



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DHS2019-0014

AGENDA ITEM: AR-3

PREPARED BY: Austin Arnold
Planning Technician

MEETING DATE: March 27, 2018

TITLE: Determination of Historic Significance
511 & 511½ East Lemon Avenue

APPLICANT: Ms. Annie Phou
511 East Lemon Avenue
Monrovia, CA 91016

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

BACKGROUND: On October 31, 2018, the City's Code Enforcement team discovered that the interior of primary residence located at 511 East Lemon Avenue had been demolished without prior approval and necessary permits. The extent of the demolition was so significant that the structural integrity of the exterior building walls were compromise. The City's Building official determined that the structure was unsafe to occupy and "red tagged" the house.

Given that the primary unit has been altered over the years with additions that have impacted its architectural integrity, the applicant chose to present staff with a preliminary development plan that would involve altering the building's roof and exterior wall area. The purpose of the proposed alterations is to improve the overall design of the existing home. Based on the extent of the alterations needed to repair the structure, a demolition permit is required. Since the home was built over 50 years ago (1905), the approval of the proposed alterations require that the Historic Preservation Commission (HPC) first make a determination about the building's potential significance as an historic resource. Monrovia Municipal Code (MMC) Section 17.10.050(B)(2) allows the applicant to submit a written historic assessment and status code from a city-approved historic preservation expert regarding a property's historic merit.

The property is developed with two residential units (511 and 511 ½ Lemon Avenue). The applicant submitted an historic assessment that reviews both buildings even though no alterations are proposed at 511 ½ Lemon Avenue. The professional assessment, prepared by Alexandra Madsen of Sapphos Environmental Inc., is included in Attachment "A." The report includes a historical research evaluation that explains the methodology used to determine the historic significance of each of the homes, as well as a summary of the research results. Attachment "A" also contains the property's Department of Parks and Recreation (DPR 523A) survey form which assigned a status code of 6Z. A California Resources Historic Status (CRHS) code of 6Z means that the property is not eligible for listing or designation under federal, state, or local evaluation criteria.

ANALYSIS: Pursuant to Monrovia Municipal Code (MMC) Section 17.10.030, a remodel that proposes to alter more than 50% of a residential building's roof area, 50% or more of the building's total exterior wall area, or 25% or more of any exterior wall facing a public street that was constructed over 50 years ago requires a Discretionary Demolition Permit. MMC Section 17.10.060 states that no demolition permit shall be approved or issued until the HPC has made a determination of historic significance.

The applicant's preliminary development plan illustrates that the remodel proposed at 511 East Lemon would exceed the alteration thresholds for both roof and exterior wall area modifications.

The property was evaluated by Alexandra Madsen, whose professional background meets the Secretary of the Interior's Professional Qualification Standards in the fields of History and Architectural History.

Two single-story residential buildings and carport were evaluated with addresses defined as 511 and 511 ½ E. Lemon Avenue. The review was based on a site investigation of the property, literature review, online research, and an application of state and local register eligibility criteria.



Figure 1 - Primary View of 511 East Lemon Avenue (Facing South), February 2019

Property History

Alexandra Madsen reviewed the City's permit history and Los Angeles County Assessor's records to gain knowledge about each of the building's physical history. The assessment describes the primary residence (511 East Lemon) as a heavily altered one-story Craftsman building that was constructed in 1905. A secondary residence and carport (511½ East Lemon Avenue) was constructed behind the primary residence in 1957. The report further documents that this residence was approved by the City to operate as an in-home care facility for the elderly in 1960.

The review of ownership history shows that the property changed ownership several times between 1928 and 2012. Madden notes that because the primary residence on the property has been substantially altered, does not retain integrity, and therefore does not convey significance, the assessor data prior to 1928 was not reviewed. A thorough ownership history is provided relative to the rear unit (511 ½ Lemon). However, the assessment documents that there is no indication that these people were associated with any significant events important to Monrovia history.

Current Conditions

511 East Lemon Avenue

The assessment report describes the primary residence as an altered one-story Craftsman with a complex footprint. The front façade has a cross-gable roof with a latticework vent beneath the front gable. The gable projects over the concrete patio to create a sheltered entryway. The gable sits upon cross beams that rest on battered river rock and wood beam

piers. Although there are no building permits on file, it is likely that an open porch with a shed roof once existed to the west of the main entrance and was later enclosed.

The assessment documents that several additional alterations were made to the original residence throughout the previous years. These alterations include the addition of non-original asbestos shingle siding and multiple window replacements and removals. The assessment notes that all of the windows on the home consist of vinyl units with wood sills that are in severe disrepair.

511 ½ East Lemon Avenue

The assessment documents that the primary façade of the secondary residence is located on the north façade, facing the alley. This home features a low-sloped hipped roof clad in composition shingles, stucco siding, and aluminum windows of varying sizes.

Historic Integrity

The assessment evaluated the property under the seven aspects of historic integrity including: location, design, setting, materials, workmanship, feeling, and association. Staff further verified these integrity thresholds using the City's Historic Context Statement, which states that with respect to Craftsman homes, architecturally significant properties in the City must possess a high integrity of design, materials, and workmanship to be individually eligible for local listing. Madden notes that the primary residence (511 East Lemon) retains the integrity of location and setting since it has remained on its original site and is surrounded by other Craftsman homes built within the early 1900s. However, the assessment cites that the property has not retained integrity of design, materials, workmanship, feeling, or association due to the numerous exterior alterations. The most prominent alterations include the enclosed porch on the west side of the structure, the asbestos siding, and vinyl windows.

The secondary residence (511½ East Lemon) does not embody any distinguishing characteristics of architectural type, and it was constructed of common materials. For these reasons the assessment states that this home is not inherently valuable for a study of period, or method of construction, nor is it a notable work of a master builder, designer, or architect.

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. Based on the assessment conducted by Madden, the property does not meet any of those standards. The homes at 511 and 511 ½ Lemon Avenue are not identified with persons or events that are significant in local, regional, state, or national history. They do not represent the work of a notable builder, designer, or architect. Should the surrounding neighborhood qualify for potential district designation in the future, the assessment determined that the subject property does not retain sufficient integrity to be designated as a contributor.

RECOMMENDATION: The applicant's consultant determined that the property at 511 and 511 ½ Lemon Avenue does not have architectural or known historic value that meets the criteria for state, regional, or local designation. Staff recommends that the Historic Preservation Commission accept the DPR Form and assign a CHRS Code of 6Z to the property.

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

March 13, 2019
Job Number: 2424-001
Historical Evaluation for
511 E. Lemon Avenue, Monrovia, California 91016

MEMORANDUM FOR THE RECORD

2.6 2424-001.M01

TO: Ms. Annie Phou
511 E. Lemon Avenue
Monrovia, CA
(626) 200-7276

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

SUBJECT: Historical Evaluation for 511 and 511 ½ E. Lemon
Avenue, Monrovia, California

ATTACHMENTS: 1. Resume of Key Personnel
2. DPR 523 Series Forms

EXECUTIVE SUMMARY

The property located at 511 E. Lemon Avenue, Monrovia, California (APN 8517-007-011) was evaluated by Sapphos Environmental, Inc. (Ms. Alexandra Madsen), who conducted the evaluation and meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. Two single-story residential buildings and carport were evaluated with addresses defined as 511 and 511 ½ E. Lemon Avenue. The review was based on a site investigation of the property; literature review and online research; and an application of state and local register eligibility criteria. As a result of the investigation, it was determined that the property is not eligible for inclusion in state or local registers due to lack of significance and loss of integrity. The subject project would not contribute to a potential historic district due to loss of integrity. Therefore, the property is not a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act Guidelines.

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INTRODUCTION

This Memorandum for the Record (MFR) documents the historical evaluation undertaken by Sapphos Environmental, Inc. (Ms. Alexandra Madsen) for the property located at 511 E. Lemon Avenue, Monrovia, California (APN 8517-007-011). Addresses for this property include the front residence at 511 E. Lemon Avenue and the rear residence at 511 ½ E. Lemon Avenue. This MFR includes a statement of the understanding of the proposed project; a summary of the property's setting; the findings of a field survey; and an assessment of the property's eligibility for listing in state and/or local registers. Sapphos Environmental, Inc. finds that the property does not possess sufficient significance and integrity to merit listing in the California Register of Historical Resources (California Register) nor does it merit designation as a City of Monrovia Historic Landmark (Historic Landmark).

ELIGIBILITY CRITERIA

State of California

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

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

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

City of Monrovia

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

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

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

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

HISTORIC CONTEXT

City of Monrovia

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

Other regions of present-day Monrovia were carved from the Rancho Santa Anita. Under Mexican rule, much of Monrovia, along with the current cities of Arcadia, Sierra Madre, Pasadena, and San Marino were encompassed in the 13,319-acre land grant known as the Rancho Santa Anita.⁴ This area was granted to Hugo Reid, a native of Scotland, in 1845.⁵

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

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

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

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

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

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

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

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

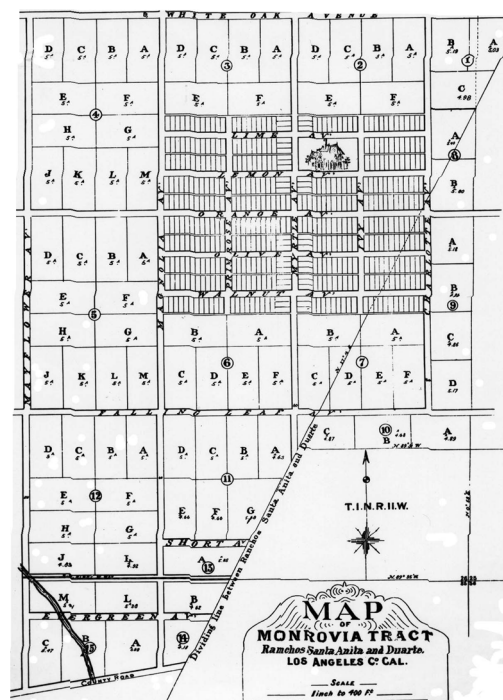


Figure 1. Map of Monrovia Tract, c. 1886
SOURCE: *EarlyMonroviaStructures.Org*

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

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

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

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

The land was developed by William N. and C.O. Monroe between 1884 and 1886.¹⁰ The early development was mostly centered on Orange (now Colorado) and Myrtle avenues; engineers John Quinton and John Flanagan divided 60 acres into Blocks A–Y further subdividing each block into 24 50- by 160-foot lots.¹¹ Streets were given fruit, flower, and women’s names such as Lime, Lemon, Charlotte, and Magnolia avenues (Figure 2, *Map of Town of Monrovia, c. 1887*).

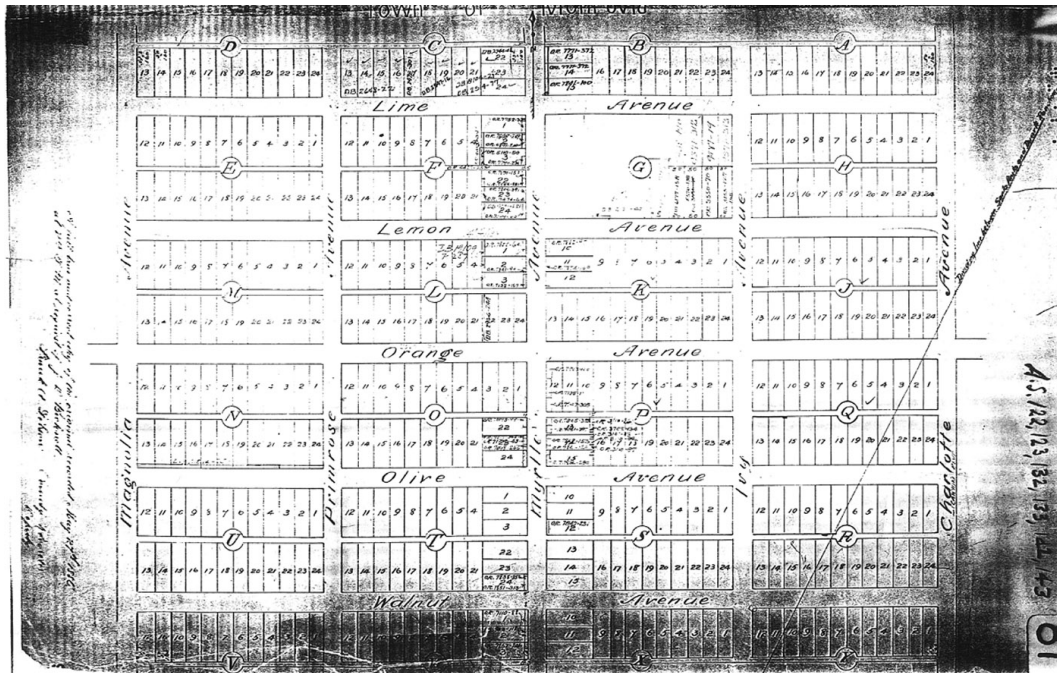


Figure 2. Map of Town of Monrovia, c. 1887
SOURCE: *EarlyMonroviaStructures.Org*

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

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

The namesake and primary founder of the town, William N. Monroe, was elected mayor when the City incorporated in December of 1887.¹² Monrovia is the fourth oldest city in Los Angeles County, and quickly became known as the “Gem City of the Foothills.”¹³ Many of the founding men of

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

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

¹² “Important Dates in Monrovia’s Historical Timeline.” Monrovia Public Library. Accessed February 24, 2017. Available at: http://mplheritage.blogspot.com/2011_08_14_archive.html

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

Monrovia were railroad men; the San Gabriel Valley Rapid Transit Railroad (SGVRTR) was opened in 1888. The Red Cars of the Pacific Electric Railway arrived in 1903.¹⁴

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

People from across the country flocked to Monrovia for refuge at the Pottenger Sanatorium, which was opened for invalid patients with tuberculosis, an illness that demanded a drier climate and fresh air for recovery. Founded by Francis Marion Pottenger, the idea to found a sanatorium was conceived after his young wife was stricken with the disease, passing away in 1898. Pottenger became an advocate for the study of tuberculosis, specializing in the illness and ultimately refuting a bill that would have refused tuberculosis-stricken patients from entering the state, arguing that those seeking to relocate for the climate should be welcomed.¹⁵ Pottenger Sanatorium was opened in 1903. Located in the 500–600 blocks of Charlotte Avenue, this 40-acre institution treated more than 1,500 patients from 1903 to its closure in 1955.¹⁶

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

Monrovia saw a boom in the 1920s, when Route 66, a major artery of the Continental United States, ran through its downtown. Completed in 1926, a number of businesses populated the new major roadway, as did automobile-related services. Monrovia still flaunts a number of interesting mementos of this period, including the unique Aztec Hotel, a Mesoamerican-inspired building constructed in 1925, the Spanish Colonial-designed Flying A Gas Station on Shamrock Avenue, and 805 S. Shamrock Avenue which was converted to a gas station in 1926.^{17,18} Rail travel also flourished during this period, even as the car made headway in passenger travel. The Santa Fe Railway depot in Monrovia, a notable example of Streamline Moderne architecture, was completed in 1926.¹⁹

With the new movement westward ushered by Route 66, many people visited Monrovia and never left. Period revival-style residences, including Spanish Colonial, Colonial, Tudor, and English

¹⁴ "Important Dates in Monrovia's Historical Timeline." Monrovia Public Library. Accessed February 24, 2017. Available at: http://mplheritage.blogspot.com/2011_08_14_archive.html

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

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

¹⁷ "Aztec Hotel." National Parks Service, U.S. Department of the Interior. Accessed February 21, 2107. Available at: https://www.nps.gov/nr/travel/route66/aztec_hotel_monrovia.html

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

¹⁹ "Monrovia's Santa Fe Depot is a Historic Landmark-Finally." 20 April 2016. *Monrovia Weekly*. Accessed February 24, 2017. Available at: <http://www.monroviaweekly.com/current-news/monrovia-santa-fe-depot-is-a-historic-landmark-finally/>

Cottage, were erected throughout the town, resulting in a number of notable examples. Harding Court, one of the oldest bungalow courts in the town, was erected in 1920–21 along Foothill Boulevard.²⁰ Upton Sinclair moved to Monrovia in 1942, settling in a Spanish Colonial Revival-style residence that was erected in 1923.²¹ Perhaps in a symbol of the town's rapid growth, the Boxx Jeweler's Clock was installed in downtown Monrovia on Myrtle Avenue circa 1920.²²

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

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

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

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

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

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

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

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

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

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

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

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

A number of transportation developments also improved the City's movement in the 1930s. The realignment of Route 66 was completed in 1933, and marshalled traffic away from earlier transportation-focused service areas along the South Shamrock corridor, such as the Flying A Gas Station, to the current alignment of the route, also known as Huntington Drive, through present day Monrovia.

Don Robertson and other aviation-minded community members founded the Monrovia Airport/Foothill Flying Field at Huntington Drive that was approved for commercial operations in November of 1930.²⁹ The airport was an initial success, as Robertson reported in 1932 that over 12,000 passengers had safely traveled from the airport.

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

In the 1950s, Monrovia saw a number of changes. The last Red Car of the Pacific Electric Railway arrived in September of 1951 as the City was increasingly automobile reliant. New municipal buildings and institutions were also established as veterans returned. The City Hall on Ivy Avenue was dedicated in 1954 and the City's third library was dedicated in 1957.³² As evident from historic aerials of 1946 and 1955, a number of post-war residential subdivisions were also completed in this decade, as demand for housing increased.³³

²⁹ Freeman, Paul. 2017. "Monrovia Airport/Foothill Flying Field, Monrovia, CA." *Abandoned and Little Known Airfields: California—East Los Angeles Area.* Accessed February 24, 2017. Available at: http://www.airfields-freeman.com/CA/Airfields_CA_LA_E.htm

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

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

³² "Important Dates in Monrovia's Historical Timeline." Monrovia Public Library. Accessed February 24, 2017. Available at: http://mplheritage.blogspot.com/2011_08_14_archive.html

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

511 and 511 ½ E. Lemon Avenue

The subject property on Lemon Avenue was platted as an amended Lot 10 in Block G of the Pacific View Tract in the Town of Monrovia. It is situated between S. Heliotrope and Jasmine avenues. The primary residence at 511 E. Lemon Avenue was constructed in 1905; a secondary residence at 511 ½ E. Lemon Avenue was built in 1957. The footprint of the house is recorded in the 1927 Sanborn Fire Insurance Map (Figure 3, *Sanborn Fire Insurance Map of Subject Property, 1927*). The secondary residence was constructed in the rear of the lot (Figure 4, *Current Footprint of Subject Property, 2019*).

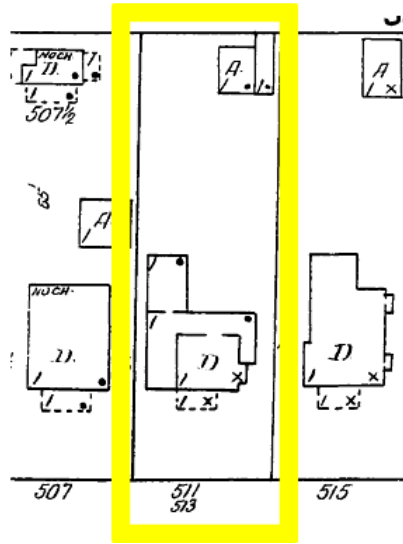


Figure 3. Sanborn Fire Insurance Map of Subject Property, 1927
SOURCE: *Sanborn Fire Insurance Map, Monrovia April 1927, Sheet 27*

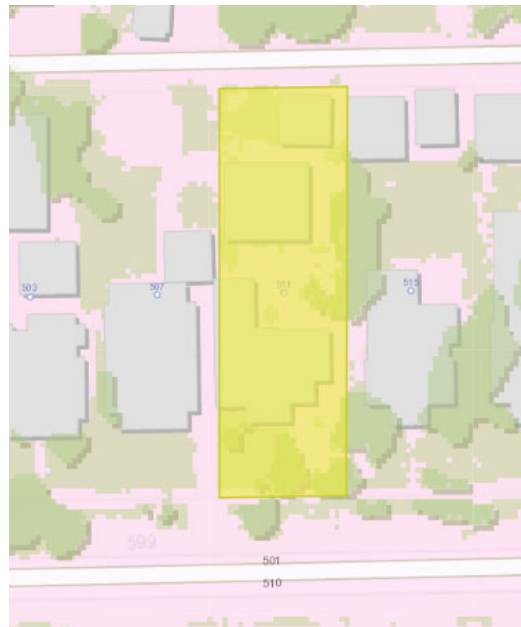


Figure 4. Current Footprint of Subject Property, 2019
SOURCE: *Los Angeles County Assessor, 2019*

In 1913 a sewer permit for the original residence was submitted for then-owner Della Bluilson.³⁴ In 1957, a rear residence constructed by San Gabriel Builders, Inc. was completed for then-owner Blanche Sanders. That same year the rear residence's car port was constructed.³⁵

In 1958, then-owner Blanche Sanders submitted an application of a variance to take care of five to six elderly people at the subject property. The use was approved in 1960.³⁶ In 1961, a pool was installed.³⁷ The windows and some wood fascia were replaced in 2006.³⁸

Assessor Data

Based upon a review of the Los Angeles County Assessor's parcel data and Monrovia City Directories, the property changed ownership several times between 1928 and 2012. However, because the 1905 residence on the subject property has been substantially altered, does not retain integrity, and therefore is unable to convey significance, the assessor data prior to 1928 was not reviewed. The 1957 residence does retain integrity and the Assessor data was reviewed to determine if the building possesses a significant association with an event or person (Table 1, *Assessor Data*).

**TABLE 1
ASSESSOR DATA**

Map Book No.	Page No.	Date	Name
N/A	N/A	1928–1932	Edward Payson and Harriet C. Bidwell
N/A	N/A	1948–1950	Blanche E. Sanders
68	32	1951–1955	Blanche E. Sanders
1360	7	1956	Blanche E. Sanders
N/A	N/A	1977	Ronald F. Tucker
N/A	N/A	1983	Balder and Daljit Kler
N/A	N/A	2012	Piu Chi Siu

NOTE: * Denotes the year notated as change of title to the property.

Edward P. Bidwell was born in New York circa 1854. He was married to Harriett Bidwell, who was born in Ireland.³⁹ Edward Bidwell was a shipping clerk.⁴⁰ Blanche E. Sanders work as an attendant and applied for and was approved a conditional use permit to use her rear residence as a home for the aged.⁴¹ She did not list an occupation in the city directories.

³⁴ City of Monrovia. Issued 16 April 1913. Department of Plumbing. Permit No. 1015.

³⁵ City of Monrovia. Issued 6 June 1957. Building Permit No. 5670.

³⁶ City of Monrovia. Approved 22 September 1960. Application #N-41.

³⁷ City of Monrovia. Issued 1 August 1961. Building Permit Application.

³⁸ City of Monrovia. Issued 22 August 2006. Permit No. BL2006-09003.

³⁹ Ancestry.com. Year: 1930; Census Place: *Monrovia, Los Angeles, California*; Page: 4B; Enumeration District: 1162; FHL microfilm: 2339902.

⁴⁰ Ancestry.com. Year: 1920; Census Place: *Monrovia, Los Angeles, California*; Roll: T625_103; Page: 16B; Enumeration District: 489.

⁴¹ "Waitresses Who Dance Hit by Ban." 1 September 1965. *Pasadena Independent*.

No information was available on Ronald F. Tucker or Balder and Daljit Kler. From 2012 to the present Piu Chi Siu has owned the property.⁴²

FIELD SURVEY FINDINGS

Sapphos Environmental, Inc. Historic Resources staff (Ms. Alexandra Madsen) conducted a field survey of 511 and 511 ½ E. Lemon Avenue and its setting on February 13, 2019. Ms. Madsen is an Architectural Historian who meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History (Attachment 1, *Resume of Key Personnel*).

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

DESCRIPTION

Primary Residence

The altered 1-story Craftsman-style building has a complex footprint measuring approximately 1,200 square feet and a standard setback from the street. The exterior walls are clad in horizontal coursed asbestos shingle siding. The driveway is situated along the western side of the residence (Figure 5, *General View of Subject Property, 511 E. Lemon Avenue*).



Figure 5. General View of Subject Property, 511 E. Lemon Avenue

SOURCE: *Sapphos Environmental, Inc., 2019*

⁴² County of Los Angeles Assessor's Office, Public Counter.

Primary (Southern) Façade

The primary façade faces Lemon Avenue. The building has a cross-gable roof with a latticework vent beneath the front gable. The gable projects over the concrete patio to create a sheltered entryway. The gable sits upon cross beams that rest on battered river rock and wood beam piers. The centered front entrance is accessible via three low concrete steps. Fenestration along this façade was altered in 2006 when the original windows were replaced with vinyl windows (Figure 6, *View of Primary Façade, 511 E. Lemon Avenue*).



Figure 6. View of Primary Façade, 511 E. Lemon Avenue
SOURCE: *Sapphos Environmental, Inc., 2019*

Western Façade

The western façade of the residence features an asbestos shingle-clad exterior and a gable roof with a central vent. A small bay along this façade has a shed roof. Windows were also replaced along this façade with vinyl sliding windows in 2006 (Figure 7, *View of Western Façade, 511 E. Lemon Avenue*). A rear entrance is accessible via this façade (Figure 8, *Detail of Western Façade, 511 E. Lemon Avenue*).



Figure 7. View of Western Façade, 511 E. Lemon Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*



Figure 8. Detail of Western Façade, 511 E. Lemon Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Northern Façade

The northern façade features the cross-gable roof clad in composition shingles and horizontal asbestos shingle siding. Materials along this façade are in poor condition. A rear bay of the residence has a shed roof and vinyl windows (Figure 9, *View of Northern Façade, 511 E. Lemon Avenue*).



Figure 9. View of Northern Façade, 511 E. Lemon Avenue
SOURCE: Sapphos Environmental, Inc., 2019

Eastern Façade

The eastern façade features the characteristics of the other façade although the windows have been removed but not replaced with vinyl windows. This façade abuts the driveway (Figure 10, *View of Eastern Façade, 511 E. Lemon Avenue*).



Figure 10. View of Eastern Façade, 511 E. Lemon Avenue
SOURCE: Sapphos Environmental, Inc., 2019

Secondary Residence

The secondary residence was constructed in 1957 at 511 ½ E. Lemon Avenue. This building faces a back alleyway just north of E. Lemon Avenue. The residence is accessible via this alleyway but is otherwise separated from the front, primary residence.

Primary (Northern) Façade

The primary, northern façade of the residence faces the alleyway and features a carport that was constructed in 1961. The residence has a hipped roof clad in composition shingles, stucco exterior, and sliding aluminum windows. The yard is mostly barren and there is a small utility shed just north of the residence that was installed at an unknown date (Figure 11, *View of Primary [Northern] Façade, Secondary Residence, 511 ½ E. Lemon Avenue*).



Figure 11. View of Primary (Northern) Façade, Secondary Residence, 511 ½ E. Lemon Avenue
SOURCE: Sapphos Environmental, Inc., 2019

Western Façade

The western façade features stucco exterior and sliding aluminum windows. One of these windows was removed to accommodate an air conditioning unit. Small shrubs line this side of the rear residence (Figure 12, *View of Western Façade, Secondary Residence, 511 ½ E. Lemon Avenue*).



Figure 12. View of Western Façade, Rear Residence, 511 ½ E. Lemon Avenue
SOURCE: Sapphos Environmental, Inc., 2019

Southern Façade

The southern façade of the rear residence is visible, but not accessible, from the primary residence. This façade features the low-sloped hipped roof, stucco siding, aluminum windows of varying sizes, and a rear entrance to the building (Figure 13, *View of Southern Façade, Rear Residence, 511 ½ E. Lemon Avenue*).



Figure 13. View of Southern Façade, Rear Residence, 511 ½ E. Lemon Avenue
SOURCE: Sapphos Environmental, Inc., 2019

Eastern Façade

The eastern façade of the rear residence features a concrete patio with a tarp that drapes from the residence to the bushes lining the patio (Figure 14, *View of Eastern Façade, Rear Residence, 511 ½ E. Lemon Avenue*).



Figure 14. View of Eastern Façade, Rear Residence, 511 ½ E. Lemon Avenue
SOURCE: Sapphos Environmental, Inc., 2019

Setting

The property is located within a residential neighborhood in Monrovia. Surrounding houses are generally well-preserved higher-style Craftsman-style residences dating from the 1900s to 1920s (Figure 15, *View of Setting, E. Lemon Avenue*).



Figure 15. View of Setting, E. Lemon Avenue
SOURCE: Sapphos Environmental, Inc., 2019

EVALUATION

Individual Eligibility

The subject property was considered in the scope of the City's Historic Context Statement and for the eligibility criteria for Single-Family Residential Development (1903–1940).⁴³

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 511 and 511 ½ E. Lemon Avenue merely reflects real estate development that occurred throughout Southern California in the 1900s and 1950s. Monrovia was established as a city in 1887; the residence at 511 Lemon Avenue was built approximately 18 years later in 1905 and has been heavily altered. The rear property at 511 ½ E. Lemon Avenue was not constructed until the 1950s. Therefore, the property does not appear eligible for listing in the California Register under Criterion 1.

No persons associated with the subject property made demonstrably significant contributions to the city, state, or nation while associated with the subject property. Therefore, the property does not appear eligible for listing in the California Register under Criterion 2. Additionally, the property does not appear eligible for designation as a Historic Landmark under Criterion 1.

The front building is an example of a heavily altered Craftsman-style residential building that has been substantially altered over the course of time. The architect and builder of the property are not known. The building does not embody the distinguishing characteristics of an architectural type specimen; is not inherently valuable for a study of a period, style, or method of construction; nor is it a notable work of a master builder, designer, or architect whose individual genius influenced his or her age. The rear building is utilitarian in materials and construction. Therefore, the buildings are not eligible for listing in the California Register under Criterion 3. Additionally, the buildings do not appear eligible for designation as Historic Landmarks under Criteria 2 and 4.

The buildings have been substantially altered and do not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Because the property has been substantially altered, it also does not contribute to a sense of "place" under Historic Landmark Criteria 5 and 6.

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

⁴³ City of Monrovia. March 2018. *City of Monrovia Historic Context Statement*. Prepared by ASM Affiliates, Inc., Pasadena, CA. Accessed February 25, 2019. Available at: <https://www.cityofmonrovia.org/home/showdocument?id=15147>

The buildings have been greatly altered and do not retain integrity of design, materials, workmanship, feeling, and association. The buildings have not been moved and much of the residential block remains unchanged; therefore, the property does retain integrity of location and setting. It does not meet the integrity thresholds for listing pursuant to the Historic Context Statement. Therefore, the subject property does not retain sufficient integrity to merit listing in the California Register or for designation as a Historic Landmark.

District Eligibility

East Lemon Avenue is a road that runs east-west across Monrovia. At present, seven houses exist within the neighborhood block. Residences along E. Lemon Avenue reflect mostly the Craftsman style of architecture. The block therefore evidences a cohesive representation of an early 1900s development and may be eligible for designation as a City Historic District. However, the subject property would not be eligible for listing as a contributor to a potential historic district because it has been substantially altered with new asbestos shingle siding and vinyl windows. Therefore, 511 and 511 ½ E. Lemon Avenue lacks sufficient integrity to contribute to a potential historic district, should the neighborhood qualify for this designation at a future date.

CONCLUSION

The subject property does not appear eligible for listing in the California Register or eligible for designation as a Historic Landmark because it does not possess historical or architectural significance or sufficient integrity to merit designation in these registers, individually or as a contributor to a potential historic district (Attachment 2, *DPR 523 Series Forms*). Therefore, the property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA; Section 15064.5(a) of the CEQA Guidelines).

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

ATTACHMENT 1
RESUME OF KEY PERSONNEL

Alexandra I. Madsen, MA, BA

Senior Architectural Historian

MA, Art History, University of Texas at Austin, Austin, TX

BA (Magna Cum Laude), History, Saint Anselm College, Manchester, NH

- Cultural resources management and legal compliance
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation
- Secretary of the Interior's Standards for the Treatment of Historic Properties
- CEQA cultural resources analysis
- Section 106

Years of Experience: 7+

Relevant Experience

- Los Angeles County Department of Parks and Recreation 523 Series Forms
- Los Angeles Unified School District Design Review Reports
- Design Review
- Mills Act Tax Abatement Program
- Historic American Buildings Survey Report and Pamphlet, Bakersfield, CA
- Board Member, Highland Park Heritage Trust

Ms. Alexandra Madsen, Senior Architectural Historian for Sapphos Environmental, Inc., has over six years of experience in the field of cultural resource management. Ms. Madsen has a Master's Degree in Art History from the University of Texas at Austin, where she focused on built environments, and a Bachelor's Degree in History from Saint Anselm College. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in History and Architectural History.

Ms. Madsen is experienced with Section 106 of the National Historic Preservation Act, California Environmental Quality Act (CEQA) compliance, and the Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)*. She has extensive experience in archival research and field surveys, completing cultural resources reports, and in evaluating properties under federal, State, and local criteria. She has worked on historic projects located in Los Angeles, Orange, and Kern Counties in Southern California.

Ms. Madsen has served as the project manager for numerous historic resource assessments within Los Angeles County for CEQA compliance. She completed evaluations for properties located in Glendale, Huntington Beach, Los Angeles, Long Beach, Monrovia, Orange, Sierra Madre, South Pasadena, Tustin, and West Hollywood among others.

In addition to these assessments, Ms. Madsen considered over 20 Los Angeles County Parks and Golf Courses for inclusion in federal, State, and local registers. These evaluations were documented with Department of Parks and Recreation (DPR) 523 series forms and informed by site visits, historic context statements, and substantial archival research. She also has extensive survey experience, and completed a Historical Resources Evaluation Report (HRER) and Historic Property Survey Report (HPSR) for the California Department of Transportation (Caltrans) in support of the SR 55 improvement project in Orange County.

Moreover, Ms. Madsen evaluated several educational institutions for the Los Angeles Unified School District (LAUSD), including Canfield Avenue Elementary School, Canoga Park High School, and Locke High School, consistent with the requirements of CEQA. These reports documented the construction of the school campuses, their early history, and notable events, people, or architectural styles encompassed on the campuses.

Ms. Madsen has reviewed the design of proposed construction, alterations, and additions to ensure compliance with the *Standards* for residential, commercial, and municipal properties. Properties assessed for compliance include a proposed podium-style building on Melrose Avenue in Los Angeles, alterations to a Mid-Century Modern clubhouse at the Los Verdes Golf Course, and an addition to a private residence in Sierra Madre, among others.

Ms. Madsen completed Historic American Buildings Survey (HABS) documentation in support of the 24th Street Widening Project in the City of Bakersfield, consistent with the requirements of Section 106. For this project, she authored a Historic Context Statement exploring the history of Bakersfield and a pamphlet illustrating the subject historic district's character.

Ms. Madsen is a member of the National Trust for Historic Preservation, California Preservation Foundation, L.A. Conservancy, and Pasadena Heritage. She is a board member of the Highland Park Heritage Trust.

ATTACHMENT 2
DPR 523 SERIES FORMS

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

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 10

*Resource Name or # (Assigned by recorder): 511 and 511 ½ E. Lemon Avenue

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Azusa Date: 1995 T1S; R14W; ___ of ___ of Sec 18; SB B.M.

c. Address: 511 and 511 ½ E. Lemon Avenue City: Monrovia Zip: 91016

d. UTM (Give more than one for large and/or linear resources) Zone: 11, 406968.4 mE/ 3778905.1 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation): APN 8517-007-011

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

Primary Residence (511 E. Lemon Avenue)

The altered 1-story Craftsman-style building has a complex footprint measuring approximately 1,200 square feet and a standard setback from the street. The exterior walls are clad in horizontal coursed asbestos shingle siding. The driveway is situated along the western side of the residence.

Primary (Southern) Façade

The primary façade is situated faces Lemon Avenue. The building has a cross-gable roof with a latticework vent beneath the front gable. The gable projects over the concrete patio to create a sheltered entryway. The gable sits upon cross beams that rest on battered river rock and wood beam piers. The centered front entrance is accessible via three low concrete steps. Fenestration along this façade was altered in 2006 when the original windows were replaced with vinyl windows. (See *Continuation Sheet page 4*)

*P3b. Resource Attributes (List attributes and codes): HP 3 Multiple-Family Property

*P4. Resources Present: Building Structure Object Site District

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #): Facing north, view of primary façade; February 13, 2019; Photos No. 4846

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

*P7. Owner and Address:
Annie Phou
511 E. Lemon Avenue
Monrovia, CA 91016

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

*P9. Date Recorded: February 26, 2019

*P10. Survey Type (Describe): Intensive

*P11. Report Citation (Cite survey report and

other sources, or enter "none"): Sapphos Environmental, Inc. 2018. Historic Evaluation for 511 E. Lemon Avenue, Monrovia, California.

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):

State of California — Natural Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING STRUCTURE OBJECT REPORT

Primary #
 HRI#
 Trinomial

*Resource Name or # (Assigned by recorder): 511 and 511 ½ E. Lemon Avenue
 Page 2 of 10

*NRHP Status Code: 6Z

B1. Historic Name: 511 and 511 ½ E. Lemon Avenue
B2. Common Name: 511 and 511 ½ E. Lemon Avenue
B3. Original Use: Single-Family Residence
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alterations, and date of alterations)

B4. Present Use: Multi-Family Residence

In 1913 a sewer permit for the original residence was submitted for then-owner Della Bluilson. In 1957, a rear residence at 511 ½ E. Lemon Avenue constructed by San Gabriel Builders, Inc. was completed for then-owner Blanche Sanders. That same year the rear residence's car port was constructed. In 1958, then-owner Blanche Sanders submitted an application of a variance to take care of five to six elderly people at the subject property. The use was approved in 1960. In 1961, a pool was installed. The windows and some wood fascia were replaced in 2006.

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

Original Location: N/A

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

B9a. Architect: Unknown

b. Builder: Unknown

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

Area: Monrovia

Period of Significance: c. 1905/1957 **Property Type:** Multi-Family Residence **Applicable Criteria:** N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Ownership History

Based upon a review of the Los Angeles County Assessor's parcel data and Monrovia City Directories, the property changed ownership several times between 1928 and 2012. However, because the 1905 residence on the subject property has been substantially altered, does not retain integrity, and therefore is unable to convey significance, the assessor data prior to 1928 was not reviewed. The 1957 residence does retain integrity and the Assessor data was reviewed to determine if the building possesses a significant association with an event or person. (See Continuation Sheet page 9)

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

***B12. References:** See Continuation Sheet page 10.

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

***B14. Evaluator:**

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

***Date of Evaluation:** February 26, 2019

(This space reserved for official comments.)



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



Western Façade

The western façade of the residence features an asbestos shingle-clad exterior and a gable roof with a central vent. A small bay along this façade has a shed roof. Windows were also replaced along this façade with vinyl sliding windows in 2006. A rear entrance is accessible via this façade.



(See Continuation Sheet page 4)

*P3a. Description: (Continued from Continuation Sheet page 3)



Northern Façade

The northern façade features the cross-gable roof clad in composition shingles and horizontal asbestos shingle siding. Materials along this façade are in poor condition. A rear bay of the residence has a shed roof and vinyl windows.



(See Continuation Sheet page 5)

*P3a. Description: (Continued from Continuation Sheet page 4)

Eastern Façade

The eastern façade features the characteristics of the other façade although the windows have been removed but not replaced with vinyl windows. This façade abuts the driveway.



Secondary Residence

The secondary residence was constructed in 1957 at 511 ½ E. Lemon Avenue. This building faces a back alleyway just north of E. Lemon Avenue. The residence is accessible via this alleyway but is otherwise separated from the front, primary residence.

Primary (Northern) Façade

The primary, northern façade of the residence faces the alleyway and features a carport that was constructed in 1961. The residence has a hipped roof clad in composition shingles, stucco exterior, and sliding aluminum windows. The yard is mostly barren and there is a small utility shed just north of the residence that was installed at an unknown date. (See Continuation Sheet page 6)

*P3a. Description: (Continued from Continuation Sheet page 5)



Western Façade

The western façade features stucco exterior and sliding aluminum windows. One of these windows was removed to accommodate an air conditioning unit. Small shrubs line this side of the rear residence.



Southern Façade

The southern façade of the rear residence is visible, but not accessible, from the primary residence. This façade features the low-sloped hipped roof, stucco siding, aluminum windows of varying sizes, and a rear entrance to the building. (See Continuation Sheet page 7)

*P3a. Description: (Continued from Continuation Sheet page 6)



Eastern Façade

The eastern façade of the rear residence features a concrete patio with a tarp that drapes from the residence to the bushes lining the patio.



(See Continuation Sheet page 8)

*P3a. Description: (Continued from Continuation Sheet page 7)



Primary Façade, Secondary Residence



Southern Façade, Secondary Residence



Setting, E. Lemon Avenue Facing West

(See Continuation Sheet page 9)

*P3a. Description: (Continued from Continuation Sheet page 8)

Setting

The property is located within a residential neighborhood in Monrovia. Surrounding houses are generally well-preserved higher-style Craftsman-style residences dating from the 1900s to 1920s.



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

Map Book No.	Page No.	Date	Name
N/A	N/A	1928-1932	Edward Payson and Harriet C. Bidwell
N/A	N/A	1948-1950	Blanche E. Sanders
68	32	1951-1955	Blanche E. Sanders
1360	7	1956	Blanche E. Sanders
N/A	N/A	1977	Ronald F. Tucker
N/A	N/A	1983	Balder and Daljit Kler
N/A	N/A	2012	Piu Chi Siu

Edward P. Bidwell was born in New York circa 1854. He was married to Harriett Bidwell, who was born in Ireland. Edward Bidwell was a shipping clerk. Blanche E. Sanders work as an attendant and applied for and was approved a conditional use permit to use her rear residence as a home for the aged. She did not list an occupation in the city directories. No information was available on Ronald F. Tucker or Balder and Daljit Kler. From 2012 to the present Piu Chi Siu has owned the property.

Individual Eligibility

The subject property was considered in the scope of the City’s Historic Context Statement and for the eligibility criteria for Single-Family Residential Development (1903-1940).

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 511 E. Lemon Avenue merely reflects real estate development that occurred throughout Southern California in the 1900s and 1950s. Monrovia was established as a city in 1887; the residence at 511 E. Lemon Avenue was built approximately 18 years later in 1905 and has been heavily altered. Therefore, the property does not appear eligible for listing in the California Register under Criterion 1.

No persons associated with the subject property made demonstrably significant contributions to the city, state, or nation while associated with the subject property. Therefore, the property does not appear eligible for listing in the California Register under Criterion 2. Additionally, the property does not appear eligible for designation as a Historic Landmark under Criterion 1. The building is an example of a heavily altered Craftsman-style residential building that has been substantially altered over the course of time. The architect and builder of the property are not known. (See Continuation Sheet page 10)

Page 10 of 10

*Resource Name or # (Assigned by recorder): 511 and 511 ½ E. Lemon Avenue

*B10. Significance: (Continued from Continuation Sheet page 9)

The building does not embody the distinguishing characteristics of an architectural type specimen; is not inherently valuable for a study of a period, style, or method of construction; nor is it a notable work of a master builder, designer, or architect whose individual genius influenced his or her age. Therefore, the building is not eligible for listing in the California Register under Criterion 3. Additionally, the building does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

The building has been substantially altered and does not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Because the property has been substantially altered, it also does not contribute to a sense of "place" under Historic Landmark Criteria 5 and 6.

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

The building has been greatly altered and does not retain integrity of design, materials, workmanship, feeling, and association. The building has not been moved and much of the residential block remains unchanged; therefore, the property does retain integrity of location and setting. It does not meet the integrity thresholds for listing pursuant to the Historic Context Statement. Therefore, the subject property does not retain sufficient integrity to merit listing in the California Register or for designation as a Historic Landmark.

District Eligibility

East Lemon Avenue is a road that runs east-west across Monrovia. At present, seven houses exist within the neighborhood block. Residences along E. Lemon Avenue reflect mostly the Craftsman style of architecture. The block therefore evidences a cohesive representation of an early 1900s development and may be eligible for designation as a City Historic District. However, the subject property would not be eligible for listing as a contributor to a potential historic district because it has been substantially altered with new asbestos shingle siding and vinyl windows. Therefore, 511 E. Lemon Avenue lacks sufficient integrity to contribute to a potential historic district, should the neighborhood qualify for this designation at a future date.

CONCLUSION

The subject property does not appear eligible for listing in the California Register or eligible for designation as a Historic Landmark because it does not possess historical or architectural significance or sufficient integrity to merit designation in these registers, individually or as a contributor to a potential historic district (Attachment 2, DPR 523 Series Forms). Therefore, the property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA; Section 15064.5(a) of the CEQA Guidelines).

*B12. References: (Continued from Building, Structure, and Object Record page 2)

Ancestry.com. Year: 1920; Census Place: Monrovia, Los Angeles, California; Roll: T625_103; Page: 16B; Enumeration District: 489.

Ancestry.com. Year: 1930; Census Place: Monrovia, Los Angeles, California; Page: 4B; Enumeration District: 1162; FHL microfilm: 2339902.

City of Monrovia. Issued 16 April 1913. Department of Plumbing. Permit No. 1015.

City of Monrovia. Issued 6 June 1957. Building Permit No. 5670.

City of Monrovia. Approved 22 September 1960. Application #N-41.

City of Monrovia. Issued 1 August 1961. Building Permit Application.

City of Monrovia. Issued 22 August 2006. Permit No. BL2006-09003.

City of Monrovia. March 2018. City of Monrovia Historic Context Statement. Prepared by ASM Affiliates, Inc., Pasadena, CA. Accessed February 25, 2019. Available at: <https://www.cityofmonrovia.org/home/showdocument?id=15147>

"Waitresses Who Dance Hit by Ban." 1 September 1965. Pasadena Independent.