

# Monrovia City Council

**PH-1 Historic Landmark and Mills Act Contract**  
HL-166, HL-167, and MA-155

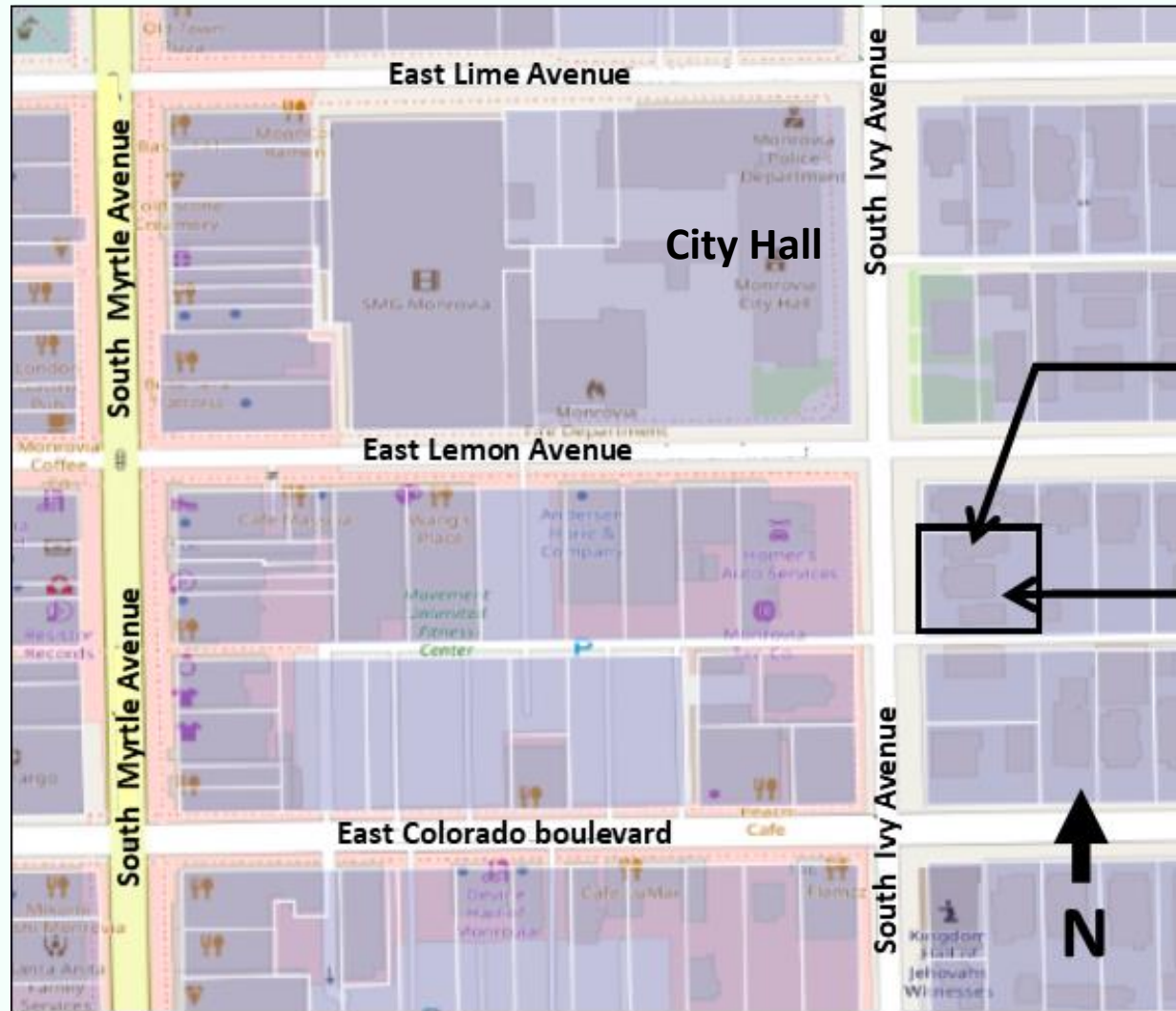
**508-512 South Ivy Avenue**  
Saxony Holdings, LLC Applicants  
(Joshua Cain & Jeffrey Godbold)

Planning  
Department of Community Development



# Historic Landmarks and Mills Act Contract

## 508-512 South Ivy Avenue



**508 S Ivy Ave.**  
The Blair House

**512 S Ivy Ave.**  
The Brossart House

Background

Historic Landmark and Mills Act Contract  
508 – 512 South Ivy Avenue



508 S Ivy - Luther Blair House

512 S Ivy - John F. Brossart House

Background

Historic Landmark and Mills Act Contract  
508 South Ivy Avenue

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## Luther Blair House

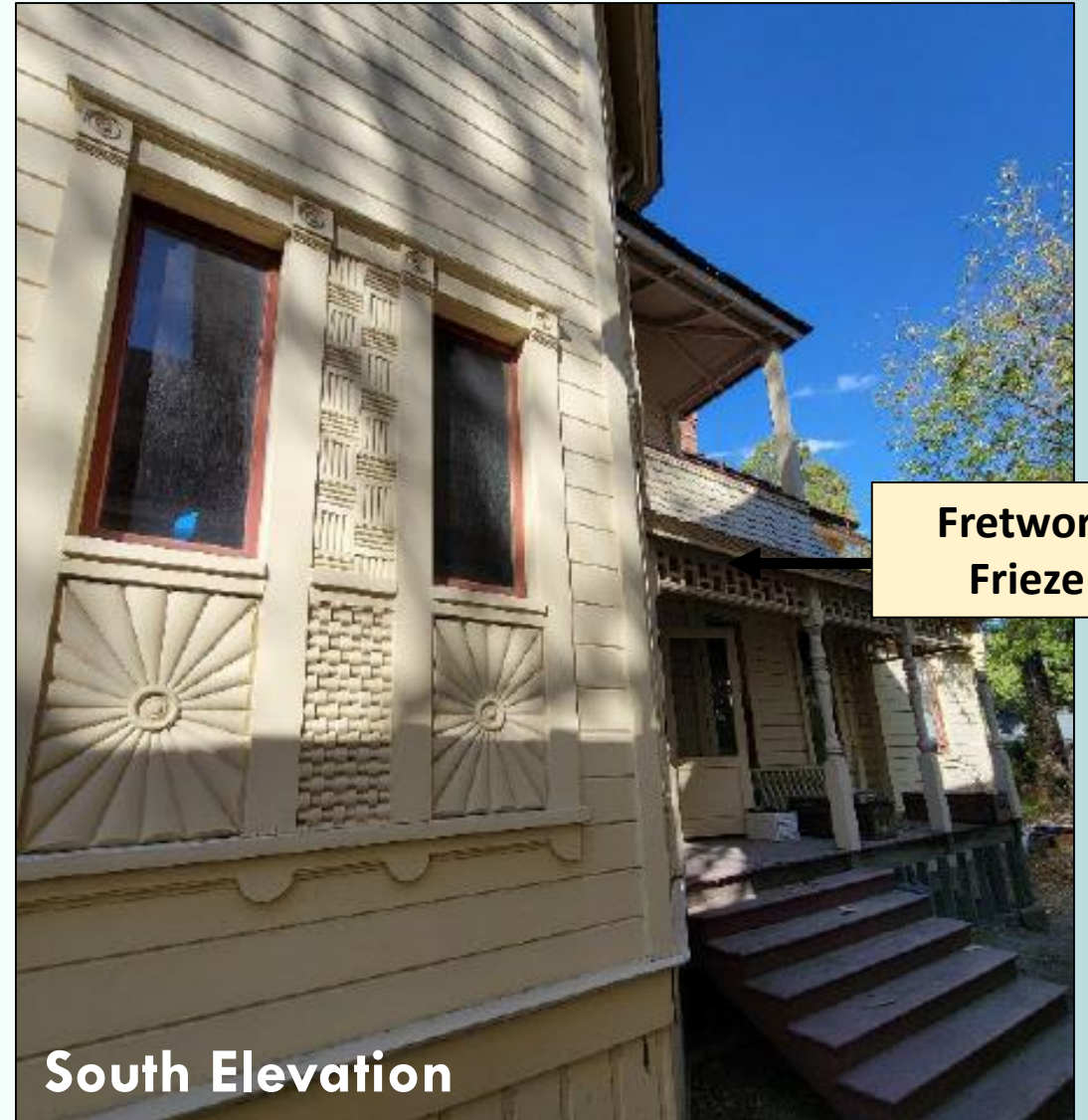
- **Year Built:** 1887
- **Style:** Victorian: Queen Anne
- **Architect:** Luther Reed Blair
- **Home Moved twice:**
  - Built at 147 E Olive Ave
  - Moved to 319 W Duarte Rd in 1927
  - Moved to 508 S Ivy Ave in 1993



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Historical Background

# Historic Landmark and Mills Act Contract 508 South Ivy Avenue



# Historic Landmark and Mills Act Contract 508 South Ivy Avenue



Complex  
Roof System

Turned Posts  
(side porch)

South Elevation

Historic Landmark and Mills Act Contract  
508 South Ivy Avenue

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## Luther Blair

- Partnered with Uriah Zimmerman and built some of Monrovia's earliest structures.
  - First School in 1887 (Mayflower/Colorado)
  - Mills View (329 N Melrose Avenue)



**Milton Monroe's House / Mills View  
HL #2 – Built in 1887**

# Historic Landmark and Mills Act Contract

## 508 South Ivy Avenue

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### Designation Criteria

- **Criterion 1** – *Associated with persons or events significant in history.*
  - Association with Steve Baker
- **Criterion 2** – *It is representative of the work of a notable builder, designer, or architect*
  - *Designed by Luther Blair, a notable architect*
- **Criterion 4** – *Embodies distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.*
  - *Intact version of Queen Anne Victorian*

House maintains high level of integrity of design, setting, materials, workmanship, feeling and association.





# Historic Landmark and Mills Act Contract

## 512 S Ivy Avenue

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### Designation Criteria

- **Criterion 1** – *It is identified with persons or events significant in history*
  - *Association with John Brossart*
  - *Association with Steve Baker*
- **Criterion 4** – *Embodies distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.*
  - *Intact version of Queen Anne Victorian*

House maintains high level of integrity of design, setting, materials, workmanship, feeling and association.



Historic Landmark and Mills Act Contract  
512 South Ivy Avenue

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## John F. Brossart House

- **Year Built:** 1887
- **Style:** Victorian Farmhouse with Queen Anne styling
- **Architect:** Unknown
- **Builder:** J. F. Brossart
- **Home Moved twice:**
  - Built at 323 S Heliotrope Avenue
  - Moved to 202 E Lemon Ave in 1900
  - Moved to 512 S Ivy Ave in 1903



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Historical Background

# Historic Landmark and Mills Act Contract

## 512 S Ivy Avenue



**Hipped Roof  
w/ Fish Scale  
Shingle**

**Wood  
Shiplap  
Cladding**

**Boxed Bay**

# Historic Landmark and Mills Act Contract

## 512 S Ivy Avenue



- Front (west) and south elevations, view to northeast



- South elevation, view South to North

**Simple  
Window  
Surrounds**

**Granite  
Foundation**

# Historic Landmark and Mills Act Contract

## 512 S Ivy Avenue

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**West Elevation**

- Rear elevation, view to west
- Craftsman styled addition added in 1914

South Elevation

Historic Landmark and Mills Act Contract  
508 – 512 South Ivy Avenue

**Mills Act Work Plan**

- Condition 7 requires that the restoration be completed within two years.
  - New roof
  - Exterior Paint
  - Porch and stair repairs
  - Window restorations
  - Installation of missing fretwork



# 508-512 South Ivy Avenue

