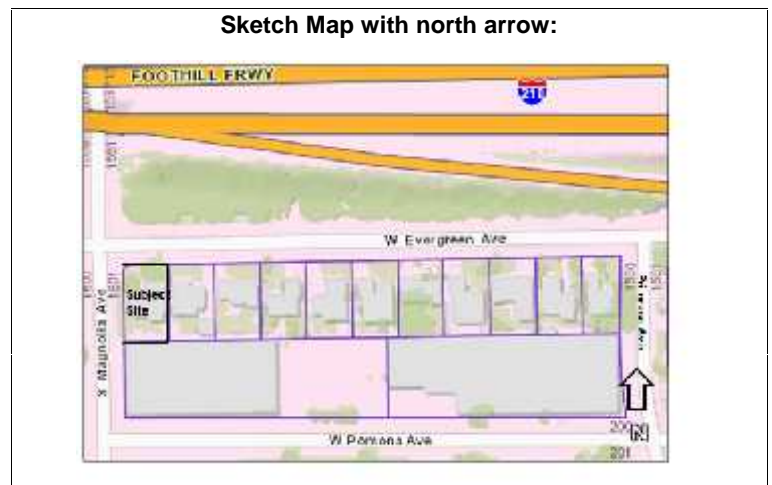
The house is part of a 24-lot tract (TR 15646) encompassing both sides of Evergreen Avenue between Magnolia Avenue and Pine Street (now Primrose Avenue). At the time the property was developed, the building permits show it was owned by C.H. Frickle and developed by K.B. Cavanagh of Alhambra. The home 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/ Date City of Monrovia  
 1/2019



# EXHIBIT “C”

Historic Preservation Meeting

January 23, 2019

AR-1

# 206 West Evergreen Ave





# 210 West Evergreen Ave



# 212 West Evergreen Ave



# 216 West Evergreen Ave



# 224 West Evergreen Ave



# 228 West Evergreen Ave



# 234 West Evergreen Ave



# 238 West Evergreen Ave

