



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2020-0004

AGENDA ITEM: AR-3

PREPARED BY: Austin Arnold
Assistant Planner

MEETING DATE: February 26, 2020

TITLE: Determination of Historic Significance
1040 Norumbega Drive

APPLICANT: Mario and Mable Munoz, Property Owners
1040 Norumbega Drive
Monrovia, CA 91016

REQUEST: Approve the exemption request and determine the historic significance of a residential building built within the historic period (50 years or older) that is proposed for demolition.

BACKGROUND: Pursuant to Monrovia Municipal Code (MMC) §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. The property owner at 227 East Walnut Avenue has submitted a preliminary development plan that would involve demolition of more than 50% of the roof area and more than 25% of the front facing wall of the one-story house. Since the house was originally built over 50 years ago (1947), the proposed alteration requires that the Historic Preservation Commission (HPC) first make a determination of the building's potential significance as a historic resource. On February 5, 2020, Mario and Mabel Munoz submitted a written request to be exempt from the demolition review requirements due to the home's perceived obvious lack of historic significance. If the HPC determines that the request does not meet the findings for an exemption pursuant to MMC §17.10.050(B)(3), the Commission may reject the request or require additional documentation.

The applicant's submittal includes: a description of the subject building's design characteristics, a history of the building permits, an ownership history, and current photos of the subject home that was prepared by Pam Barkas (Attachment A). Staff prepared the property's Department of Parks and Recreation (DPR 523A) survey form which assigned a status code of 6Z (Attachment B). A California Resources Historic Status (CRHS) code of 6Z means that the property is not eligible for listing or designation under state or local evaluation criteria. Since the home was built using materials commonly available at the time of construction, it is described as a Vernacular home, without a specific architectural style.

ANALYSIS: Staff conducted a field survey and evaluation of 1040 Norumbega Drive, including a review of the applicant's documentation and an inspection of the site and existing structure. Furthermore, staff used the City of Monrovia's Historic Context Statement to understand the property's place in the City's history and used the Post-War Modernism (1946 – 1977) theme, to evaluate the property's historic significance. The architectural style of the property was

assessed under the seven aspects of historic integrity including: location, design, setting, materials, workmanship, feeling, and association.

Finally, staff referenced the seven criteria for local landmark designation listed in MMC Section 17.40.060 to assess whether the property would be eligible for local landmark listing or as a contributor to a potential historic district. This information was used to document its current conditions and evaluate the property for historic significance within the DPR form.

RECOMMENDATION: The applicant's exemption request demonstrates that the property located at 1040 Norumbega Drive does 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 grant the exemption request by approving the attached DPR form and assign a CHRS Code of 6Z to the property. If the Commission concurs with this recommendation, then the following motion is appropriate:

Grant the exemption request and approve the DPR Form with a Status Code of 6Z.



Pursuant to Monrovia Municipal Code (MMC) Section 17.10.050(B)(3), please accept this written request to be exempt from providing a written historic assessment and prepared by a City-approved historic preservation expert for main residential buildings 50 years and older proposed for demolition. Based on the information provided in this written request, there is an obvious lack of historic significance.

I, Mario Munoz (applicant/property owner) have investigated the available resources as outlined in the City of Monrovia House Research Guide. The information has been gathered as follows:

Property Address: 1040 Norumbega Drive, Monrovia, CA 91016
Applicant Name: Mario and Mabel Munoz Title: _____
Address: 1040 Norumbega Drive, Monrovia CA 91016
Phone: (562) 883-3479 Email: marioandmabel@yahoo.com

- Year Built: 1952
Source (check applicable boxes):
 - Los Angeles County Assessor
 - City Building Permit
 - City Permit Book
 - Sanborn Map
 - Other _____

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- Location. Attach vicinity map.
see attached

- Architectural/Design Description.

Check the appropriate box. Attach pictures of all four sides of the home:

- Victorian
 - Stick Style
 - Queen Anne
 - Shingle Style
 - Folk Victorian
- American Foursquare
- Transitional Craftsman
- Craftsman
- Spanish Colonial Revival
- Mediterranean Revival
- Tudor Revival
- Art Deco
- Streamline Moderne
- Minimal Traditional
- Mid-Century Modern
- The Ranch House



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Request for Exemption from Discretionary Demolition Review

DEPARTMENT OF COMMUNITY DEVELOPMENT
Building Neighborhood and Business Services Planning

Other _____

4. Roof. Check the boxes that best describes the style and material of the roof.

Style:

- Gable
- Hipped
- Cross Hipped
- Flat
- Other _____

Material:

- Composition Shingles
- Asphalt Shingles
- Other _____

5. Exterior Wall Material. Check the boxes that best describes the exterior wall material.

Siding

- Vinyl
- Wood
- Composite
- Fiber Cement
- Stone
- Other Cinder Block

Stucco Finish

- Smooth
- Rough N/A
- Sand

6. Windows. Check the boxes that best describe the window type, arrangement, openings, and materials.

- Original. Since the home was constructed, the windows have not been replaced.
- Altered. Windows materials and/or openings have been replaced or modified.

Window Material. Check the boxes that best describe the window material.

- Wood
- Vinyl
- Aluminum
- Other _____



7. Unique Features. List any unique features (i.e. chimney, uniquely shaped windows, shutters, decorative elements).

Cinder block structure

8. Other Important Property Description.

The home has been significantly altered since its original construction including adding an enclosed patio, replacing windows and doors, adding central A/C, and roof replacement

9. Building Permit History. Attach additional sheets if necessary.

See Attached summary + Permit History

Builder: _____ Architect: _____

Date	Description	Property Owner	Architect/Builder
	<u>See attached</u>		

9. Ownership History. Attach additional sheets if necessary.

Dates	Name	Occupation	Source
<u>1947-2019</u>	<u>Robert E. Ostler</u>	<u>Grading Contractor</u>	
<u>2019-Present</u>	<u>Mario S. Munoz</u>	<u>Executive Director City of Hope</u>	

10. Alterations. Have there been any changes to the exterior of the home that have changed the home since original construction (such as addition, stucco over siding, etc. Building permits may contain this information).

Date	Description of Alteration
<u>Unknown</u>	<u>Enclosed patio addition, windows + doors have been replaced with vinyl.</u>



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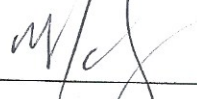
CALIFORNIA

Request for Exemption from Discretionary Demolition Review

DEPARTMENT OF COMMUNITY DEVELOPMENT
Building Neighborhood and Business Services Planning

11. Sources. List sources of information used to complete this form. Attach additional sheets if necessary.

I hereby certify under penalty of perjury that the information provided herein is to the best of my knowledge and belief, a true and complete statement. I understand that this written request is not considered approval and additional information may be requested by the City of Monrovia.

Signature:  Date: 10/15/19

Print Name: Mario S. Munoz Title: _____

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PROPERTY AND BIOGRAPHICAL INFORMATION PREPARED FOR
1040 Norumbega Drive, Monrovia, California
BY THE MONROVIA HISTORICAL MUSEUM FOUNDATION
January 2020



Top Picture: Garage connected to the house by a covered walkway to the north-facing side of the house.

Bottom Picture: North-facing side of the house with the front door. The wing with the two large windows and the smaller set at the south end of the house faces the street. Looking from the street, the shape of the structure is rectangular with a notch in the northwest corner for a short, covered entryway to the front door. The front door does not face the street.



Photo of the south end of the house facing the street.

Property Location: Tract 14435, Lot 5
First Owner of Property: Henry Norris, H.N. Maubery, H.W. Gorham
First Owner of Structure: Robert Earl Ostler
Contractor/Builder: Robert Earl Ostler (Permit information)
Architect: Peterson (Permit information, no first name given.)
Date of Structure: 1948 (Permit information & Monrovia City Directory)
Size: Two bedrooms, 1 bath, 1,224 sq. feet (L.A. County Tax Assessor)

Major Elements of 1040 Norumbega Dr.

The house is one story, single family residence with river rock chimney and cinder block construction. Except for the two large plate glass windows facing the street, the windows are 1950s style set in wood frames with three, six or eight center stationery panes and a three-pane casement on either side of the stationery frame. A style to be applied to the house might be mid-century modern.

According to the 1947 permit, the roof was to be asbestos. The present roof was replaced in 1992; the permit indicates the material will be P(?)acko Grade A.

PERMIT HISTORY

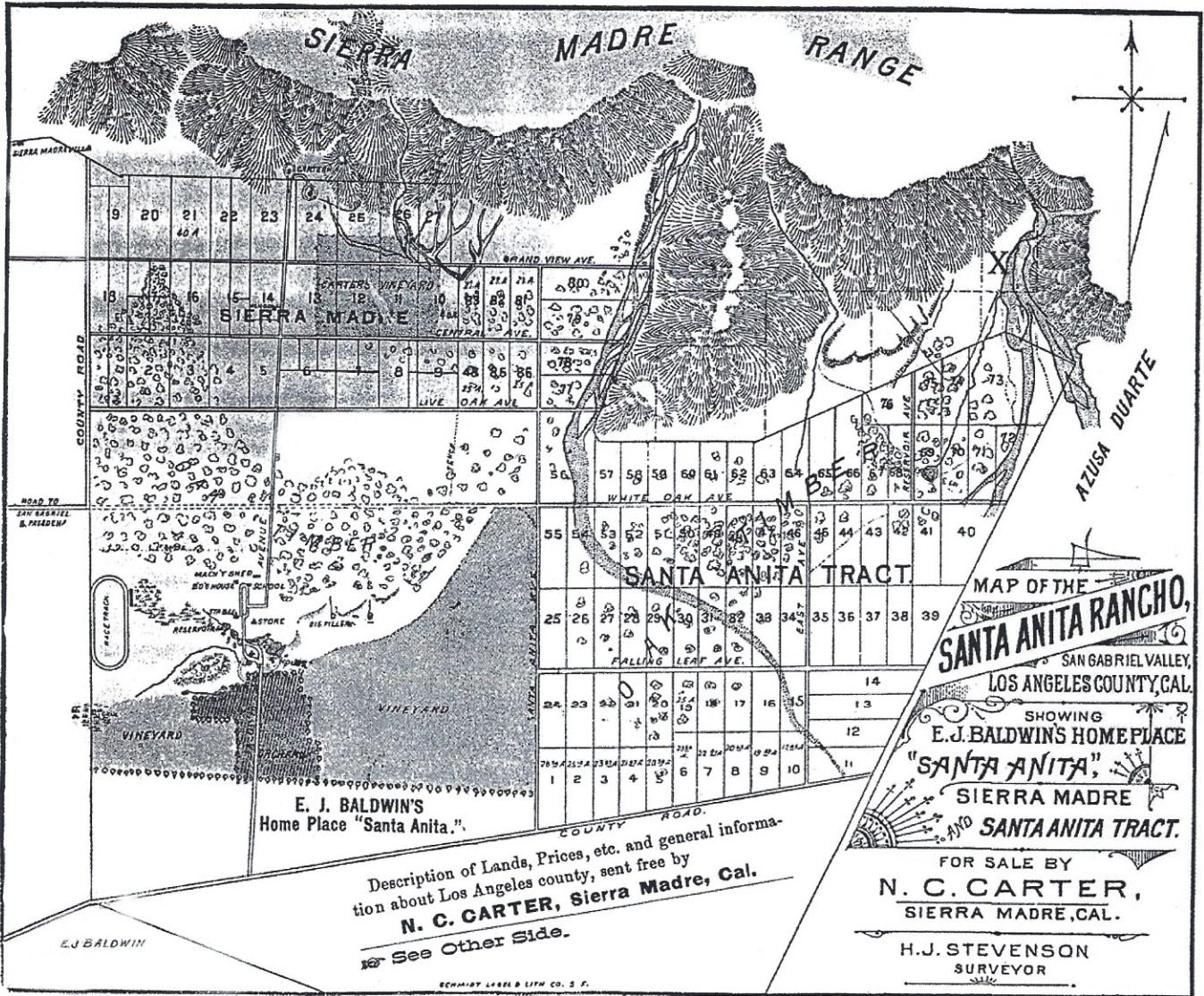
Date	Permit #	Description	Owner
22 Oct 1947	Application to Build	Foundation for House & Garage	Robert E. Ostler
8 Dec 1947	Application to Build	Partially unreadable	Robert E. Ostler
8 Dec 1947	651	House & Garage	Robert E. Ostler
27 Jun 1955	4434	Cesspool	Robert E. Ostler
21 Nov 1955	4577	Gas	Robert E. Ostler
4 Dec 1981	4640	Solar panels	R.E. Ostler
1 Nov 1982		Reroof house & Garage	Robert E. Ostler
26 Jul 1983		Permit for above is cancelled due to lack of work	Robert E. Ostler
31 Mar 1992		Reroof	Robert E. Ostler

Based on permit history, the Ostlers don't seem to have had much work done on the house that was permitted, and the exterior front and sides show no signs of additions.

Permit 651 gives the cost of the house at \$8,000. The application from 1992 for re-roofing indicates the new material is being replaced by C(P?)acko Class A

Subdivision History

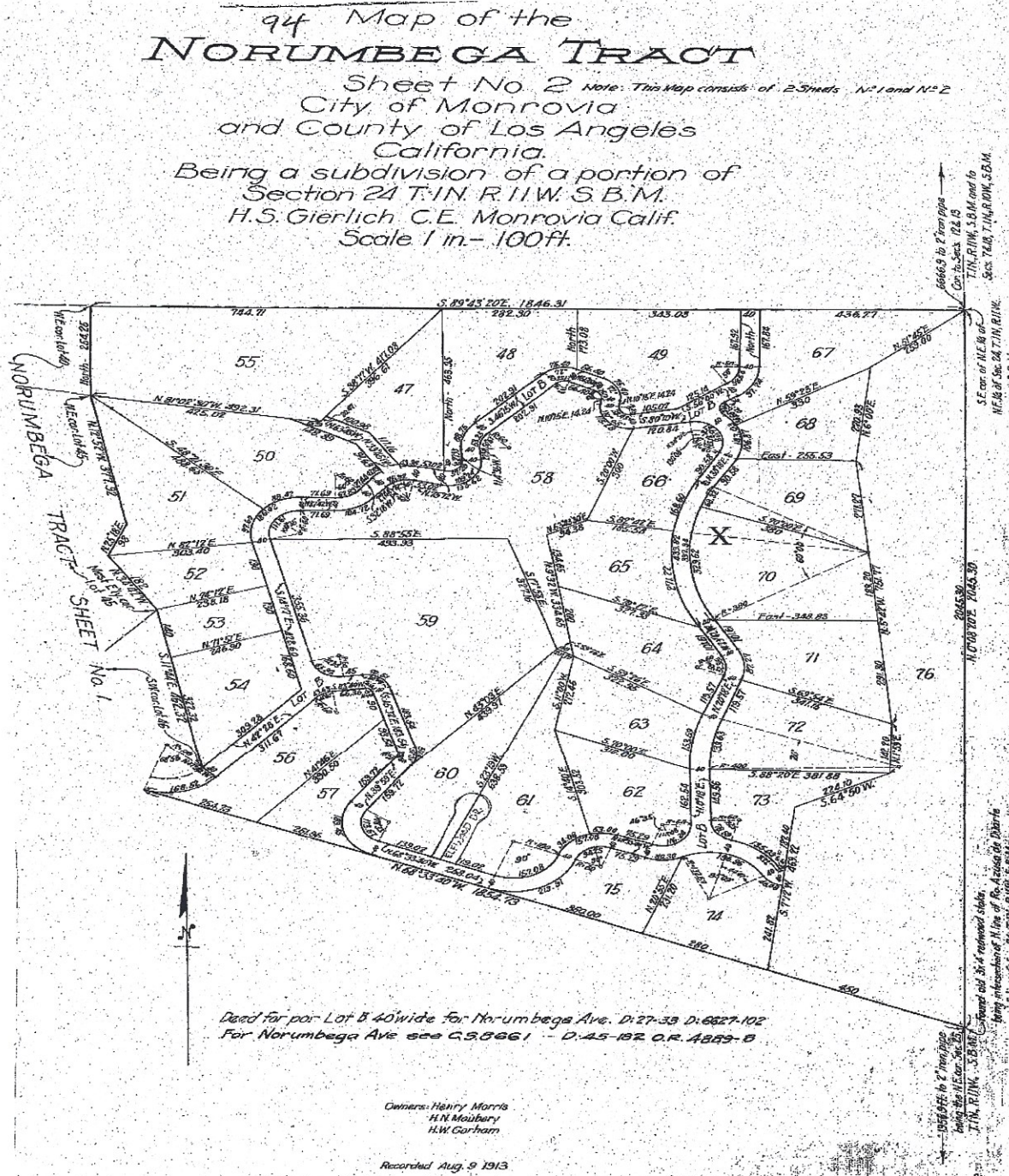
The property was originally part of the foothills, specifically, Section 24, Township. 1 North, Range 11 West, San Bernardino Meridian. The approximate location of the property is marked in the northeast section of the map below. The map is dated 1883 which is the same year that William N. Monroe, founder of Monrovia, purchased land in the area of Block 62. The Town of Monrovia wouldn't be founded until 1886.



Santa Anita Tract map, 1883. With Nathaniel Carter acting as land agent, Lucky Baldwin laid out his 3,000 acre Santa Anita Tract in 1883. Boundaries of the remaining "Home Place" acreage became Santa Anita Ave. on the east, Michillinda Ave. on the west, Duarte Rd. on the south, and Orange Grove ("Live Oak") on the north. Note the preserved stands of "oak timber" indicated on the map.

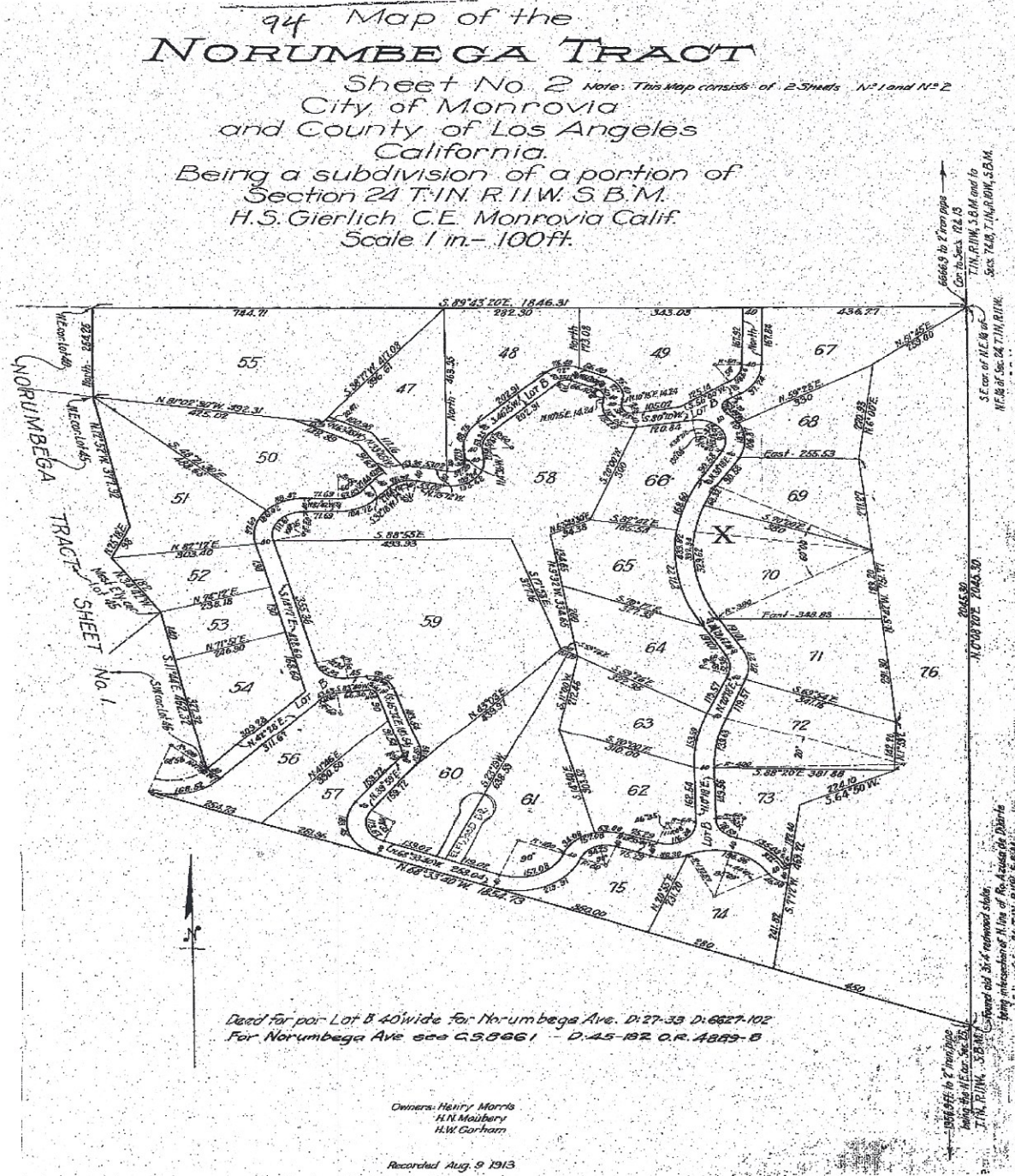
Norumbega Tract

The area of the foothills where your property is located wasn't subdivided until 1913. The area of Section 24, Township. 1 North, Range 11 West, San Bernardino Meridian was first purchased in purchased by Henry Morris, H.N. Maubery, and H.W. Gorham. The Norumbega Tract was subdivided into 76 huge lots. The tract map is so large that I am only able to copy Lot B for you to see where your property was approximately located in 1913.



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Biographies

The number immediately following the names of the owners represents the years of ownership

Kingsbaker Brothers 1899 (6 30/100 acres more less Easterly part of Northerly part of the NW 1/4 of the NW 1/4 of Section 24. Also 11 acres more or less Westerly part of the Northerly part of the NW 1/4 of the NW 1/4. These two areas became part of the Norumbega Tract.)

Theodore and Benjamin Kingsbaker were merchants in Los Angeles from the 1880s until Theodore's death in 1911 and Benjamin's death in 1921. In 1899, the property they owned is valued at \$25 and \$225, respectively. They only owned the properties for one year.

Henry H. Morris: 1900-1942 (Owner of 6 30/100 acres more less Easterly part of the Northerly part of the NW 1/4 of the NW 1/4 North, Section 24, Range 11 West, San Bernardino Meridian. Also 11 acres more or less the Westerly part of the Northerly part of the NW 1/4 of the NW 1/4 of Section 24, Range 11 West, San Bernardino Meridian. These two areas became part of the Norumbega Tract. Henry Morris continued to own Lot 70, which is where 1040 Norumbega Drive is located, until his death.

b. Maryland 1853 d. Monrovia, California 1921

There is no information on Henry's parents or his own life until the 1880 census record where he is working as a grocer in the Dakota Territory. There is no trace of him until 1892 when he is recorded in the Los Angeles County Voter Registration list as living in Monrovia and working as a grocer. Monrovia tax records show he owned property and the building from which he worked as a grocer.

In the 1900 census, he is living in a boarding house owned and run by Belle W. Beecher, an extremely eligible widow with two sons. Belle Beecher also owns the property on which the boarding house is located. The next year they marry, and, in 1903, have a son, Henry Morris, Jr.

It's not possible to determine if the marriage was made in heaven, but it was definitely monetarily beneficial. Each owned property before marrying and continued buying property and building structures on many of them. They paid their property taxes on time, even from 1907 to 1909 during the national recession when many people lost their properties. Below is a list of properties the Morris's owned together and separately.

Myers Subdivision of Lots 23&24, Blk L TOM (with structures) (Belle)

Town of Monrovia Block K, west 110 feet of Lot 10, (Henry)

Town of Monrovia Block K, Lot 14 (1909) Henry

Town of Monrovia Block L: East 38ft of North 45 ft. of South 92.5ft of Lot 22. The structures on these two lots were related to his business as a grocer. (Henry 1909)

Town of Monrovia Block H, Lots 23 & 24, where they and their sons lived (Henry)

Keefer's Subdivision of Block 69, Lot 129 with a structure (1911). (Belle)

80 acres in Section 13 (Henry Morris)

10.25 acres in Section 24 (Henry Morris)

In 1909, they hold \$13,345 worth of real estate, and then there is the income from the boarding house and grocery store. He builds the Morris Building, and both he and Belle are involved in civic activities.

Gradually, Henry and Belle sell off their other properties, except for Lot 70 of the Norumbega Tract, and continue living on West Orange Avenue until Henry dies in November of 1921 at age 68. Belle continues to own Lot 70 until 1942. She continues living in the house with one of her sons until her death in 1956.

Sources for Henry Norris

1880 United States Federal Census. Database. *Ancestry*. <http://www.ancestry.com>: 2010. Accessed 12 Jan 2020.

1900 United States Federal Census. Database. *Ancestry*. <http://www.ancestry.com>: 2005. Accessed 12 Jan 2020.

1910 United States Federal Census. Database. *Ancestry*. <http://www.ancestry.com>: 2006. Accessed 12 Jan 2020.

1920 United States Federal Census. Database. *Ancestry*. <http://www.ancestry.com>: 2010. Images reproduced by FamilySearch. Accessed 12 Jan 2020.

California, County Birth, Marriage, and Death Records, 1849-1980. Database. *Ancestry*. <http://www.ancestry.com>: 2017. Accessed 12 Jan 2020.

California, Death Index, 1905-1939. Database. *Ancestry*. <http://www.ancestry.com>: 2013. Accessed 14 Jan 2020.

City of Monrovia Tax Assessment Books. Monrovia City Hall, 415 S. Ivy Ave., Monrovia, California 91016. 626 932-5550.

Henry N. Maubery Co-owner 1913 Norumbega Tract

b. 1873 Massachusetts – d. 1949 Los Angeles, California

I believe the name on the tract map is incorrect, and the last name is actually spelled "Mayberry". I could find no Monrovia person of this name who could have been involved in this

real estate transaction. Henry N. Mayberry was a resident of Los Angeles and a real estate broker concurrent with the time that Henry Morris was living in Monrovia.

No name similar to this appears in the Monrovia City tax records.

Sources for Henry N. Mayberry

1880 United States Federal Census. Database. Ancestry and The Church of Jesus Christ of Latter-day Saints. <http://www.ancestry.com>: 2010. USA. Accessed 12 Jan 2020.

1920 United States Federal Census. Database. Ancestry. <http://www.ancestry.com>: 2010. Accessed 12 Jan 2020.

Arizona, County Marriage Records, 1865-1972. Database. Ancestry. <http://www.ancestry.com>: 2016. Accessed 12 Jan 2020.

City of Monrovia Tax Assessment Books. Monrovia City Hall, 415 S. Ivy Ave., Monrovia, California 91016. 626 932-5550.

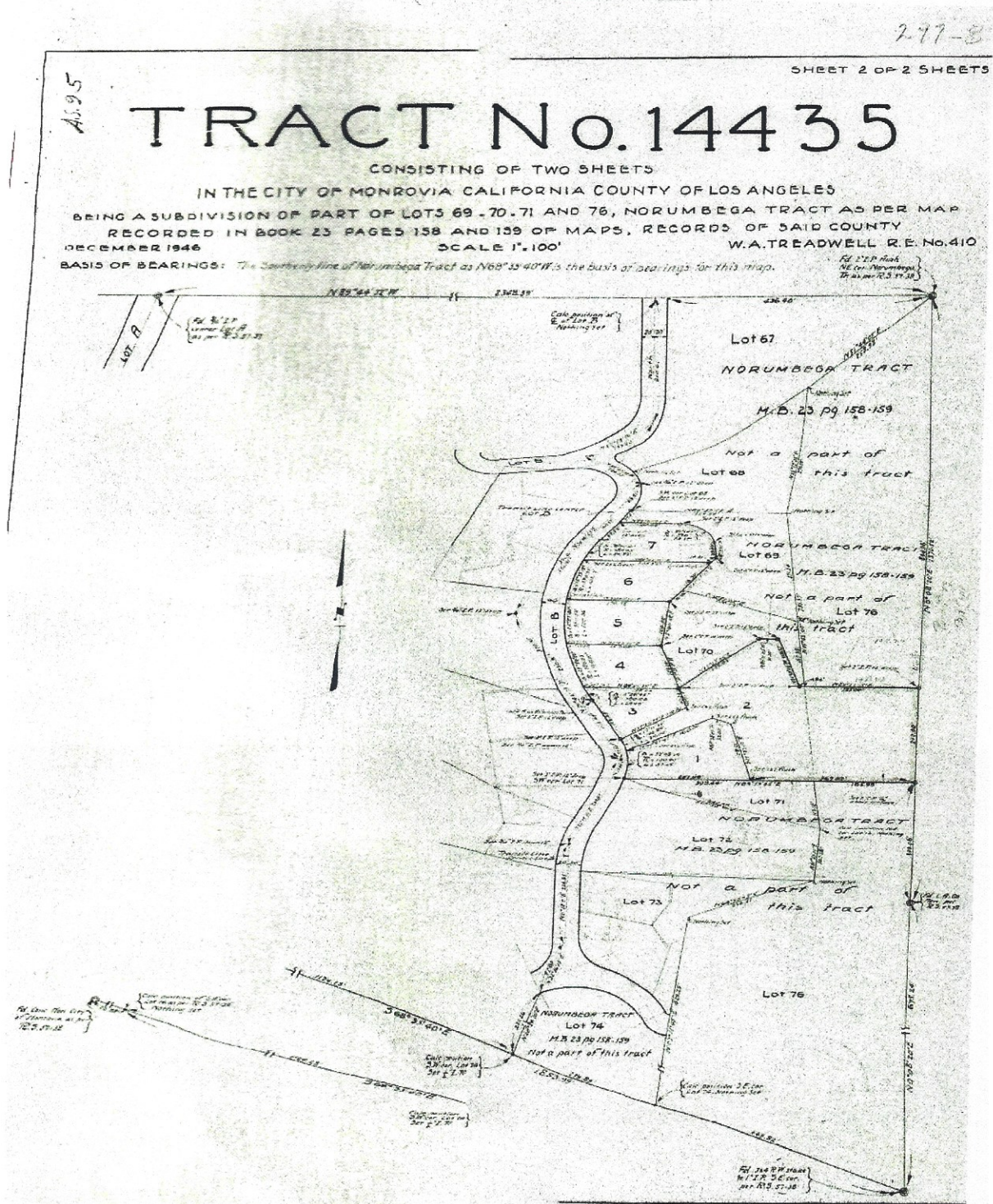
W.H. Gorham 1913 Norumbega Tract

I could find no reference to an W.H. Gorham in Los Angeles city directories. The City tax records from 1914-1916 show W.H. Gorham owning parts of the Norumbega Tract, but he has problems paying the taxes and gets assessed late fees.

He does not show up in any Monrovia directories.

Tract 14435

Parts of Lots 69-71 and 76 of the Norumbega Tract (see map on page 4) were purchased in 1946 by Ethyl L. and Harve Wilson and subdivided into Tract 14435 with your property located in Lot 5. Robert Ostler purchased Lot 5 in 1947.



Ethyl L. & Harve Wilson 1946-1947

William Harvey (Harve) Wilson was born in 1881 in Pine Nut, Kentucky, but the family moved within a few years and were in Kansas in 1900 and in Minnesota in 1905. In 1905, both he and his father, Richard, are recorded as farm workers. There is a marriage record for him in 1907 in Los Angeles County. He marries Ethel White who was born in 1888 and is also from Kentucky.

In the 1910 census, William Harvey and Ethel are living in Santa Monica with their newborn son and Ethel's mother. William Harvey is working construction, and his father, Richard Wilson is also living in Santa Monica but now is working as a real estate agent.

Interestingly, it is Richard Wilson and his wife who come to Monrovia first. Richard Wilson and his wife Anna are listed in the 1922-1923 city directory living at 239 E. Lime Avenue with a realty business located at 622 S. Myrtle Avenue. Meanwhile, son William Harvey had moved to Portland, Oregon, around 1918 to be a shipbuilder. By 1920, Harve Wilson had a career change from construction to an indoor job as a hotel clerk in Gladstone, Oregon.

Making a living in Oregon may have been difficult because by 1924, the Monrovia directory records the Harve Wilson family living at the Oak Park Annex. From then on, Harve joins his father in the Wilson Realty Company located at 302 S. Myrtle Avenue. The realty business did well, and in 1926 it moves to 308 S. Myrtle Avenue, and Herve and his family are living at 427 W. Palm Avenue. Being a realtor has its advantages in knowing when a hot property comes up, and over the years, Herve and Ethel lived at 419 Cloverleaf, 426 Highland Place, and 1024 Norumbega Drive.

On Harve Wilson's World War II draft registration form, his Highland Place address is crossed out and the address of 1024 Norumbega Drive is pencilled in. However, the city directories from 1944-1945 still have him living on Highland Place. There is no entry for Harve Wilson in the 1946 directory. Considering that the Los Angeles County Tax Assessor's web site lists the construction date of Herve's house to be 1943, I believe the directories to be incorrect.

When Herve Wilson bought his property in 1941 or 1942, it was still part of the Norumbega Tract. With his contractor/builder skills, he probably had a role in the construction of his house. At the time he bought the property for his house, he may have bought the rest of the property that he and Ethel subdivided into Tract 14435. The Tract map and paperwork were registered in December 1946.

Herve Wilson died in 1964, but I was unable to find a death date for his wife, Ethel. They seem to have only child, Richard Parker Wilson, who married a Monrovia girl, and lived the rest of his life in Monrovia. In 1948, Richard Parker and his wife lived at 1000 Norumbega Drive, temporarily uniting three generations of Wilsons on the same street.

Sources

1900 United States Federal Census. Database. *Ancestry.* <http://www.ancestry.com>: 2004. Accessed 26 Dec 2020.

1910 United States Federal Census. Database. *Ancestry.* <http://www.ancestry.com>: 2006. Accessed 26 Dec 2020.

1920 United States Federal Census. Database. *Ancestry.* <http://www.ancestry.com>: 2010. Accessed 26 Dec 2020.

1922-1923 Monrovia City Directory. T. Whitford, Publisher.

1924 Monrovia-Duarte Telephone Directory. California Water and Telephone Company: 1924.

1924 Monrovia-Duarte Telephone Directory. California Water and Telephone Company: 1924.

1927 Monrovia Arcadia and Duarte Directory. Los Angeles Directory Co. Los Angeles: 1927.

1930 United States Federal Census. Database. *Ancestry.* <http://www.ancestry.com>: 2002. Accessed 26 Dec 2019.

1939 Arcadia, Monrovia, Duarte Directory. Los Angeles Directory Co. 1939. Los Angeles, Los Angeles, California.

1940 United States Federal Census. Database. *Ancestry.* <http://www.ancestry.com>: 2012. Accessed 27 Dec 2020.

1944 Monrovia-Duarte Telephone Directory. California Water and Telephone Company: 1944.

1945 Monrovia-Duarte Telephone Directory. California Water and Telephone Company: 1945.

1946 Monrovia-Duarte Telephone Directory. California Water and Telephone Company: 1946

California Death Index 1940-1997. Database. *Ancestry.* <http://www.ancestry.com>: 2000. Accessed 27 Dec 2019.

Robert Earl Ostler 1947-2017

b. 1921 Los Angeles d. 2017 California

Robert was born to Henry and Ada Ostler. The Ostler family had been in California for three generations, though they had originally settled in Fresno, Robert's grandfather, Thomas, had moved to Los Angeles County in 1900. Henry Ostler, Robert's father was placed in a technical school when he was fourteen and worked as an auto mechanic and heavy equipment operator for most of the rest of his life. He and Richard eventually joined each other in Monrovia to start a business.

In 1942, Robert Earl Ostler, who had been living in Los Angeles, joins the Navy...from Phoenix, Arizona. The next record of him is of a marriage in Queens, New York, New York, on 10 October, 1945, to Irene Eleanore Lamprinos.

Robert's father, Henry, worked as a driver of heavy equipment mostly in the Riverside area, but in 1944 he and his wife are living at 635 Norumbega Drive, so it seems that they arrive in Monrovia before their son.

Robert Ostler gives his Monrovia address as 1040 Norumbega Drive on a permit dated 22 October 1947, before the house is even built. He and his wife may have been living with his parents at 635 Norumbega.

Directories from 1948-1950 list his occupation as a mechanic, but shortly after that, he goes into business with his father forming the R.E. & C.H. Ostler Company that does grading construction.

According to tax records, Robert Ostler had trouble paying his property taxes in 1958, and the property was sold on June 30, 1958. However, he must have been able to redeem the property as he is listed in the tax records for 1959.

According to a permit date 4 December 1981, Robert Ostler installed solar panels in his home, and there are other earlier permits for gas and electricity for which he did the work. In 1982, he applied for a permit to re-roof the house and the garage as the roof was 40 years old. However, the permit was cancelled in July of 1983 because the work still hadn't been started. Apparently the roof work finally gets done in 1992.

Robert Earl and Henry Clinton continue to live in Monrovia until their deaths: Henry dies in 1976 and Robert in 2017.

Sources

1900 United States Federal Census. San Fernando, Los Angeles, California; Page: 5; Enumeration District: 0124; FHL microfilm:1240092. Database. *Ancestry.* <http://www.ancestry.com>: 2004. Accessed 8 Jan 2020.

1910 United States Federal Census. Los Angeles Assembly District 70, Los Angeles, California; Roll: T624_81; Page: 2B; Enumeration District: 0270; FHL microfilm: 1374094. Database. *Ancestry.* <http://www.ancestry.com>: 2006. Accessed 8 Jan 2020.

1920 United States Federal Census. Temescal, Riverside, California; Roll: T625_125; Page: 8B; Enumeration District: 134. Database. <http://www.ancestry.com>: 2010. Accessed 8 Jan 2020.

Ancestry. New York, New York, Marriage License Indexes, 1907-2018 Database. <http://www.ancestry.com>:2017. Accessed 10 Jan 2020.

Ancestry. New York, New York, Marriage License Indexes, 1907-2018 Database. <http://www.ancestry.com>: 2017.

California, Birth Records from Select Counties, 1872-1987. *Ancestry.* <http://www.ancestry.com>: 2014. Provo, UT, USA. Accessed 1/8/2010.

California, Voter Registrations, 1900-1968. California State Library; Sacramento, California; Great Register of Voters, 1900-1968. Database: *Ancestry.* <https://www.ancestry.com/family-tree/person/tree/164235137/person/172161184562/facts>. Accessed 10 Jan 2020.

Monrovia-Duarte Telephone Directory. California Water and Telephone Company. Aug 1945.

Monrovia-Duarte Telephone Directory. California Water and Telephone Company. Jan 1944.

U.S. City Directories, 1822-1995. Database. Ancestry. <http://www.com>: 2011. Accessed 8 Jan 2020.

U.S., Find A Grave Index, 1600s-Current. Ancestry. <http://www.ancestry.com>: Accessed 1/9/2020.

U.S. City Directories, 1822-1995. Database. Ancestry. <http://www.com>: 2011. Accessed 8 Jan 2020.

U.S., Find A Grave Index, 1600s-Current. Ancestry. <http://www.ancestry.com>: Accessed 1/9/2020.

Tax Records

The tables below are combinations of tax information from the City of Monrovia tax assessment records and the Los Angeles County Tax Assessor's office. I have included the L.A. County information because it sometimes contains additional and/or conflicting information than that of City records. However, the County information does not give the amount of tax on the property and the improvements as the City records do. Because the identification of the location of the property changed over the years, I have recorded it as it emerged chronologically; that is first as a section in the foothills, then as the Norumbega Tract, and finally as Tract 14435 as it is now.

The abbreviations used are the following: V of L - Value of Land V of I - Value of Improvements TT - Total Tax

Year	Description of Property	Owner(s)	V of L	TT	Amt. Paid	Date Paid	Remarks
1900	11 acres more or less westerly pt of NW 1/4 of NW 1/4	Morris, Henry	\$225	\$4.50	\$4.50	11/28/1900	
1900	6 30/100 acres more/less easterly part of northerly pt of NW 1/4 of NW 1/4	Morris, Henry	\$25	\$0.50	\$0.50	11/28/1900	
1901	10.25 acres being 1/4 NW 1/4	Morris, Henry	\$30	\$0.60	\$0.60	12/30/1901	
1907	40 acres of the SE 1/4 of the NE 1/4	Morris, Henry	\$40				
1907	49 92/100 acres of N 1/2 of NE 1/4	Morris, Henry	\$60				
1907	36 25/100 acres of N 1/2 of NE 1/4	Morris, Henry	\$50				
1907	12 75/100 acres of N 1.2 of NE 1/4	Morris, Henry	\$10				
1907	10.25 acres bng 1/4 NW 1/4	Morris, Henry	\$50	\$0.73	\$0.73	1/27/1908	
1908	40 acres of the SE 1/4 of the NE 1/4	Morris, Henry	\$40				
1908	49 92/100 acres of N 1/2 of NE 1/4	Morris, Henry	\$60				
1908	36 25/100 acres of N 1/2 of NE 1/4	Morris, Henry	\$50				
1908	12 75/100 acres of N 1.2 of NE 1/4	Morris, Henry	\$10				
1908	10.25 acres being 1/4 part of NW 1/4	Morris, Henry	\$50	\$50.00	\$0.70	12/28/1908	
1909	40 acres of the SE 1/4 of the NE 1/4	Morris, Henry	\$40				
1909	49 92/100 acres of N 1/2 of NE 1/4	Morris, Henry	\$60				
1909	36 25/100 acres of N 1/2 of NE 1/4	Morris, Henry	\$50				
1909	12 75/100 acres of N 1/2 of NE 1/4	Morris, Henry	\$10				
1909	80 acres East 1/2 of Southwest 1/4 of Sec 13	Morris, Henry	\$200	\$2.80	\$2.80	12/27/1910	
1909	10.25 acres being a part of Northwest 1/4 of Northwest 1/4	Morris, Henry	\$50	\$0.70	\$0.70	12/27/1909	
1910	40 acres of the SE 1/4 of the NE 1/4	Morris, Henry	\$80				
1910	49 92/100 acres of N 1/2 of NE 1/4	Morris, Henry	\$150				

1910	36 25/100 acres of N 1/2 of NE 1/4	Morris, Henry	\$200
1910	12 75/100 acres of the N 1/2 of the NE 1/4	Morris, Henry	\$50
1910	10.25 acres being a part of NW 1/4 of the NW 1/4	Morris, Henry	\$50
1911-12	10.25 acres part of NW 1/4	Morris, Henry	\$100

Notes indicate Maybery & Gorham are part owners

\$0.72 12/27/1910
\$1.50 12/27/1912

The table below only contains records from the County archives, so there is no listing for taxes on property or improvements. Additionally, the archives only contain records up into the 1960s.

Tax Year	Subdivision	Lot	Names of Owners	V of L	Remarks
1914	Norumbega Tract	70	Morris, Henry	\$150	
1915	Norumbega Tract	70	Morris, Henry	\$150	
1916	Norumbega Tract	70	Morris, Henry	\$180	
1917	Norumbega Tract	70	Morris, Henry	\$180	
1918	Norumbega Tract	70	Morris, Henry	\$180	
1919	Norumbega Tract	70	Morris, Henry	\$180	
1919	Norumbega Tract	70	Morris, Henry	\$180	
1920	Norumbega Tract	70	Morris, Henry	\$180	
1921	Norumbega Tract	70	Morris, Henry	\$370	
1922	Norumbega Tract	70	Morris, Henry	\$370	
1923	Norumbega Tract	70	Morris, Henry	\$370	
1924	Norumbega Tract	70	Morris, Henry	\$370	
1925	Norumbega Tract	70	Morris, Henry & A.G. Wessling	\$650	et all Trustees
1925	Norumbega Tract	70	Morris, Henry	\$650	
1925	Norumbega Tract	70	Morris, Henry	\$650	
1926	Norumbega Tract	70	Morris, Henry & A.G. Wessling	\$650	et all Trustees
1927	Norumbega Tract	70	Morris, Henry & A.G. Wessling	\$650	et all Trustees
1928	Norumbega Tract	70	Morris, Henry & A.G. Wessling	\$650	et all Trustees
1930	Norumbega Tract	70	Morris, Henry & A.G. Wessling	\$580	et all Trustees
1931	Norumbega Tract	70	Morris, Henry & A.G. Wessling	\$580	et all Trustees
1932	Norumbega Tract	70	Morris, Henry & A.G. Wessling	\$460	
1947	Tract 14435	5	Wilson, Harve & Ethyl L.	\$370	
1948	Tract 14435	5	Ostler, Robert E. & Irene E.	\$370	10/25/1947

1949	Tract 14435	5	Ostler, Robert E. & Irene E.	\$450
1950	Tract 14435	5	Ostler, Robert E. & Irene E.	\$450
1951	Tract 14435	5	Ostler, Robert E. & Irene E.	\$450
1952	Tract 14435	5	Ostler, Robert E. & Irene E.	\$450
1953	Tract 14435	5	Ostler, Robert E. & Irene E.	\$450
1954	Tract 14435	5	Ostler, Robert E. & Irene E.	\$450
1955	Tract 14435	5	Ostler, Robert E. & Irene E.	\$450
1956	Tract 14435	5	Ostler, Robert E. & Irene E.	\$1,000
1956	Tract 14435	5	Ostler, Robert E. & Irene E.	\$227
1958	Tract 14435	5	Ostler, Robert E. & Irene E.	\$1,000
1959	Tract 14435	5	Ostler, Robert E. & Irene E.	\$650
1963	Tract 14435	5	Ostler, Robert E. & Irene E.	\$1,350

Tax sale 6/30/1958

Other Listings
Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or #: 1040 Norumbega Drive

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 1040 Norumbega Drive City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8523-008-015

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

The subject property is located on the west side of Norumbega Drive in a single-family residential neighborhood. This 1,462 square foot single-story residence has a rectangular floor plan and was built in 1947 in a vernacular architectural style. A two-car garage with an attached workshop is connected to the home by a breezeway on the north side of the residence.

The residence has a low pitched hipped roof with wide overhanging boxed eaves and a wide wood fascia. The original asbestos roof shingles were replaced with textured asphalt shingles in 1992. A patio located at the rear of the residence may have been enclosed in years prior, as this portion of the building has a flat roof and currently supports rooftop mechanical equipment. The main entry is located within the recessed northwest corner and is sheltered by the roof. A wrought iron security screen covers the front door.

The house has a wide horizontal front façade that is primarily constructed in cinder block. A portion of the rear elevation is clad in newer brick material. The original fenestration and window sills remain the same, however several windows have been replaced. Two large non-original aluminum framed plate glass picture windows are visible on the primary elevation. The other windows consist of a combination of wood casement and vinyl units. At the rear of the house there is a prominent chimney constructed of river rock which is believed to be original.

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 west, 02/2020

P6 Date Constructed: 1947

Source: Building Permit

P7 Owner and Address:

Mario and Mabel Munoz
1040 Norumbega Drive

Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: 02/2020

P10 Survey Type: Individual



P11 Report Citation:

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 4 *Resource Name or #: 1040 Norumbega Drive

- B1 **Historic Name:** N/A
- B2 **Common Name:** N/A
- 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)

1947 – Permit issued to Robert E. Ostler to build a house and garage with concrete block material and asbestos shingles.
 1955 – Permit issued to Robert E. Ostler to install cesspool and gas line.
 1981 – Permit issued to Robert E. Ostler to install solar panels.
 1992 – Permit issued to Robert E. Ostler to install 25-year composition shingles.

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

B8 Related Features:

B9a **Architect:** Peterson **b. Builder:** Robert E. Ostler

B10 **Significance:** **Theme:** Post-War Modernism **Area:** City of Monrovia

Period of Significance: 1946-1967 **Property Type** HP2 - Single Family Property

Discuss importance in terms of historical or architectural context as well as integrity.

According to the City of Monrovia Historic Context Statement, the Post-War Modernism architectural theme remained popular throughout the country through the 1960s and early 1970s. The style had two main subtypes including Mid-Century Modern and the Ranch House. To be eligible for historic significance, the Mid-Century Modern home must retain most of its character-defining features, retain the essential aspects of integrity, and represent the best of its kind compared to similar properties.

1040 Norumbega Drive does not exemplify a particular architectural style of an era of history of the City. The building was originally constructed in 1947. It may have been mid-century modern in style as evidenced by the home's wide overhanging eaves constructed of wood, horizontal elements such as the fascias that cap the front edges of the roofline, and the concrete block walls. A wainscoting material may have been removed from the lower walls where concrete block walls are visible. The texture changes to painted bricks midway to the roofline. However, the house has some ranch style elements, such as a low-pitched hipped roof, a breezeway between the house and garage, and a chimney with a stone accent. Due to the disparate combination of architectural elements, the house is a vernacular style. 1040 Norumbega Drive does not exhibit the significant character-defining features of a Mid-Century Modern or a Ranch style home. The house does not embody elements of outstanding attention to architectural design detail, materials or exceptional craftsmanship. Its current appearance is the result of ad hoc alterations undertaken without the benefit of architectural design.

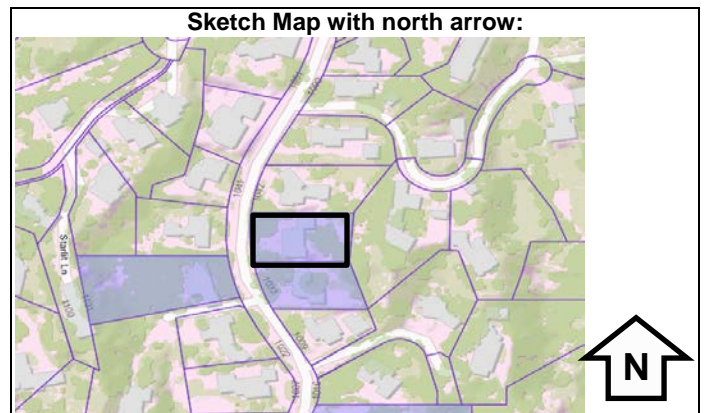
B11 Additional Resource Attributes:

B12 References:

- City Building permits
- Los Angeles County Tax Assessor
- Property and Biographical Information by Monrovia
- Historical Museum Foundation

B13 Remarks

B14 **Evaluator/** City of Monrovia
Date 02/2020





Front (West) Elevation



Rear (East) Elevation



Side (North) Elevation



Side (South) Elevations



Side (South) Elevations