



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2019-0015

AGENDA ITEM: AR-3

PREPARED BY: Vincent Gillespie
Planning Technician

MEETING DATE: June 26, 2019

TITLE: Determination of Historic Significance
431 and 431 ½ West Lemon Avenue

APPLICANT: Luis Cortez, C.B. Home Design, Inc.
1168 San Gabriel Boulevard, Suite P
Rosemead, CA 91770

REQUEST: Determine the historic significance of two residential buildings built within the historic period (50 years or older) that are proposed for alteration and demolition.

BACKGROUND: The applicant presented staff with a preliminary development plan to remodel an existing front unit (431 West Lemon Avenue) and construct a new two-story residence in place of an existing rear unit (431 ½ West Lemon Avenue). Since the buildings were constructed over 50 years ago, the alteration of the front unit and the demolition of the rear unit requires that the Historic Preservation Commission (HPC) first make a determination about the buildings' potential significance as historic resources. The City's demolition review standards are set forth in Chapter 17.10 of the Monrovia Municipal Code (MMC), and apply to residential buildings 50 years or older that involve total demolition, significant alteration, or removal of exterior building wall area and/or roof area.



The determination of historic significance process allows the applicant to either submit documentation from a previous survey conducted by the City with a suggested California Historical Resource Status (CHRS) code for the property, a historic assessment and determination of CHRS Code by a qualified historic preservation consultant, or a written request for an exemption due to obvious lack of historic significance.

Figure 1. Photo of 431 West Lemon Avenue as seen from the street. The structure was constructed in 1924.

The applicant's submittal includes a historic assessment for the front unit (431 West Lemon Avenue) which was prepared by historic preservation expert Ms. Alexandra Madsen of Sapphos Environmental, Inc., and a written request for an exemption for the rear unit (431 ½ Lemon Avenue) which was prepared by Luis Cortez of C.B. Home Design, Inc.



Figure 2. Photo of 431 ½ West Lemon Avenue as seen from the alley. The structure was constructed in 1947.

Given that the Department of Parks and Recreation (DPR 523A) form completed by Sapphos only addressed the front unit (431 West Lemon Avenue), staff updated it to include the rear unit (431 ½ Lemon Avenue), and 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. The historic assessment, exemption request memorandum, and proposed DPR from are included in Exhibits "A" through "C" respectively. Staff's updates are underlined on the attached DPR Form.

ANALYSIS: Pursuant to Monrovia Municipal Code (MMC) Section 17.10.030, a home remodel that proposes to alter more than 50% of a residential building's roof area, 50% or more of a 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 home improvement project proposed by the applicant would exceed the maximum alteration threshold for roof area and exterior wall area modification. The proposed remodel of the front unit will alter more than 25% of the front façade, and the rear unit is proposed for complete demolition to make way for a new detached dwelling.

Property History

The subject property is located towards the middle of the 400 block of West Lemon Avenue on the north side of the street. The 8,000 square foot lot is currently developed with a single-story Craftsman Bungalow, a detached one-car garage, and a single-story Minimal Traditional style unit towards the rear. The City's building permit history indicates that the front house and detached garage (431 West Lemon Avenue) were built in 1924. The rear unit (431 ½ West Lemon Avenue) was constructed later in 1947.

A review of building permit history indicates that the front unit has undergone alterations since its original construction date. A 1927 Sanborn Fire Insurance map indicates that the front unit had a front porch at one time. This original porch was enclosed with concrete masonry units (CMUs) and modern vinyl windows at an unknown date.

The property changed ownership a total of nine times since the front unit was built. According to the Sapphos assessment, none of the previous property owners appear to be significant in

local, regional or state history. Staff further reviewed the City's Directories and the Monrovia Legacy Project files to confirm Sapphos' findings.

Current Conditions

431 West Lemon Avenue (front unit)

The single-story dwelling is designed in a modest Craftsman Bungalow style. The roofing material has changed several times according to the building permits. The original portion of the house has a cross-gable roofline with the primary ridge running parallel to the front façade, and a small front gable above the enclosed porch. The low pitched roof features false beams, vertical slat vents at the gable peaks, and deep eave overhangs, which are typical features of craftsman style architecture.



Figure 3. Photo of the front façade of 431 W Lemon Ave. The wall of the porch enclosure intersects the existing window

The walls of the original portion of the house are clad in clapboard siding and feature saw tooth corners. The front porch appears to have been enclosed at an unknown date utilizing concrete masonry units (CMUs) blocks as the primary wall material with vinyl windows and simple wood window trim similar to the original window surrounds. Two of the original windows of the front façade are partially visible on each side of the porch enclosure. The walls of the enclosure intersect with each window at their midpoint, therefore making them inoperable. The windows on the other façades appear to be a mix of fixed, double-hung, and casement windows with wood surrounds. The porch alteration is considered a significant alteration to the general design and style of the residence.

431 ½ West Lemon Avenue (rear unit)

The single-story rear unit is designed in the Minimal Traditional style. It has a simple building form with minimal architectural detailing. The roof is covered with asphalt shingles and features a gable ridge running parallel to the front façade and short eave overhangs. The front and rear entrances are covered by small extensions of the main roof eave. The gable ends feature rectangular louvered vents and horizontal wood lap siding while the primary wall surface is clad in semi-rough stucco. The windows appear to be original single-hung wood frame windows in varying sizes. The structure is not visible from the street.

Historic Integrity

Sapphos assessed the front unit and found that under the seven aspects of historic integrity, the property does not appear eligible for inclusion in state or local registers. The front unit is an example of a heavily altered Craftsman-style residential building that has been substantially changed over the course of time. The side gable with large front porch of the front unit is a typical design seen in other Craftsman style architecture throughout Monrovia.

Staff found that the rear unit has no association with any aspect of historic integrity due to its lack of architectural merit. It is a simple rectangular building form similar to other Minimal Traditional residences. Better examples of this style exist throughout the City. The two residences do not convey a sense of unique workmanship as they used common building materials and methods prominently used at the time of their construction.

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. The property would not meet any of those standards. Specifically, the residences 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. The front residence was substantially altered with the enclosure of the front porch and inclusion of vinyl windows. The materials of the alteration are not conducive with the original Craftsman style. Even if the house could be restored, there are better examples of the Craftsman style architecture throughout Monrovia.

The surrounding residential neighborhood was primarily developed between 1903 and 1940. There are 20 houses along Lemon Avenue within the neighborhood block that mostly reflect the Craftsman style. According to the Sapphos report, the block has a cohesive representation of early 1920s development that may be eligible for designation as a City of Monrovia Historic District. The subject property, however, would not be eligible for listing as a contributor to a potential historic district. It has been substantially altered with an enclosed porch that has disrupted the architectural symmetry and historic fabric of the building which is significantly affecting its integrity.

RECOMMENDATION: The applicant's written historic assessment demonstrates that the property located at 431 and 431 ½ West Lemon Avenue does not have architectural or known historic value and does not meet the criteria for local landmark status and is not a contributor to a potential historic district.

Staff recommends that the Historic Preservation Commission approve the attached DPR form and assign a CHRS Code of 6Z to the property. If the Historic Preservation Commission concurs with this recommendation, then the following motion is appropriate:

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



February 28, 2019
Job Number: 2340-001
Historical Evaluation for
431 W. Lemon Avenue, Monrovia, California 91016

MEMORANDUM FOR THE RECORD

2.6 2340-001.M01

TO: C.B. Home Design
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Rosemead, CA 91770
Cbhome626@gmail.com
(626) 279-5657

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

SUBJECT: Historical Evaluation for 431 W. Lemon Avenue,
Monrovia, California

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

EXECUTIVE SUMMARY

The property located at 431 W. Lemon Avenue, Monrovia, California (APN 8505-007-022) was evaluated by Sapphos Environmental, Inc. (Ms. Alexandra Madsen and Ms. Carrie Chasteen), who conducted the evaluation and meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. A single-story residential building and garage were evaluated. The review was based on a site investigation of the property; literature review and online research; and an application of state and local register eligibility criteria. As a result of the investigation, it was determined that the property is not eligible for inclusion in State or local registers due to lack of significance and loss of integrity. The subject project would not contribute to a potential historic district due to 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 and Ms. Carrie Chasteen) for the property located at 431 W. Lemon Avenue, Monrovia, California (APN 8505-007-022). 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

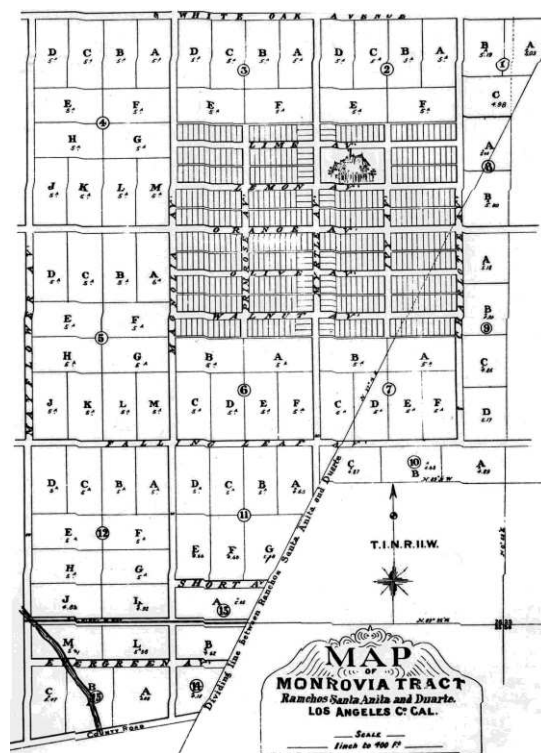


Figure 1. Map of Monrovia Tract, c. 1886
SOURCE: *EarlyMonroviaStructures.Org*

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*).

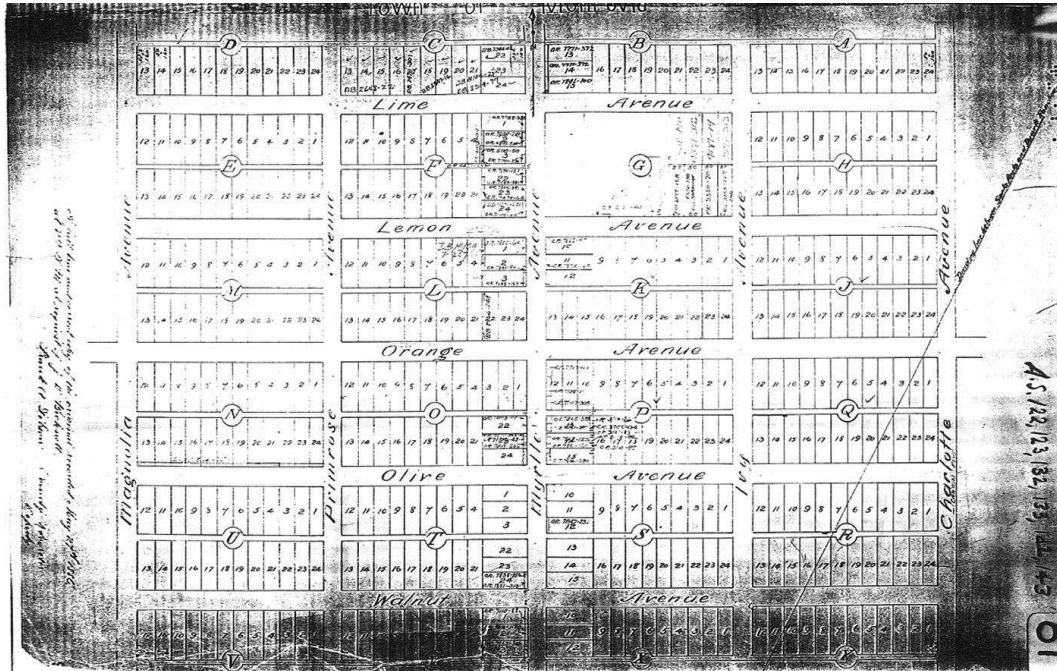


Figure 2. Map of Town of Monrovia, c. 1887
SOURCE: *EarlyMonroviaStructures.Org*

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.

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>

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 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.

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.

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>

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 Spanish 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 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

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/>

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-sinclair-s-monrovia-muckraking-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.paulwilliamsproject.org/gallery/monrovia-ca-administrative-group/>

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

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 shells, and airplane parts for the allied advance in Europe and the Pacific.³¹

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/>

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

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

431 W. Lemon Avenue

The subject property on Lemon Avenue was platted as part of E.F. Spence's Addition to the Town of Monrovia. It is situated between Mayflower and Alta Vista avenues. The primary residence was constructed in 1924 by owner George E. Burner.³⁴ A second dwelling was constructed in 1947 by then-owner Edwin J. Dittes.³⁵ The primary residence was re-roofed in 1997.³⁶ 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 current footprint shows that the front porch was enclosed, and a second residence was constructed (Figure 4, *Current Footprint of Subject Property*).

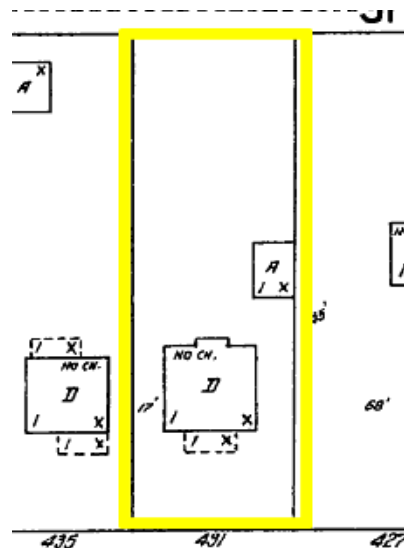


Figure 3. Sanborn Fire Insurance Map of Subject Property, 1927
 SOURCE: *Sanborn Fire Insurance Map, Monrovia April 1927, Sheet 22*

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/>

³⁴ City of Monrovia. Issued 8 October 1924. Building Permit No. 10.

³⁵ City of Monrovia. Issued September 1950. Building Permit No. 355.

³⁶ City of Monrovia. Issued August 2, 1997. Building Permit No. 852.

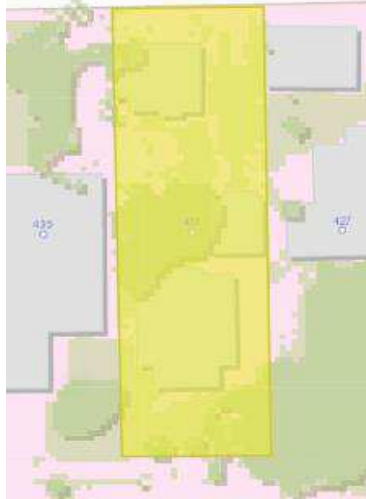


Figure 4. Current Footprint of Subject Property
 SOURCE: Los Angeles County Assessor, 2018

Based upon a review of the Los Angeles County Assessor’s parcel data, the property changed ownership several times between 1919 and 2008 (Table 1, Assessor Data).

TABLE 1
ASSESSOR DATA

Map Book No.	Page No.	Date	Name
305	4	1919–1926	Alfred W. Tripp George E. Burner
305	7	1926–1933	Alfred W. Tripp George E. Burner
N/A	N/A	1931	J. H. Clark
305	18	1933–1939	George E. Burner
305	19	1940–1947	George E. Burner
305	19	1948–1952	Edwin J. Dittes
305	19	1953–1957	Edwin J. and Rita J. Dittes James A. and Geraldine M. Walter
8505	7	1958	James A. and Geraldine M. Walter
N/A	N/A	1980	Ernest and Etta Lipchitz
N/A	N/A	1992	Etta M. Lipchitz Trust
N/A	N/A	2007–2008	Linda Herman
N/A	N/A	2008	Chi L. and Pauline C. Ip

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

Alfred W. Tripp was born in Kansas circa 1889 and worked as an electrical mechanic at Edison Company.³⁷ He was married to Mary Lauzier Tripp in 1909³⁸ and they had two children.³⁹ George E. Burner worked as a chauffeur and was married to Myrtle Burner.⁴⁰ The Burners lived at the property until 1944.⁴¹ It appears that Burner acted as the contractor and built the subject property in 1924.

Edwin J. Dittes worked as a machinist at a railroad shop and married Rita O. Dittes.^{42,43} James A. Walter worked as an industrial designer and owned James A. Walter Industrial.⁴⁴ He was married to Geraldine Walter.⁴⁵ In 1965, he built a residence in Highland Park.⁴⁶ It appears this was a construction company and was identified as an active custom builder in the area in 1968.⁴⁷

Linda Herman was born circa 1941 in California and married in 1976.⁴⁸ No information was available on J. H. Clark. From 2008 to the present Chi L. and Pauline C. Ip have owned the property.⁴⁹

FIELD SURVEY FINDINGS

Sapphos Environmental, Inc. Historic Resources staff (Ms. Alexandra Madsen) conducted a field survey of 431 W. Lemon Avenue and its setting on August 16, 2018. Ms. Madsen is an Architectural Historian who meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History (Attachment 1, *Resumes 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.

³⁷ Ancestry.com. Year: 1920; Census Place: Monrovia, Los Angeles, California; Roll: T625_103; Page: 32B; Enumeration District: 490.

³⁸ Society column. 23 May 1909. *Los Angeles Times*, p. 36.

³⁹ Ancestry.com. Year: 1930; Census Place: Monrovia, Los Angeles, California; Page: 1A; Enumeration District: 1158; FHL microfilm: 2339902.

⁴⁰ Ancestry.com. 2011. *U.S. City Directories, 1822–1995*. Provo, UT: Ancestry.com Operations, Inc.

⁴¹ Ancestry.com. 2011. *U.S. City Directories, 1822–1995*. Provo, UT: Ancestry.com Operations, Inc.

⁴² Ancestry.com. 2011. *U.S. City Directories, 1822–1995*. Provo, UT: Ancestry.com Operations, Inc.

⁴³ Ancestry.com. Year: 1930; Census Place: Pasadena, Los Angeles, California; Page: 10B; Enumeration District: 1209; FHL microfilm: 2339903.

⁴⁴ Ancestry.com. 2011. *U.S. City Directories, 1822–1995*. Provo, UT: Ancestry.com Operations, Inc.

⁴⁵ Ancestry.com. 2011. *U.S. City Directories, 1822–1995*. Provo, UT: Ancestry.com Operations, Inc.

⁴⁶ MacMasters, Dan. 7 Mach 195. "A Functional Charmer Built for \$10 a sq. ft." *Los Angeles Times*, p. 433.

⁴⁷ Eardley, Paul W. October 1968. "Altos de Monterey Prestige Development." *Independent Star-News*, p. 9.

⁴⁸ Ancestry.com. 2007. *California, Marriage Index, 1960-1985*. Provo, UT: Ancestry.com Operations, Inc.

⁴⁹ County of Los Angeles Assessor's Office, Public Counter.

DESCRIPTION

The 1-story altered Craftsman-style building has a generally rectangular footprint measuring approximately 1,400 square feet and a deep setback from the street. The cross-gable roof was most recently reroofed in 1997 and is covered in composition shingles. The exterior walls are clad in horizontal wood clapboard with the exception of the enclosed porch. There is a garage minimally visible from the public right-of-way as well as an additional residence that is not visible. The driveway is situated along the eastern side of the residence (Figure 5, *General View of Subject Property, 431 W. Lemon Avenue*).



Figure 5. General View of Subject Property, 431 W. Lemon Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Primary (Southern) Façade

The primary façade is situated along Lemon Avenue. The primary façade features a projecting bay of the building, which was originally a porch but was enclosed with concrete masonry units (CMUs) and modern vinyl windows at an unknown date. A central air conditioning unit also projects from this façade. The new CMUs drastically contrast with the original horizontal wood clapboarding and vents that represent the historic fabric of the building and would have served as the sheltered entry porch originally. The central bay features a gable roof with bargeboard and false beams (Figure 6, *View of Primary Façade, 431 W. Lemon Avenue*).



Figure 6. View of Primary Façade, 431 W. Lemon Avenue

SOURCE: *Sapphos Environmental, Inc., 2018*

The enclosure of the original porch also cut two original windows in half; this is evident from the awkward positioning of the windows which appear to no longer be in use (Figure 7, *View of Window on Primary Façade, 431 W. Lemon Avenue*).



Figure 7. View of Window on Primary Façade, 431 W. Lemon Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Western Façade

The western façade of the residence features a horizontal clapboard exterior, and a gable roof with deep eaves and false beams. Windows include a central fixed window that appears to be boarded up flanked by two paired double-hung windows with wood surrounds (Figure 8, *View of Western Façade, 431 W. Lemon Avenue*).



Figure 8. View of Western Façade, 431 W. Lemon Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Eastern Façade

The eastern façade of the building is clad in horizontal clapboard and abuts the driveway. Windows appear to be casements with wood surrounds, projecting sills, and aluminum screens. A vent at foundation level provides passive air flow for the building (Figure 9, *View of Eastern Façade, 431 W. Lemon Avenue*).



Figure 9. View of Eastern Façade, 431 W. Lemon Avenue
SOURCE: *Sapphos Environmental, Inc., 2018*

Northern Façade

The northern façade and secondary residence were not visible from the public right-of-way. The secondary residence was constructed over 25 years after the primary residence circa 1950.

Garage

The garage is situated in the rear of the property along the northeastern corner of the primary residence. It features a gable roof with deep overhang and a central slatted vent to provide passive air flow. The building is constructed of wood and has a vertical wood clapboard exterior. A pedestrian door is situated next to a double-door vehicle entrance (Figure 10, *View of Garage, 431 W. Lemon Avenue*).



Figure 10. View of Garage, 431 W. Lemon Avenue
SOURCE: Sapphos Environmental, Inc., 2018

Setting

The residence is situated in the center of a rectangular residential lot. The property is located within a residential neighborhood in Monrovia. Surrounding houses are generally smaller Craftsman-style residences dating to the 1920s and 1950s. In comparison to these other residences, the subject property is a low-style example of the Craftsman style of architecture and does not retain sufficient integrity to convey this architectural style (Figure 11, *View of W. Lemon Avenue Facing West*; Figure 12, *View W. Lemon Avenue Facing East*).



Figure 11. View of W. Lemon Avenue Facing West
SOURCE: Sapphos Environmental, Inc., 2018



Figure 12. View of W. Lemon Avenue Facing East
SOURCE: Sapphos Environmental, Inc., 2018

EVALUATION

Individual Eligibility

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 431 W. Lemon Avenue merely reflects real estate development that occurred throughout Southern California in the 1920s. Monrovia was established as a city in 1887; the residence at 431 W. Lemon Avenue was built approximately 37 years later in 1924. Therefore, the property does not appear eligible for listing in the California Register under Criterion 1.

The original owner who improved the property was George E. Burner. 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 local 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 original contractor of the building, George E. Burner, was the first owner and whose work is not currently recognized as a significant builder or architect. The building does not embody the distinguishing characteristics of an architectural type specimen; although it features some aspects of the Craftsman bungalow style it has been substantially altered along the primary façade and does not convey this style; 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 local 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 local Historic Landmark Criterion 3. The original porch was enclosed with CMUs which dramatically altered the general design and style of the residence. Because the property has been substantially altered, it also does not contribute to a sense of "place" under local 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 local Historic Landmark Criterion 7.

The building does not retain integrity of design, materials, workmanship, feeling, and association. The primary façade of the residence has been dramatically altered with the enclosing of an original porch with CMUs and the disruption of the building's original symmetry and style. The building has not been moved and much of the residential block remains unchanged; therefore, the property does retain integrity of location and setting. Therefore, the subject property does not retain sufficient integrity to merit listing in the National Register or California Register or for designation as a local Historic Landmark, as established in criteria for evaluation.

District Eligibility

West Lemon Avenue is a road that runs east-west across Monrovia. At present, 20 houses exist along Lemon Avenue within the neighborhood block. Residences along W. Lemon Avenue reflect mostly Craftsman residences. The block therefore evidences a cohesive representation of an early 1920s development and may be eligible for designation as a City of Monrovia 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 an enclosed porch that has disrupted the architectural symmetry and historic fabric of the building. Therefore, 431 W. 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 local 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).

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

Carrie E. Chasteen, MS

Historic Resources Manager

Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida

- Cultural resource management and legal compliance
- History of California
- Architectural History
- Cultural History
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation
- Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Historic Preservation Commissioner, City of Pasadena
- Phi Alpha Theta National Honor Society

Years of Experience: 17+

Relevant Experience:

- *Historic Evaluation for 54 Parks, Golf Course, and Arboreta Project*
- *Historic Evaluation and Design Review for Fries Avenue Elementary School*
- *Los Angeles Union Station Forecourt and Esplanade Project*
- *Los Angeles Music Center*

Ms. Carrie Chasteen has more than 16 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) sections, Mitigated Negative Declaration (MND) and Initial Study (IS) sections, peer review, and regulatory compliance. She has served as Principal Investigator / Principal Architectural Historian on projects throughout Los Angeles County. Ms. Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. She has extensive experience with the City of Los Angeles Office of Historic Resources (OHR), California Office of Historic Preservation, California Department of Transportation (Caltrans), County of Los Angeles Department of Parks and Recreation, and various other state, county, and local government agencies.

On behalf of the County of Los Angeles (County) Department of Parks and Recreation, Ms. Chasteen is managing the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the standards provided in CEQA, and the County Register of Landmarks and Historic Districts. The results documented in the historic evaluations were used by the County to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training.

On behalf of the Los Angeles Unified School District (LAUSD), Ms. Chasteen prepared a historical evaluation of the Fries Avenue Elementary School. The evaluation tiered off the historic context and registration criteria developed for the award-winning LAUSD Historic Context Statement, 1870 to 1969. The property was determined to be a historical resource pursuant to CEQA. As a result, Ms. Chasteen also reviewed the design of the proposed campus revisions to determine if the proposed project complied with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

On behalf of the County of Los Angeles, Ms. Chasteen reviewed plans for the proposed renovation of the plaza at the Los Angeles Music Center. Design refinements were suggested and implemented in order to reduce impacts to the plaza and its character-defining features.

Ms. Chasteen is a member of the Society of Architectural Historians, National Trust, California Preservation Foundation, Los Angeles Conservancy, Pasadena Heritage, and currently serves as a City of Pasadena Historic Preservation Commissioner.

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 8

*Resource Name or # (Assigned by recorder): 431 W. 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: 431 W. 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 8505-007-022

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The one-story altered Craftsman-style building has a generally rectangular footprint measuring approximately 1,400 square feet and a deep setback from the street. The cross-gable roof was reroofed in 1997 and is covered in composition shingles. The exterior walls are clad in horizontal wood clapboard with the exception of the enclosed porch. There is a garage minimally visible from the public right-of-way as well as an additional residence that is not visible. The driveway is situated along the eastern side of the residence. (See Continuation Sheet page 4)

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

*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; August 16; Photos No. 4521 (See Continuation Sheet page 4)

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

*P7. Owner and Address:
Chi L. and Pauline C. Ip
431 W. 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: August 27, 2018

*P10. Survey Type (Describe): Intensive

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos

Environmental, Inc. 2018. Historic Evaluation for 431 W. 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 431 W. Lemon Avenue
Page 2 of 8

*NRHP Status Code: 6Z

B1. Historic Name: 431 W. Lemon Avenue

B2. Common Name: 431 W. Lemon Avenue

B3. Original Use: Single-Family Residence

B4. Present Use: Multi-Family Residence

***B5. Architectural Style:** Craftsman Bungalow

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

The subject property on Lemon Avenue was platted as part of E. F. Spence's Addition to the Town of Monrovia. It is situated between Mayflower and Alta Vista avenues. The primary residence was constructed in 1924 by owner George E. Burner. A second dwelling was constructed circa 1950 by then-owner Edwin J. Dittes. The primary residence was re-roofed in 1997. The footprint of the house is recorded in the 1927 Sanborn Fire Insurance Map. The current footprint shows that the front porch was enclosed, and a second residence was constructed.

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

Original Location: N/A

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

B9a. Architect: George E. Burner

b. Builder: George E. Burner

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

Area: West Hollywood

Period of Significance: c. 1924 **Property Type:** Single-Family Residence

Applicable Criteria: N/A

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

HISTORIC CONTEXT

City of Monrovia

This historic context statement is focused to cover the period of development that closest aligns to the subject property.

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.

(See Continuation Sheet page 6)

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

***B12. References:** See Continuation Sheet page 8.

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

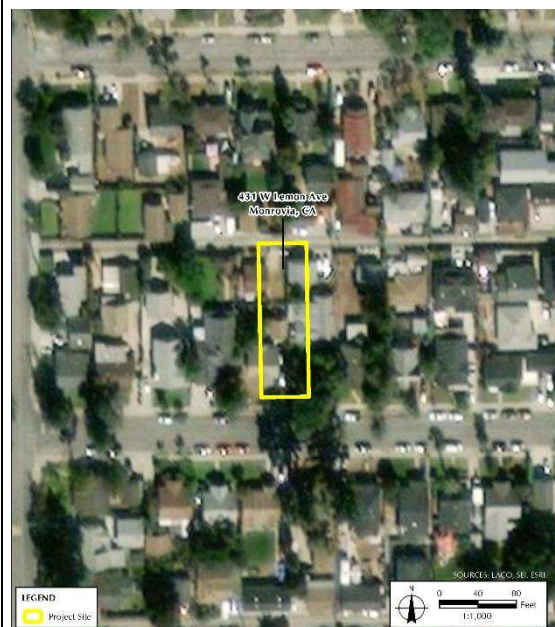
***B14. Evaluator:**

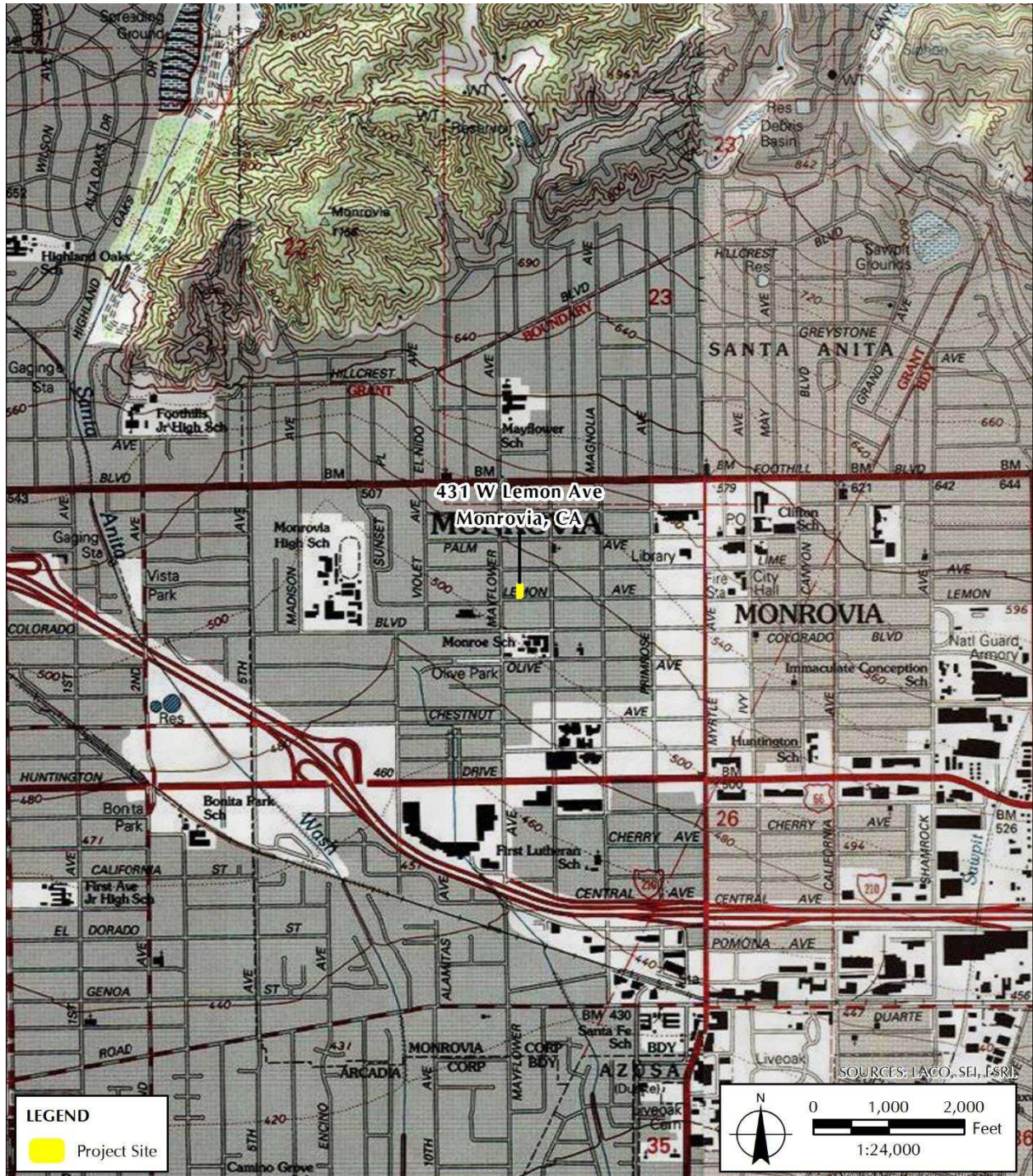
Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** August 27, 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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

Primary (Southern) Façade

The primary façade is situated along Lemon Avenue. The primary façade features a projecting bay of the building, which was originally a porch but was enclosed with concrete masonry units (CMUs) and modern vinyl windows at an unknown date. A central air conditioning unit also projects from this façade. The new CMUs drastically contrast with the original horizontal wood clapboarding and vents that represent the historic fabric of the building and would have served as the sheltered entry porch originally. The central bay features a gable roof with bargeboard and false beams.

The enclosure of the original porch also cut two original windows in half; this is evident from the awkward positioning of the windows which appear to no longer be in use.

Western Façade

The western façade of the residence features a horizontal clapboard exterior, and a gable roof with deep eaves and false beams. Windows include a central fixed window that appears to be boarded up flanked by two paired double-hung windows with wood surrounds.

Eastern Façade

The eastern façade of the building is clad in horizontal clapboard and abuts the driveway. Windows appear to be casements with wood surrounds, projecting sills, and aluminum screens. A vent at foundation level provides passive air flow for the building.

Northern Façade

The northern façade and secondary residence were not visible from the public right-of-way. The secondary residence was constructed over 25 years after the primary residence circa 1950.

Garage

The garage is situated in the rear of the property along the northeastern corner of the primary residence. It features a gable roof with deep overhang and a central slatted vent to provide passive air flow. The building is constructed of wood and has a vertical wood clapboard exterior. A pedestrian door is situated next to a double-door vehicle entrance.

Setting

The residence is situated in the center of a somewhat rectangular residential lot. The property is located within a residential neighborhood in Monrovia. Surrounding houses are generally smaller Craftsman-style residences dating to the 1920s and 1950s.

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



Western Façade, 431 W. Lemon Avenue

(See Continuation Sheet page 5)

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



Eastern Façade, 431 W. Lemon Avenue



Garage, 431 W. Lemon Avenue



Setting, W. Lemon Avenue Facing West

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

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. 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 Spanish architecture, was completed in 1926.

With the new movement westward ushered by Route 66, many people visited Monrovia and never left. Period revival-style residences, including Spanish Colonial, Colonial, Tudor, and English Cottage, were erected throughout the town, resulting in a number of notable examples. Harding Court, one of the oldest bungalow courts in the town, was erected in 1920-21 along Foothill Boulevard. Upton Sinclair moved to Monrovia in 1942, settling in a Spanish Colonial Revival-style residence that was erected in 1923. 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.

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.

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. 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.

Ownership History

Based upon a review of the Los Angeles County Assessor's parcel data, the property changed ownership several times between 1919 and 2008.

Alfred W. Tripp was born in Kansas circa 1889 and worked as an electrical mechanic at Edison Company. He was married to Mary Lauzier Tripp in 1909 and they had two children. George E. Burner worked as a chauffeur and was married to Myrtle Burner. The Burners lived at the property until 1944. It appears that Burner acted as the contractor and built the subject property in 1924.

Edwin J. Dittes worked as a machinist at a railroad shop and married Rita O. Dittes. James A. Walter worked as an industrial designer and owned James A. Walter Industrial. He was married to Geraldine Walter. In 1965, he built a residence in Highland Park. It appears this was a construction company and was identified as an active custom builder in the area in 1968.

Linda Herman was born circa 1941 in California and married in 1976. No information was available on J. H. Clark. From 2008 to the present Chi L. and Pauline C. Ip have owned the property.

(See Continuation Sheet page 7)

*B10. Significance: (Continued from Continuation Sheet page 6)

EVALUATION OF ELIGIBILITY

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 431 W. Lemon Avenue merely reflects real estate development that occurred throughout Southern California in the 1920s. Monrovia was established as a city in 1887; the residence at 431 W. Lemon Avenue was built approximately 37 years later in 1924. Therefore, the property does not appear eligible for listing in the California Register under Criterion 1.

The original owner who improved the property was George E. Burner. 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 local 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 original contractor of the building, George E. Burner, was the first owner and whose work is not currently recognized as a significant builder or architect. The building does not embody the distinguishing characteristics of an architectural type specimen; although it features some aspects of the Craftsman bungalow style it has been substantially altered along the primary façade and does not convey this style; 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 local 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 local Historic Landmark Criterion 3. The original porch was enclosed with CMUs which dramatically altered the general design and style of the residence. Because the property has been substantially altered, it also does not contribute to a sense of "place" under local 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 local Historic Landmark Criterion 7.

The building does not retain integrity of design, materials, workmanship, feeling, and association. The primary façade of the residence has been dramatically altered with the enclosing of an original porch with CMUs and the disruption of the building's original symmetry and style. The building has not been moved and much of the residential block remains unchanged; therefore, the property does retain integrity of location and setting. Therefore, the subject property does not retain sufficient integrity to merit listing in the National Register or California Register or for designation as a local Historic Landmark, as established in criteria for evaluation.

District Eligibility

West Lemon Avenue is a road that runs east-west across Monrovia. At present, 20 houses exist along Lemon Avenue within the neighborhood block. Residences along W. Lemon Avenue reflect mostly Craftsman residences. The block therefore evidences a cohesive representation of an early 1920s development and may be eligible for designation as a City of Monrovia 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 an enclosed porch that has disrupted the architectural symmetry and historic fabric of the building. Therefore, 431 W. 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 local 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. Therefore, the property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA).

State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 8 of 8

*Resource Name or # (Assigned by recorder): 431 W. Lemon Avenue

***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: 32B; Enumeration District: 490.

Ancestry.com, Year: 1930; Census Place: Monrovia, Los Angeles, California; Page: 1A; Enumeration District: 1158; FHL microfilm: 2339902.

Ancestry.com. 2011. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT: Ancestry.com Operations, Inc.

"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>

"Aztec Hotel." National Parks Service, U.S. Department of the Interior. Accessed February 21, 2017. Available at: https://www.nps.gov/nr/travel/route66/aztec_hotel_monrovia.html

City of Monrovia. Issued 8 October 1924. Building Permit No. 10.

City of Monrovia. Issued 2 August 1997. Building Permit No. 852. City of Monrovia. Issued September 1950. Building Permit No. 355.

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

Eardley, Paul W. October 1968. "Altos de Monterey Prestige Development." *Independent Star-News*, p. 9.

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"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>

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Society column. 23 May 1909. *Los Angeles Times*, p. 36.

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/>

Attachment B

March 201 2019
Historic Evaluation for
431 ½ W. Lemon Avenue, Monrovia, California 91016

4311/2 W. Lemon Avenue

The following info was provided by Sapphos Environmental Inc, from the original historic evaluation for 431 W. Lemon Avenue which was prepared by Ms. Alexandra Madsen and Ms. Carrie Chasteen. The information was prepared for C.B. Home Design and will be used by C.B. Home Design to evaluate the historical significance of 431 ½ W. Lemon Avenue due to the parallel history, relevance of their data, and reliability of their reporting.

Secondary Residence

As mentioned earlier, the secondary residence (4311/2 W. Lemon Ave.) was constructed over 25 years after the primary residence circa 1950. The secondary residence is situated in the rear of the property and isn't visible from the public view. The front of this building faces the alley on the rear side of the property with its own driveway only accessible through the alley.

Description

Just like the primary residence, it is also a single-story building with a rectangular footprint. Unlike the primary residence, it has a single gable spanning across the whole building. The building sums up a total of 491 sq. ft. The walls are treated with stucco, with wood siding under the gable on the west and east facade of the building.



**Figure 1. Satellite View of
Secondary Residence,
431 ½ W. Lemon Avenue**

SOURCE: Google, Map data
©2019

Northern Facade (Primary)

The primary facade faces the alley way and features an overhang that extends past 12 inches and spans across the door for the main entrance and the water heater closet. This facade also has exposed plumbing and an electrical box. The window on this facade appears to have a Mid-century style, but it isn't very clear due to the minimum detail.



Figure 2. View of Northern Facade, 431 ½ W. Lemon Avenue
SOURCE: C.B. Home, Inc., 2019

Eastern Facade

The eastern facade features 3 windows that also have the similar Mid-century style that the Northern facade also features.

Another feature of this facade is the wood siding that covers the wall between the top plate and the gable. In this area is an attic vent.



Figure 3. View of Eastern Facade, 431 ½ W. Lemon Avenue
SOURCE: C.B. Home, Inc., 2019

Southern Facade

The southern facade isn't visible from the alley and neither from the public view on Lemon Ave. This facade features three of the same windows that have the similar Mid-century style with an overhang that exceeds 12 inches and spans across the rear entrance door.



Figure 4. View of Southern Facade, 431 ½ W. Lemon Avenue
SOURCE: C.B. Home, Inc., 2019

Western Facade

This facade features the same wood siding under the gable with the rectangular attic vent and two windows that resemble the Mid-century style.



Figure 5. View of Western Facade, 431 ½ W. Lemon Avenue
SOURCE: C.B. Home, Inc., 2019

Attachment C

Revised Department of Parks and Recreation
(DPR523A) Form

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 8
Lemon Avenue

*Resource Name or # (Assigned by recorder): 431 & 431 1/2 W.

***P2. Location:** Not for Publication IZI 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 Sec 18; SB B.M.

c. Address: 431 & 431 1/2 W. 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 8505-007-022

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The one-story altered Craftsman-style building (431 West Lemon Avenue) has a generally rectangular footprint measuring approximately 1,400 square feet and a deep setback from the street. The cross-gable roof was reroofed in 1997 and is covered in composition shingles. The exterior walls are clad in horizontal wood clapboard with the exception of the enclosed porch. There is a garage minimally visible from the public right-of-way as well as an additional residence that is not visible. The driveway is situated along the eastern side of the residence. (See Continuation Sheet page 4)

The second (rear) dwelling (431^{1/2} West Lemon Avenue) is a Minimal Traditional style. Constructed circa 1950, this secondary residence is situated in the rear of the property and is not visible from the public view. The front of this building faces the alley on the rear side of the property with its own driveway only accessible through the alley. The rectangular shaped structure has a low-sloped gable roof with asphalt shingles and features horizontal wood siding within the gable ends. The walls are clad in a semi-rough stucco with single-hung wood frame windows of varying sizes. The main entrance to the rear unit is placed on the south façade and is covered by a small extension of the roof eave.

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

***P4. Resources Present:** IZIBuilding 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; August 16; Photos No. 4521 (See Continuation Sheet page 4)

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

***P7. Owner and Address:**
Chi L. and Pauline C. Ip
431 & 431 1/2 W.
Lemon Avenue
Monrovia, CA 91016

***P8. Recorded by** (Name, affiliation, and address): Alexandra Madsen
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107
and City of Monrovia
415 S. Ivy Avenue,
Monrovia, CA 91016

***P9. Date Recorded:** August 27, 2018 and May 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 431 & 431 1/2 W. Lemon Avenue, Monrovia, California.

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

DPR 523A (9/2013)

*Required information

Content removed is stricken through and content added is underlined.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 431 & 431 1/2 W. Lemon Avenue

*NRHP Status Code: 6Z

Page 2 of 8

B1. Historic Name: ~~431 W. Lemon Avenue~~ N/A

B2. Common Name: ~~431 W. Lemon Avenue~~ N/A

B3. Original Use: Single-Family Residence

B4. Present Use: Multi-Family Residence

***B5. Architectural Style:** Craftsman Bungalow (431 W. Lemon) and Minimal Traditional (431 ½ W. Lemon)

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

The subject property on Lemon Avenue was platted as part of E. F. Spence's Addition to the Town of Monrovia. It is situated between Mayflower and Alta Vista Avenues. The primary residence was constructed in 1924 by owner George E. Burner. A second dwelling (431 ½ W. Lemon) was constructed circa 1950 by then-owner Edwin J. Dittes. The primary residence was re-roofed in 1997. The footprint of the house is recorded in the 1927 Sanborn Fire Insurance Map. The current footprint shows that the front porch was enclosed, and a second residence was constructed.

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

Original Location: N/A

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

B9a. Architect: George E. Burner

b. Builder: George E. Burner

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

Area: West Hollywood Monrovia

Period of Significance: c. 1924 **Property Type:** Single-Family Residence

Applicable Criteria: N/A

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

HISTORIC CONTEXT

City of Monrovia

This historic context statement is focused to cover the period of development that closest aligns to the subject property.

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.

(See Continuation Sheet page 6)

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

***B12. References:** See Continuation Sheet page 8.

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

***B14. Evaluator:**

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

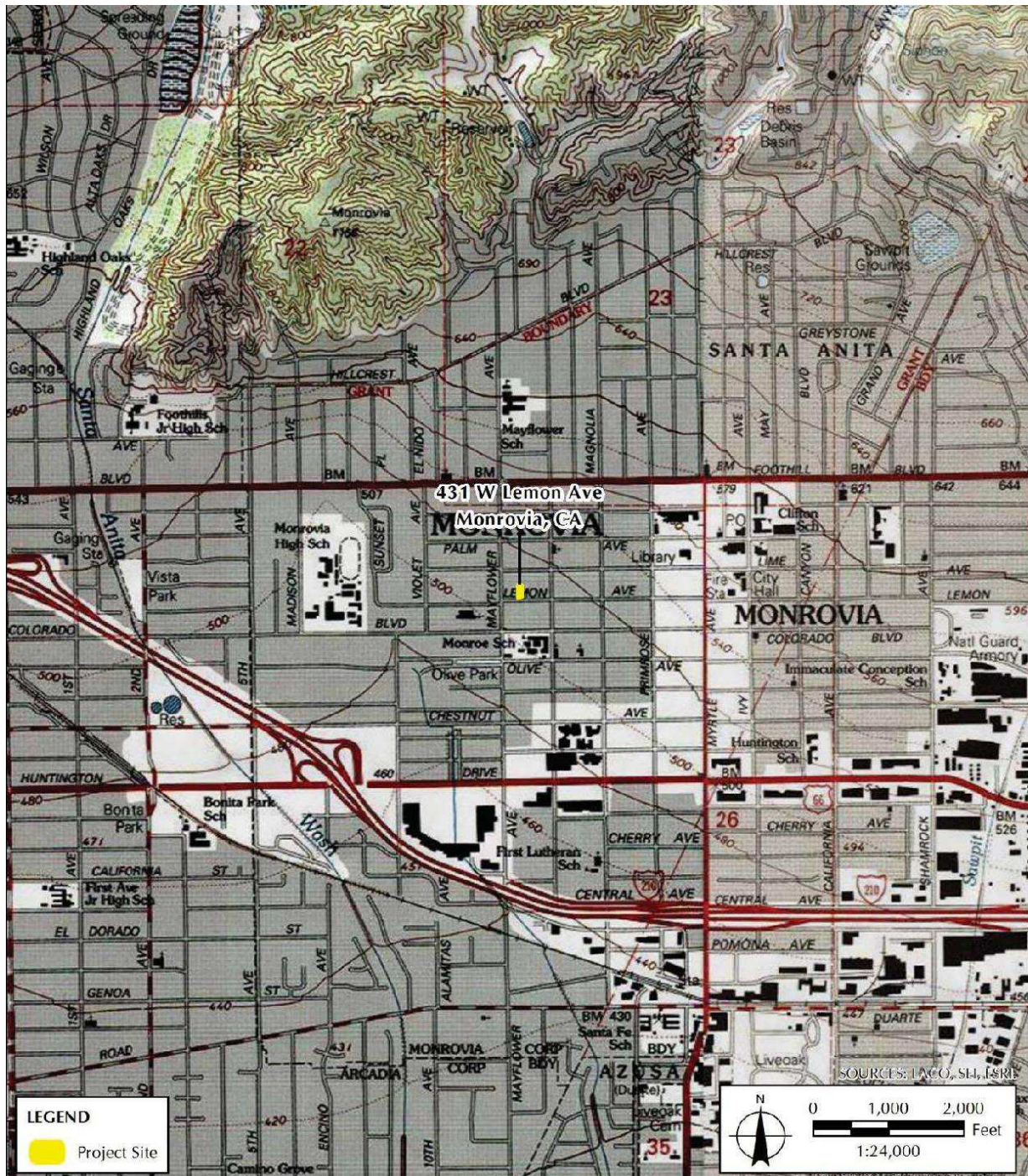
City of Monrovia
415 S. Ivy Avenue
Monrovia, CA 91016

***Date of Evaluation:** August 27, 2018 and May 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





Page 4 of 8
Lemon Avenue

*Resource Name or # (Assigned by recorder): 431 & 431 1/2 W.

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

Primary (Southern) Façade

The primary façade is situated along Lemon Avenue. The primary façade features a projecting bay of the building, which was originally a porch but was enclosed with concrete masonry units (CMUs) and modern vinyl windows at an unknown date. A central air conditioning unit also projects from this façade. The new CMUs drastically contrast with the original horizontal wood clapboarding and vents that represent the historic fabric of the building and would have served as the sheltered entry porch originally. The central bay features a gable roof with bargeboard and false beams.

The enclosure of the original porch also cut two original windows in half; this is evident from the awkward positioning of the windows which appear to no longer be in use.

Western Façade

The western façade of the residence features a horizontal clapboard exterior, and a gable roof with deep eaves and false beams. Windows include a central fixed window that appears to be boarded up flanked by two paired double-hung windows with wood surrounds.

Eastern Façade

The eastern façade of the building is clad in horizontal clapboard and abuts the driveway. Windows appear to be casements with wood surrounds, projecting sills, and aluminum screens. A vent at foundation level provides passive air flow for the building.

Northern Façade

The northern façade and secondary residence were not visible from the public right-of-way. The secondary residence was constructed over 25 years after the primary residence circa 1950.

Garage

The garage is situated in the rear of the property along the northeastern corner of the primary residence. It features a gable roof with deep overhang and a central slatted vent to provide passive air flow. The building is constructed of wood and has a vertical wood clapboard exterior. A pedestrian door is situated next to a double-door vehicle entrance.

Setting

The residence is situated in the center of a somewhat rectangular residential lot. The property is located within a residential neighborhood in Monrovia. Surrounding houses are generally smaller Craftsman-style residences dating to the 1920s and 1950s.

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



Western Façade, 431 W. Lemon Avenue

(See Continuation Sheet page 5)

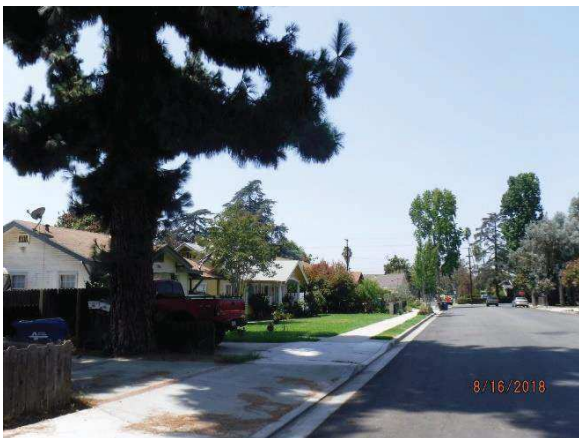
P5a. Photo or Drawing: (Continued from Continuation Sheet page 4)



Eastern Façade, 431 W. Lemon Avenue



Garage, 431 W. Lemon Avenue



Setting, W. Lemon Avenue Facing West



Second (Rear) Unit, 431 1/2 W. Lemon

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

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. 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 Spanish architecture, was completed in 1926.

With the new movement westward ushered by Route 66, many people visited Monrovia and never left. Period revival-style residences, including Spanish Colonial, Colonial, Tudor, and English Cottage, were erected throughout the town, resulting in a number of notable examples. Harding Court, one of the oldest bungalow courts in the town, was erected in 1920-21 along Foothill Boulevard. Upton Sinclair moved to Monrovia in 1942, settling in a Spanish Colonial Revival-style residence that was erected in 1923. 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.

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.

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. 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.

Ownership History

Based upon a review of the Los Angeles County Assessor's parcel data, the property changed ownership several times between 1919 and 2008.

Alfred W. Tripp was born in Kansas circa 1889 and worked as an electrical mechanic at Edison Company. He was married to Mary Lauzier Tripp in 1909 and they had two children. George E. Burner worked as a chauffeur and was married to Myrtle Burner. The Burners lived at the property until 1944. It appears that Burner acted as the contractor and built the subject property in 1924.

Edwin J. Dittes worked as a machinist at a railroad shop and married Rita O. Dittes. James A. Walter worked as an industrial designer and owned James A. Walter Industrial. He was married to Geraldine Walter. In 1965, he built a residence in Highland Park. It appears this was a construction company and was identified as an active custom builder in the area in 1968.

Linda Herman was born circa 1941 in California and married in 1976. No information was available on J. H. Clark. From 2008 to the present Chi L. and Pauline C. Ip have owned the property.

(See Continuation Sheet page 7)

*B10. Significance: (Continued from Continuation Sheet page 6)

EVALUATION OF ELIGIBILITY

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 431 W. Lemon Avenue merely reflects real estate development that occurred throughout Southern California in the 1920s. Monrovia was established as a city in 1887; the residence at 431 W. Lemon Avenue was built approximately 37 years later in 1924. The second (rear) dwelling at 431½ W. Lemon was built in 1950. It has no architectural or historic association with the primary (front) dwelling and is not visible from the street. Therefore, the property does not appear eligible for listing in the California Register under Criterion 1.

The original owner who improved the property was George E. Burner. 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 local Historic Landmark under Criterion 1.

The building primary front dwelling is an example of a heavily altered Craftsman-style residential building that has been substantially altered over the course of time. The original contractor of the building, George E. Burner, was the first owner and whose work is not currently recognized as a significant builder or architect. The buildings does not embody the distinguishing characteristics of an architectural type specimen; although the front unit features some aspects of the Craftsman bungalow style it has been substantially altered along the primary façade and does not convey this style; 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 buildings are not eligible for listing in the California Register under Criterion 3. Additionally, the property does not appear eligible for designation as a local Historic Landmark under Criteria 2 and 4.

The primary (front) unit has been substantially altered and does not retain sufficient integrity to contribute to a potential historic district under local Historic Landmark Criterion 3. The original porch was enclosed with CMUs which dramatically altered the general design and style of the residence. The second rear unit is not visible from the street and is thus not a contributing feature of the property. Because the property has been substantially altered, it also does not contribute to a sense of "place" under local 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 local Historic Landmark Criterion 7.

The buildings primary (front) unit does not retain integrity of design, materials, workmanship, feeling, and association. The primary façade of the front unit has been dramatically altered with the enclosing of an original porch with CMUs and the disruption of the building's original symmetry and style. The front unit has not been moved and much of the residential block remains unchanged; therefore, the property does retain integrity of location and setting. However, the subject property does not retain sufficient integrity to merit listing in the National Register or California Register or for designation as a local Historic Landmark, as established in criteria for evaluation.

District Eligibility

West Lemon Avenue is a road that runs east-west across Monrovia. At present, 20 houses exist along Lemon Avenue within the neighborhood block. Residences along W. Lemon Avenue reflect mostly Craftsman residences. The block therefore evidences a cohesive representation of an early 1920s development and may be eligible for designation as a City of Monrovia Historic District. However, the subject property would not be eligible for listing as a contributor to a potential historic district because ~~it~~ the primary (front) unit has been substantially altered with an enclosed porch that has disrupted the architectural symmetry and historic fabric of the building. The rear dwelling unit is not visible from the street and is not a contributing feature to the property. Therefore, 431 & 431 1/2 W. Lemon Avenue lacks sufficient integrity to contribute to a potential historic district, should the neighborhood qualify for this designation at a future date.

CONCLUSION

**State of California—Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

**Primary #
HRI #
Trinomial**

The subject property does not appear eligible for listing in the California Register or eligible for designation as a local 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. Therefore, the property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA).

State of California—Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 8 of 8
Avenue

*Resource Name or # (Assigned by recorder): 431 & 431 1/2 W. Lemon

***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: 32B; Enumeration District: 490.

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