



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2019-0019

AGENDA ITEM: AR-4

PREPARED BY: Teresa Santilena
Associate Planner

MEETING DATE: June 26, 2019

TITLE: Determination of Historic Significance
119 and 121 East Scenic Drive

APPLICANT: Jiantao Ye, Property Owner
121 East Scenic Drive
Monrovia, CA 91016

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: On August 13, 2018, a Code Enforcement case was opened on the subject property for unpermitted construction on the two residential structures onsite. After working with Community Development staff to explore the development potential of the property and uncovering some structural issues with one of the houses, the applicant has decided to retain only one of the two structures. Given the fact that both structures have been significantly altered over time, and further alterations may be needed to address required improvements at the house proposed to remain onsite, staff advised the property owner to have both structures evaluated for historic significance.

The applicant, therefore, has presented staff with a preliminary development plan that would involve the remodel of a single-story Vernacular home and the demolition of a two-story, Vernacular style house both located on the same parcel at 119 East Scenic Drive. Since the houses were built over 50 years ago (1942), the proposal requires that the Historic Preservation Commission (HPC) first make a determination regarding the building's potential significance as an historic resource. Monrovia Municipal Code (MMC) Section 17.10.050(8)(3) allows a written historic assessment and status code from a city-approved historic preservation expert regarding a property's historic merit.



On April 17, 2019, the property owner, Michelle Hoy submitted an evaluation of historic significance prepared by LSA (Attachment "A"). The assessment includes a memorandum summarizing their findings, two Department of Parks and Recreation (DPR 523A) survey forms which assign the structures status codes of 6Z, and the DPR Continuation Sheets. A California Resources Historic Status (CHRS) code of 6Z means that the property is not eligible for listing or designation under federal, state, or local evaluation criteria.

ANALYSIS: Pursuant to Monrovia Municipal Code (MMC) Section 17.10.030, a 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.

A field survey and evaluation of the residential structures at 119 East Scenic Drive was conducted by City staff, which included a review of LSA's documentation, review of City-issued building permits, and an inspection of the site and existing structures. This information was used to document its current conditions and evaluate the property for historic significance.

Staff used the City of Monrovia's Historic Context Statement to establish a historic background and understand the property's place in the City's history. Staff referenced the Residential Development Theme (1941-1967), Single-Family Residential Infill sub-theme. Since the homes were constructed with simple local and readily available materials, and do not embody a particular architectural style, they are described as having vernacular architecture in LSA's evaluation.

Property History

The subject property is located on the north side of East Scenic drive just west of North Encinitas Avenue. It is an approximately 2-acre, irregularly shaped parcel, which sits atop a hill with slopes on all sides and is not visible from the street. There are no immediate neighbors. Though the property is located within a single-family zone (Residential Foothill), it has been improved with two residential structures.

On February 2, 1942 a building permit was issued for a new 2-story home to be constructed at 119 East Scenic Drive. A few weeks later, on February 25, 1942, a second building permit was issued for the construction of a single story home on the same parcel, which was assigned an address of 121 East Scenic Drive. Conditions on site, however, reveal that at some point, the addresses of the two structures were switched: the single story home currently has the address of 119 East Scenic and the two-story structure is addressed as 121 East Scenic.

The homes are accessed off of the same driveway, with the two-story house sitting to the north of the single-story home. Though the two vernacular structures were built concurrently, they do not share a cohesive architectural style.

119 East Scenic Drive

The house at 119 East Scenic Drive is a single-story vernacular structure that was built in 1942. The house has a roughly F-shaped floor plan with a cross-gable roof, moderate eave overhang and boxed eaves. The majority of the home is clad in stucco siding, with the exception of the recessed front entryway, which has board-and-batten siding. The home has gone through significant alteration over time, both permitted and unpermitted. The following table outlines the building permit history relating to new construction.



Building Permit History – 119 East Scenic Drive

Date	Owner	Contactor	Description
02/02/42	Kenneth Price	Calvin Smith	720 SF house
05/07/56	R. Keith Ryan	William Van Iwaarden	1,300 SF addition (bedroom, bathroom, kitchen, entry hall, sleeping porch)
08/20/87	James and Anne Kee	unknown	2-car Garage Addition attached to house

Permit history reveals that the original home was a 720 square foot single-story structure with a brick fireplace and composition roof shingles on a concrete foundation. In 1956, a permit was issued for a 1,300 square foot addition consisting of a bedroom, bathroom, kitchen, entry hall, and sleeping porch. In 1984, a new pool and spa were installed along with a 6 foot tall fence. Finally, in 1987, a two-car garage was attached to the northwest (rear) elevation of the home.

In addition to the permits on file, additional alterations have taken place over time that have altered the house. At some point, all of the original windows were replaced with vinyl windows. Some of the window and door openings have been relocated or closed up entirely, and a breezeway was enclosed. The LSA evaluation notes that the home does not meet the criteria for listing at the local or state level due to the extensive alterations that have taken place over time.

The property owner intends to retain this house on site. Building permits for the interior and exterior work that has been done on the house have been issued and inspections are taking place.

121 East Scenic Drive

The house at 121 East Scenic Drive is a two-story vernacular structure built in 1942. The house has a rectangular floor plan with a low pitched side-gable roof, moderate eave overhang and exposed rafter tails and knee braces. The home is clad in a combination of horizontal and shingle siding. The second story cantilevers over the first floor on the



south (primary) elevation. Half of the first floor contains two garage parking spaces, while the other half contains a small, unpermitted unit (referred to as 121 ½ East Scenic Drive in LSA’s evaluation). The second story contains one dwelling unit. An exterior staircase is located on the east side of the home, and leads to a deck, which wraps around to the north side to another exterior staircase. The home has gone through significant alteration over time, both permitted and unpermitted. The following table outlines the building permit history relating to new construction.

Building Permit History – 121 East Scenic Drive

Date	Owner	Contactor	Description
02/25/42	Kenneth Price	Calvin Smith	Dwelling and garage
02/06/52	Kenneth Price	unknown	Roof repairs over 12x16 additional porch

A review of the permit history reveals that the dwelling has undergone significant alterations. There is a disparity regarding the size of the house. The original building permit indicates a new 23’ x 34’ 2-story dwelling and garage, however, 10 years later, the size of the structure is listed as 1,280 square feet.

In addition to the permits on file, additional alterations have taken place over time that have altered the house. LSA’s evaluation indicates that, in addition to the unpermitted second unit, the exterior staircase does not appear to be original is most likely a replacement. Finally, a second-floor deck on the front elevation was enclosed. The evaluation also notes that the home is in poor condition and does not convey a strong association with its period of significance.

The evaluation provided by the LSA includes bibliographic information for the previous owners of the parcel. When the homes were initially constructed in 1942, the property was owned by Dr. Kenneth Price. Later, Dr. Price shared the property with his daughter and son-in-law, R. Keith and Mary Ryan. In 1970, the owner is listed as Jack W. Veal. In 1994, James R. Kee

bought the property. He sold it to the current owner in 2018. None of the previous property owners appear to be significant in local, regional or state history.

Historic Integrity

Staff assessed the property under the seven aspects of historic integrity including: location, design, setting, materials, workmanship, feeling, and association. The residential structures have lost several of the seven essential physical aspects of integrity. The property does have some integrity of location and setting in that the houses have remained on their original site since construction in 1942. Though there have been significant changes to the surrounding neighborhood, the location of this parcel on a hill insulates it from its surroundings. The various exterior alterations, however, have compromised the aspects of design, workmanship, feeling, and association. The original massing of the single-story home (119 E. Scenic) has not been retained. The most notable alterations include the 1,300 square foot addition in 1956 and the new garage that was attached to the home on the north side of the dwelling in 1987. While the two-story home (121 E. Scenic) retains its original massing, other alterations including the unpermitted first-story unit, exterior staircase and deck, and enclosure of the second-story deck on the south elevation have eroded the integrity of the home.

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. The two residential structures 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. Both houses were substantially altered with permitted and unpermitted additions, and no longer convey a strong association with the period of significance.

The parcel at 119 – 121 East Scenic Drive is situated on top of a hill, with slopes on all sides and is not visible from the street. There is one Spanish/Mediterranean style home at 117 East Scenic Drive, at the base of the hill and an eclectic neighborhood at the north end of Encinitas Avenue with Craftsman, Mediterranean, Tudor, and Ranch style homes. Otherwise, the closest neighborhood is the Gold Hills development, which was constructed in the 1980s. The homes at 119 – 121 East Scenic Drive are physically removed from these neighborhoods, and would not be contributing to a potential historic district.

RECOMMENDATION: LSA's evaluation demonstrates that the property located at 119 – 121 East Scenic Drive not have architectural or known historic value that meets 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 forms 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.



MEMORANDUM

DATE: April 17, 2019

To: Michelle Hoy, Property Owner

FROM: Casey Tibbet, M.A., LSA Architectural Historian

SUBJECT: Historical Significance Evaluation for 119, 121, and 121½ East Scenic Drive, City of Monrovia, Los Angeles County, California (LSA Project No. MCH1901)

In April 2019, LSA completed historical evaluations of the two residences at 119 and 121/121½ East Scenic Drive (Assessor Identification Number [AIN] 8520-006-012) in Monrovia, California. The evaluations were documented on Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms and the property was identified on a DPR Location Map.

As a result of LSA's evaluations, it was determined that neither of the 1942 vernacular residences is eligible for listing in the California Register of Historical Resources or for designation under the City's criteria. The primary residence at 119 East Scenic Drive has been extensively altered and no longer retains enough integrity to convey an association with its period of significance (1942). The secondary residence at 121/121½ East Scenic Drive has also sustained alterations that have diminished its integrity and its ability to convey a strong association with its period of significance (1942). In addition, research did not reveal any historically significant people or events associated with this property.

For these reasons, the residences at 119 East Scenic Drive and 121/121½ East Scenic Drive do not qualify as "historical resources" as defined by the California Environmental Quality Act (CEQA).

Attachment: DPR 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 6

Resource Name or #: 119 East Scenic Drive

P1. Other Identifier: _____

***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, CA Date: 1988 T1N; R11W; Section 23; S.B.B.M.

c. Address: 119 East Scenic Drive City: Monrovia Zip: 91016

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AIN 8520-006-012

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

This one-story vernacular residence shares an approximately two-acre parcel with a two-story secondary residence (121 and 121½ East Scenic Drive, documented on a separate DPR form). The buildings, which sit atop a hill with large slopes on all sides, are less than 300 feet southwest of the Ruby Canyon Debris Basin. This residence rests on a raised foundation and is roughly F-shaped in plan. The house is surmounted by a moderately-pitched, cross-gable roof sheathed with composition shingles and has moderate eaves. The exterior walls are clad with board-and-batten and stucco. All of the windows and doors are modern. Some windows have been removed and some window and door openings are new and the breezeway has been enclosed. In addition, based on aerial photographs, the garage is a modern addition. The house has lost integrity and does not convey any association with the historic period.

***P3b. Resource Attributes:** (List attributes and codes) HP3-Multiple family property

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

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



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) North elevation, view to the south (4/5/19)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1942 (Building permit)

***P7. Owner and Address:**
Michelle Hoy
119 East Scenic Drive
Monrovia, California 91016

***P8. Recorded by:** (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

***P9. Date Recorded:**
April 5, 2019

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

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

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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 119 East Scenic Drive

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residence **B4. Present Use:** Single-family residence

***B5. Architectural Style:** Vernacular

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

1942 – Permit issued to owner Kenneth Price for a one-story, 720-square foot (20 x 36) house with a concrete foundation, a brick fireplace, and composition shingles. Contractor is listed as Calvin Smith. (Address on permit is 121.)

1956 – Permit issued to owner R. Keith Ryan for a 1,300-square foot addition of a bedroom, bathroom, kitchen, entry hall, and sleeping porch to an existing approximately 800-square foot, one-story residence. Contractor is listed as William Van Iwaarden.

1966 – Plumbing permit issued to owner R. Keith Ryan.

1971 – Electrical permit issued to owner Veal.

1984 – Permits issued to owners James and Anne Kee for a new pool and spa and a six-foot high fence

1985 – Permit issued to owner Kee for solar.

1987 – Permit issued to owner Kee for new two-car garage.

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

***B8. Related Features:** Secondary residence (121 and 121½ East Scenic Drive) and swimming pool

B9a. Architect: None listed on permit **b. Builder:** Calvin Smith

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

Period of Significance: 1942 **Property Type:** Multiple-family property **Applicable Criteria:** NA

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

This 1942 altered vernacular residence does not meet the criteria for listing in the California Register of Historical Resources or any of the local criteria for significance. It has been extensively altered and no longer retains enough integrity to convey its association with its period of significance (1942). It is not associated with any historically important events or people. It is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA).

Historic Context. Originally owned by the San Gabriel Mission and then a part of Rancho Santa Anita, the land that includes present-day Monrovia was deeded to Scottish immigrant Hugo Reid in 1839. Reid would be the first to make a modern impact on the land, raising cattle and building the first structure (Jimenez 2008). After a succession of owners, in 1875 Elias J. "Lucky" Baldwin purchased the land, along with much of the surrounding area. Baldwin began erecting buildings and cultivating the land for farming, ranching, and orchards. In 1885, the main line of the Santa Fe Railroad, in which Baldwin was a stockholder, was opened through the ranch, making it practical to subdivide part of the land into a town site. Around this time, Baldwin sold several hundred acres of what would become Monrovia to William N. and C.O. Monroe, Edward F. Spense, Judge John D. Bicknell, and James F. Crank (ibid.). A town site was laid out in early 1886 and the City of Monrovia was incorporated on December 8, 1887 (ibid.).

During the first quarter of the 20th century, the city's population boomed as numerous additions, tracts, and subdivisions expanded the original township boundaries until the city began to resemble suburban residential community it is today (ibid.). Craftsman, Revival, and "kit homes" dominated the development aesthetic during this period (ibid.). With the end of WWII and the return of thousands of veterans, Monrovia and the greater Los Angeles area saw an enormous explosion in the development of affordable housing. Much of this development took the architectural vocabulary of the pre-war years and combined it into simplified styles suitable for mass developments and small-scale apartments (City of Los Angeles 2011). In increasingly suburban Monrovia, popular residential architectural styles included Minimal Traditional and the various Ranch styles. Demographic and See *Continuation Sheet*

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

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

B13. Remarks:

***B14. Evaluator:** Casey Tippet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

***Date of Evaluation:** April 2019

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 6 *Resource Name or #: (Assigned by recorder) 119 East Scenic Drive
*Recorded by LSA Associates, Inc. *Date: April 2019 Continuation Update

P5a. Photo or Drawing (continued from page 1) All photographs taken on April 5, 2019.



Northeast and northwest elevations (partial), view to the south.



Northwest and southeast elevations (partial), view to the north



Southeast elevation, view to the northeast.



Southeast and southwest elevations (partial), view to the northwest.



Southeast elevation (partial), view to the northwest.



Detail of southeast-facing primary entrance.

See Continuation Sheet

State of California - The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 6 *Resource Name or #: (Assigned by recorder) 119 East Scenic Drive*Recorded by LSA Associates, Inc. *Date: April 2019 Continuation Update

***B10. Significance.** (continued from page 2) social changes in the 1960s led to major changes in the housing market. The children of the postwar baby boom began to reach adulthood in the mid-1960s, and the number of young adults increased rapidly for more than a decade thereafter, as those born in the later 1940s through the 1950s reached maturity. These young adults generally married and had children later than their counterparts in the 1950s, and were less likely to wait until marriage to leave their parents' households. The result was a surge in single-person households. This substantial increase in the number of childless adults translated into an increased demand for apartments as an alternative to houses. While some of the multifamily housing constructed during the boom period consisted of urban high-rises, including urban renewal projects, much of it took the form of low-rise, garden apartment complexes in suburban areas. These typically consisted of multiple two-story buildings with separate, common parking shelters. The subject property does not fall into the type of multiple-family housing that is potentially significant in Monrovia. Today, Monrovia offers a variety of residential types from single-family houses to duplexes to apartments and condominiums.

People Associated with this Property. According to building permits, the original owner was Dr. Kenneth Price and the contractor was Calvin Smith (City of Monrovia var.). Research found several people named Calvin Smith in Los Angeles County in the 1940s. Calvin N. Smith lived in Los Angeles in 1940 and worked as a finish carpenter for the government, but it was not verified that he is the Calvin Smith associated with this property (Ancestry.com var.).

Although the house was built in 1942, no listing was found for it in the 1944 city directory (Ancestry.com var.). However, based on permits and city directory information, it appears that Kenneth V. Price, a physician, lived at this address from 1942 to 1958 (Ibid.). Dr. Price's daughter and son-in-law, R. Keith and Mary Ryan, lived at 121 E. Scenic Drive from 1942 to 1955 (Ibid.). In 1958, the younger couple moved into 119 E. Scenic and the doctor moved into 121 E. Scenic (Ibid.). The Ryans were listed at 119 until 1968 (Ibid.). In 1970, Jack W. Veal is listed at this address (Ibid.).

Kenneth V. Price was born in 1883 in California (Ancestry.com var.). In 1910, he was a physician (osteopath) and was living with his mother and step-father in Monrovia (Ibid.). Thirty years later, in 1940, he was widowed, had a private practice, and was living on E. Colorado Boulevard with his 22 year-old daughter Mary and a housekeeper (Ibid.). By 1946, voter registration information lists 119 E. Scenic Drive as Dr. Price's address (Ibid.). Dr. died in 1961 at the age of 78 (*Pasadena Independent* 1961).

Ronald Keith Ryan was born in Kansas in 1914 (Ancestry.com var.). By 1930, his family had moved to Monrovia, California, where he attended high school (Ancestry.com var.). In 1940, he was living in Monrovia on E. Colorado Boulevard and working as a bank teller (Ibid.). In 1941, he married Dr. Price's daughter Mary (Ibid.). No additional employment information was found for Keith during the 1940s or early 1950s, but by 1958 he was listed as the general manager at Monrovia Aviation (Ibid.). In 1965, Ryan was President of Spectrol Electronics, a subsidiary of the Carrier Corporation, which manufactured "components widely used in electronic control and computing systems for industrial and aerospace application" (*Independent Star-News* 1965). Also, in 1965, Ryan was appointed executive vice-president of Day & Night and Payne, another Carrier subsidiary (*Arcadia Tribune* 1965). In 1966, it was noted that the Ryans' son Keith P. Ryan (also known as Price) was in the Army and stationed in the States (*Pasadena Independent* 1966). The Ryans also had a daughter named Sharon (Ancestry.com var.). In 1970, R. Keith Ryan was named president of Day & Night, but by that time the Ryans had relocated and Jack W. Veal was listed at 119 East Scenic Drive (*Los Angeles Times* 1970; Ancestry.com var.). Based on various news items, Mary Ryan was active in charitable organizations (Ancestry.com var.). Mary died in 1992 and R. Keith Ryan died in 2010 at the age of 96 (Ancestry.com var.).

Significance Evaluation. In compliance with CEQA, this property is being evaluated under the four California Register criteria and the seven City of Monrovia criteria. In some cases, the two sets of criteria are nearly identical and, therefore, have been grouped together to avoid redundancy.

California Register Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

City of Monrovia Criterion 1: It is identified with persons or events significant in local, regional, state, or national history.

No evidence was found indicating that the residence is associated with important historical events. In any case, the residence has been extensively altered and no longer retains enough integrity to convey an association with its period of significance (1942).

California Register Criterion 2: Associated with the lives of persons important to local, California or national history.

City of Monrovia Criterion 1: It is identified with persons or events significant in local, regional, state, or national history.

As discussed above, none of the people associated with this residence is historically significant.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

See Continuation Sheet

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
 HRI # _____
 Trinomial _____

Page 5 of 6 *Resource Name or #: (Assigned by recorder) 119 East Scenic Drive
 *Recorded by LSA Associates, Inc. *Date: April 2019 Continuation Update

***B10. Significance.** (continued from page 4)

City of Monrovia Criterion 2: It is representative of the work of a notable builder, designer, or architect.

City of Monrovia Criterion 4: It embodies one or more distinctive characteristics of style, type, period, design, materials, or craftsmanship. (Note: in order for a property to be considered solely on this criterion, the structure must be fully restored from public view and must be an excellent example of an architectural style.)

This vernacular residence does not embody the distinctive characteristics of a type, period, region, or method of construction and does not represent the work of a master. It has been extensively altered and is temporally ambiguous. It does not possess high artistic values and no evidence was found that it is the work of a notable builder, designer, or architect.

California Register Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

City of Monrovia Criterion 7: It has yielded, or may be likely to yield information important in prehistory or history.

This residence was built in 1942 using common construction materials and methods. It does not have the potential to yield information important in prehistory or history.

City of Monrovia Criterion 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.

This vernacular residence has been extensively altered and does not contribute to the historic significance of the surrounding area.

City of Monrovia Criterion 5: It has a unique location or physical characteristics or represents an established and familiar visual feature of a neighborhood, community, or the City of Monrovia.

The residence, although on a hill, is not particularly visible from the surrounding area and is not an established and familiar visual feature.

City of Monrovia Criterion 6: It incorporates elements that help preserve and protect an historic place or area of historic interest in the City.

The residence does not incorporate elements that help preserve or protect an historic place or area of interest in the City.

***B12. References:** (continued from page 2)

Ancestry.com

var. A variety of records were accessed online in April 2019 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

Arcadia Tribune

1965 William Bailey Named Carrier Vice President. October 7, page 3.

City of Los Angeles

2011 Jefferson Park HPOZ Preservation Plan, City of Los Angeles. Accessed in 2012 online at: [http://preservation.lacity.org/files/Jefferson%20Park%20\(Small%20File\)%20PP.pdf](http://preservation.lacity.org/files/Jefferson%20Park%20(Small%20File)%20PP.pdf).

City of Monrovia

var. Building permits for 119 and 121 East Scenic Drive provided by the City of Monrovia.

Historicaerials.com

var. Accessed online in April 2019 at: <https://www.historicaerials.com/viewer>

Independent Star-News

1965 Spectrol Plant Planned for Workers. April 18, page 10.

Jimenez, Craig

2008 *Wild Rose Tract Historic District*. Prepared by the Principal Planner for the City of Monrovia, Department of Community Development. Adopted March 18, 2008.

Los Angeles County Tax Assessor

var. Accessed online in April 2019 at: http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default.

Los Angeles Times

1970 Day & Night Names Ryan as President. March 7, page 55.

Pasadena Independent

1961 Obituary for Dr. Kenneth V. Price. February 3, page 22.

1966 Men in Service. February 9, page 33.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

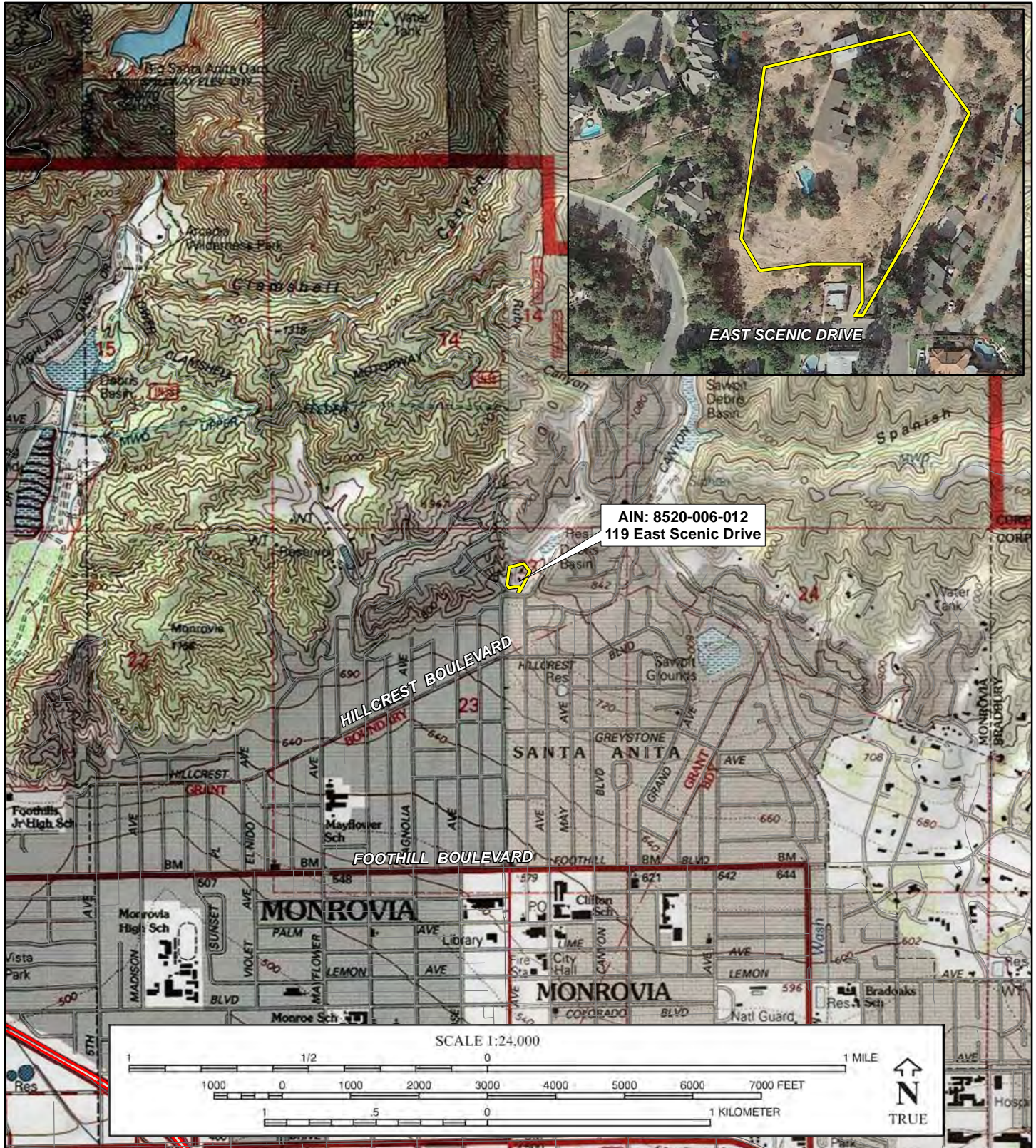
Primary # _____
HRI # _____
Trinomial _____

*Resource Name or # (Assigned by recorder) 119 East Scenic Drive

*Map Name: USGS 7.5' Quad, Azusa & Mt. Wilson; Google Earth

*Scale: 1:24000

*Date of Map: 1972 & 1988; 2017



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 6

Resource Name or #: 121 and 121½ East Scenic Drive

P1. Other Identifier: _____

*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, CA Date: 1988 T1N ; R11W; Section 23 S.B.B.M.

c. Address: 121 and 121½ East Scenic Drive City: Monrovia Zip: 91016

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AIN 8520-006-012

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

This two-story vernacular residence is a secondary residence that shares an approximately two-acre parcel with a one-story primary residence (119 East Scenic Drive, documented on a separate DPR form). The buildings, which sit atop a hill with large slopes on all sides, are less than 300 feet southwest of the Ruby Canyon Debris Basin. This residence is rectangular in plan and has a low-pitched, side-gabled roof sheathed with composition shingles. It has moderate eaves, exposed rafter tails, and knee braces. The exterior walls are clad with a combination of horizontal wood siding and shingles.

The southeast-facing elevation has a recessed first floor with a two-car garage, a non-original horizontal sliding window, and a wood and glass door with a security screen. Three wide concrete steps provide access to the door and a wood staircase on the northeast elevation. The first-floor living unit (121½ East Scenic Drive) does not appear to be original. The second story (121 East Scenic Drive) has a wood-framed, multi-paned fixed window flanked by wood-framed casements and eight rectangular openings, some of which are filled in with wood or Plexiglas. This area may have previously been an open deck. See *Continuation Sheet*

*P3b. Resource Attributes: (List attributes and codes) HP3-Multiple family property

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

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



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) Southeast elevation, view to the northwest (4/5/19).

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1942 (Building permit)

*P7. Owner and Address:
Michelle Hoy
119 East Scenic Drive
Monrovia, California 910916

*P8. Recorded by: (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

*P9. Date Recorded: April 5, 2019

*P10. Survey Type: (Describe) Intensive-level CEQA compliance

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

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

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BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 121 and 121½ East Scenic Drive

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Apartment and garage

B4. Present Use: Storage

*B5. Architectural Style: Vernacular

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

1942 – Permit issued to owner Kenneth Price for a two-story, wood-frame dwelling and garage with a concrete foundation and wood siding. The building was 782 square feet (23 x 34). Contractor is listed as Calvin Smith. (Address on permit is 119 E. Scenic Drive.)

1943 – Permit issued to owner Dr. Price for retaining wall.

1952 – Permit issued to owner Kenneth Price for repairs to a two-story, 1,280-square foot dwelling with a composition roof.

1969 – Permit issued to owner Keith Ryan to reroof residence.

1985 – Electrical permit and solar permit issued to owner Kee.

2018 – Permit issued to remodel bathroom at 121½ E. Scenic Drive.

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

*B8. Related Features:

Primary residence (119 East Scenic Drive)

Detached garage (on separate parcel AIN 8520-006-005)

B9a. Architect: None listed on permit

b. Builder: Calvin Smith

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

Period of Significance: 1942 Property Type: Multiple-family property Applicable Criteria: NA

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

This 1942 altered vernacular residence does not meet the criteria for listing in the California Register of Historical Resources or any of the local criteria for significance. It has been altered and no longer retains sufficient integrity to convey a strong association with its period of significance (1942). It is not associated with any historically important events or people. It is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA).

Historic Context. Originally owned by the San Gabriel Mission and then a part of Rancho Santa Anita, the land that includes present-day Monrovia was deeded to Scottish immigrant Hugo Reid in 1839. Reid would be the first to make a modern impact on the land, raising cattle and building the first structure (Jimenez 2008). After a succession of owners, in 1875 Elias J. "Lucky" Baldwin purchased the land, along with much of the surrounding area. Baldwin began erecting buildings and cultivating the land for farming, ranching, and orchards. In 1885, the main line of the Santa Fe Railroad, in which Baldwin was a stockholder, was opened through the ranch, making it practical to subdivide part of the land into a town site. Around this time, Baldwin sold several hundred acres of what would become Monrovia to William N. and C.O. Monroe, Edward F. Spense, Judge John D. Bicknell, and James F. Crank (ibid.). A town site was laid out in early 1886 and the City of Monrovia was incorporated on December 8, 1887 (ibid.).

During the first quarter of the 20th century, the city's population boomed as numerous additions, tracts, and subdivisions expanded the original township boundaries until the city began to resemble suburban residential community it is today (ibid.). Craftsman, Revival, and "kit homes" dominated the development aesthetic during this period (ibid.). See *Continuation Sheet*

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

*B12. References:

Ancestry.com

var. A variety of records were accessed online in April 2019 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

See *Continuation Sheet*

B13. Remarks:

*B14. Evaluator: Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

*Date of Evaluation: April 2019

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

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CONTINUATION SHEET

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Page 3 of 6 *Resource Name or #: (Assigned by recorder) 121 and 121½ East Scenic Drive*Recorded by LSA Associates, Inc. *Date: April 2019 Continuation Update***P3a. Description:** (continued from page 1)

The southwest elevation has one wood-framed double-hung window in the first floor and, in the second floor, two wood-framed, double-hungs (one with a window-mounted air conditioning unit) and a vinyl-framed single-hung window. There is also an attic vent below the gable peak.

The northwest elevation (rear) has two wood-framed double-hung windows and two doors on the first floor, an exterior wood staircase, and three wood-framed double-hung windows, a door, and a full-width deck on the second floor. The staircase and deck have a wood balustrade.

The northeast elevation has vinyl-framed windows flanking a striated brick chimney on the first floor, a rectangular opening, a wood-framed double-hung window, two wood-and-glass doors, a wood-framed double-hung window, and what appears to be a non-original exterior wood staircase with a deck that wraps around the rear. A small metal door in the chimney reads "Groth Fire Place Co".

This building is in poor condition and appears to have sustained several alterations including the addition of a ground-floor unit, exterior stairs, and enclosure of a second-floor deck.

P5a. Photo or Drawing (continued from page 1)

Southwest elevation, view to the northeast (4/5/19)



Northwest elevation, view to the southeast (4/5/19)

***B10. Significance.** (continued from page 2) With the end of WWII and the return of thousands of veterans, Monrovia and the greater Los Angeles area saw an explosion in the development of affordable housing. Much of this development took the architectural vocabulary of the pre-war years and combined it into simplified styles suitable for mass developments and small-scale apartments (City of Los Angeles 2011). In increasingly suburban Monrovia, popular residential architectural styles included Minimal Traditional and the various Ranch styles. Demographic and social changes in the 1960s led to major changes in the housing market. The children of the postwar baby boom began to reach adulthood in the mid-1960s, and the number of young adults increased rapidly for more than a decade thereafter, as those born in the later 1940s through the 1950s reached maturity. These young adults generally married and had children later than their counterparts in the 1950s, and were less likely to wait until marriage to leave their parents' households. The result was a surge in single-person households. This substantial increase in the number of childless adults translated into an increased demand for apartments as an alternative to houses. While some of the multifamily housing constructed during See *Continuation Sheet*



Northeast elevation, view to the southwest (4/5/19)

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the boom period consisted of urban high-rises, including urban renewal projects, much of it took the form of low-rise, garden apartment complexes in suburban areas. These typically consisted of multiple two-story buildings with separate, common parking shelters. The subject property does not fall into the type of multiple-family housing that is potentially significant in Monrovia. Today, Monrovia offers a variety of residential types from single-family houses to duplexes to apartments and condominiums.

People Associated with this Property. According to building permits, the original owner was Dr. Kenneth Price and the contractor was Calvin Smith (City of Monrovia var.). Research found several people named Calvin Smith in Los Angeles County in the 1940s. Calvin N. Smith lived in Los Angeles in 1940 and worked as a finish carpenter for the government, but it was not verified that he is the Calvin Smith associated with this property (Ancestry.com var.).

According to building permits, this residence and garage was built in 1942 by Kenneth Price. However, research revealed that, in 1942, R. Keith Ryan, a banker, was living at this address (Ancestry.com var.). Ronald Keith Ryan was born in Kansas in 1914 (Ancestry.com var.). By 1930, his family had moved to Monrovia, where he attended high school (Ancestry.com var.). In 1940, he was living in Monrovia on E. Colorado Boulevard and working as a bank teller (Ibid.). In 1941, he married Mary Price (Ibid.). Keith and Mary lived in the subject residence from 1942 to 1953 (Ibid.). No additional employment information was found for Keith during the 1940s or early 1950s, but by 1958, he was listed as the general manager at Monrovia Aviation (Ibid.). Based on various news items, Mary Ryan was active in charitable organizations (Ancestry.com var.). Mary died in 1992 and R. Keith Ryan died in 2010 at the age of 96 (Ancestry.com var.). In 1955, Mrs. Dorothy W. Thomas, a widow and an office secretary at J. Vernon Scott, was listed at 121 (Ibid.). From 1958 to 1961, Dr. Kenneth V. Price, Mary Ryan's father, was listed at 121 E. Scenic Drive.

Dr. Price had previously lived in the primary residence on the property (119 East Scenic Drive) from at least as early as 1946 (Ibid.). Kenneth V. Price was born in 1883 in California (Ancestry.com var.). In 1910, he was a physician (osteopath) and was living with his mother and step-father in Monrovia (Ibid.). Thirty years later, in 1940, he was widowed, had a private practice, and was living on E. Colorado Boulevard with his 22 year-old daughter Mary and a housekeeper (Ibid.). Dr. Price died in 1961 at the age of 78 (*Pasadena Independent* 1961).

The next resident was a student named Reuben Barney who only lived at this address for two years (1963–1965). Subsequently, the residence was vacant until at least 1970.

Significance Evaluation. In compliance with CEQA, this property is being evaluated under the four California Register criteria and the seven City of Monrovia criteria. In some cases, the two sets of criteria are nearly identical and, therefore, have been grouped together to avoid redundancy.

California Register Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

City of Monrovia Criterion 1: It is identified with persons or events significant in local, regional, state, or national history.

No evidence was found indicating that the residence is associated with important historical events. In any case, the residence has been extensively altered and no longer retains sufficient integrity to convey a strong association with its period of significance (1942).

California Register Criterion 2: Associated with the lives of persons important to local, California or national history.

City of Monrovia Criterion 1: It is identified with persons or events significant in local, regional, state, or national history.

As discussed above, none of the people associated with this residence is historically significant.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

City of Monrovia Criterion 2: It is representative of the work of a notable builder, designer, or architect.

City of Monrovia Criterion 4: It embodies one or more distinctive characteristics of style, type, period, design, materials, or craftsmanship. (Note: in order for a property to be considered solely on this criterion, the structure must be fully restored from public view and must be an excellent example of an architectural style.)

This altered vernacular residence embodies a few distinctive characteristics, such as the siding and wood-framed windows, that identify it with an earlier period. However, it has sustained several alterations that have compromised its integrity and it is not a good example of a type, period, region, or method of construction. There is no indication that it is the work of a master and it does not possess high artistic values.

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***B10. Significance.** (continued from page 4)

California Register Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

City of Monrovia Criterion 7: It has yielded, or may be likely to yield information important in prehistory or history.

This residence was built in 1942 using common construction materials and methods. It does not have the potential to yield information important in prehistory or history.

City of Monrovia Criterion 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.

This vernacular residence has been altered and does not contribute to the historic significance of the surrounding area.

City of Monrovia Criterion 5: It has a unique location or physical characteristics or represents an established and familiar visual feature of a neighborhood, community, or the City of Monrovia.

The residence, although on a hill, is not particularly visible from the surrounding area and is not an established and familiar visual feature.

City of Monrovia Criterion 6: It incorporates elements that help preserve and protect an historic place or area of historic interest in the City.

The residence does not incorporate elements that help preserve or protect an historic place or area of interest in the City.

***B12. References:** (continued from page 2)

City of Los Angeles

2011 Jefferson Park HPOZ Preservation Plan, City of Los Angeles. Accessed in 2012 online at:
[http://preservation.lacity.org/files/Jefferson%20Park%20\(Small%20File\)%20PP.pdf](http://preservation.lacity.org/files/Jefferson%20Park%20(Small%20File)%20PP.pdf).

City of Monrovia

var. Building permits for 119 and 121 East Scenic Drive provided by the City of Monrovia.

Jimenez, Craig

2008 *Wild Rose Tract Historic District*. Prepared by the Principal Planner for the City of Monrovia, Department of Community Development. Adopted March 18, 2008.

Los Angeles County Tax Assessor

var. Accessed online in April 2019 at http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default.

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LOCATION MAP

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HRI # _____
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