



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** HL-155 / MA-146

**AGENDA ITEM:** PH-2

**PREPARED BY:** Sheri Bermejo  
Planning Division Manager

**MEETING DATE:** June 24, 2020

**TITLE:** Historic Landmark HL-155 / Mills Act Contact MA-146  
408 East Colorado Boulevard  
Monrovia, CA 91016

**APPLICANT:** Cristina and Jeffrey Wallick  
129 Highland Place  
Monrovia, CA 91016

**REQUEST:** Historic landmark designation and approval of a Mills Act Contract

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 31)

**BACKGROUND:** On March 9, 2020, Cristina and Jeff Wallick submitted an application pursuant to the City's Historic Preservation Ordinance to designate their property a local landmark along with a Mills Act contract.

**ANALYSIS:** The subject property is located on the south side of the street, between South California Avenue and Gladys Avenue. The 7,960 square foot lot is improved with a 1,336 square foot single-family Craftsman Bungalow that was built circa 1906 and an 800 square foot detached accessory structure that was built in 1969.

According to the City of Monrovia Historic Context Statement, the Craftsman style evolved from the Arts and Crafts movement, noted for the use of natural materials, simplicity of form, quality of craftsmanship, and attention to detail. While Craftsman style features began to appear as early as 1895, the true expressions of the style were not constructed until 1905 and continued to be used in the design of bungalows through the 1920s.



The application submittal contains a very thorough assessment of the property, including an architectural description, ownership history with biographical information, as well as photos that document that the home has retained all of its original features. Cristina and Jeff Wallick are requesting designation under Monrovia Landmark Designation Criterion 1 and 4. This designation criteria is applicable to structures that are identified with persons or events significant in local, regional, state or national history (Criterion 1) and embody one or more

distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship (Criterion 4), as outlined in Monrovia Municipal Code §17.40.060(B). The applicant's evaluation assessment is included in this report as Attachment "A."

### ***Architectural Description***

This one-story Craftsman bungalow is capped with a cross-gabled roof and clad in redwood shingles. Roof elements include overhanging eaves, exposed rafter tails, triangular knee braces, a front-gabled dormer, and latticework vents in the gable peaks. A projecting partial-width front entrance porch wraps around the northeast corner of the primary (north) elevation. Short square wood posts rest atop battered wood shingled piers to support the porch roof. Within the porch area is a 45-degree angled front entrance with flanking sidelights. This is a unique feature that is not found on many Craftsman Bungalows in Monrovia. On the west end of the primary elevation is a tripartite window with narrow casements on either side of the center fixed window. An exterior red brick chimney is located on the west elevation. The single-family residence is made of wood-framed construction on a raised foundation.

### ***Construction History***

The City of Monrovia does not have the complete building permit history for the home due to its early construction date. The Los Angeles County Assessor's records indicate the home was built in 1906. City permit records show that an addition to the rear of the house was completed in 1915. This addition consisted of a large sleeping porch that is now used as a bedroom.

Lastly, a detached garage and storage room currently sits along the south property line in the rear yard. This existing accessory structure was built in 1969 to replace the original garage that was damaged by fire. This structure is not a contributing feature.

### ***Ownership History***

According to the applicant's research, Dr. Frank Neal Robinson was likely the first owner of the property. Although the earliest directory (1908-1909) lists Dr. Robinson at the Pottenger Sanatorium, the sanatorium was actually his place of business. His place of residence was corrected in the 1911 directory.

Dr. Robinson came to California from the east coast due to health issues. He was originally from New Jersey. He graduated from the University of Pennsylvania Medical School in 1895, and served as the Assistant Superintendent at Pottenger Sanatorium for two years. The Wallick's landmark application submittal contains several pieces of medical literature that documents that Dr. Robinson was dedicated to finding a treatment for tuberculosis. His publications included the California State Medical Journal, March 1914, where he discusses his work with an experimental vaccine (Von Ruck Vaccine) to treat tuberculosis. His work was later cited in 1915 by the Lancet-Clinic, a weekly journal of medicine and surgery. In the 1914 publication, Dr. Robinson expresses his desire to complete a follow-up report on his research. Unfortunately, he passed away the following year at the age of 40 in the home.

The residence was occupied by various owners throughout the years; however, there are no records indicating that any of them are identified with local, regional, state or national history. The Los Angeles County Assessor records list Jeannette Billingsley as the owner in 2005. Louise Grimes is listed as the owner between 2007 and 2018. Cristina and Jeff Wallick acquired the home in December 2018.

### **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.*

Cristina and Jeff Wallick are requesting designation under Monrovia Landmark Designation Criterion 1. They note that not only did Dr. Frank Neall Robinson contribute locally to Monrovia by caring for Tuberculosis patients at the Pottenger Sanatorium, but his participation in the research of experimental vaccine was published in reputable medical literature.

The use of criterion 1 applies to properties that are associated with individuals whose specific contributions to history can be identified and documented. Additionally, the historic resource should be associated with the person's productive life, reflecting the time period when that person achieved significance.

While Dr. Robinson was most likely a reputable physician, there is not enough information to suggest that his work yielded significant contributions to the discovery of a treatment for Tuberculosis. The Journal of the American Medical Association (Volume 64, Issues 18-26) cites that he served as the Assistant Superintendent of the Pottenger Sanatorium for two years. His professional work was dedicated to the study and prevention of tuberculosis, but unfortunately he passed away before the results of his preliminary research could be evaluated. Staff is not recommending the use of this criterion.

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

The Craftsman Bungalow at 408 East Colorado Boulevard is eligible for local listing as an individual resource. It was built during the period of significance (1906) and exemplifies the tenets of the Craftsman Bungalow style. Key elements include: a one-story massing, low-pitched gabled rooflines, broad overhanging eaves with exposed rafter tails and knee braces, wood-shingled exterior, partial-width entrance porch with battered columns and front-facing gable.

The structure has retained its original character-defining features including: a central pop-up roof dormer, latticework vents under the gable peaks, distinctive knee braces, short square wooden posts atop tapered shingled piers to support the porch roof, 45-degree angled front entrance with flanking sidelights, and original front entrance door and windows.

The house retains most of the seven aspects of historic integrity, and continues to convey its historic significance. It remains on its original site and retains integrity of location. The building is largely intact and retains sufficient integrity to convey its

Craftsman style design. The structure also retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of early 20th century construction.

### ***Mills Act Contract***

The applicant is also requesting a Mills Act contract with the Landmark Designation application. Monrovia Municipal Code (MMC) Section 17.40.140(B) offers the Mills Act contract as a participation incentive that is intended to encourage property owners to seek landmark designation. A Mills Act contract allows a tax reduction for a property owner who must do certain restoration and maintenance tasks over a specific period of time. The initial term for the contract agreement is ten years. An additional year is added to that ten year term on an annual basis.

The applicant will be subject to the standard conditions of all Mills Act contracts including: a seismic retrofit of the building, an electrical safety inspection, and installation of a plaque to demarcate the property as a Monrovia designated historic landmark.

The property owners have made extensive improvements on both the inside and outside of the home since acquiring the property in 2018. To date they have spent approximately \$8,300 on window restoration and redwood shingle replacement.

During staff's inspection of the property, the owner pointed to a non-period bathroom window on the east elevation that requires replacement. Staff and the property owner also discussed the need for landscape rehabilitation, new fencing, and the removal and replacement of broken and uplifted concrete walkways around the home. In addition to these items, the property owners are proposing additional work that would be added as conditions of the contract, which include:

- Year 2: Replace the non-period bathroom window on the east elevation (estimate: TBD)
- Year 2: Rehabilitate landscaping and remove and/or replace the broken and uplifted concrete walkways.
- Year 4: Replacing the remaining deteriorated shingles along the entire bottom perimeter of the home and piers (estimate: \$13,000),
- Year 6: Replace the non-period chain-link fencing in the front and side yard with a period appropriate material (estimate: TBD), and
- Year 8: Repair front porch steps due to sagging and termites (estimate TBD).

The proposed conditions may be found in Attachment "B" of this report. Upon approval of the landmark designation, all exterior alterations will require a Certificate of Appropriateness from the Historic Preservation Commission.

### ***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 Attachment "C."

**RECOMMENDATION:** Staff recommends that the Historic Preservation Commission forward a Nomination Statement to the City Council recommending that the house at 408 East Colorado Boulevard be designated as a historic landmark based on criterion 4.

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 408 East Colorado Boulevard as Historic Landmark Number 155 and so recommend to the City Council.**

**City of Monrovia Landmark Status Application  
Jeff and Cris Wallick**

**Address: 408. E Colorado Blvd, Monrovia Calif., 91016**

**Assessor Parcel #: 8517-011-009-7**

**Owners: Jeff and Cris Wallick**

**Date Purchased : 12/18**

**Historic Name: NA**

**Original Use: Personal residence of Dr Frank Neall Robinson / Assistant Medical Directory of Pottenger Sanitorium**

**Present Use: Structure under repair for single family home**

**Architectural style: Shingled**

**Property structure and description:**

Shingled bungalow

Redwood shingled exterior with stout columns support by tapered to ground piers

Wrap around porch with unique 45 degree angled front entrance

Forward facing gable and knee braces

Forward facing offset dormer

Six over one double hung original windows

**Significance:**

Earliest city directories see attached ( not included in 1908-1909 as pottenger MD listed by the sanitorium only) See 1911 and 1913

Thomas Wardall / Orange Grove Track

**Person of Significance:**

Frank Neall Robinson MD Assistant Medical Director of Pottenger Sanitorium

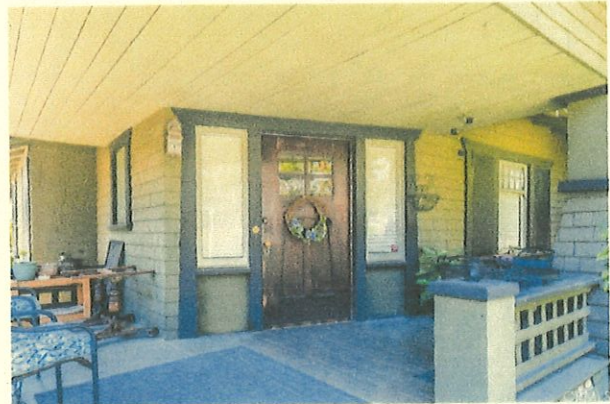
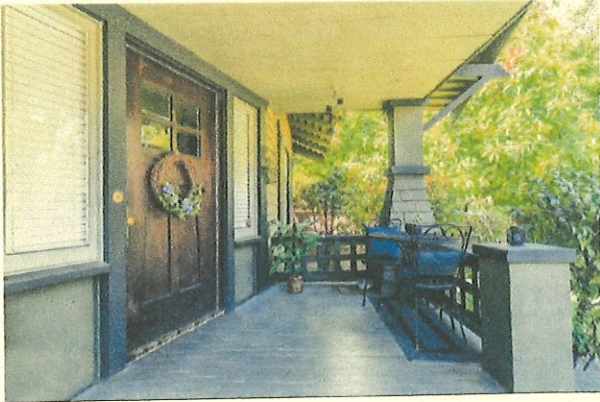
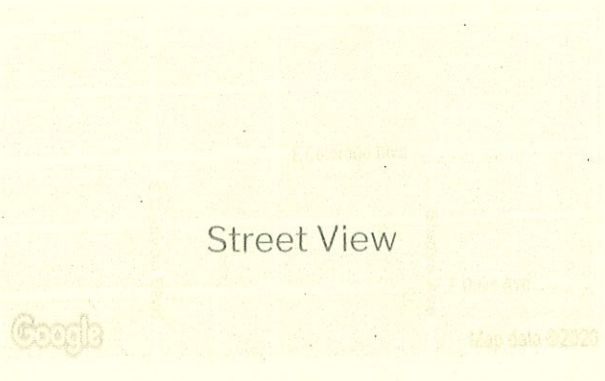
TB researcher and pioneer with State and National research articles published crediting the City of Monrovia with his studies, see attached published articles

**Contruccion History:**

see permits included

**References:** see attached Monrovia public library and internet search

← 408 E Colorado Blvd



## The Why

We purchased the house at 408 E Colorado because it needed some love. It had some lovely original woodwork and I was just worried it would go the way of many homes in town. I also was living vicariously through the house. When we purchased our home on Highland place in 1984, I was a young adult who grew up in a track home. I had no idea the amount of history and detail that had been ripped out of our home on Highland Place and that has made me sad for many many years.

There is little to save homes of this era today except the property tax break. Our waning generation won't be here much longer to wax poetically on the beauty of Doug Fir woodwork. If there is no property tax break, it makes sense in the minds of this generation to level it for their Chip and Joanna Gaines dream home. I understand that. So it is vital to push for Mills Act protection for our Monrovia homes.

What began as an effort in documenting an early city build grew into a sad accounting of the terrible heath scourge of that era and the many unfulfilled promises of abbreviated lives. Clearly Dr Robinson witnessed much of that and it drove him in the midst of his own ill health, to contribute to a legacy of helping those who would follow. I wish I knew Dr Robinson.

## The Historical Person

Dr Frank Neall Robinson came from the east coast circa 1905 with health issues. A graduate of the prestigious University of Pennsylvania Medical School, city records indicate he purchased 408 East Colorado ( Orange) . He was the Assistant Medical Director at Pottenger Sanatorium and was clearly passionate about treating and providing hope to tuberculosis patients. This is evidenced by his day to day work as well as his research into the emerging TB vaccine. His study on the treatment of TB patients was written up in the March 1914 California State Medical Journal. This study is subsequently referenced in the preeminent Lancet Clinic journal as well as in an article in the American Medical Journal. Clearly he was well respected by his peers. He ends his study article by stating a desire to continue research and publish follow up data. Sadly he died the following year at only 40 years of age.

Dr Frank Neall Robinson contributed greatly in the humanitarian works at Pottenger Sanatorium and in advancing the name of both this institution and the city of Monrovia. The city of Monrovia is referenced repeatedly in relation to his study. Albeit short lived, his name is woven into the early fabric of this great town. His story resonates because of its universality, afflicted individuals who come to Monrovia seeking hope for the health scourge of the early 1900s.



## The Historical Home

408 East Colorado was purchased by Dr Frank Neall Robinson. The MLS listing for the home states it was built in 1906 and infact 408 E Orange was part of an early track build. The nearest available directory to this build ( 1908-1909) lists him at the Pottenger Sanatorium but there was an oversight common in that directory, that of listing Sanatorium physicians at the hospital not their home address. The earliest permit for a sewer that I can find in 1912. Yet it is already listed in the 1911 directory. Its exclusion from the 10908 directory may have been related to it being owned by a Pottenger Sanatorium physician.

This oversight was corrected in the 1911 directory at which time they began to note both business and home residences for the Pottenger physicians. The home is again listed in the 1913-1914 Directory.

This home is not grand in stature but retains its exterior charm with shingling, forward facing dormer and a wraparound porch. All of the original double hung multi lighted windows are present throughout and have been roped and all the broken lights repaired with antique glass. The interior is still in possession of its built-ins. Beside the fireplace there is a book case and opposite side storage for firewood. The brick fireplace has Batchelder tile on the hearth floor. The dining room on the window side has a built in seat between an original desk on one side and a book case on the other. The original buffet as well as wainscoting are also present. Some wainscoting on a dining room wall is absent. Much of the woodwork has been meticulously restored by us and we hope to continue this. The entry has a lovely coved ceiling which leads into the beamed living room ceiling. The living and dining room are separated by cased opening with beams.

The original Doug fir floors were rescued in the kitchen from cement tile and the original oak floor has been restored. We are still working to restore the bathroom to period flooring etc as well as many other to do lists to give this charming little home its spirit back

See attached info on Dr Frank Neall Robinson and attached photos of home.

Thank you

Cris Wallick ( [REDACTED] )

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R

Robinson, L.E. Mrs. roomers  
 Robinson, F.N. Dr.  
 Roddick, N. Mrs roomers  
 Rogers, C.G.  
 Rogers, Bessie, Miss  
 Rogers, F.W. Prop. New York Rooming House  
 Rogers, L.G. grading contractor  
 Romero, Mike  
 Root, Chas. A.  
 Rose, Sadie, Mrs. domestic  
 Roseburg, M.F. Mrs.  
 Ross, Hattie, Mrs. wid J.E.  
 Ross, Norman E. agt  
 Roth, R.F. attorney  
 Roth, Erma  
 Roy, Emil contractor  
 Rubidge  
 Rule, I.E. cement worker  
 Rupp, John  
 Rupp, John C.  
 Russell, Anna, Mrs.  
 Russell, J.F. Mrs.  
 Russell, Reta, Miss  
 Ryker, Mary, Miss teacher

139 W. Walnut  
 Pottenger Sanatorium  
 109 E. Orange  
 227 N. J.I.C  
 227 N. J.I.C  
 605½ S. Myrtle  
 622 E. Cypress  
 509 E. Cypress  
 1541 S. Myrtle  
 517 S. Ivy  
 114 E. Orange  
 240 E. White Oak  
 240 E. White Oak  
 422 N. Myrtle  
 422 N. Myrtle  
 Duarte  
 216 Linwood  
 902 S. Charlotte  
 133 S. Ivy  
 269 N. Ivy  
 511 Wild Rose  
 604 E. Lemon  
 604 E. Lemon  
 145 N. Myrtle

S

Sackett, W.L. Plumber  
 Salisbury, S.E. Dr. dentist res  
 Salisbury, Harold  
 Salisbury, S.E. Dr. dentist ofc  
 Sample, Wm. farmer  
 Sands, Geo. W.  
 Sanduval, Frank  
 Santa Fe Station C.J. Jones, agt  
 Sargeant, W.E. clk  
 Satterlee, Wm. H. Troy Laundry  
 Savage, S.D. Prop. Savage Rooming House  
 Savage Rooming House

1417 S. Myrtle  
 337 N. Mayflower  
 337 N. Mayflower  
 527½ S. Myrtle  
 146 W. Olive  
 402 S. Charlotte  
 612 Duarte  
 1645 S. Myrtle  
 232 Heliotrope  
 815 S. California  
 118½ W. Orange  
 118½ W. Orange

R  
S

Black 179  
Green 76  
Black 131  
Black 526  
Green 537  
Red 60

5156

NURSES (Cont'd)

Swisher, Miss Bertha, Pottenger Sanatorium  
Thompson, Miss Kittie " "  
Owens, Miss E.A., 367 May  
Visiting Nurse Association, 409 S. Myrtle

OPTICIANS

Rader, H.E., 621 S. Myrtle

PHOTOGRAPHERS

Carlson, V., studio 121 E. Olive  
Scotford, J.H., studio 108 E. Orange

PHYSICIANS

Adams, R.D., 509½ S. Myrtle  
Davies, B.C., 603½ S. Myrtle  
Wheeler, L.N., 408 S. Myrtle  
Abrams, Marc, Pottenger Sanatorium  
Pottenger, F.M., " "  
Pottenger, J.E., " "  
Robinson, F.N., " "  
Browning, C.C. " "  
Crowell, Isabella " "

PHYSICIANS--OSTEOPATHIC

Allison, J.S., 130 W. Lime  
Allison, Jennette Mrs., 130 W. Lime  
Price, Kenneth V., 225 E. Orange  
Weston, Blanche M., 184 N. Ivy

PIANOS & ORGANS

Bartlett Music Co., 231-233-235 S. Broadway, Los Angeles  
Taggart, L.L. Mrs., 224 S. Myrtle

PLANING MILLS

Marvin Planing Mill, S. Ivy & S.P.R.R.  
Monrovia Planing Mill, 114 E. Lemon

POULTRY YARDS

Red Feather Poultry Yards, Dr. C. Winslow, Prop. 304 N. Charlotte  
Walnut Grove Poultry Yards, G.R. Tifal, Prop. Mountain Ave. below  
Pioneer Nursery

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Rives, Opal, Miss. r. 131 E. Lime ave.  
Rives, Waunita, Miss. r. 131 E. Lime ave.  
Robbins, Margaret E. Miss. r. 910 S. Ivy ave.  
Robbins, Martha J. r. 910 S. Ivy ave.  
Robbins, Olive M. r. 910 S. Ivy ave.  
Roberts, John B. Rev. pastor, Free Methodist Church, r. 726 S.  
California ave.  
Roberts, Margaret, Miss. physician, Pottenger Sanatorium.  
Roberts, Maude P, Mrs. r. 331 N. Ivy ave.  
Robertson, Geo. carpenter, r. 105 E. Olive ave.  
Robinson, Chas. G. prop. Racket Store, r. sw cor Lime and Myrtle .  
Robinson, Dudley W. attorney, r. 410 W. Orange ave.  
ROBINSON, FRANK MEALL, physician, 205-207 W.H. Evans Bldg. r. 408  
E. Orange ave.  
Rockwood, Alice M. Miss student, 111 N. Alta Vista ave.  
Rockwood, Bartram, baker, r. 111 N. Alta Vista ave.  
Rockwood, Raymond, musician. r. 111 N. Alta Vista ave.  
Rockwood, Wm. J. r. 111 N. Alta Vista ave.  
Roddick, Gussie, Mrs. r. 123 E. Maple ave.  
Rodgers, W.J. r. 318 S. Heliotrope ave.  
Rogers, Bessie J. Miss. r. 124 W. Lime ave.  
Rogers, Chas. G. r. 124 W. Lime ave.  
Rogers, Floyd W. r. 115 E. Palm ave.  
Rogers, Joseph R. commercial traveler, r.n.s. White Oak ave. 1st h.  
e. of Shamrock ave.  
Rogers, Mary, (wid J.M.) r.n.s. Walnut ave. nr Shamrock ave.  
Rogers, W.H. r. 414 E. Cypress ave.  
Romig, Clarence A. r. 413 S. Heliotrope ave.  
Romo, Fortina, laborer, r. 430 Almond ave.  
Romo, Simon, laborer, Tifal Bros. r. 430 Almond ave.  
Rooksby, Clara A. Miss, teacher, High School, r. 240 E. Palm ave.  
Rooksby, Joseph P. pruner, r. 240 E. Palm ave.  
Root, Chas. A. cement worker, r. 1541 S. Myrtle ave.  
Rosebury, M.F. Mrs, r. 144 E. Orange ave.  
Ross, Edwin E. driver, Gem City Transfer Co. r. 611 E. Lime ave.  
Ross, Elizabeth, Miss. r. 312 Wild Rose ave.  
Ross, Hattie E. (wid J.E.) r. 312 Wild Rose ave.

408 E ORANGE → Colorado

NURSERIES

Clower, D.E. 140 E. Chestnut ave.  
Pioneer Nursery Co. Santa Fe and S. Myrtle ave.

NURSES

Austin, Minnie, Mrs. 214 Alta Vista ave.  
Derby, E.M. Miss, 415 W. White Oak ave.  
Greene, Leanore, Miss, 424 W. Palm ave.  
Hill, M.J. Miss, 118 S. Encinitas ave.  
Newman, H.H. Mrs. 221 S. Magnolia ave.  
Ogden, A.E. Mrs. 221 S. Magnolia ave.  
Rector, D.B. Mrs. 127 W. Falling Leaf ave.  
Reidy, Nellie, Miss, 133 W. Lime ave.  
Vickers, M.H. Miss. cor Mayflower and Maple aves.  
Visiting Nurse association, 136 W. Lemon ave.  
Wilkins, G.W. Mrs. 624 E. Lime ave.

OSTEOPATHIC PHYSICIANS

Allison, Jennette S. 126 W. Lime ave.  
Allison, John S. 126 W. Lime ave.  
Price, K.V. 223 E. Orange ave.  
Weston, B.M. Mrs. 184 N. Ivy ave.

PHYSICIANS

Adams, Russell D. 509½ S. Myrtle ave.  
Browning, C.C. 129 S. Primrose ave.  
Davies, B.C. 603½ S. Myrtle ave.  
Gaylord, C.D. 203 W.H. Evans Bldg.  
Guyer, R.A. 926 S. Mayflower ave.  
Hostetter, Abram, 603½ S. Myrtle ave.  
Remington, L.D. 603½ S. Myrtle ave.  
Robinson, F.N. 205 W.H. Evans Bldg.  
Sanger, S.E. 224 S. Myrtle ave.  
Wheeler, L.N. 408 S. Myrtle ave.

PIANOS

Bachert, Paul, 203 S. Myrtle ave.

PLACES OF AMUSEMENT

Clover Crest Resort Co. 133 N. Myrtle ave.

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Roberts, Thos. G. salesman, h 335 W. Olive ave.  
 Robins, Chas. machinist, Duarte-Monrovia Fruit Exchange, h 140 W. Walnut ave.  
 Robinson, Loshel M. gas operator, So.Co.Gas Co. h 231 W. Cypress.  
 Robinson, Frank N. physician and surgeon, 216-219 American Nat'l. Bank Bldg. h 408 E. Orange ave.  
 Robinson, Wm. M. laborer, h 1246 Sherman ave.  
 Robison, F. baker, h 408 E. Olive ave.  
 Robison, J.B. h 224 S. California ave.  
 Robison, James, h 408 E. Olive ave.  
 Robison, May, Miss, piano teacher, r 224 S. California ave.  
 Robison, Geo.L. Clk, r 244 E. Walnut ave.  
 Robison, James A. barber, r 244 E. Walnut ave.  
 Robison, James M. h 244 E. Walnut ave.  
 Rocha, Paul, laborer, h 1226 Sherman ave.  
 Rockwood, Alice M. Miss, teacher, Wild Rose School, r 111 N Alta Vista ave.  
 Rockwood, Paul C. student, r 111 N Alta Vista ave.  
 Rockwood, Raymond A. shingler, r 111 N. Alta Vista ave.  
 Rockwood, W. Bartram, baker, h 416 Concord ave.  
 Rockwood, Wm.J. city treasurer, h 111 N. Alta Vista ave.  
 Rodecker, Carl W. real estate, r 533 W. Lime ave.  
 Rodecker, Waverly, Miss, teacher, r 533 W. Lime ave.  
 Rodecker, Wm.T. h 533 W. Lime ave.  
 Rodgers, Margaret, Miss, dressmaker, r 137 W. Olive ave.  
 Rodgers, Margaret E. Mrs. r 137 W. Olive ave.  
 Rogers, Bessie J. Miss, r 226 W. White Oak ave.  
 Rogers, Chas. G. h 226 W. White Oak ave.  
 Rogers, Hannah, Mrs.(wid Rort.) r 506 N. Magnolia ave.  
 Rogers, J.R. traveling salesman, h 734 E. White Oak ave.  
 Rogers, Nora C. Mrs (wid F.W.) h 116 E. Palm ave.  
 Rogers, Wm. ranch hand, h 506 N. Magnolia ave.  
 Romo, Fortino, h 428 E. Almond ave.  
 Rood, Elas D. Miss, opr, Monrovia Tel & Tel Co. r 122 Grand ave.  
 Rood, Nono R. Miss, music teacher, r 122 Grand ave.  
 Rood, Percy S. student, r 122 Grand ave.  
 Rood, Weller D. collector, h 122 Grand ave.  
 Rooksby, Clara A. Miss, teacher, r 236 E. Palm ave.  
 Rooksby, J.P. h 236 E. Palm ave.  
 Root, Chas. a. rancher, h 1541 S. Myrtle ave.  
 Ross, E.F. emp city, h 611 E. Lime ave.  
 Ross, Elizabeth N. Miss, asst city librarian, r 166 N. Encinitas.  
 Ross, Hattie E. Mrs. h 166 N. Encinitas ave.  
 Ross, Norman E. forest ranger, r 166 N. Encinitas ave.  
 Rothman, Samuel, pants operator, r 231 W. Palm ave.  
 Rowe, Dr. Melvin J. h 212 N. Myrtle ave.  
 Rowley, Robt M. retired, La Vista Grande Hotel.  
 Rowley, Wm. Mrs. La Vista Grande Hotel.  
 Rubidge, Chas.R. h 602 S. Ivy ave.  
 Ruby, Opal, Miss, maid, r 137 W. Olive ave.  
 Rucker, Oliver E. salesman, J.J. Renaker Furniture Co. h 621 S. California ave.  
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 Russell, Frank A. shoe repairs, 622 S. Myrtle ave. h 222 W. Orange.

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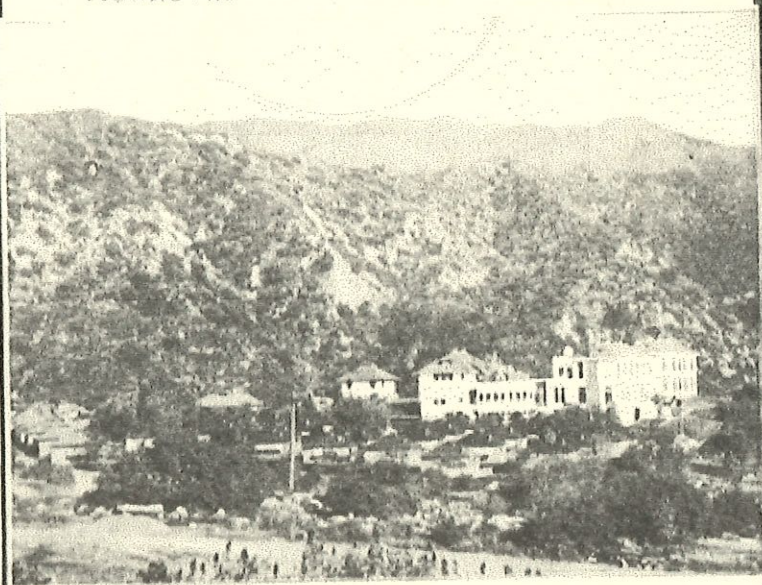
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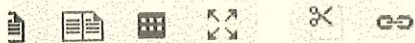


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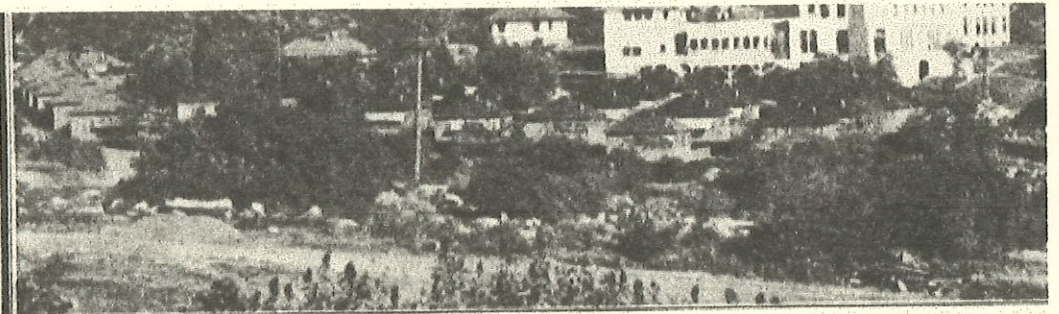
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s research on TB



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dren who were or had been exposed to infection in the family and in whom clinical manifestations of tuberculous disease were already in evidence. Dr. Flack,<sup>32</sup> formerly of Spray, North Carolina, now Professor of Pathology in Wake Forest College, made extensive use of the vaccine in connection with the Welfare Work in the families of factory employees, using it for prophylactic and for therapeutic purposes in over 500 cases. Dr. Frank Neall Robinson<sup>33</sup> of Monrovia, California, made a preliminary report on thirteen cases. Dr. J. J. Terrill<sup>34</sup> of Temple, Texas, reported on his results in eleven cases. Dr. W. H. Waterson<sup>35</sup> of Waukegan, Illinois, published his results in ten prophylactic cases, and in 31 early, 33 moderately advanced, and 15 far advanced cases of tuberculous disease, including two cases with laryngeal tuberculosis. Certain results observed by Dr. B. F. Terry<sup>36</sup> of Rising Star, Texas, who has probably

<sup>31</sup> C. A. JULIAN; Medical Record; 1913, LXXXIII, 1059.

<sup>32</sup> R. E. FLACK; Charlotte Medical Journal; 1914, June, and 1915, February.

<sup>33</sup> F. N. ROBINSON; Calif. State Journ. of Medicine; 1914, March.

<sup>34</sup> J. J. TERRILL; Texas State Journ. of Medicine; 1914, December.

<sup>35</sup> W. H. WATTERSON; Illinois Medical Journal; 1915, February.

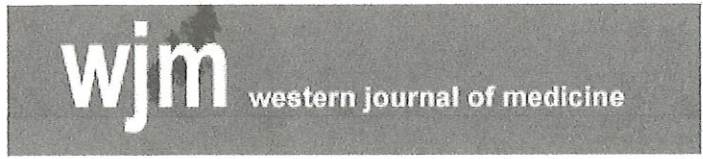
<sup>36</sup> B. F. TERRY; New Orleans Med. and Surg. Journal; 1915, LXVIII, 81.

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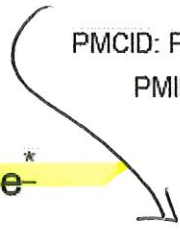


California State Journal of Medicine  
Mar 1914

; 12(3): 108-109.

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nt Tuberculosis With Von Ruck Vaccine\*



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30 death Following  
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ether can be determined. An average of 14% per volume is required to maintain anesthesia.

The air is supplied either from an electric pump, a compressed air tank or a foot bellows.

This apparatus has been used repeatedly for intratracheal anesthesia and has served its purpose most admirably.

### VACCINATION AGAINST TUBERCULOSIS WITH VON RUCK VACCINE.\*

By FRANK NEALL ROBINSON, M. D., *Monrovia.*

For a number of years Dr. Karl von Ruck of Asheville, N. C., has been working along the line of immunization in tuberculosis. Ever since the introduction of the watery extract of tubercle bacilli (1897) his whole endeavor has been to improve this product, and to this end his studies have been in experimentation with the several component parts of the tubercle bacilli, and their action on the immunizing mechanism. When Bordet and Gengou first published their experiments in "Complement Fixation" he was among the first in this country to see the possibilities of it, and began experimenting with it in his work in his research laboratory.

About a year ago (May, 1912) he gave to the profession the first published account of the "vaccine" and the full detail of his experimental work to prove that this product would stimulate the organism to the formation of antibodies against tubercle bacilli infection, and showed that the serum from the patient immunized would dissolve virulent living tubercle bacilli outside the body. He also showed by the "complement fixation" test that, after an injection of the vaccine, "fixation" would take place in about five days.

The precipitins and agglutins were also increased at the same time as the bacteriolytic power of the serum. Those of you who are not familiar with Dr. von Ruck's work should write him for his reprints covering these experiments, as time precludes the possibility of my incorporating the immense amount of work in a paper of this character, whose scope is purely of a clinical nature.

These experiments prove the value from a laboratory standpoint of this preparation, but to substantiate these laboratory experiments on animals he vaccinated a large series of human beings (over 400), all of whom showed, following the injection, an increase in antibodies, with improvement to the point of "clinical cure" of their tuberculous condition. Up to this time the product had been used for vaccination only, that is, in cases of non-tuberculous, who were exposed to infection, such as children, and older ones in contact with active tuberculous, as well as in cases of glandular, bone before secondary infections, and latent pulmonary lesions; recently he has recommended it in cases where, while active, secondary infection has not taken place, as in pulmonary and glandular, and in bone lesions, especially where no sequestra are present or secondary infection with pus organism has not taken place—as a method of treatment.

These later cases for treatment must be picked with caution, and it will be here where we will find we are more in doubt as to the method to pursue, for it is hard in many of these cases (see case 13, quoted later) to pick those for "treatment dose" and those for "vaccination dose."

With the introduction of this product, I immediately began its use, and will report tonight on a series of about thirty cases, which I have vaccinated during this period, with the findings on examination, the reaction, dosage, and results obtained. I have furnished to several of my colleagues the vaccine for use in their practice, and I hope they will favor me with a brief outline of the results they have been able to obtain, so that I may incorporate their results with mine, to swell the list, to the end that we may learn its usefulness clinically.

In one of the last communications I received from Dr. von Ruck he informs me that after September 15th, 1913, the vaccine will contain but .5% of protein and the necessary amount of fat, while formerly 1% was incorporated in the product, but he finds precipitation takes place in the 1% solution, so that hereafter the dose of the vaccine will be twice as much as before the above date.

The following cases will serve to illustrate the value of the vaccine as an active immunizer in later lesions and in the apparent non-tuberculous:

Case No. 1. Miss D., age 8.—Had pneumonia, followed by right-sided empyema, which was operated and case drained and healed, but ran persistent temperature of one to one and a half degrees; case referred to me by Dr. Townsend of Long Beach.

Examined lungs, showed no apparent change of breath sounds of a tuberculous nature, but an area of dullness to the right of the mediastinum and a positive tuberculin reaction led me to believe we had an infection of the mediastinal lymph glands.

Treatment: Vaccinated with .3 cc. of vaccine, marked reaction, temperature 101°. Area quite red and infiltrated for three days. Temperature receded to normal in one week, and has remained normal to date. Child gained 5 lbs. the first month.

Conclusion: Examination at end of thirty days showed smaller area of dullness to right of mediastinum. Four months after dose of vaccine area could not be found.

Case No. 2. Mrs. D. (mother of child). No history of any infection. No evidence of any lesion in lung. Complained of tiring with slight overwork.

This dose was given simply because she asked for it as a precautionary measure. No tuberculin test was made, as it was not deemed necessary.

Treatment: Vaccinated with .4 cc. vaccine. A very severe reaction took place in 6 hours, with headache, backache, limbache, temperature 102°, arm red and infiltrated. She was ordered to bed, where she remained for 48 hours, when reaction began to subside, temperature began to fall on the third day and by the fifth day was back to normal. She had a sore arm for eight days.

Conclusions: Patient gained 4 lbs. the first month, and when last seen, four months after vaccination, was in good health and had gained in all 10 lbs., weighing more than she had ever weighed in her life, and felt better than for years. This case emphasizes the latent case.

Case No. 3. Mr. D. (father of child).—Had never been strong all his life, took cold frequently. Had

\* Read before the Foothill Medical Society, October 13, 1913.

had to leave position nine years ago and go to Sierra Madre for a winter, owing to a dry cough which had persisted for months, since which time has been in apparent good health.

Examination showed old scar (diagnosed as such) at apex of right side, no activity. Temperature normal.

Treatment: Vaccinated with .3 cc. vaccine. Reaction within 6 hours. Temperature  $101\frac{1}{2}^{\circ}$ . Backache, headache, sore arm. Had to remain in bed for 24 hours. All symptoms of reaction disappeared in three days, except arm, which remained sore and red for one week, gradually fading away.

This case was not seen again for four months, patient had gained 12 lbs., and says he has not felt as well since he was 16 years old.

Case No. 4. Mrs. N. (nurse).—Has been constantly with tuberculous patient for three years. Complained of tiring easily, but no cough. Has been losing weight lately and running slight ( $99.2.5^{\circ}$  to  $99.4.5^{\circ}$ ) temperature in afternoon. Has been frequently (pulmonary) examined, and told was not tuberculous. Tuberculin reaction positive.

Treatment: Vaccination with .3 cc. vaccine. Reaction not severe, came in about 12 hours, headache and body ache. Temperature reached  $100^{\circ}$  as the highest in 24 hours and then fell to normal in the next 24 hours, and has been normal since. Arm sore (red and swollen) for a week, and painful to touch.

The fatigue in the afternoon remained with the case for about thirty days, notwithstanding she carried no temperature, when it disappeared and she has been perfectly well to date.

Case No. 5. D. R., age 12.—Mother tuberculous and uncle, who lived with family for a number of years, was tuberculous, but came south and received an "apparent cure." Cervical glands enlarged. Tired easily on exercise, would have afternoon temperature of  $99.2.5^{\circ}$  to  $99.4.5^{\circ}$ , very nervous. Took cold very easily.

Treatment: Vaccinated with .2 cc. vaccine at 4 P. M. Severe reaction. Temperature  $102^{\circ}$  to  $103^{\circ}$ . Arm very sore. Could not dress, so remained in bed for two days. Third day temperature gradually subsided, until on fifth day following injection, temperature was normal. This boy improved, gained weight, and the tendency to colds left; glands had entirely disappeared in three months. Tire left.

Case No. 6. Mrs. H. G. R., age 38, mother of two children—Never been well since birth of second child (five years). Tired easily. Could not gain weight, appetite poor. Fall colds accompanied by cough. Nervous.

Examination: Changed breath sounds, right upper lobe. Temperature  $99.2.5^{\circ}$  to  $100^{\circ}$  on fatigue. Tuberculin test positive.

Treatment: Vaccinated with .3 cc. vaccine at 10 A. M. By bedtime severe reaction, with arm swollen and painful. Temperature reached  $101.2.5^{\circ}$  by 4 P. M. that day. Restless all night, and the following day had to remain in bed. Temperature gradually fell to normal by fifth day. Arm still remained swollen and sore for a week. Three months afterwards had gained 5 lbs., feeling strong, and has had no temperature since the fifth day following vaccination.

Case No. 7. Miss E., age 23.—Brother in terminal stage of tuberculosis. Temperature  $99^{\circ}$  to  $99.3.5^{\circ}$  in afternoon, tired easily, slight cough.

Examination: Changed breath sounds, upper left lobe. Tuberculin test positive.

Treatment: Vaccinated with .3 cc. vaccine at 11 A. M. Slight reaction. Arm sore and red. Temperature  $100^{\circ}$  by 8 P. M. Reaction passed off in 36 hours and temperature normal at the end of second day. Cough had disappeared by end of first month. Gained in weight 4 lbs. first month. The girl was quite neurasthenic, but by end of

third month most of these symptoms had disappeared, excepting girdling headache.

Case No. 8. A. S., age 6.—Mother died with pulmonary and laryngeal tuberculosis. No enlarged glands. No signs of tuberculosis.

Treatment: Vaccinated with .2 cc. vaccine. No local reaction or temperature. This case illustrated the effect of a dose on a non-tuberculous showing the diagnostic value. Notwithstanding no reaction agglutins and precipitins increased.

Case No. 9. R. W., age 6.—Father tuberculous. Had been active, but was an apparent cure at this time. Tonsils and cervical glands enlarged. Anemic, listless, restless at night.

Treatment: Vaccinated with .2 cc. vaccine. Temperature  $100^{\circ}$ . Area slightly red and indurated. Temperature returned to normal in 48 hours and soreness left arm on fifth day. One month after vaccination cervical glands markedly diminished to size of small pea. Slept well, color improved. Left for home in the Middle West.

Case No. 10. Mrs. P. H. C.—Husband tuberculous, but at present an apparent cure. She showed no signs of tuberculosis. Treatment: Vaccinated with .3 cc. vaccine. Slight reaction, arm sore, temperature  $99.2.5^{\circ}$ . Temperature normal in three days.

Case No. 11. Baby C., 2 years old (daughter of above).—No signs of tuberculosis.

Treatment: Vaccinated with .1 cc. vaccine, slight reaction, slight sore arms, no rise in temperature.

Case No. 12. Miss S., age 26.—Slight cough attributed to cold, tires easily, loss of weight. Temperature  $99^{\circ}$  to  $99.4.5^{\circ}$  in afternoon and evening. Appetite poor, lost weight, sleep poor.

Examination: Changed breath sounds, upper right lobe.

Treatment: Vaccinated with .3 cc. vaccine. Reaction in 24 hours. Arm sore and red. Temperature  $102^{\circ}$  for 24 hours, when dropped to normal on second day and normal since. One month after cough gone, gained 4 lbs., slept good, tire gone, breath sounds improved.

Case No. 13. Miss D., age 25.—Active lesion found in the upper right side with moisture upon deep breathing and coughing. Tubercle bacilli found in the sputum, but she raised only a small quantity of sputum each morning. Temperature  $100^{\circ}$  to  $100.2.5^{\circ}$ . Cervical glands enlarged both anterior and posterior.

Treatment: Vaccinated with .3 cc. vaccine. Marked reaction within 12 hours. Temperature  $102\frac{1}{2}^{\circ}$ , backache and headache. Temperature fell to  $99^{\circ}$  within three days. Arm remained sore for 10 days. Temperature remained at  $99^{\circ}$  for almost a month, during which time she gained 22 lbs., felt fine, ate well, slept well. No expectoration, coughed slightly in the morning. Second dose of vaccine .4 cc. given at the end of 30 days. Slight reaction in both temperature and arm, which subsided at the end of 48 hours, with the temperature remaining at  $99^{\circ}$  for 20 days, after this injection, during which time this girl gained 6 more pounds. Exercise now allowed her each day, in the form of a walk, and a third injection at the end of 30 days from the second injection with .6 cc. vaccine. Breath sounds have entirely changed over the area involved, and no moist rales, but evidence of scar. The balance, 17 cases in all, are of no special interest from a clinical standpoint, excepting that they proved to be non-tuberculous, responding in no way to the injection of from .4 cc. to .2 cc. of the vaccine. In a number of these cases, I carried out the precipitin and agglutinin tests and found these tests showed marked increase, following the injection.

I submit this simply as a preliminary report and hope at some future time to follow it with a list of cases treated by the vaccine.



*Dr Frank Neall Robinsons Studies on T.B. referenced / noted in article on Tuberculosis*

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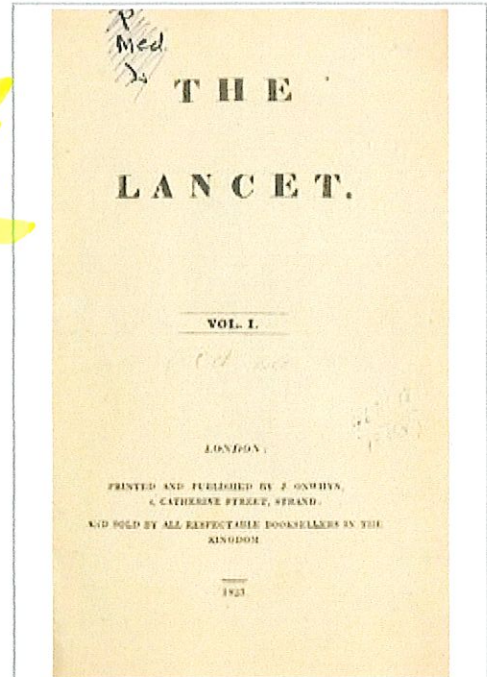
# The Lancet

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The journal was founded in 1823 by Thomas Wakley, an English surgeon who named it after the surgical instrument called a lancet, as well as after the architectural term "lancet arch",<sup>[2]</sup> a window with a sharp pointed arch, to indicate the "light of wisdom" or "to let in light".

The journal publishes original research articles, review articles ("seminars" and "reviews"), editorials, book reviews, correspondence, as well as news features and case reports. *The Lancet* has been owned by Elsevier since 1991. Since 1995, the editor-in-chief is Richard Horton.<sup>[3]</sup> The journal has editorial offices in London, New York, and Beijing.

## The Lancet



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## Impact

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<b>Edited by</b>	Richard Horton

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### Standard abbreviations

<b>ISO 4</b>	<i>Lancet</i>
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VOL. CXIV,

CINCINNATI, JULY 3, 1915.

No. 1.

## GASTRIC CARCINOMA.

The article on "Gastric Carcinoma," page 7 of this issue, reminds us very forcibly of the desirability of additional aids in the early diagnosis of that disease. Of clinical signs and laboratory examinations it may be said that positive evidence is obtained from anyone too late to give the patient the best chance for cure.

Of the recent laboratory tests, such as the Abderhalden, Wolff-Junghaus, etc., there is not as yet general agreement as to their value at any stage, and especially no conclusion as to how early the signs may be present. A possible Abderhalden is valuable as a confirmatory evidence. The absence of HCl is by no means constant, even in advanced cases. It is not infrequently absent (or very low) in a number of other conditions. One of the most valuable of all

be reduced and many lives saved if both the laity and the medical profession can be educated as advocated by Dr. Palmer.

The practitioner is not responsible for the "latent" cases—those which advance to a fatal stage without definite symptoms—(In Friedenwald's 1,000 cases [loc. cit.], 1 per cent. were latent), nor for those patients who treat themselves with patent medicines and "isms" until too late. But he is responsible when he treats the *symptom* indigestion or dyspepsia for weeks or months, without making as nearly as possible, a diagnosis of the *disease* causing the indigestion. He is responsible if he has not used all our known aids to make the diagnosis—a careful history, the physical examination, the gastric analysis, the test for occult blood, the roentgenogram—possibly

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proportions.

The vaccine has been in use in the Winyah Sanatorium since May, 1912, replacing the watery extract of tubercle bacilli, which had been employed continuously since 1897. In these two and a half years about two thousand patients have been treated with the vaccine and about one thousand prophylactic injections have been administered, principally to normal persons, mainly children, but also to persons who had been exposed to infection but were not yet clinically tuberculous. The experiences with the therapeutic or clinical administration of the vaccine will be related in the next clinical report from the Winyah Sanatorium. It may be said here that, since the adoption of the vaccine the clinical results have been more uniformly favorable than before and that it now requires less than half the time it did formerly to reach these results in a degree sufficiently marked so as to justify the discharge of the patients. The clinical experiences of other physicians have likewise been satisfactory and reports have been published by Drs. Frank Neall Robinson,<sup>19</sup> H. Longstreet Taylor<sup>20</sup> R. E. Flack<sup>21</sup> and others.

culosis. These symptoms he considers to be caused by a tubercle bacillus intoxication; they are manifested by deficient appetite, disturbed sleep, nervousness, hysteria; in short, by various phenomena included under the general head of neurasthenia and other neuroses.

It will, therefore, be understood that the great number of vaccinations were made in instance of actually existing infection, which, however, had always progressed to active disease. Oftener, where clinical evidence of tuberculous infection existed, the diagnostic laboratory methods afforded the undoubted confirmation. Of all the vaccinated children in whom there was an impairment of general condition, as evidenced by underweight, ready fatigue, by capricious appetite, etc., these were remedied promptly and an increase in weight and in bodily vigor was observed, there being a single case in which this result failed to appear.

This practical evidence of the power for good of the vaccine would be sufficient to justify the use of so simple a procedure as the administration of one or several doses of vaccine, even if no labor

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**Deaths**

**Samuel Baldwin Ward, M.D.** Georgetown University, Washington, D. C., 1864; assistant surgeon, United States Volunteers, during the Civil War; a Fellow of the American Medical Association; formerly president of the Medical Society of the State of New York and Albany County Medical Society; a member of the Association of American Physicians; once professor of anatomy and surgery in the Woman's Medical College of the New York Infirmary; for many years dean and professor of the theory and practice of medicine in Albany Medical College; attending physician to the Albany Hospital and consulting physician to the South End Dispensary; secretary and treasurer of the executive committee of the state normal college, Albany, and president of the board of trustees of the Dudley Observatory; died at his home in Albany, June 3, aged 73.

**Frank Neall Robinson, M.D.** University of Pennsylvania, Philadelphia, 1895; a Fellow of the American Medical Association; a member of the American Climatological Association and the National Association for the Study and Prevention of Tuberculosis; formerly of Camden, N. J., and a member of the city council for two terms; who went to California ten years ago on account of ill health and was for two years assistant superintendent of the Pottenger Sanatorium for Tuberculosis in Monrovia; died at his home in that place, May 25, aged 40.

<sup>1915</sup>  
**John S. Mack, M.D.** University of Pennsylvania, Philadelphia, 1892; a practitioner and druggist of Slatington, Pa.; assistant surgeon of the Fourth Pennsylvania Infantry, United States Volunteers, during the Spanish-American War, with service in Cuba; half owner of the Crescent Slate Company and its secretary and treasurer; committeeman, school director and treasurer of the school board for two years; a member of the borough council and in 1909, Burgess; died in the Hotel McClodes, Buffalo, May 30, from heart disease, aged 45.

**Spiro F. Sargentich, M.D.** College of Physicians and Surgeons, San Francisco, 1902; formerly a Fellow of the American Medical Association, and a practitioner of Port-

**Herbert Lucian Grant, M.D.** Tulane University, Orleans, 1901; of El Campo, Texas; a member of the Medical Association of Texas; died in the De Geo Houston, Texas, June 2, from the effects of a gunshot of the head, self-inflicted, it is believed, with suicide aged 38.

**James William Washington Culpepper, M.D.** nooga (Tenn.) Medical College, 1904; of Cullman member of the Medical Association of the State of aged 38; died in a hospital in Birmingham, Ala. from injuries sustained in an automobile accident before.

**Morris Kush, M.D.** Cornell University, New York, 1913; an intern in Mount Sinai Hospital, New York aged 27; a member of the medical scholarship Alpha Omega Alpha; was accidentally drowned in heavy windstorm, May 26, while canoeing on Lake

**John Milton Shields, M.D.** Albany (N. Y.) Medical College, 1868; formerly a Fellow of the American Association; for many years a medical missionary Presbyterian Church in New Mexico; died at his Jemez Springs, N. M., May 23, aged 73.

**Frank Eugene Baker, M.D.** Long Island College Brooklyn, 1891; formerly a practitioner of Florida, recently a resident of Woodford, Vt.; died at the home of his mother in North Adams, Mass., May 8, from acute peritonitis, aged 45.

**Gustav Hahn, M.D.** John A. Creighton Medical College, Omaha, 1903; a Fellow of the American Medical Association; a well-known practitioner of Omaha; died at his home in that city five weeks after an operation for cholelithiasis, aged 52.

**Samuel Miner Glenn, M.D.** Western Reserve University, Cleveland, 1910; formerly a Fellow of the American Medical Association; a member of the Ohio State Medical Association; died at his home in Warren, Ohio, May 30

**Walter Carl Smiley, M.D.** University of Southern California, Los Angeles, 1906; of Banning, Calif.; a member of the American Medical Association; died at the home of his parents in Pasadena, Calif., May 30, from nephritis

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**STANDARDS AND CONDITIONS**  
**408 East Colorado Boulevard**  
**Mills Act Contract MA-146**

During the term of this agreement, the Historic property shall be subject to the following conditions:

1. All structures on the property shall be kept in excellent condition including exterior walls, windows and roofing.
2. A Certificate of Appropriateness shall be required for all exterior alterations and/or additions to any structure on the property. The Secretary of the Interior's Standards for Historic Preservation (Attachment A) shall be applied to the property with the exception that standard condition #9 shall allow for additions, exterior alterations or related new construction to match the original building upon approval of a Certificate of Appropriateness.
3. *View Corridor Maintained.* The view corridor enabling the general public to see the building from the public right-of-way shall not be further obscured. The view corridor, including landscaping, hardscape and fencing, shall be maintained.
4. *Landmark Plaque.* The owner(s) shall place a Historic Preservation Commission approved historic plaque on the site within two (2) years of the City Council designation of the historic landmark. The plaque shall be displayed at all times and shall be visible from the public right-of-way.
5. *Electrical Safety Inspection.* Within two (2) years of the date of City Council approval, an electrical safety inspection report shall be submitted on the electrical contractor's letterhead indicating that the existing service panel meets minimum code and poses no hazardous conditions, GFCI outlets are provided as specified by code, and proper grounding of the panel exists. This condition shall be waived if the building records confirm the upgrading of the service panel or written electrical inspection completed within the last five (5) years is provided.
6. *Seismic Retrofit.* Documentation by either a building permit or building inspector's report must be submitted verifying completion of a seismic retrofit. If the house has not been seismically retrofitted, and if it is determined by the City of Monrovia Building Official that retrofitting is needed, it shall be retrofitted within ten (10) years of the date of the City Council approval. Seismic retrofit shall be at minimum the bolting of the house to an approved foundation.
7. *Window Replacement.* Within two (2) years of the date of City Council approval, replace the non-period bathroom window on the east elevation. A Certificate of Appropriateness shall be obtained prior to the issuance of building permits.
8. *Landscape Rehabilitation:* Within two (2) years of the date of City Council approval, the front yard landscaping shall be rehabilitated. All broken concrete walkways shall be removed and/or replaced.
9. *Replace Exterior Wood Shingles on Dwelling:* Within four (4) years of the date of City Council approval, the remaining deteriorated wood shingles along the entire bottom perimeter of the home and piers shall be replaced and repainted.

10. *Replace Chain-link Fencing.* Within six (6) years of the date of City Council approval, the front and side yard chain-link fencing shall be replaced with a period appropriate material.
11. *Porch Repairs.* Within eight (8) years of the date of City Council approval, the front porch steps shall be repaired due to sagging and termites.
12. The property owner(s) shall submit to the Planning Division a progress report every two (2) years for the first ten (10) years on the anniversary date of the Contract, listing a response to the conditions of approval as listed on this document. Report shall also include interior and exterior maintenance projects completed since the last required update report. After the first ten (10) years, a progress report shall be required every five (5) years.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5 \*Resource Name or #: HL-155 / MA-146 (408 East Colorado Boulevard)

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 408 East Colorado Boulevard City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8517-011-009

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

This one-story Craftsman bungalow is capped with a cross-gabled roof and clad in wood shingles. Roof elements include overhanging eaves, exposed rafter tails, triangular knee braces, a front-gabled dormer, and latticework vents in the gable peaks. A projecting partial-width front entrance porch wraps around the northeast corner of the primary (north) elevation. Short square wood posts atop battered wood shingled piers to support the porch roof. Within the porch area is an angled front entrance with flanking sidelights. On the west end of the primary elevation is a tripartite window with narrow casements on either side of the center fixed window. An exterior red brick chimney is located on the west elevation. The single-family residence is made of wood-framed construction on a 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 South, September 2018

P6 Date Constructed: 1906

Source: L.A. County Assessor

P7 Owner and Address:

Christina and Jeffrey Wallick

129 Highland Place  
Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: 06/24/2020

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 5 \*Resource Name or #: HL-155 / MA-146 (408 East Colorado Boulevard)

- B1 Historic Name:** \_\_\_\_\_
- B2 Common Name:** \_\_\_\_\_
- B3 Original Use** Single Family Residence
- B4 Present Use** Single Family Residence
- B5 Architectural Style** Craftsman Bungalow
- B6 Construction History** (Construction date, alterations, and date of alterations)

1912 – Permit issued to owner F.N. Robinson to install a 130 foot sewer pipe to the alley.  
1915 – Permit issued to owner F.N. Robinson for an addition.  
1950 – permit issued to owner A.R. Barilotte to install a shower room.  
1969 – Permit issued to owner William J. Hurst to replace a garage and storage area damaged by fire.

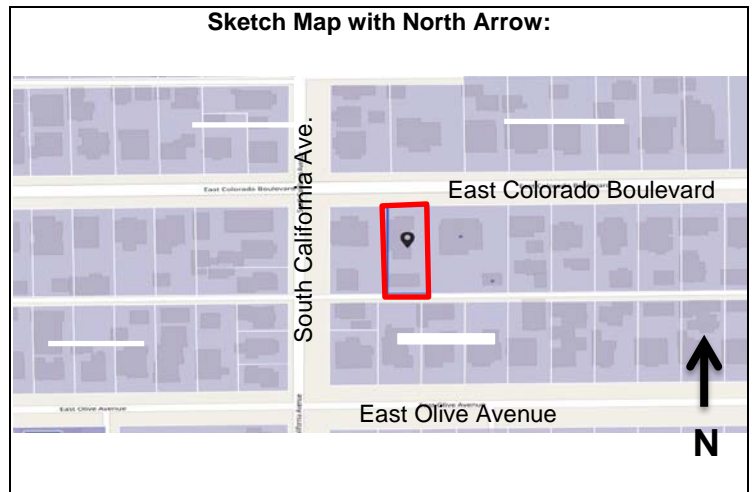
**B7 Moved:** No **Date Moved** N/A **Original Location** N/A

**B8 Related Features:** Detached garage and storage room (non-contributing)

- B9a Architect:** Unknown **b. Builder:** Unknown  
Architecture and Design Context (Arts & Crafts)
- B10 Significance:** **Theme:** Movement – Craftsman **Area:** City of Monrovia  
**Period of Significance:** 1905-1930 **Property Type** HP2 - Single Family Property  
Discuss importance in terms of historical or architectural context as well as integrity.

This structure at 408 East Colorado Boulevard appears eligible for local listing as an individual resource. According to the City of Monrovia Historic Context Statement, the Craftsman style evolved from the Arts and Crafts movement, noted for the use of natural materials, simplicity of form, quality of craftsmanship, and attention to detail. While Craftsman style features began to appear as early as 1895, the true expressions of the style were not constructed until 1905 and continued to be used in the design of bungalows through the 1920s. This Craftsman Bungalow is individually eligible because it was built during the period of significance (1906) and exemplifies the tenets of the Craftsman Bungalow style. Key elements include: a one-story massing, low-pitched gabled rooflines, broad overhanging eaves with exposed rafter tails and knee braces, wood-shingled exterior, partial-width entrance porch with battered columns and front-facing gable. The structure has retained its original character-defining features including: a central pop-up roof dormer, latticework vents under the gable peaks, distinctive knee braces, short square wooden posts atop tapered shingled piers to support the porch roof, angled front entrance with flanking sidelights, and original front entrance door and windows. The house retains most of the seven aspects of historic integrity, and continues to convey its historic significance. It remains on its original site and retains integrity of location. The building is largely intact and retains sufficient integrity to convey its Craftsman style design. The structure also retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of early 20th century construction.

- B11 Additional Resource Attributes:** None
- B12 References:**  
City Building permits, Los Angeles County Tax Assessor
- B13 Remarks:**
- B14 Evaluator/ Date:** City of Monrovia  
June 24, 2020





East (Side) Elevation (View looking Northwest)



East (Side) Elevation (View Looking Southwest)



South (Rear) Elevation (1912 Sleeping Porch Addition - View Looking Northeast)



South (Rear) Elevation (Back porch - View Looking North)



Partial View of West (Side) Elevation - View Looking North

