



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: HL-149

AGENDA ITEM: PH-1

PREPARED BY: Sheri Bermejo
Planning Division Manager

MEETING DATE: July 24, 2019

TITLE: Historic Landmark HL-149
George H. Anderson House
215 East Lime Avenue
Monrovia, CA 91016

APPLICANT: Monrovia Historical Society (Ms. Penny Zuk)
PO Box 1898
Monrovia, CA 91016

REQUEST: Historic landmark designation

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 31)

BACKGROUND: On June 20, 2019, Ms. Penny Zuk submitted an application on behalf of the Monrovia Historical Society to designate the George H. Anderson House, located at 215 East Lime Avenue, a local landmark pursuant to the City's Historic Preservation Ordinance.

ANALYSIS: The subject property is improved with a 1,562 square foot single-family Victorian era Queen Anne style residence that was built by John C. Anderson in 1886. It is located on the north side of the street, just east of Ivy Avenue, within one of Monrovia's earliest residential neighborhoods. This Queen Anne residence is one of the first ten homes constructed in Monrovia.

The application submittal contains a very thorough assessment of the property, including an architectural description, construction history, ownership history with biographical information, as well as photos that document that the home has undergone very few alternations since it was constructed. The Monrovia Historical Society is requesting designation under Monrovia Landmark Designation Criterion 1, 2, 4, and 5. This designation criteria is applicable to structures that are identified with persons or events significant in local, regional, state or national history (Criterion 1), representative of the work of a notable builder, designer, or architect (Criterion 2), embody one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship (Criterion 4), and have a unique location or physical characteristics or represents an established and familiar visual feature of neighborhood, community, or the city (Criterion 5), as outlined in Monrovia Municipal Code §17.40.060(B). The applicant's evaluation assessment is included in this report as Exhibit "A."

Architectural Description

The Queen Anne residence has a steeply pitched front gable and truncated hip roof system with boxed eaves and eave returns. The gable ends are clad in decorative bargeboard detailing and vertical picket siding that creates an ornate saw-tooth frieze below the eaves.

The front of the home features a recessed porch with a pent roof, spandrel detailing, simple chamfered posts, and wood flooring, which are typical features of Queen Anne architecture. The entry is located within the porch and contains the original front door that is embellished with incised panels and a glass transom. Two paired, elongated wood framed double hung sash windows with matching trim is located to the left (west) of the porch. The home is clad in horizontal clapboard redwood siding with cornerboards. An original rectangular attic vent is located in the center of the front gable. The house sits on a cripple wall foundation that rests on three courses of brick. Vertical redwood skirting with a pattern of circular vent holes conceals the raised foundation.

The applicant's assessment indicates that the existing porch railing is not original. Early photos of the home show that it originally had flat scrollwork panels. These early photos also show that the roof was once capped with a decorative trim piece.

Construction History

The City of Monrovia does not have building permit records for the home due to its early construction date. Based on a review of the Sanborn Fire Insurance Maps, an addition to the rear of the home was constructed sometime between 1892 and 1897. This addition consisted of a full bathroom, screen porch, and an additional bedroom/storage room. It is also visible from the public right-of-way, as it extends slightly to the east of the original home.

Lastly, a detached accessory building currently sits along the east property line in the rear yard. Given the lack of a building permit history, staff and the applicant are unsure when it was added to the property. The applicant's evaluation suggests that its construction details (i.e. square nails) correlate with construction methods in the early 1880s.

Ownership History

According to the applicant's research, John C. Anderson built the home for him and his wife, Elizabeth "Lizzie" Anderson, shortly after they arrived to Los Angeles in the early 1880s. Given John's prior experience in hotel construction, he was hired by William Mills to build the Mills Hotel which was the first commercial structure to be built in Monrovia. It was located on the east side Myrtle Avenue between Lemon Avenue and Colorado Boulevard.

John, Lizzie, and their two sons, Lewis Anderson and George Anderson, were the only occupants who lived in the residence. John Anderson passed away in 1902, and his youngest son George Anderson lived with his mother until her death in 1929 and then remained in the home until his death in 1974.

George Anderson worked for First National Bank in Monrovia for 28 years. Upon his death he donated the Anderson property to the California Community Foundation, an organization founded by a renown Monrovia Joseph Sartori. Following this transaction, the Friends of the Monrovia Library negotiated a grant from the California Community Foundation which allowed them to gain ownership of the home and use it as a vintage house museum. After the Friends of Monrovia Library realized that the museum was not in line with their organizational mission, the property transferred to a newly formed non-profit group "Monrovia Historical Society" on

September 16, 1979 and it became formally known as the George H. Anderson House. It will be celebrating its 40th year anniversary this year.

Criteria and Guidelines

Pursuant to Monrovia Municipal Code (MMC) Section 17.40.060(A), the Historic Preservation Commission (HPC) may recommend City Council designation of a property as a Historic Landmark. The property must meet one or more of the designation criteria contained in MMC Section 17.40.060(B), subsections one through seven.

Based on staff's review of the information contained in the applicant's nomination materials, analyses of the designation criteria contained in MMC Section 17.40.060(B)(4) is as follows:

- **Criterion Number 1** – *It is identified with persons or events significant in local, regional, state or national history.*

This home is one of the first ten homes built near the town center in 1886. It is significant under Local Criterion No. 1 because of its association with the City's initial residential development that occurred just east of the original 120-acre town site that was laid out by William Monroe and his partners. The City Historic Context Statement defines this period of development as "Downtown Residential Development, 1887-1902." The justification of this period of significance begins with Monrovia's incorporation as a City until the establishment of Pacific Electric Railway to Los Angeles and its influence on suburbanization in Monrovia in the early twentieth century.

The George H. Anderson House is also identified with persons significant in local history. John C. Anderson was an early builder in Monrovia. He built the Mills Hotel as well as other early houses in the City. John also served as a member of the City Trustees from 1896-1900 and actively promoted Monrovia until his death in 1902. His son, George Anderson, lived in the family home his entire life, graduated from Monrovia High in 1907, and worked for First National Bank of Monrovia for 28 years. George left the family estate to the California Community Foundation, who then transferred the property to the Friends of the Monrovia Library. It was then transferred to Monrovia's first historical society on September 16, 1979. The group's mission has maintained focus on the home's preservation, restoration, and reuse as a community museum to showcase early Monrovia life in the late 1800s.

- **Criterion Number 2** – *It is representative of the work of a notable builder, designer, or architect.*

The Monrovia Historical Society is requesting designation under Monrovia Landmark Designation Criterion 2, as it is believed that John C. Anderson was one of Monrovia's earliest builders. Unfortunately, building permits from that time do not exist to show the breadth of his buildings.

In order for a property to be designated under this criterion, the City's Context Statement review criteria indicates that it must exemplify characteristics of the notable builder's work and a comparison of similar properties is critical to determine which are the best representations, as not every building designed by the builder would be eligible. Given the lack of documented construction history, staff is not able to substantiate this finding.

- **Criterion Number 4** – *It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.*

Although the George H. Anderson House displays some Victorian era - Stick Style characteristics with its picket-fence pattern trim, it is best described as a Queen Anne cottage.

The City's Context Statement describes the character defining features of a Victorian era - Queen-Anne property, which include, but are not limited to: an asymmetrical façade, steeply pitched roof of irregular shape, usually with a dominate front facing gable, wooden exterior wall cladding, partial front porch, usually one story in height, wood double-hung sash windows, ornamentation such as decorative lace-like brackets, bargeboards, spindle work, and pendants and a detached garage or carriage house at the rear of the property.

The Context Statement also provides a list of registration requirements that must be met for a Victorian era - Queen Anne property to be eligible for individual listing. The requirements state that the property should exemplify tenets of the Victorian era and Queen Anne Style, have been built during the period of significance (1885-1905), retain most of its character-defining features, and retain the essential aspects of integrity.

The George H. Anderson House is a good example of this architecture with its steeply pitched gabled front and truncated hip roof system, wood exterior cladding, recessed front porch with decorative spandrels, and decorative wood siding. Given that the property maintains nearly all the seven aspects of historic integrity including: location, design, materials, workmanship, feeling, and association, a photo of the house is featured in the City's Context Statement as a representative property type example.

- **Criterion Number 5** – *It has a unique location or physical characteristics or represents an established and familiar visual feature of neighborhood, community, or the city.*

The George H. Anderson House is located within walking distance of City Hall and Old Town Monrovia. The property remains highly visible due to abutting parking lots to the east and west. The museum also holds regular tours for the community.

DPR Form

Staff prepared the property's DPR 523A survey form with a status code of 5S1, an individual property that is listed or designated locally. The DPR form is attached for the HPC's review and comment as Exhibit "B".

RECOMMENDATION: Staff recommends that the Historic Preservation Commission forward a Nomination Statement to the City Council recommending that the house at 215 East Lime Avenue be designated as a historic landmark based on criterion 1, 4, and 5.

If the Historic Preservation Commission concurs with this recommendation and determines that the property meets at least one of the seven criteria for historic landmark designation, and the information provided on the DPR is accurate, then following the public hearing, the following motion is appropriate:

Designate the property at 215 East Lime Avenue as Historic Landmark Number 149 and so recommend to the City Council.

Anderson House Landmark Application

215 E. Lime Avenue

The home at 215 E. Lime is a 1,562 square foot Stick style folk Victorian, single family home built in 1886 and is one of Monrovia's very first houses — among the first ten homes built. It is believed to have been built from a “plan book” and is a single story, L-shaped structure on the north side of East Lime Avenue between South Ivy and South Canyon (Lot 16, Block A) on a lot that is 50' x 160' and backs up to the alley on the northern side. The main portion of the house is surmounted with a truncated hip roof. Its asymmetric facade consists of a steeply pitched front facing gable on the left and a porch with a hip roof extending across the remainder of the facade. The porch covers the home's central entrance door. The wooden-floored porch currently has simple square chamfered porch posts with Victorian scrollwork brackets attached to the posts at the lintel. Historical photos show that the railing originally consisted of flat scrollwork panels. They have been replaced with simple square posts. Five wooden steps lead up to the porch with no permanent handrail.

The house has a cripple wall foundation that rests on three courses of bricks. The foundation skirting is made of vertical shiplap siding which rise approximately 30 inches to a simple horizontal stringcourse that separates the foundation from the home itself. The vertical skirting boards have an occasional pattern of circular vent holes on the front of the home.

The front gable has two large, conjoined one-over-one double hung windows for the front parlor with simple, yet substantial molding surrounding them. Beneath the covered porch is another one-over-one double hung window which originally belonged to a bedroom. The home's entrance door has four highly incised panels and there is a glass transom window above. Again, the door surround is simple but substantial.

The front gable also has four scroll work, triangular verge boards attached at the roof line of the gable. While the body of the home has wide horizontal redwood siding, for decorative purposes the siding of the front gable consists of thin vertical picket siding as was common in stick style homes of the time. The lower ends of the pickets have a decorative, perforated, saw tooth shape giving the house more architectural detail than most simple folk Victorian homes. There is an original rectangular attic vent located in the center of the upper gable. The course of decorative picket boards continues along the façade below the cornice and above the porch roof as well as on the other sides of the home forming a decorative frieze beneath the roof line. An early photo shows there originally was a decorative roof cap trim piece. A small portion of the tin trim piece was found beneath the home in its root cellar. The root cellar is no longer easily accessed since the removal of the exterior cellar doors, but it still exists beneath the home.

The west side of the home has a projecting section of the dining room wall, which includes another conjoined pair of double hung windows. All of the remaining windows in the home are individual double-hung windows, most with original glass.

The home does not have a fireplace. It was originally heated by stoves. The home did not originally have an indoor toilet. A very early photo of the home from 1886 or 1887 shows an outhouse in the northwest rear of the house. An addition to the rear of the home added a full bathroom, screen porch and additional bedroom/storage room. This projection extends slightly to the east of the original house and is partially visible from the street. This is the only major alteration made to the exterior of the home since 1886. With this addition, some slight interior alterations occurred as the addition of a full bathroom eliminated the need for a small room off the kitchen that held only a bathtub. The walls from this room were removed, making the kitchen larger and shortening the length of the central hall slightly. This addition appeared between 1892 and 1897 according to Sanborn maps, but no permit exists for its construction.

There is an outbuilding standing on the northeast corner of the property a few feet in from the alley on the north and exactly on the property line on the east side. This shed/storage/garage building may have at one time held carriages, been an outhouse, a washhouse, a bunkroom or a garage and has definitely had an addition to its western side. It is difficult to tell if this is the same structure that appears on the 1892 Sanborn map. That map shows two rectangular structures of roughly the same size at the rear of the property (northwest is 18' deep by 19.5' wide and is 1 ½ stories tall and the other on the northeast corner is 18' deep by 20.5' wide) — with both absolutely abutting the alley and the northeast structure right on the eastern property line. The property on the northwest corner is shown abutting the alley, but is slightly away from the western property line. As it is 1 ½ stories tall, it could have been a barn of some sort. In 1892, the home had not yet had the addition that included the indoor bathroom so it can be presumed that one of the structures on the property would have been an outhouse. The original small outhouse seen in the 1886/7 photo does not appear on the 1892 Sanborn map. The structure on the northeast corner would have been quite a large outhouse — and possibly was modified to another use after the addition of a full bathroom sometime before 1897. The 1892, 1897, 1907 and 1913 Sanborns show these same two structures in the exact same locations. The 1927 Sanborn still shows the northwest structure in the same location abutting the alley, but the northeast structure (the structure still standing) has moved. It still is shown absolutely on the eastern property line but it is no longer abutting the alley and also has an addition to the west. This accurately describes the location and configuration of the current outbuilding. Currently, it has a somewhat newer addition on the western side and does not abut the alley, but its eastern side is on the property line. Could the original building have been moved southward away from the alley? Could the alley side of the building been cut away for some reason -- it is difficult to tell. The construction details of the oldest part definitely indicate construction methods of the 1880s, including square nails. This building is currently in a state of neglect and more research needs to be done on it.

HISTORY

The home was built by John C. Anderson (June 1, 1844 - January 25, 1902), who was originally from Ohio. He and his wife Elizabeth (Lizzie) (November 30, 1853 – April 18, 1929) came to Los Angeles in the early 1880s. John was hired in 1882 by Canadian entrepreneur/speculator Remi Nadeau to build the first

four-story structure in Los Angeles-the Nadeau Hotel. With this experience on his resume, John was hired by William Mills-one of the early investors in Monrovia - to build the Mills Hotel (soon to be known as the Monrovia Hotel and later the Wistaria Hotel), which was the first commercial structure built in our town. This hotel was located on the east side of Myrtle, between Orange (now Colorado) and Lemon. At the same time, John Anderson bought three lots in Block A of the new town to build a home for his growing family. He built on Lot 16. By this time he had one son named Lewis who was three years old. When Lizzie was expecting another child, she returned to Ohio to give birth and came back to Monrovia in December of 1886 with their son George who was four months old by this time. The home at 215 E. Lime was continuously occupied by the Anderson family from its completion in 1886 until George died in 1974. Only four people have ever lived in the house — John and Lizzie, Lewis (who married but had no children) and George who never married and lived his entire life from the age of four months in the home.

George lived in the home with his mother until her death in 1929 and remained in the house alone after that. He continued to work at First National Bank of Monrovia through its various mergers and name changes and retired as Assistant Manager. He apparently closed off most of the rooms in the house and only used the kitchen, bathroom, dining room and a bedroom. The house began to suffer from neglect. Upon his death in 1974, he left his entire estate to the California Community Foundation — an organization founded by fellow Monrovia Joseph Sartori. At the time, it was rumored to be the largest single donation of approximately \$750,000 and included the house.

In the mid-1970s, probably in reaction to the bicentennial re-interest in history and civics, many cities were beginning to open House Museums. Members of the Friends of the Library were looking for a vintage home in Monrovia for just such a museum. They negotiated with the California Community Foundation and received a grant which allowed them to become the owners of the Anderson House — although the contents had already been sold off. Under the direction of Brice Tulloss, work began on the restoration of the building and the re-decorating. He organized various civic groups and volunteer organizations to do the labor and get donations of furniture and other items. In time, the Friends of the Library realized that operating a house museum did not fit their mission. In order to assume the responsibility for the house and its contents, a new non-profit group was formed called the Monrovia Historical Society. The Friends of the Library transferred ownership to the new group and on September 16, 1979 the house was dedicated as the Anderson House Museum. It was open on a regular schedule for tours, welcomed school children annually and was available by appointment. All was well for many years and the Monrovia Historical Society and other volunteers kept things in good shape. In the late 1990s, Monrovia suddenly had three “historic” groups — MOHPG (originally a committee of the Historical Society), the Monrovia Historical Museum at the former Plunge and the Monrovia Historical Society. With an aging Board and volunteer availability divided, the Historical society went into decline and the house began to show some neglect. In 2015, the Monrovia Historical Society reinvigorated itself and is dedicated to seeing the Anderson House receive its necessary repairs and even in its current state holds regular tours and is introducing it again to local schoolchildren in their local history curriculum.

Landmarking Criteria

Criterion 1: John C. Anderson was a notable early builder in Monrovia. He built the Mills Hotel as well other early houses in the new town. John took a turn as a member of Monrovia's City Trustees from 1896-1900 and actively promoted Monrovia until his death in 1902. His son George lived his life in Monrovia, graduated from Monrovia High in 1907 and worked for First National Bank of Monrovia for 28 years. At his death, he donated his estate to the California Community Foundation which gave a grant to the Friends of the Library so they could purchase the home. That eventually led to the formation of Monrovia's first historical organization — the Monrovia Historical Society -- in order to restore the home and open and it as a museum of life in the late 1800s. The Anderson House Museum has been an asset to the community since 1979 -- celebrating 40 years this coming September 16th.

Criterion 2: See above. John C. Anderson was one of Monrovia's documented earliest builders. Unfortunately, permits from that time do not exist to show the breadth of his buildings.

Criterion 4: This is one of Monrovia's earliest homes and has had few alterations. It displays many of the characteristics of Stick style folk Victorians — asymmetry, steep gable with L-shape extension, decorative picket work around the roof line, decorative eave treatments on the front gable, covered front porch, large double hung windows, porch brackets, and wooden siding.

Criterion 5: The Anderson House is located practically in the shadow of City Hall and its role as the City's house museum since 1979 makes it an established point of historic interest in the city. Originally, two other homes sat on either side of the house, but those have been long gone. Recently, the City of Monrovia has contracted to use the parking lots that currently stand on either side of the property for public parking, thus increasing its exposure to residents and visitors alike.

FUTURE

While not requesting a Mills Act for the structure, the Monrovia Historical Society- which still owns the building- is planning to replace the current roof with an appropriate one in the near future once funding is secured. There is a long list of maintenance items to be addressed once the roof situation is resolved, which includes but is not limited to: foundation repair, interior plastering, exterior paint, porch repairs, security upgrades and eventually restoring/replacing missing millwork that was identified from old photos, as well as caring for the yard and outbuilding.

References:

History of Monrovia by John L.Wiley, 1927

Monrovia Centennial Review by Peter Ostrye, 1986

Early Monrovia - The beginnings of the town that became the "Gem of the Foothills" by Burud and Baker, 2019

Monrovia's First Houses by the Monrovia Legacy Collection 2018

The Legacy Collection online, Monrovia Public Library

MOHPG Tour brochure house histories, Steve Baker

George Anderson House Museum brochure by T. M Hotchkiss

Sanborn Maps 1892, 1897, 1913, 1927

LA County Tax Assessor Website

Steve Baker, City Historian

Historic photos from Los Angeles Public Library and Monrovia Legacy Collection



Front Façade --Looking North



Decorative Vergeboards and picket detailing



Covered Porch with simple railing



East side of house



West side of house



View of the back of the house—addition along the back in the 1890s



Double-hung windows with simple molding



Closeup of front gable



Front door with transom



Detail of perforated pickets near roof line



Vent holes in foundation skirting



Detail of porch brackets



1886/7 Notice outhouse in rear and no addition at back of house

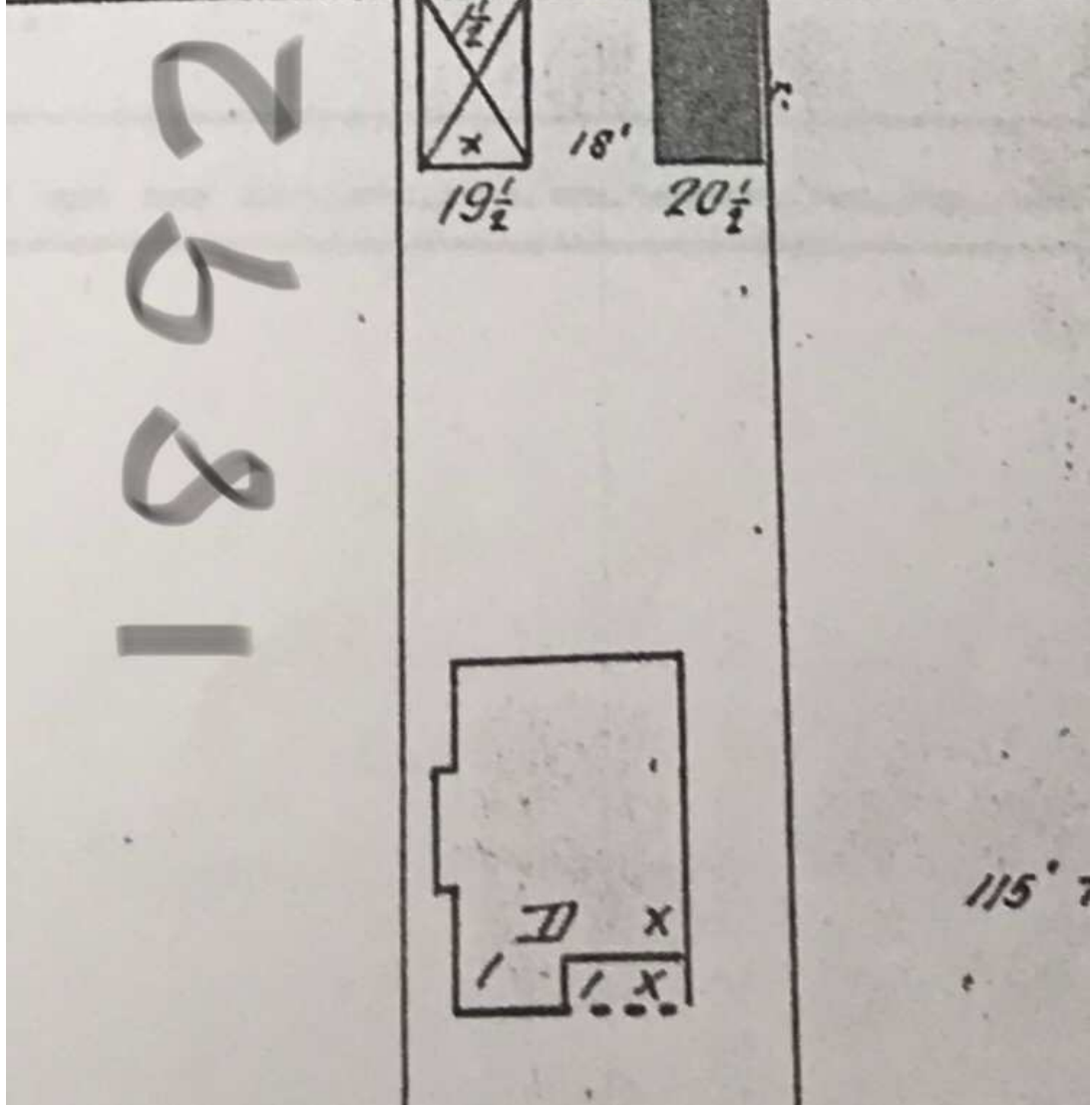
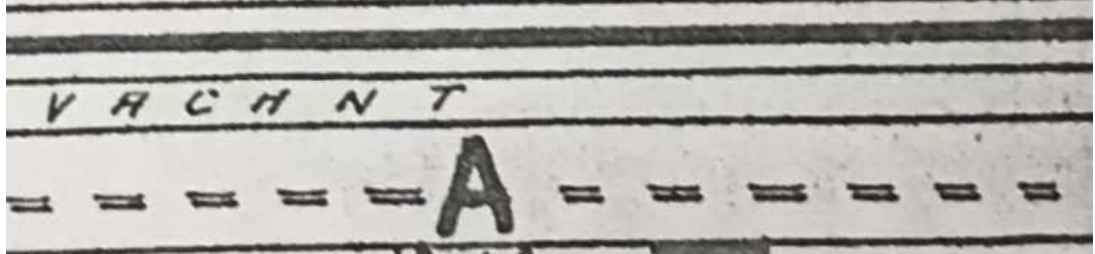
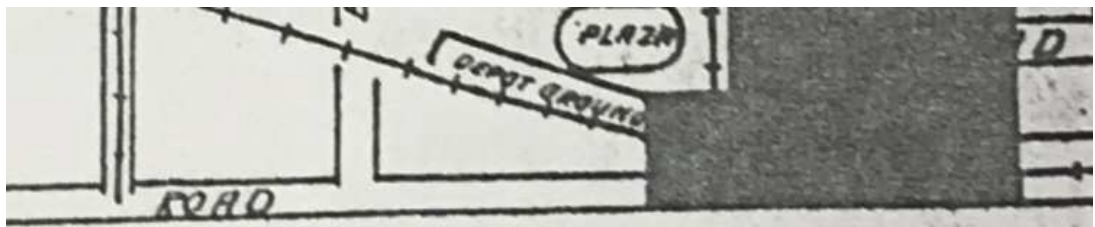


Nadeau Hotel in Los Angeles built in 1882 – John Anderson was one of its builders



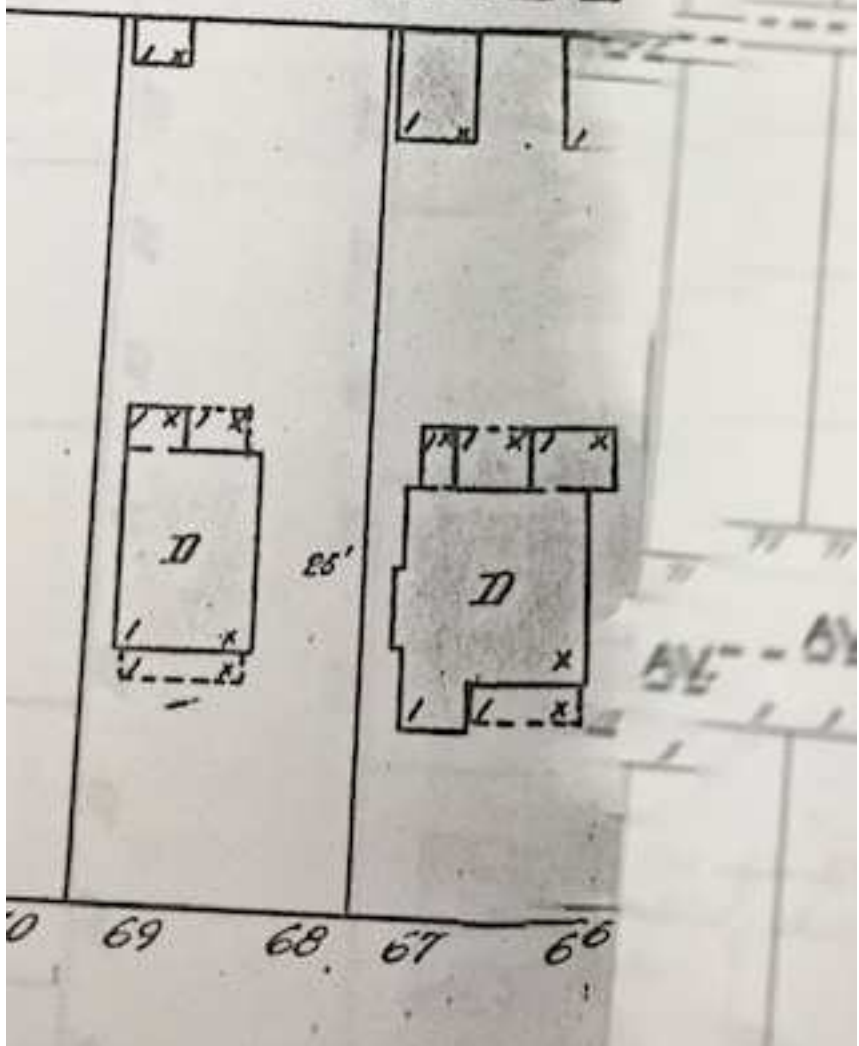
Mills Hotel built by John Anderson (later Monrovia Hotel)

Historic photos from Los Angeles Public Library Photo Collection



1897
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R.W.P.



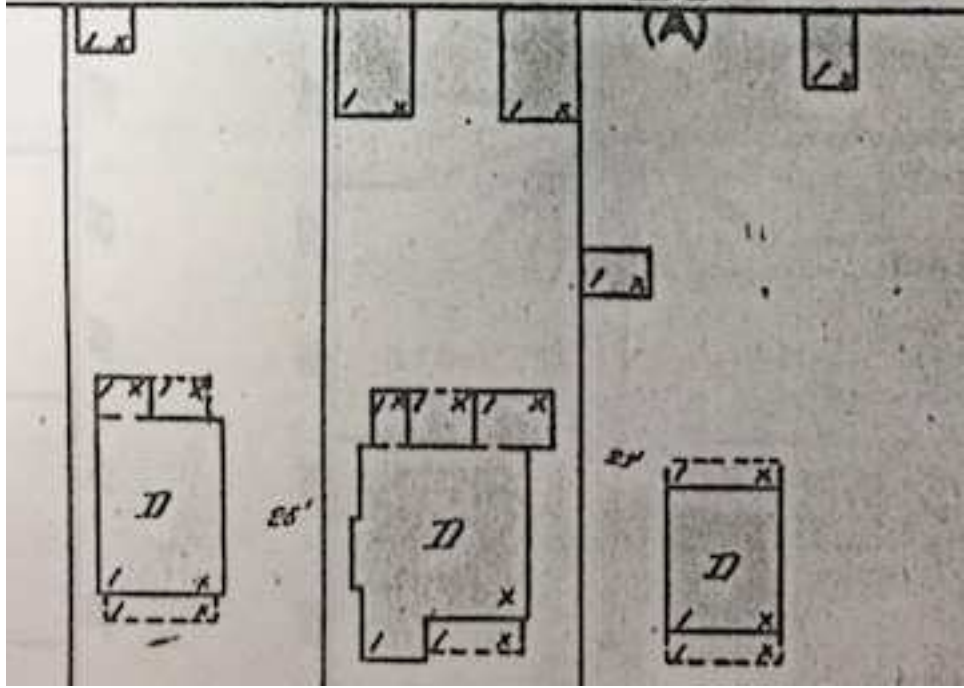
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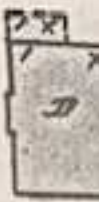


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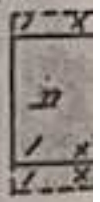
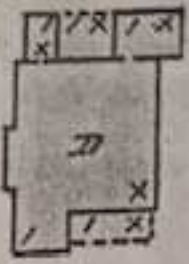
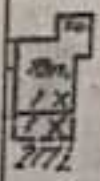
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1913



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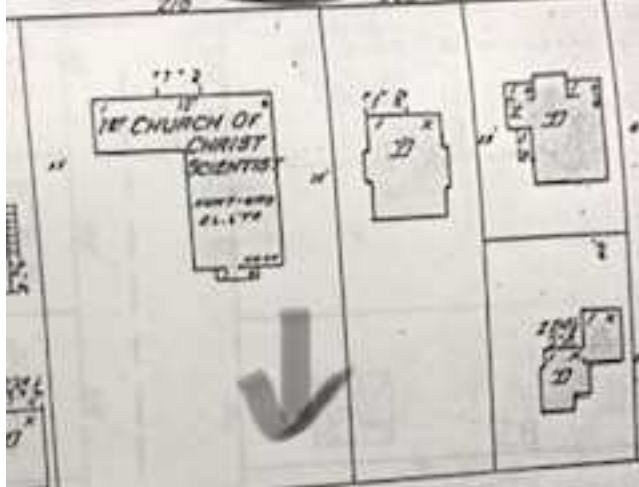


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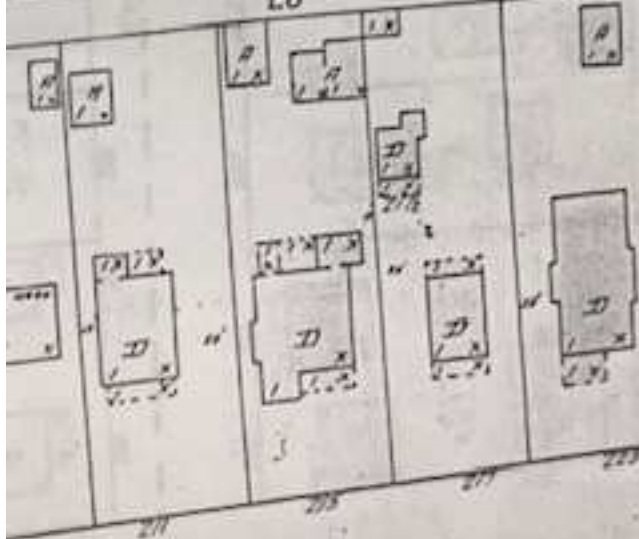
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217

APRIL 1927
MONROVIA
CALIF.



26





West façade of shed on property line



Severe damage on western facade



South side of "addition"



Severe decay on west side



North side of older portion



North side of "addition"



South façade—older structure is on the right, newer addition on the left

Other Listings
Review Code

Reviewer

Date

Page 1 of 5 *Resource Name or #: 215 E Lime Avenue HL-149

P1 Other Identifier: George H. Anderson House

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 215 East Lime Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8516-011-014

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

This Victorian era Queen Anne residence has a steeply pitched front gable and truncated hip roof system with boxed eaves and eave returns. The gable ends are clad in decorative bargeboard detailing and vertical picket siding that creates an ornate saw-tooth frieze below the eaves.

The front of the home features a recessed porch with a pent roof, spandrel detailing, simple chamfered posts, and wood flooring, which are typical of Victorian era architecture. The entry is located within the porch and contains the original front door that is embellished with incised panels and a glass transom. Two paired, elongated wood framed double hung sash windows with matching trim is located to the left (west) of the porch. The home is clad in horizontal clapboard redwood siding with cornerboards. An original rectangular attic vent is located in the center of the front gable. The house sits on a cripple wall foundation that rests on three courses of brick. Vertical redwood skirting with a pattern of circular vent holes conceals the raised foundation.

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

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

P5a Photograph



P5b Description of Photo: (view, date)
Facing north, July 2019
(See Continuation Sheet, page **3**)

P6 Date Constructed: 1886
Baker, Steve & Burud,
Sandy Monrovia's
First Houses – Still
Source: Remaining

P7 Owner and Address:
Monrovia Historical Society
PO Box 1898
Monrovia, CA 91016

P8 Recorded by:
City of Monrovia

P9 Date Recorded: July 2019

P10 Survey Type: Individual

P11 Report Citation: None

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

Page 2 of 5 *Resource Name or #: 215 E Lime Avenue HL-149

- B1 Historic Name:** George H. Anderson House
- B2 Common Name:** N/A
- B3 Original Use** Single-family residential
- B4 Present Use** Local Museum
- B5 Style** Victorian – Queen Anne

B6 Construction History (Construction date, alterations, and date of alterations)
 1886 – Main dwelling constructed
 1892-1897 (estimated construction date) – 499 square foot addition (13'-4" x 37'-6")
 1892-1927 (estimated construction date) – 458 square foot accessory structure (18'-4" x 25')

B7 Moved: No **Date Moved** N/A **Original Location** N/A

- B8 Related Features:**
- Accessory Structure (noncontributing)
 - Hitch Post (noncontributing) – donated to George H. Anderson House; its original location was 248 E. Foothill.

B9a Architect: Unknown **b. Builder:** John C. Anderson

B10 Significance: **Theme:** Residential Development **Area:** Monrovia

Period of Significance: 1886-1902 **Property Type** HP2 – Single Family Residential

Discuss importance in terms of historical or architectural context as well as integrity.
 This home is significant under Monrovia Landmark Designation Criteria 1, 2, and 5.

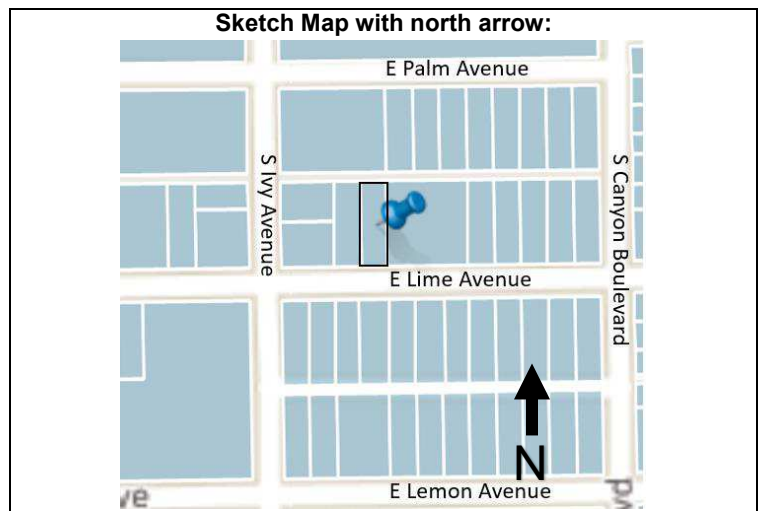
It is identified with persons or events significant in local, regional, state or national history (Criterion 1).
 This home is one of the first ten homes built near the town center in 1886. It is significant under Local Criterion No. 1 because of its association with the City's initial residential development that occurred just east of the original 120-acre town site that was laid out by William Monroe and his partners. The City Historic Context Statement defines this period of development as "Downtown Residential Development, 1887-1902." The justification of this period of significance begins with Monrovia's incorporation as a City until the establishment of Pacific Electric Railway to Los Angeles and its influence on suburbanization in Monrovia in the early twentieth century. (See *Continuation Sheet, page 3*)

B11 Additional Resource Attributes:

- B12 References:**
- *City of Monrovia Context Statement*
 - *The Legacy Collection* online, Monrovia Public Library
 - MOHPG Tour brochure house histories, Steve Baker
 - George Anderson House Museum brochure by T. M Hotchkiss
 - Sanborn Maps 1892, 1897, 1913, 1927
 - LA County Tax Assessor Website
 - Steve Baker, City Historian
 - *Anderson House Landmark Application* by Penny Zuk, 2019

B13 Remarks

B14 Evaluator/ Date City of Monrovia
 July 2019



B10

The Anderson House Museum is also identified with persons significant in local history. John C. Anderson was an early builder in Monrovia. He built the Mills Hotel as well as other early houses in the City. John also served as a member of the City Trustees from 1896-1900 and actively promoted Monrovia until his death in 1902. His son, George Anderson, lived in the family home his entire life, graduated from Monrovia High in 1907, and worked for First National Bank of Monrovia for 28 years. George left the family estate to the California Community Foundation, who then transferred the property to the Friends of the Monrovia Library. It was then transferred to Monrovia's first historical society on September 16, 1979 whose mission has maintained focus on the home's preservation, restoration, and reuse as a community museum to showcase early Monrovia life in the late 1800s.

It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship (Criterion Number 4).

The Anderson House Museum is a good example of Victorian era Queen Anne architecture with its steeply pitched gabled front and truncated hip roof system, wood exterior cladding, recessed front porch with decorative spandrels, and decorative wood siding. Given that the property maintains nearly all the seven aspects of historic integrity including: location, design, materials, workmanship, feeling, and association, a photo of the house is featured in the City's Historic Context Statement as representative property type example

It has a unique location or physical characteristics or represents an established and familiar visual feature of neighborhood, community, or the city (Criterion Number 5).

The Anderson House Museum is highly visible and located within walking distance of City Hall and Old Town Monrovia. The museum holds regular tours for the community.

P5a Photograph



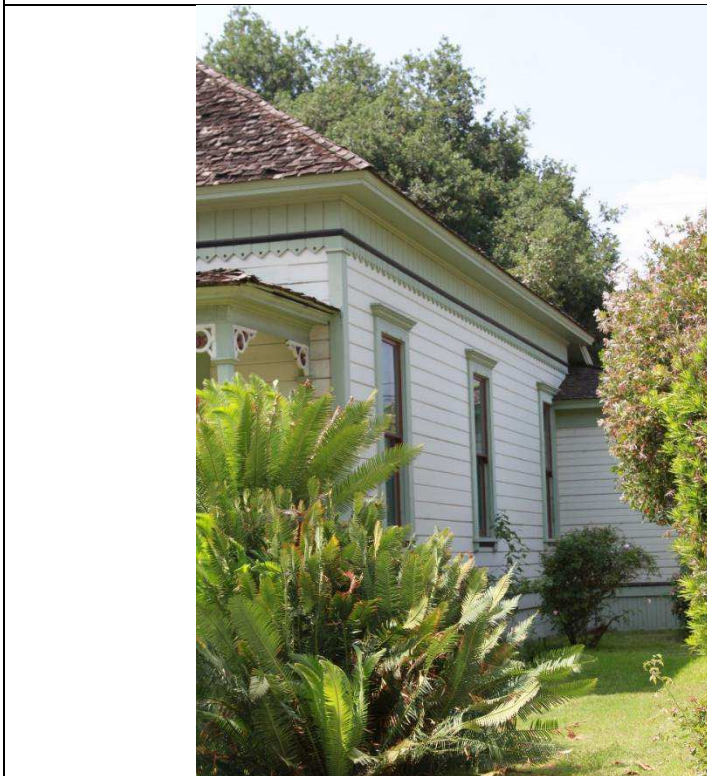
P5b Description of Photo: Side (West) Building Elevation, June 2019.

P5a Photograph




P5b Description of Photo: Rear (North) Building Elevation, June 2019.

P5a Photograph



P5b Description of Photo: Side (East) Building Elevation, June 2019.

P5a Photograph	P5b Description of Photo: Decorative bargeboards and picket detailing on front gable, June 2019.
	

P5a Photograph	P5b Description of Photo: Covered front porch, June 2019.
	