North Encinitas Historic District

Historic Context and Survey











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Introduction

As the fourth oldest city in Los Angeles County, the City of Monrovia has numerous structures that have historic value, some individually and others as part of a collection of buildings. While not always highly valued, Monrovia has been able to retain a large proportion of its historic housing stock by plan as much as by circumstance.

By the 1960s, older buildings in many communities were viewed as impediments to progress. Monrovia's economic decline during this period probably helped to preserve numerous structures which under different circumstances may have been demolished. It was also during this period that a national movement to save and restore older structures began to gain traction. In 1966, the National Historic Preservation Act was signed into law, creating a federal mechanism to identify the country's significant structures and places. Over the next 20 years, more and more communities began establishing their own "preservation societies". In 1980, the Monrovia Old House Preservation Group (MOHPG) was formed and was instrumental in giving preservation a voice in the community.

In response to a strong desire to protect the City's historic structures and to preserve Monrovia's small town atmosphere, the City Council established a Historic Preservation Advisory Committee on July 21, 1992. The Committee's role was to serve as an advisory body to the City Council and the Planning Commission in developing a strategy for historic preservation in the City.

Seven members of the community were appointed to the Committee and were joined by two Planning Commission members. Over the next three years, the Committee identified the issues and created strategies that would be incorporated into the new Historic Preservation Ordinance.

The Historic Preservation Ordinance (Ord. 95-01) was adopted on March 21, 1995. In addition to setting the criteria and regulations pertaining to historic landmarks and historic districts, it also established a Historic Preservation Commission. The first Historic Preservation Commission meeting was held on September 26, 1995. The first five historic landmarks were designated the next year on June 4, 1996.

Over the past 21 years, Monrovia's Historic Preservation program has been tremendously successful. By the end of 2016, there were 140 designated historic landmarks. In 2007, the Monrovia City Council directed City staff begin work on the City's first historic district and in early 2008, the Wild Rose Track Historic District was designated. This effort was recognized by the state with a 2009 Governor's Preservation Award.

Based on concerns about mansionization, the residents of the 100 and 200 blocks of North Encinitas Avenue formed the Encinitas Historic District working



group (EHDwg) to explore district designation. Working collaboratively with City Staff, EHDwg prepared an application for historic district designation. Their efforts are documented in this report.

Historic Districts

A historic district is a group of buildings, properties, objects or sites that "physically and spatially comprise a specific environment". Districts are made up of a significant concentration of properties that share common elements that related to each other and unify the area. These elements may have archeological, historical, architectural and/or even social significance. It is the commonalities between these elements that establish the identity or theme, conveying the overall sense of the historic environment. This often represents one period of history.

The National Register of Historic Places defines a historic district as:

"A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history"

Structures within a historic district fall into one of two categories: contributing and noncontributing. A *contributing* structure or *contributor* is one that adds to the historical integrity or architectural qualities that make a historic district listed significant. Contributing properties are integral parts of the historic context and character of a historic district.

To be considered "contributing" a property not only needs to represent the period of significance and fit the context and theme of the district, it must also retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the district. Integrity does not imply that there cannot be any alterations. Some alterations may be determined to be compatible or at least not detrimental. It must retain enough of its historic physical (character defining) features to convey its significance as part of the district. Alterations can damage a property's historic appearance and its integrity. However, in certain instances alterations may take on their own significance.

Structures or properties that do not contribute to the significance of the district are called *noncontributing* or *noncontributors*. Noncontributing structures may have historic value individually, however these structures or properties do not fit into the historic theme or time period of the district. Conversely, a property may fit into the theme or period of significance, yet has been altered so that it no longer maintain the integrity to convey that significance. These properties also become noncontributors.

Boundaries

One of the primary components in the creation of a district is the establishment and justification of the boundaries. Boundaries for historic districts are drawn to include a significant concentration of historic properties. While any one of the properties in a historic district may not have particular historical or

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¹ Seifert, Donna J. Defining Boundaries for National Register Properties, 13.



architectural distinction, the whole must have significance. The geographic size of an area is not a criterion of determining the worthiness of a district, it is its distinctiveness. What is it about the area that makes it special and different?

One of the most important aspects is that a district should be identifiable, significant and contain unique attributes that distinguish the area from surrounding areas. Therefore, the determination of the boundaries should be visible, logical, historical, as well as justifiable. Physical borders, such as streets or alleys are natural borders and should be used whenever possible.

City of Monrovia Regulations

The Historic Preservation Ordinance establishes the criteria and standards for both the designations of landmarks and historic districts. Historic District is defined in the Monrovia Municipal Code as:

"Any area containing a concentration of improvements which have a special character, historical interest, or aesthetic value, which possess integrity of location, design, setting, materials, workmanship, felling, and association, or which represent one or more architectural periods or styles typical to the history of the city, and that has been designated a historic district pursuant to this title."

In order to be designated, the proposed structure or district must meet one or more of the following criteria:

- (1) It is identified with persons or events significant in local, regional, state or national history.
- (2) It is representative of the work of a notable builder, designer, or architect.
- (3) It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of not less than 50% of historic or architecturally related grouping of properties which contribute to each other and are unified aesthetically by physical layout or development.
- (4) It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.
- (5) It has a unique location or physical characteristics or represents an established and familiar visual feature of neighborhood, community, or the city.
- (6) It incorporates elements that help preserve and protect a historic place or area of historic interest in the city.
- (7) It has yielded, or may be likely to yield information important in prehistory or history.

The evaluation of the North Encinitas Historic District in relation to the City of Monrovia's criteria is discussed in the *Statement of Findings* section of this report.

Historic Context Statement

The historic context is a broad overview of the history and development of a community. It not only addresses local history, but also generally addresses the known history and prehistory of the region and the state. The purpose is to provide a historical narrative and "context" for the evaluation of the district. This synopsis provides the framework for the evaluation of the district and guides how history may be represented by historic properties. It helps to answer the question: why is this area significant?

The importance of the district and its components are measured in terms of theme, period of significance, and geographic scope, based on the stated context. The context is imperative in establishing the significance of the district.

Historic contexts are unique to a community, but often relate to the surrounding region and to other communities. The context for a district will identify significant themes and periods linking historic properties to important historic trends. They provide a framework for determining significance of the property within the district.

Monrovia's Early History and Development

Prior to the arrival of European settlers, the Los Angeles basin was the home of the Tongva. Tongva means "people of the Earth". Also known as the Gabrieleno Indians, the name Gabrieleno comes from their association with Mission San Gabriel Arcángel. San Gabriel Arcángel was founded in 1771 during the Spanish period.

Along with the rest of California, the Mission's land became Mexican territory in 1822. This led to the secularization of the all the missions. After secularization, Hugo Reid received provisional title of the 9,000 acre Rancho Santa Anita in 1841. Less than a month later, Governor Juan Alvarado granted the eastern half of Santa Anita to Andreas Duarte creating the Rancho Azusa de Duarte. The boundary between the two Ranchos runs from Sawpit Wash south along present day Norumbega Drive.

Beyond the area's agricultural potential, mineral resources also led to settlement in the San Gabriel Valley by Americans. The discovery of gold in California was a driving force behind a sudden influx of population. Although not as frantic as northern California's gold rush, the San Gabriel Valley saw its fair share of prospecting. A small mining town called Eldoradoville sprang up in the hills above the present-day City of Azusa. By 1870, the easily accessible gold was depleted and Eldoradoville was abandoned.

In 1848, all of California was ceded to the United States under the Treaty of Guadalupe Hidalgo. Two years later, California became the 31st state on September 9, 1850.

Both ranchos changed hands over the next several years until Elias J. "Lucky" Baldwin purchased Santa Anita as well as portions of Azusa de Duarte. Baldwin's holdings included most of present day Monrovia. A savvy entrepreneur, Baldwin's land holdings eventually grew to become the single largest rancho in Southern California.³

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² Gabrieleno/Tongva Tribal Council of San Gabriel. 20 Nov. 2007 http://tongva.com

³ Starr, Kevin. Inventing the Dream: California Through the Progressive Era, 38.

In 1884, William N. Monroe purchased 120 acres for \$15,000. The next year, Monroe purchased an additional 90 acres and his brother C.O. Monroe purchased 30 acres. Baldwin also sold adjoining property to Edward F. Spence, Judge John D. Bicknell, and James F. Crank.



In 1876, Los Angeles was connected to the east coast via San Francisco with the completion of the Southern Pacific expansion. This began an influx of people into southern California which was intensified by a second transcontinental rail link; the Atchison, Topeka, and Santa Fe Railroad, completed in 1885. The Santa Fe would provide Monrovia its first rail connection with Los Angeles and the rest of the country. These new connections brought on an economic and real estate boom during the mid-1880's. People from the East and Midwest were taking advantage of a "railroad rate war" when fares to California dropped to \$1 a ticket. (A ticket from St. Louis to Los Angeles was \$125 just a few years earlier when the Southern Pacific held its monopoly.)

Monrovia Becomes a Town: Town Founding and Early Settlement (1886-1899)

In the Spring of 1886, the Monrovia Tract⁶ and the Town of Monrovia⁷ were laid out ("platted") and recorded (a subdivision of the Santa Anita Tract⁸). The Town of Monrovia centered on Myrtle and Orange Avenues (now Colorado Boulevard) and extended from Magnolia Avenue on the west to Charlotte Avenue (Canyon Boulevard) on the east, a half block south of Walnut on the south and a half block north of Lime on the north.

When the town was platted, north-south streets were named after flowers, and east-west streets were given the names of nut and fruit trees. The exceptions were Myrtle Avenue which was named after William Monroe's daughter (but also a flowering tree) and Charlotte Avenue (now Canyon Boulevard) which was Colonel Samuel Keefer's daughter.

On May 17, 1886, the first lots were offered for sale. During the 1880's, new tracts and towns were being created throughout the Los



Figure 1 - Source: Monrovia's Centennial Review

⁴ Charles F. Davis, ed. <u>History of Monrovia and Duarte</u>, 26.

⁵ Davis, 30.

⁶ Book 9 pages 69-70 Miscellaneous Records of Los Angeles County.

⁷ Book 9 pages 73-74 Miscellaneous Records of Los Angeles County.

⁸ Book 6 pages 240-241 Miscellaneous Records of Los Angeles County.

Angeles County. Many of these boomtowns did not survive the collapse of the real estate market at the end of the decade and simply disappeared. Much of Monrovia's success was due in large part to the contractual requirement that all property bought for residential purposes must be developed within six months with a house that cost at least \$2,000. This provision helped minimize the speculation that wiped out other communities when the market crashed in the Grim 90's.

The way the Monrovia Tract was platted and then marketed and sold helped to ensure the survival of the Town. Smaller lots and shorter blocks were created at the core of the town with larger lots for agriculture on the "outskirts". This concentrated residential and commercial activity help to establish neighborhoods. That combined with the development investment requirement strongly encouraged people to build and move to Monrovia producing a settled community.9

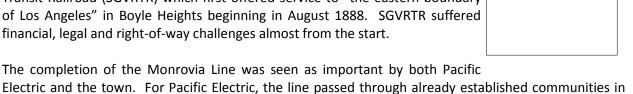
Based on the initial real estate success in the original township, over the course of 1886 and 1887, there were several large recorded subdivisions which expanded the Town of Monrovia north of White Oak Avenue. These included the Monrovia Addition, Banana Addition as well as the two Keefer Subdivisions which encouraged development northward. During 1886, only nine tracts had been platted, however, by the end of 1887 almost 40 tracts had been recorded. 10

Monrovia's population quickly grew and by the end of 1887 had a large enough population to incorporate. On December 8, 1887, Monrovia incorporated, at the time becoming the sixth city in Los Angeles County. Anaheim (1876) and Santa Ana (1886) were part of Los Angeles County at the time of their incorporation. It was not until the County of Orange separated from the County of Los Angeles in 1889, that Monrovia became the fourth oldest city in the County. At the time of Monrovia's first Census in 1890, the population was 907. Although, Monrovia's population continued to grow though the 1890's, it was at a slower pace than the first few years after the first tract was recorded. By the time of the 1900 Census, the population had only increased to 1,205. Although this represented an increase by almost one-third, it paled in comparison to the early years and the decades to follow.

Monrovia Becomes a City: Early 20th Century Development (1900-1929)

During the "Grim Nineties" 11, Monrovia and the rest of southern California struggled through the decade suffering from the effects of a severe recession. As the turn of the century approached, conditions gradually improved bringing additional services to Monrovia. Shortly before 1900, the Monrovia Electric Light and Power Company began providing electric service. This was followed by telephones and gas mains.

A significant event during the early years of the 20th Century was the arrival of the Pacific Electric interurban. However, Pacific Electric was not the first urban rail service in Monrovia. That distinction belongs to the San Gabriel Valley Rapid Transit Railroad (SGVRTR) which first offered service to "the eastern boundary of Los Angeles" in Boyle Heights beginning in August 1888. SGVRTR suffered financial, legal and right-of-way challenges almost from the start.



⁹ T. M. Hotchkiss, Monrovia's Heritage, Vol. 1.

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¹⁰ Richard L. Dver. The Land Boom of 1885-1888, 260.

¹¹ Davis, 46.

the San Gabriel Valley, thereby instantly increasing its customer base. By this time, it was generally accepted that an interurban line brought prosperity to communities with trolley service. Monrovia wanted this prosperity. The first Pacific Electric train came to Monrovia on March 1, 1903 making the 17.5 mile trip in 53 minutes at a cost of 50 cents round trip. Downtown Monrovia and the surrounding neighborhoods were well situated to benefit from the location of Monrovia station at the corner of Myrtle and Olive Avenues. The impact of the "Red Cars" to Monrovia was similar to that of many other communities throughout the region; the increased access and dependability of transportation to downtown Los Angeles and other cities opened commuting up to the masses.

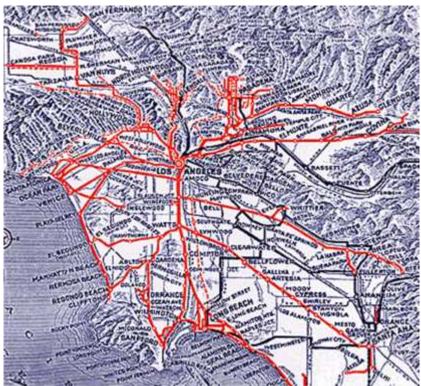


Figure 2 - Pacific Electric Railway System Map, Early 1900s

The regular service provided by Pacific Electric in turn helped to spur the demand for homes as the economy also continued to improve from the recession of the 1890s. The majority of houses built during the first part of the new century in Monrovia were single family structures. After over a decade of little to no subdivision activity, new tracts and subdivisions were recorded during the first decade of the 1900s. By 1910, Monrovia's population almost tripled from the previous Census in 1900, increasing from 1,205 to 3,576 people.

For the most part, the first quarter of the 20th Century was fairly prosperous. Residential growth continued into the 1910s, primarily before World War I began. Although there was slowdown in housing production, World War I did not have a tremendous economic impact on California. It was also during this period that multifamily dwellings began to be developed outside of mixed use commercial buildings in commercial areas.

¹³ ERHA, Monrovia-Glendora Line, 15 Dec 2007 < http://www.erha.org/pelines/penmy.htm>

¹² Crump, Spencer, Ride the Big Red Cars, 64.

As the new century progressed, the automobile became another factor that made the success of suburban bedroom communities, such as Monrovia, possible. Ford's assembly line automobiles, built since 1908, became increasingly available and affordable, particularly to a growing middle class that was also finding suburban living to be attractive. By the early 1910s, the impact of the automobile began to be felt. As the cars began to arrive, they were generally housed in detached garages often served from alleys.

Additionally, the idea of homeownership was becoming a reality. The demand for affordable single family housing led to an extraordinary expansion of both urban and suburban areas. The increase of mobility offered by growing transit systems as well as the automobile allowed additional opportunities in choosing a place to live. Unlike the prevalence of the *tract house* after World War II, the subdivision of land and the construction of homes were rarely done in tandem. Land was generally subdivided and sold; how it would be developed was up to the new owner.

Not only had Monrovia's population continued to grow, so too had its boundaries. Numerous additions, tracts and subdivisions occurred since the original township was laid out in 1886. By 1905, the City's boundaries stretched out to Fifth Avenue on the west, Shamrock Avenue on the east, south of Santa Fe Avenue (now Duarte Road) on the south and on the north Monrovia extended up into the foothills. Additional subdivisions were recorded throughout the first quarter of the 20th Century, further expanding developed areas in the City.

Monrovia's population doubled between 1910 and 1920. The 1920 Census enumerated 5,480 Monrovians. After a short recession following World War I, prosperity continued and the "Roaring Twenties" were in full swing by 1922.

As automobiles continued to grow in prevalence, roadways became more important. As early as 1912, the National Old Trails Association promoted a transcontinental route that ran between the coasts, ultimately leading to the establishment of Route 66. Originally going through Monrovia along Foothill Boulevard, Route 66 was realigned in the early 1930s and rerouted from Foothill to Huntington Drive. Groups such as the Automobile Club promoted automobile travel for leisure encouraging people from the East Coast and Midwest to come to California. Many did and some stayed.

During the 1920s, Monrovia's population doubled to 10,890 according to the 1930 Census, at the start of the Great Depression. Although the City continued to grow, it was at a substantially slower rate. By 1940, Monrovia's population increased by less than 2,000 people to a total of 12,807.

Monrovia Through the Depression and the Post War Periods (1930-1965)

Compared to many other parts of the United States, the Los Angeles region was impacted to a lesser degree by the Depression. Home construction slowed considerably from the levels seen in the 1920s, but houses were still being built in Monrovia indicating that a demand still existed. The automobile continued to advance as the preferred mode of individual transportation. Most of the houses constructed during this period (as well as the 1920s) included garages. It was also during the 1930s that attached garages were occasionally built.

As more people were driving, there was a need to enhance the infrastructure to support this growing trend. In 1935, legislation was signed that included the Arroyo Seco Parkway in the state highway

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¹⁴ H.C. Miller, <u>Map of the City of Monrovia</u>, February 1908

system. The project broke ground in 1938. This was the first divided-lane, high speed, limited-access road in the urban western United States and served as the inaugural route of Los Angeles's freeway system. The completion in 1940 linked Pasadena and Los Angeles, providing an alternative for Monrovians to go to Los Angeles.

The nation began to come out of the Depression by 1937, as a result of Federal government public work programs, but only the advent of World War II would bring a final end to the economic downturn.

With the conclusion of World War II, California experienced a tremendous influx of new residents. This was a combination of several factors. Former military personnel who had experienced the climate and attractive lifestyle of southern California during the war decided to make the region their permanent home. A spike in marriage rates and the subsequent "baby boom" also resulted in numerous new households forming which continued through the 1950s. This increase in population created a huge demand for new housing.15

Like many cities, Monrovia was unprepared for the huge demand for housing. Cities were trying to address post-war housing shortages and many looked at their land use regulations as a long-term solution. In 1947, the City of Monrovia adopted its first comprehensive update to its zoning laws that were virtually unchanged since 1923. These new regulations increased the number of multifamily zoned properties to encourage the development a higher density housing to accommodate the demand. New subdivision development standards were also codified.

The years following World War II witnessed a substantial increase in new residential subdivisions throughout the region. In Monrovia, this was occurring primarily on the eastern and southern portions of the City in areas that had been primarily devoted to agriculture. As the demand for housing increased, the value of land devoted to agricultural uses also increased substantially. Ranchers began selling their farms to developers. This period marked a big shift in how houses were developed. Prior to the Depression, a property owner would subdivide and typically would then sell individual lots for development. New tracts were now subdivided and houses built by a single developer. This resulted in neighborhoods that were much more homogeneous in design and appearance. By the mid-1950s the "tract home" became ubiquitous and represented the largest proportion of new home construction for the next few decades. In areas where there are still larger plots of land available for development, this continues to be the primary method for mass scale single family housing production.

In the years immediately following the War, the housing styles were similar to those of the 1930s. These residences classified as Minimal Traditional, which as the term implies were smaller dwellings that tended to be fairly simple in their design. After the war, new houses generally were even smaller than their pre-war counterparts and are referred to as the Postwar Minimal House. 16 By the late 1940s. newer modern styles began to emerge.

In 1940, Monrovia's population was 12,807; by 1950, the population increased 58% to 20,186. This tenyear period had the largest population increase in terms of total people than any other decade. The overwhelming majority of that growth occurred between 1946 and 1950 and was accommodated largely through new subdivisions. By the mid-1960s, Monrovia was fairly well built out and new construction was almost entirely in-fill. Today, in-fill redevelopment continues to represent almost all new construction.

¹⁶ Tract Housing in California, 67.

¹⁵ Tract Housing in California, 15.

North Encinitas Historic District

The North Encinitas Historic District is north of the original townsite and includes the majority of the properties in the 100 block and all of the 200 block of North Encinitas Avenue from Foothill Boulevard to Greystone Avenue (excluding properties fronting Foothill Boulevard and the four parcels on the west side of Encinitas Avenue owned by the Presbyterian Church: Lots 122, 125, 130, 133, and 138 of the Keefer Subdivision of Lot 69). The District is comprised of 64 parcels. The District includes approximately half of the Keefer Subdivision of Lot 69 as well as the Woodrow Tract and the Seem Tract, both re-subdivided portions of the Keefer Tract.

Keefer Subdivision of Lot 69

The Keefer Subdivision of Lot 69 in Rancho Santa Anita ("Keefer Subdivision") was recorded on April 28, 1887 ("at 25 min. past 10 A.M.") and created 150 lots bounded by Myrtle Avenue on the west, Greystone Avenue on the north, Ivy Avenue on the east. This was the first recorded subdivision north of White Oak Avenue (Foothill Blvd.) since the founding of the Town of Monrovia in 1886. It was soon followed by the Keefer Subdivision of Lots 74 and 75, the Banana Addition also in 1887, then the Monroe Addition to the Monrovia Tract in 1888. Compared with the other subdivisions, both of Keefer's tracts were modest in terms of lot sizes; the majority were 50 feet wide by 150 feet deep. The relatively small size of these lots compared with the size of other lots north of White Oak may have been the primary reason that this neighborhood developed earlier than surrounding subdivisions.

This subdivision created North Encinitas Avenue and North Ivy Avenue (as a continuation of South Ivy Avenue) as well as Cedar Avenue. North Myrtle Avenue appears to have existed prior to the subdivision and is identified in the Santa Anita Tract as Reservoir Avenue¹⁸ Consistent with the City's street naming scheme, the two new streets were named for trees, although, it appears that Encinitas (Spanish for "little oaks") is the first use of a Spanish word for a street name.

Colonel Samuel Keefer

Samuel Keefer, a native of Pennsylvania was a colonel in the Union army during the Civil War. Colonel Keefer owned a considerable amount of land in Monrovia including a 30 acre tract east of Myrtle Avenue and north of White Oak Avenue. Additionally, he acquired several other tracts of land in Monrovia including a parcel of land in the middle of town where in 1886, he built and then operated La Vista Grand Hotel, which at the time was one of Monrovia's most significant buildings. He also built the Baxter Building, originally known as the Keefer Building, it is Monrovia's oldest remaining commercial building.



Figure 3 - La Vista Grand Hotel (c. 1890)

¹⁷ Book 16 Page 42 Miscellaneous Records of Los Angeles County

¹⁸ Book 6 Page 240-41 Miscellaneous Records of Los Angeles County

¹⁹ Wigton, Jim. "What's in a Name?"

Colonel Keefer committed suicide in January of 1887. Keefer's son, John Samuel Keefer was responsible for the platting of his father's property including the Keefer Subdivision in 1887 which was recorded three months after Colonel Keefer's death. In 1891, Samuel Keefer's estate, which held title to a considerable amount of property in Monrovia, was auctioned to pay his debts.²⁰

Just outside the district boundaries, Samuel Keefer's daughter Eliza Keefer Root's house still stands on the northeast corner of Greystone and Encinitas Avenues at 131 East Greystone Avenue.²¹

Woodrow Tract

The Woodrow Tract subdivided Lots 54, 59, 64, 65 and 66 of the Keefer Subdivision which was on the northwest corner of Cedar and Encinitas Avenue and reoriented the lots from Cedar Avenue to Encinitas Avenue.²²

Howard S. Woodrow moved from Illinois to Long Beach, California around the turn of the century and soon became interested in real estate in Monrovia and purchased property at the northwest corner of Encinitas and Cedar Avenues which became known as the Woodrow Tract.

He built the home at 201 North Encinitas Avenue for his family in 1903 and the family moved in on February 4, 1904. A few years later he built the house next door (205 North Encinitas Avenue), and the family moved into the new home by Christmas 1911. Mr. and Mrs. Woodrow had one daughter, Mary born in 1889. The Woodrow's lived here until their deaths. Mary lived in Monrovia until June 1979²³

Seem Tract

The Seem Tract was subdivided Lots 67, 68 and a portion of 69 of the Keefer Subdivision resulting in three lots oriented toward Encinitas Avenue as opposed to Cedar Avenue. Sarah Ann Seem was the owner. This map was recorded on July 27, 1910.²⁴

Sanborn Maps

The Sanborn Company created maps for over 12,000 U.S. cities and towns from 1867 to 1970. The maps were drawn specifically for the purpose of assessing fire insurance liability. These maps, which were updated on a regular basis, show fairly accurately the improvements on all properties within the mapped areas. The maps have become invaluable in providing a detailed history of the development of an area. The City is in possession of copies of the Sanborn Fire Insurance Maps for the years of: 1888, 1892, 1897, 1907, 1913, and 1927. The last update which used the 1927 base map was done in 1960.

North Encinitas Avenue first appears on the 1892 map, however, both on this map and the 1898 map it is only shown on the index map. The 1907 map shows both blocks of the district. This is the only area north of Foothill Boulevard (White Oak Avenue) that was illustrated on the detail sheets. This indicates a high enough level of development in the area to justify the creation of a map. While Myrtle and Ivy Avenues are also shown, significantly more development had occurred on Encinitas.

²⁰ Los Angeles Herald, Volume 35, Number 80, January 2, 1891.

²¹ North Encinitas Historic District application.

²² Map Book 9 Page 185 Tract Maps of Los Angeles County

²³ North Encinitas Historic District application.

²⁴ Map Book 16 Page 164 Tract Maps of Los Angeles County

Monrovia and North Encinitas Context

The North Encinitas Historic District in many ways is like many other neighborhoods in Monrovia, especially neighborhoods north of Foothill Boulevard. The district is comprised of mostly single family residential structures. However, several low-density multifamily properties sporadically occur throughout the district reflecting the current and historic zoning regulations. It still, however, retains the character of a single-family neighborhood.

Periods of significance

Within the boundaries of the North Encinitas Historic District, there are 64 individual properties. This neighborhood represents close to 130 years of residential development. As originally envisioned, this neighborhood could justify several periods of significance representing a broad span of development history within the City of Monrovia. Historic districts may span several periods of development, if the district overall reflects a strong sense of a specific time and place.

However, as the evaluation continued, it became apparent that the predominant development pattern of the district is narrow. Of the 64 properties, 41 (64%) were developed within a 21-year timeframe (1901-1922). Additionally, there are three remaining structures that were built in the 19th Century. The district contains 44 properties (69%) that were built prior to1923.

Currently, there are no remaining properties that were developed on Encinitas between the years of 1923 and 1945. The nine properties that have dwellings constructed between 1945 and 1953 represent 14% of the District. However, over half (5) of those have been substantially altered impacting their integrity to convey significance of Post-war Minimal Traditional dwellings. Although the two houses at 163 North Encinitas Avenue were built in 1942, they were moved from other cities in 1961 and therefore no longer have integrity of location. Therefore the year built assigned for the district evaluation is the date the houses were moved to Monrovia, 1961. The post-war era marked one of the greatest population increases in Monrovia's history. The development pattern in the district during this period accounts for only minor infill development which does not represent the broader pattern of development in Monrovia during this period.

From the theme of architectural style, all the structures within the periods of significance except two reflect Victorian-era or Craftsman influences. It is interesting to note, that of all the dwellings constructed between 1888 and 1922, only one was not originally wood-sided. That house, at 271, a Tudor Revival, also represents the only house from the Eclectic Period of the mid-1920s.

Following a recession in 1920-22, the country entered a period of economic prosperity known as the



"Roaring Twenties". This was also a particularly prosperous time in Monrovia with considerable residential construction occurring in throughout the City; yet no primary structures were built in this neighborhood between 1922 and 1929.

The advent of the Great Depression after the stock market crash in 1929 curtailed economic growth in Monrovia and the nation. The patterns of slow growth in the district continued through the war years.

The improved economic climate resulted in a new wave of construction in Monrovia and in the district, which included a small cycle of infill development in the district between 1945 and 1953.

The overwhelming majority (69%) of the properties fall into the following two periods of significance, from Monrovia's founding to the Great Depression.

Town Founding and Early Settlement (1886-1899)

These properties represent the period following the rancho era at the time of the City's founding. Residential development is typically associated with the establishment of early neighborhoods and subdivisions. Properties from this period add character, interest and/or value as part of the heritage of the community. Because these are generally remnant properties, due to the scarcity of remaining properties in this period, those properties maintaining even moderate levels of integrity, efforts should encourage their preservation. Contributing properties under this context represent the earliest resources in Monrovia

Contributing properties may lack individual distinction but maintain their character defining features and add interest or value as part of the heritage of Monrovia. Since these properties from this period are rare and represent the earliest development in Monrovia, more alteration may be acceptable. However, integrity of location, design, and feeling is required at a minimum to convey the historic association with Monrovia's 19th Century development.



Early 20th Century Development (1900-1929)

The overall character of the district and Monrovia were established during this period. These properties represent the patterns that residential influence development in the future. Residences may be eligible contributors both individually excellent examples of an architectural style or those whose components may lack individual distinction but represent intact examples of single family or low density multifamily development from this period. Existing examples in the district are typically modest examples Queen Anne/Victorian-era Craftsman dwellings.

To be considered as a contributing property, it must retain sufficient integrity to convey its historic significance under this context. A fairly large number of residential properties were constructed during this period; therefore individually eligible properties should have a high degree of physical integrity with little or no alteration from their original design and maintain a high degree of integrity in each of the aspects of integrity.

A property that has lost some historic materials or details may still contribute to the significance of the district if it maintains the essential aspects of integrity. Additionally, more modest intact examples of a style within this context may also be considered as contributing. Some minor alterations may be acceptable as long as the district as a whole continues to convey its significance. Major alterations that modify the form including window openings or modifications of the original roofline, enclosing of porches and/or balconies would not be acceptable.

The contributing properties have maintained their character defining features within the period of significance and reflect a strong sense of time and place.



Themes

Within the citywide context, the North Encinitas Historic District in Monrovia is significant under two themes:

- Planning and development and its relationship to the broad patterns of community development in Monrovia.
- Important examples of architectural styles common in Monrovia during the first quarter of the 20th century.

Community Development

The NEHD consists of about half of the Keefer Subdivision, the first subdivision to be platted for residential development north of Foothill Boulevard. This process of subdivision outside the Monrovia Tract and the platted Town of Monrovia was an important factor in the City's expansive growth during the first two years after the town was founded through the end of the real estate boom in 1888. The district is important in illustrating Monrovia's early residential development and subdivisions outside the original townsite.

Several dwellings were constructed in the district prior to the recession in southern California (two remain), however by the 1895, the platting of new subdivisions and residential construction began to slowly increase on Encinitas and throughout Monrovia.

Monrovia was settled primarily by middle-class families. As many of the other subdivisions north of Foothill Boulevard created larger lots, lots created in the Keefer Subdivision were smaller than subsequent subdivisions in the northern extension of Monrovia. This made them more affordable and attracted buyers looking to develop more modest residences.

These lots, specifically the 100 and 200 blocks of North Encinitas, developed at a rapid pace. The Sanborn maps provide evidence that these two blocks developed much earlier and at a faster rate than any other neighborhood north of Foothill Boulevard. By 1910 about one-third of the lots were improved with dwellings and just five years later, over half of the lots had been developed. Construction in the district continued until 1914, at the onset of World War I. No new houses were built until 1920. By 1922, almost three-fourths of the neighborhood was developed.

The District is significant for its association with the development of a cohesive neighborhood of working class families in Monrovia from 1888 to 1922 and represents the first "neighborhood" north of Foothill Boulevard. The 100 and 200 blocks of Encinitas Avenue remain one of the Monrovia's most concentrated neighborhoods of homes from the early 1900s. It is an example of the process of early twentieth century suburban development in southern California and Monrovia and also illustrates the process of community development and the evolution of Monrovia to a suburban residential community.

Architecture

Several architectural styles are represented within the North Encinitas Historic District within the periods of significance.

National Folk/Vernacular

The earliest architectural style found is the National Folk or Vernacular style. Although this style is primarily seen in home construction during the very early settlement period in Monrovia, it is also reflected in structures built after the turn of the century usually with other influences such as Craftsman.

Characteristics of this style include rectangular, square, or L-shaped one story buildings. The massing is usually defined as gable-front, gable-front-and-wing, hall-and-parlor, or I-plan. The gabled roofs are sheathed with wood shingles, asphalt or asbestos shingles, or corrugated sheet metal. Porches integral with the gabled roof or attached as a shed roof were often part of the home. The foundations were usually raised and constructed of wood. The walls were typically wood sided. Tall rectangular double-hung windows and doors were commonly found in earlier examples of this style. One of the character-defining elements for the National Folk/Vernacular style is the lack of decorative ornamentation or details.

Queen Anne/Folk Victorian/Transitional

The vernacular folk Victorian cottage were also one of Monrovia's early architectural styles coincides with the popularity of Queen Anne and other Victorian-era styles.

Typical features include intersecting roof forms, usually gabled with an L-shaped plan, tall narrow windows, partial, recessed porches, sometimes turned and carved wooden decorative elements, spindlework and "gingerbread" trim were used. Queen Anne almost always employed decorative accoutrements. Overhanging eaves with decorative brackets were also typical Queen Anne elements.

After the turn of the century, both Victorian-era forms and decorative accents began to fall out of favor. Victorian-era styles began to *transition* to a simpler structure typology. Often these assumed very modest and simple forms. Hipped or pyramidal roof structures were the predominate roof structure, sometimes bellcast. Decorative treatments were usually limited to simple bays, a small roof dormer, and windows with multi-pane divided lights. During the first decade of the 20th century, this was *the*

predominate residential architectural style in Monrovia. As the 1900s progressed, the Craftsman influence became more evident replacing Victorian-era details.

Craftsman

By the end of the first decade of the 20th Century, the Craftsman style and the bungalow took America by storm and played an important role in building the suburban culture of the Los Angeles region. With the spread eastward, the Craftsman-influenced California Bungalow became nationally significant and played an important role in the changing currents of regional influence in 20th Century America.²⁵

Craftsman buildings generally are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and are defined by their horizontality with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character defining features include low pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails. Monrovia is a rich resource for Craftsman style residences. Craftsman continued to be the predominant style through the early 1920's.

In general, the residences found in the NEHD are very modest in scale, style, and detailing. Most retain a high degree of integrity. Because the majority of the neighborhood developed in a fairly short time period, there is a much more cohesive appearance than many other neighborhoods which are quite eclectic and is the hallmark of many Monrovia neighborhoods. The district displays the evolution of architectural styles and stylistic treatments to buildings in Monrovia during the first quarter of the 20th Century.

Evaluation Criteria

The theme of the North Encinitas Historic District is residential development falling into two periods of significance:

- Town Founding and Early Settlement 1886-1899
- Early 20th Century Development 1900-1929.

These two periods represent 69% of all the properties within the district boundaries. The evaluation and determination of contributing properties was done within the context of these two periods.

Status Codes

Each structure was rated using the California Historical Resource Status Codes (CHRS). Only the eligibility for local district designation was considered, therefore the status codes used are limited to the following:

- **5D3** Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- **5B** Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.
- 5S3 Appears eligible for local listing or designation (CHRS given to the district as a whole).
- **6L** Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- **6Z** Found ineligible for NR (National Register), CR (California Register) or Local designation through survey evaluation.

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²⁵ Faragher, John Mack, Bungalow and Ranch House: The Architectural Backwash of California.

Note: if district designation is approved, the 5D3 and 5S3 codes will become 5D1 and 5S1, respectively.

Survey Results

A survey was conducted that evaluated each of the 64 dwellings that have street frontage within the proposed district boundaries. The evaluation was made under the context and themes presented in this report. Historical information if readily available was documented. The descriptions were documented using the standard California Department of Parks and Recreation (DPR) Form 523 (Primary Record Form and Building, Structure, Object Form (BSO)). The District Record is Appendix B, and the individual Primary Records are in Appendix C.

The basic results of the survey are included in the table below. Properties rated 5B or 5D3 are considered to be contributing.

Site Address	Year Built	Style	CHRS	Historic Landmark
116 N ENCINITAS AVE	1921	Craftsman	5D3	Lanamark
120 N ENCINITAS AVE	1976	Ranch	6Z	
122 N ENCINITAS AVE	1888	National	6L	
130 N ENCINITAS AVE	1906	Transitional Victorian	5B	
133 N ENCINITAS AVE	1908	Transitional Victorian	5D3	
134 N ENCINITAS AVE	1908	Transitional Victorian	6Z	
137 N ENCINITAS AVE	1988/1947	Vernacular	6Z	
138 N ENCINITAS AVE	1999	New Traditional Craftsman	6Z	
141 N ENCINITAS AVE	1912	Craftsman	5D3	
144 N ENCINITAS AVE	1921	Craftsman	5D3	
145 N ENCINITAS AVE	1910	MP Folk Victorian	6Z	
148 N ENCINITAS AVE	1912	Colonial Revival Bungalow	5D3	
149 N ENCINITAS AVE	1975	Ranch	6Z	
152 N ENCINITAS AVE	1921	Craftsman	5D3	
155 N ENCINITAS AVE	1901	Transitional Victorian	5B	
156 N ENCINITAS AVE	1913	Craftsman	5B	
159 N ENCINITAS AVE	1906	Transitional Victorian	5B	
160 N ENCINITAS AVE	1922	Craftsman	6Z	
163 N ENCINITAS AVE	1961/1942	Minimal Traditional (moved)	6L	
164 N ENCINITAS AVE	1920	Craftsman	5B	HL-92
167 N ENCINITAS AVE	1902	Queen Anne	5B	
168 N ENCINITAS AVE	1912	Craftsman	5D3	
171 N ENCINITAS AVE	1910	Transitional Victorian	5D3	
172 N ENCINITAS AVE	1906	Transitional Victorian	5B	
175 N ENCINITAS AVE	1910	Transitional Victorian	6Z	
176 N ENCINITAS AVE	1912	Craftsman	5B	
177 N ENCINITAS AVE	1910	Craftsman	5B	
180 N ENCINITAS AVE	1920	Craftsman	5D3	
201 N ENCINITAS AVE	1903	Queen Anne	5B	HL-68
202 N ENCINITAS AVE	1951	Minimal Traditional	6L	
205 N ENCINITAS AVE	1911	Craftsman/Bungalow	5B	HL-39
208 N ENCINITAS AVE	1945	Minimal Traditional	6L	
209 N ENCINITAS AVE	1907	Transitional Victorian	5D3	

Site Address	Year Built	Style	CHRS	Historic Landmark
210 N ENCINITAS AVE	1888	Folk Victorian	6L	
214/216 N ENCINITAS AVE	1913	Craftsman	5B	HL-114
217 N ENCINITAS AVE	1904	Transitional Victorian	5D3	
219 N ENCINITAS AVE	1911	Craftsman	5D3	
220 N ENCINITAS AVE	1906	Vernacular Cottage	5B	HL-105
223 N ENCINITAS AVE	1953	Minimal Traditional	6Z	
224 N ENCINITAS AVE	1904	National/Craftsman	5B	HL-72
227 N ENCINITAS AVE	1905	Folk Victorian	5B	
228 N ENCINITAS AVE	1914	Craftsman	5D3	
231 N ENCINITAS AVE	1896	Queen Anne Transitional	5B	
232 N ENCINITAS AVE	2001	New Traditional	6Z	
235 N ENCINITAS AVE	2008/1948	New Traditional	6Z	
236 N ENCINITAS AVE	1910	National/Craftsman	5D3	
239 N ENCINITAS AVE	2002	American Vernacular	6Z	
242 N ENCINITAS AVE	1953	Minimal Traditional	6Z	
243 N ENCINITAS AVE	1908	American Foursquare	5B	HL-38
244 N ENCINITAS AVE	1965	Ranch	6Z	
246 N ENCINITAS AVE	1912	National/Craftsman	5D3	
247 N ENCINITAS AVE	1961	American Vernacular	6Z	
251 N ENCINITAS AVE	1913	Craftsman	5B	HL-31
252 N ENCINITAS AVE	1922	Craftsman	5D3	
255 N ENCINITAS AVE	2004	New Traditional Victorian	6Z	
256 N ENCINITAS AVE	1921	Craftsman	5D2	
259 N ENCINITAS AVE	2006	American Vernacular	6Z	
260 N ENCINITAS AVE	1921	Craftsman	5D3	
263 N ENCINITAS AVE	1914	Craftsman	5B	HL-75
264 N ENCINITAS AVE	1948	Minimal Traditional	6L	
267 N ENCINITAS AVE	2002/1948	New Traditional Craftsman	6Z	
268 N ENCINITAS AVE	1948	Minimal Traditional	6L	
271 N ENCINITAS AVE	1922	Tudor	5B	
272 N ENCINITAS AVE	2007	New Traditional Crafts.	6Z	

Summary of survey

- The two oldest houses were built in 1888, based on Tax Assessor Records.
- Three were built in the first period of significance (1886-1899).
- The majority of houses (41) were built between 1901 and 1922. This represents 64% of the properties.
- 44 of the 64 properties in the district were built within these two periods (69%).
- 38 properties (59%) are contributors. Of the contributors, 25 are Craftsman (66%); 16 are Victorian-era influenced styles (42%).
- There are 9 designated Monrovia historic landmarks.
- 20 of the 38 contributors (53%) were rated 5B (also individually significant).

Statement of Findings

The district contains a concentration of structures representing the development of Monrovia's early neighborhoods as well as a high number of the Victorian-era or Craftsman influenced architectural

styles. This provides two themes: planning and community development and architecture as the basis for evaluation using the seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association.

Based on this evaluation, the North Encinitas Historic District appears eligible for local designation under Title 17 of the City of Monrovia Municipal Code. Based on the provisions of the Historic Preservation Ordinance, the district meets the following criteria:

Criteria Number 3. It contributes to the significance of a historic area that is geographically and visually definable. The area possesses a high concentration of historic and architecturally related grouping of properties which contribute to each other and are unified aesthetically through the design and setting. The district consists of about half of the Keefer Subdivision, the first subdivision to be platted for residential development north of Foothill Boulevard. The process of subdivision outside the Monrovia Tract and the platted Town of Monrovia was an important factor in the City's expansive growth during the first two years after the town was founded through the end of the real estate boom in 1888. The district is important in illustrating Monrovia's early development and subdivisions outside the original townsite. These two blocks represent the process of early twentieth century suburban development in southern California and Monrovia, especially residential development by the middle-class early residents of Monrovia.

The district is also an example of the process of community development and the evolution of Monrovia to a suburban residential community. The 100 and 200 blocks of North Encinitas Avenue remain one of Monrovia's most concentrated neighborhoods with homes from the early 1900s. By 1922, almost three-fourths of the neighborhood was developed.

The District is significant for its association with the development of a cohesive neighborhood of working class families in Monrovia from 1888 to 1922. Sixty nine percent of the properties in the district have primary structures dating to the two periods of significance and 59% (38) are contributing.

Criteria Number 4. The contributing structures in the district embody the characteristics of the Victorian-era and Craftsman architectural styles including the use of distinctive design, materials, detail and craftsmanship. In general, the residences found in the district are modest in scale, style, and detailing. Most retain a high degree of integrity. The majority of the neighborhood developed in a fairly short time period and the district displays the evolution of architectural styles and stylistic treatments to buildings in Monrovia during the first quarter of the 20th Century.

Criteria Number 6. The 100 and 200 blocks of North Encinitas Avenue incorporate elements that help preserve and protect an area of historic interest in the City of Monrovia. The district is significant for its association with the development of a cohesive neighborhood of working class families from 1888 to 1922.

State and Federal Register

The North Encinitas Historic District was evaluated for eligibility for local designation under the City of Monrovia's Historic Preservation Ordinance by City Staff. The district was not evaluated for eligibility for listing in the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR) and for that reason, status codes are limited to "5"s and "6"s.

However, in reviewing the requirements of the CRHR, it appears that the district may be eligible for listing in the CRHR, as its contributing structures display good examples of the both Victorian-era vernacular and Craftsman style that embody the distinctive characteristics of the period and of the region (Criterion 3). In accordance with state historic preservation guidelines, a lesser threshold for integrity of design is typically required for eligibility at the state level. Eligibility for inclusion in the NRHP is determined by applying the criteria established by the National Park Service under the National Historic Preservation Act which generally requires a higher threshold of significance and distinction. The contributing structures within the district have maintained a high level of integrity and upon further evaluation may be found to meet the federal requirements.

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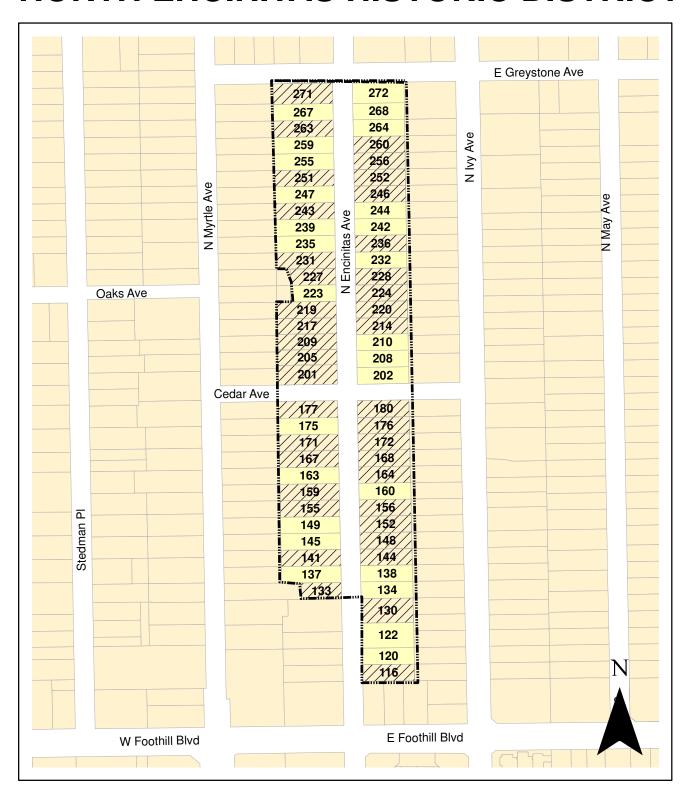
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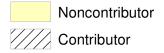
APPENDIX A – North Encinitas Historic District Map



NORTH ENCINITAS HISTORIC DISTRICT



Proposed North Encintas Historic District

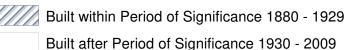




NORTH ENCINITAS HISTORIC DISTRICT PERIOD OF SIGNIFICANCE



Year Built by Decade





APPENDIX B – California Parks and Recreation 523 A (Primary)/D (District) Record



State of California Department of Parks and Recreation

PRIMARY RECORD

Primary # HRI # Trinomial

Other Listings Review Code CHR Status Code 5S2

Page	_1_ of	*Resource Name or #:	North Encinitas Historic	District			
P1	Other Identifie	er: 100 & 200 block of No	orth Encinitas Avenue		_		
P2	Location:	☐ Not for Publication	n 🛛 Unrestricted				
	a. County:	Los Angeles					
	c. Address:	116-272 North Encinitas A		City:			91016
	e. Other Locat	ional Data: North Encin	itas Avenue bounded by Footh	nill Boule	evard on the south and	Greystone Avenu	ie on the

Reviewer

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

The North Encinitas Historic District is comprised of the residential properties on of both sides of North Encinitas Avenue between Foothill Boulevard and Greystone Avenue. These blocks were created on April 28, 1887 with the recordation of the Keefer Subdivision of Lot 69 in Rancho Santa Anita. The majority of these two blocks were developed with single family residences between 1888 and 1922 and represent Victorian-era and Craftsman architecture. 38 (out of 64) properties are contributing. The contributing structures are primarily modest examples of the housing stock built during the first quarter of the 20th century. However, there are several dwellings that show adept use of materials and craftsmanship of Queen Anne and Craftsman architectural styles. The district can be described as a typical suburban low-density residential neighborhood of the early 20th century. Consistent building setbacks provide a linear view corridor from the street. Most of the properties have detached garages accessed by driveways from the street; neither side of the street has an alley. Other street features include concrete sidewalks, with a narrow parkway strip and concrete curb and gutter.

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 southeast in the 200 block, 3/15/2017
P6 Date Constructed: 1888-1922
Source: Tax Assessor/Permits
P7 Owner and Address:
See individual DPRs

P8 Recorded by:
Craig Jimenez, AICP

Date

 P9 Date Recorded:
 2/2017

 P10 Survey Type:
 District

City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016

P11 Report Citation:

Attachn	nents:	□ NONE		☐ Sketch Map	□ Continua	ation Sheet	Building,	Structure, a	nd Object Reco	rd
			□ District Record							
□ Artifa	ct Reco	rd □ Pho	tograph Record	Other (List):						

State of California
Department of Parks and Recreation
DISTRICT RECORD

Primary # HRI # Trinomial

Page 2 of 4

D1. Historic Name:

D2. Common Name: North Encinitas Historic District

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The North Encinitas Historic District is comprised of the residential properties on of both sides of North Encinitas Avenue between Foothill Boulevard and Greystone Avenue. The district is north of the original townsite and includes properties in the 100 and 200 block of North Encinitas The District is comprised of 64 parcels. These blocks were created on April 28, 1887 with the recordation of the Keefer Subdivision of Lot 69 in Rancho Santa Anita (Keefer Subdivision). The District includes approximately half of the Keefer Subdivision, as well as the Woodrow Tract and the Seem Tract which both re-subdivided portions of the Keefer Subdivision.

The district is a grouping of primarily single-family residences within a portion of the Keefer Subdivision. This neighborhood represents close to 130 years of residential development. Within the boundaries, there are two periods of significance (1886-1899, 1900-1929). These two periods encompass Monrovia's development from the town founding through the Depression. 44 properties were built within these periods accounting for 69% of the properties; 38 out of 64 are contributing (59%). There were 41 (64%) were developed within a 21-year timeframe (1901-1922). Three additional properties contain primary structures built in the 19th Century. From the theme of architectural style, all the structures within the periods of significance, with the exception of two reflect Victorian-era or Craftsman influences.

D4. Boundary Description:

The district is comprised of the majority of the 100 and 200 North Encinitas Avenue. The district is bound by Foothill Boulevard and Greystone Avenue (excluding properties fronting Foothill Boulevard and the four parcels on the west side of Encinitas Avenue owned by the Presbyterian Church: Lots 122, 125, 130, 133, and 138 of the Keefer Subdivision of Lot 69).

D5. Boundary Justification:

The boundaries for the district includes approximately half of the Keefer Subdivision and has a high predominance and concentration of buildings constructed between 1901-1922.

D6.	Significance: Theme _	Residential Architectu	ure/Community Development	Area Monrovia, California		
	Period of Significance	1886-1929	Applicable Criteria _	Local 3,4,6	(Discuss district's importance	
	in terms of its historical con	ntext as defined by their	me, period of significance, and geo	graphic scope.	Also address the integrity of the district as a	
	whole.)					

Criteria Number 3. It contributes to the significance of a historic area that is geographically and visually definable. The area possesses a high concentration of historic and architecturally related grouping of properties which contribute to each other and are unified aesthetically through the design and setting. The district consists of about half of the Keefer Subdivision, the first subdivision to be platted for residential development north of Foothill Boulevard. The process of subdivision outside the Monrovia Tract and the platted Town of Monrovia was an important factor in the City's expansive growth during the first two years after the town was founded through the end of the real estate boom in 1888. The district is important in illustrating Monrovia's early development and subdivisions outside the original townsite. These two blocks represent the process of early twentieth century suburban development in southern California and Monrovia, especially residential development by the middle-class early residents of Monrovia.

The district is also an example of the process of community development and the evolution of Monrovia to a suburban residential community. The 100 and 200 blocks of North Encinitas Avenue remain one of Monrovia's most concentrated neighborhoods with homes from the early 1900s. By 1922, almost three-fourths of the neighborhood was developed.

The District is significant for its association with the development of a cohesive neighborhood of working class families in Monrovia from 1888 to 1922. Sixty nine percent of the properties in the district have primary structures dating to the two periods of significance and 59% (38) are contributing.

Criteria Number 4. The contributing structures in the district embody the characteristics of the Victorian-era and Craftsman architectural styles including the use of distinctive design, materials, detail and craftsmanship. In general, the residences found in the district are modest in scale, style, and detailing. Most retain a high degree of integrity. The majority of the neighborhood developed in a fairly short time period and the district displays the evolution of architectural styles and stylistic treatments to buildings in Monrovia during the first quarter of the 20th Century.

Criteria Number 6. The 100 and 200 blocks of North Encinitas Avenue incorporate elements that help preserve and protect an area of historic interest in the City of Monrovia. The district is significant for its association with the development of a cohesive neighborhood of working class families from 1888 to 1922.

D7. References (Give full citations including the names and addresses of any informants, where possible.):

See continuation sheet

D8. Evaluator: Craig Jimenez, AICP Date: February 2017

Affiliation and Address: City of Monrovia, 415 South Ivy Avenue, Monrovia 91016

State of California
Department of Parks and Recreation
Continuation Sheet

Primary # HRI # Trinomial

Page 3 of 4

Resource Name: North Encinitas Historic District

D3 Detailed Description (continued)

The contributing structures are intact, primarily modest examples of the housing stock built during the first quarter of the 20th century. However, there are several dwellings that show adept use of materials and craftsmanship of Queen Anne and Craftsman architectural styles. The district can be described as a typical suburban low-density residential neighborhood of the early 20th century. Consistent building setbacks provide a linear view corridor from the street. Most of the properties have detached garages accessed by driveways from the street; neither side of the street has alleys. Other street features include concrete sidewalk, with a narrow parkway strip and concrete curb and gutter.

A separate Primary Record (DPR523a) and Building, Structure and Object Record (DPR523b) was completed for each of the 64 properties within the district boundaries; 38 of the 64 are classified as contributing through this evaluation. The following 20 properties were also determined to be considered locally significant (including 9 that have already been designated as Monrovia historic landmarks). These properties were assigned a CHRS of 5B:

```
130 North Encinitas Avenue (Transitional Victorian)
155 North Encinitas Avenue (Transitional Victorian)
156 North Encinitas Avenue (Craftsman)
159 North Encinitas Avenue (Transitional Victorian)
164 North Encinitas Avenue HL-92 (Craftsman)
167 North Encinitas Avenue (Queen Anne)
172 North Encinitas Avenue (Transitional Victorian)
176 North Encinitas Avenue (Craftsman)
177 North Encinitas Avenue (Craftsman)
201 North Encinitas Avenue HL-68 (Queen Anne)
205 North Encinitas Avenue HL-39 (Craftsman)
214-216 North Encinitas Avenue HL-114 (Craftsman)
220 North Encinitas Avenue HL-105 (Vernacular Cottage)
224 North Encinitas Avenue HL-72 (National/Craftsman)
227 North Encinitas Avenue (Folk Victorian)
231 North Encinitas Avenue (Queen Anne/Transitional)
243 North Encinitas Avenue HL-38 (American Foursquare)
251 North Encinitas Avenue HL-31 (Craftsman)
263 North Encinitas Avenue HL-75 (Craftsman)
271 North Encinitas Avenue (Tudor Revival)
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The following 18 properties are significant as contributors to the district, however, would not qualify individually for designation based solely on their architectural merits. Therefore, these properties were assigned a CHRS of 5D1:

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116 North Encinitas Avenue (Craftsman)
133 North Encinitas Avenue (Transitional Victorian)
141 North Encinitas Avenue (Craftsman)
144 North Encinitas Avenue (Craftsman)
148 North Encinitas Avenue (Craftsman)
152 North Encinitas Avenue (Craftsman)
168 North Encinitas Avenue (Craftsman)
171 North Encinitas Avenue (Transitional Victorian)
180 North Encinitas Avenue (Craftsman)
209 North Encinitas Avenue (Transitional Victorian)
217 North Encinitas Avenue (Transitional Victorian)
219 North Encinitas Avenue (Craftsman)
228 North Encinitas Avenue (Craftsman)
236 North Encinitas Avenue (National/Craftsman)
246 North Encinitas Avenue (National/Craftsman)
252 North Encinitas Avenue (Craftsman)
256 North Encinitas Avenue (Craftsman)
260 North Encinitas Avenue (Craftsman)
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The remaining 26 noncontributing properties do not fit into the theme of the district or have been altered so that they no longer retain sufficient integrity to convey the significance of the theme of the district. These properties were assigned a status code of 6L or 6Z.

D7. References (continued)

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Appendix C – California Parks and Recreation 523A (Primary) and 523B (Building, Structure, Object) Records

Thanks to Dennis Sanchez who provided the photographs for used for the DPR Forms.



State of California Department of Parks and Recreation

PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Other Listings

					Review Code	e Reviewer			Date	
Page	1	of	2	*Resource	e Name or #:	116 North Encinitas Avenue				
P1	Other	Iden	tifior:							
*P2	Locat		tillol.	□ Not	for Publication	□ Unrestricted □		Enci	initas Historic	District
	a. Co		1	Los Angeles		_				
	c. Add	dress	;: ·	116 North Er	ncinitas Avenue		City:	Monrovia	Zip:	91016
	e. Oth	ner Lo	cation	nal Data:	APN # 8519	-027-035				
P3a	Descr	riptio	n: (Des	scribe resour	ce and its major e	elements. Include design, mate	erials, co	ondition, alterations, size,	setting, and h	ooundaries)
	gable gable porch south each interna	d low porce landi side side e al grie	pitched h, also ing and facing of the d ds and	d roof has a with scallop I front door a steps and wa door domina are on each	decorative scallo, ned bargeboard, in the centered on the alk way leading to te the front porch a side of the porch	Bungalow was erected in 1921 ped bargeboard (not original), is supported by Tuscan columne front elevation and sit below of the driveway. The front door a h. The original windows on the h. The window surrounds are sits on a split face block found	with wich with with wind surrous front wide an	le eaves and exposed rai is enclosed by a wide sla cal slatted attic vent. The ound with tall narrow part elevation have been rep nd plain. The siding is ma	fters. The paratted handraile porch is accitial sidelights allaced by vinyedium width c	rtial width, front I. The concrete essed from the and shutters on I windows with clapboard. The
P3b	Reso	urce	Attribu	tes: (List att	ributes and codes	s) HP2. Single family property				
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	24	表			4			P6 Date Con		1921
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	B			R. Age	THE REAL PROPERTY.	Carried Street	1000	P7 Owner an		
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7								La Habra Heig		1
			2				建	P8 Recorded City of Monrov Planning Divisi 415 South Ivy Monrovia, CA	ria ion Avenue	
						man / /		P9 Date Rec	orded:	1/2017
								P10 Survey T	-	District
			-							
		-						- 34		

P11 Report Citation:

Attachments:	☐ NONE ☐ Location Map	☐ Sketch Map [Continuation Sheet	□ Building, Structure.	and Object Record
☐ Archaeologi	ical Record District Record	☐ Linear Feature	e Record Milling S	tation Record Rock	Art Record
☐ Artifact Rec	ord ☐ Photograph Record ☐	Other (List):			

State	of California			Primary #							
Depar	tment of Parks and	d Recreation		HRI #							
BUIL	DING, STRUC	TURE, AND O	BJECT RE	CORD Trinom	nial						
Page	_2_ of _2 *I	Resource Name or #:	116 North E	ncinitas Avenue							
B1	Historic Name:										
В2	Common Name:										
В3	Original Use	Single Family Resid	lential								
B4	Present Use	Single Family Resid	lential								
B5	Architectural Style	California Bungalov	I								
В6	Construction Histo	ry (Construction date, a	alterations, and d	ate of alterations)							
	9/13/1921 – Permit issued to Tillford Brothers builders to construct house (permit #1591) 6/2/1938 – Permit issued to Tillford Brothers to construct a hot house (permit #590) 1948 – permit issued to Charles Tillford to extend rear wall 1987 – request denied by Planning Commission to demolish house for parking lot for 135 W. Foothill.										
	Occupant History 1924 -1931 Tillford 1938 Charle 1944 – 1961 Edwin	Bros. s W. Tillford (per buildir (E.L) Tillford (clerk El R	ng permit) ancho Pharmacy	()							
В7	Moved: No	Date Moved		Original Lo	ocation						
В8	Related Features: None	Date increa									
В9а	Architect: U	Inknown		b. Builder:	Dellford Brothers						
B10	Significance: T	heme: Residential	Development	Area:	Monrovia/Encinitas District						
	example of the hous notable architectural	rs ineligible for the Nation	n Monrovia during perit designation a	the first quarter of	Single Family r, and for local designation. The property is a typical the 20 th Century. It lacks integrity and does not exhibit wever of interest as a contributor to one of the periods of						

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14 Evaluator/Date Craig Jimenez, AICF



PRIMARY RECORD

Primary #
HRI #
Trinomial
CHR Status Code 6Z

Other Listings

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Page 1 of 2 "Resource Name or #: 120 North Encinitas Avenue P1 Other Identifier:					Review C	ode	Reviewer		Da	te	
P2 Location:	Page	1	of	2	*Resource Name or #	120 N	orth Encinitas Avenue				
a. County: Los Angeles c. Address: 120 North Encinitas Avenue e. Other Locational Data: APN # 8519-027-032 P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This single story home (1305 sq. ft.) was built in 1976. The house has very minimal architectural detailing and resembles tract housing the 1970s. The low pitched hipped roof has shallow eaves finished with a simple flascia. The structure is primarily sided with stucco, wall surrounding the forth facing garage is red brink with a numning bond as is the chimmey on the north value surface and the surface and making it the dominant feature of this house. The front door is recess with a large aluminum sliding window to the left and large cement patio in front. The roof is asphalt shingles. P3b Resource Attributes: (List attributes and codes) HP2. Single family property 1P4 Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other P5b Description of Photo: (view, date Photograph P5c Description of Photo: (view, date Source: Building Permit P7 Owner and Address: Ureta Family Trust 120 N. Encinitas Ave Monrovia, CA 91016 P6 Recourced by: City of Monrovia P1016 P8 Recorded: 1/2017 P10 Survey Type: □ District P11 Report Citation: P11 Report Citation:	P1	Othe	r Iden	tifier:							
c. Address: 120 Noth Encinitas Avenue	*P2	Loca	tion:		☐ Not for Publicati	on	□ Unrestricted		Encinita	s Historic I	District
e. Other Locational Data: APN # 8519-027-032 Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This single story home (1305 sq. ft.) was built in 1976. The house has very minimal architectural detailing and resembles trach tousing the 1975. The low picked hisped roof has shallow evere finished with a simple fascia. The structure is primarily sided with stucco, wall surrounding the front facing garage is red brick with a running bond as is the chrimner fine the trached garage sitting in front of the living area and making it the deminant leature of this house. The front door is reces with a large aluminum sliding window to the left and large cement patio in front. The roof is asphalt shingles. P3b Resource Attributes: (List attributes and codes) HP2. Single family property 1P4 Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other P5b Description of Photo: (view, date Photograph P5a Photograph Facing East, 1/31/2017 P6 Date Constructed: 1976 Source: Building Pemit P7 Owner and Address: Ureta Family Trust 120 N. Encinitas Ave Monrovia, CA 91016 P8 Recorded by: City of Monrovia Planning Dy Airenue Monrovia, CA 91016 P9 Date Recorded: 1/2017 P10 Survey Type: District P11 Report Citation: Attachments: □ NONE □ Location Map □ Sketch Map □ Continuation Sheet □ Building, Structure, and Object Record		a. Co	unty:		Los Angeles						
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☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):	☐ Arch	haeolo	gical I	Recor	d ☐ District Record ☐ L	near Feature	☐ Continuation Sheet e Record ☐ Milling Si	⊠ Build	ling, Structure, and Object Re ecord ☐ Rock Art Record	ecord	

Depar	of California tment of Comn			JECT RE	Primary # HRI # CORD Trinom	nial
Page	_2 of _2		e Name or #:		incinitas Avenue	
В1	Historic Name:					
B2	Common Name:					
В3	Original Use	Singl	le Family Reside	ntial		
В4	Present Use	Singl	le Family Reside	ntial		
В5	Architectural St	yle Rand	ch			
В6	Construction F	listory (Cons	truction date, alt	erations, and d	late of alterations)	
	1976 – permit is	sued to Fred	Bowden to cons	truct the house	e on a vacant lot.	
B 7	Moved: No	Date	Moved		Original Lo	ocation
B8	Related Featur		INIOVEU _		Original Ec	
	n/a	-				
В9а	Architect:	Unknown			b. Builder:	Fred Bowden
B10	Significance:	Theme:	Residential De	evelopment	_ Area:	Monrovia/Encinitas District
	This property do	ince in terms pes <i>not exhibi</i>	it sufficient histor	ical or architec		HP2. Single family property prity. Secessary at any level for individual designation. Although it to the period of significance of the North

Additional Resource Attributes:

Encinitas Historic District.

B12 References:

B11

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14 Evaluator/Date



PRIMARY RECORD

Primary #

Trinomial

HRI#

CHR Status Code 6L

		Review Code		Date										
Page	1 of 2	*Resource Name or #:	122 North Encinitas Avenue											
P1	Other Identifier:													
*P2	Location:	☐ Not for Publication	□ Unrestricted □ Un	Encinitas Historic Distr	rict									
	a. County:	Los Angeles	<u> </u>											
	c. Address:	122 North Encinitas Avenue	С	Eity : Monrovia Zip : 91	1016									
	e. Other Locatio	nal Data: APN # 8519-	-027-042											
РЗа	Description: (De	scribe resource and its major e	lements. Include design, materia	als, condition, alterations, size, setting, and boun	daries)									
	This two-story gable-front-and-wing National style residence has a cross gable, low pitch roof and sided with non-original stucco. Originally built in 1888 as a single story structure, this house has been modified substantially over time. A second story was added after the turn of the century, original windows have been replaced and the original front porch has been completely enclosed and is sided with clapboard. Roof elements include overhanging eaves with exposed rafter tails, projecting beam-ends and a triangular lattice work vent in the front gable peak. A tripartite window of double-hung sash is located on the north end of the primary façade. These elements show Craftsman era influence, consistent with the building permit history. A low cobblestone wall retains the front yard. This house has been converted to a triplex. The original garage / barn have been converted to a duplex with an additional carport.													
Dak	Dogguego Attrib	utas. (List attributes and sades	\ LID2 Multi family property											
P3b *P4		utes: (List attributes and codes ent: ⊠ Building □ Structu		District ☐ Element of District ☐ Other										
	Photograph	ent. 🖂 building 🗀 otracte		P5b Description of Photo: (vie	ew, date)									
		The same of the last of the la	1767527527	Facing east, 1/31/2017										
				P6 Date Constructed: 18	388									
6.3	2.16			Source: Tax Assessor										
				P7 Owner and Address:										
				Alcazar Living Trust										
				1336 Michillinda Ave. Arcadia, CA 91006-1921										
				P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016										
				P9 Date Recorded: 1/2	017									
			TA: N		trict									
	THE REAL PROPERTY.													
P11 Re	eport Citation:													

Attachments:		☐ Location Map	☐ Sketch Map	☐ Continu	uation Sheet	⊠ Building,	Structure,	and Object	Record
☐ Archaeologic	al Record	☐ District Record	Linear Feat	ure Record	☐ Milling S	tation Record	I ☐ Rock	Art Record	
☐ Artifact Reco	rd Phot	tograph Record	Other (List):		•				

State of California	Primary #
Department of Community Development	HRI #
BUILDING, STRUCTURE, AND OBJECT REC	CORD Trinomial

Page	_2 of _2 *	Resource Name or #:	122 North Encinitas	Avenue								
B1	Historic Name:											
B2	Common Name:											
ВЗ	Original Use	Multi-family property										
B4	Present Use	Multi-family property										
В5	Architectural Style	National										
В6	Construction Histo	ory (Construction date, alt	erations, and date of a	Iterations)								
	1888 – Built for A.L. Brown (Tax Assessor/Monrovia Planet) 1907 – Sanborn Map indicate a single story structure 1913 – Sanborn Map indicate a 1½ story structure 2/9/1914 – permit issued to owner F.A. Slosson to construct garage and sleeping rooms 6/19/1924 – permit issued to J.P. Daniel (contractor) to remodel house 9/13/1924 – permit issued to J.P. Daniel (contractor) to remodel house (possible second story addition based on Sanborn) 12/3/1936 – permit issued to J.P. Daniel (contractor) for reroof 1955 – convert 2 apartments above garage 2005 – foundation bolting/seismic *1974 – addresses changed: 122½ A to 122 D; 122 ½ B to 122 E											
В7	Moved: No	Date Moved		Original Loc	cation							
В8	Related Features: The cobblestone riv feature to the district		e front of the property	is similar to tl	ne wall in front of 130 and 134 and is a contributing							
39a	Architect:	Jnknown	b. Bui	ilder:	Unknown							
310	Significance:	Theme: Residential De	evelopment Area:		Monrovia/Encinitas District							
	This structure has be National Register a however appear eli "Monrovia's First Ho	e in terms of historical or an peen significantly altered a nd the California Register. gible for special considera	rchitectural context as and lacks sufficient arch Further it lacks suffici fion in the local plannir cture was originally bui	nitectural qua ient integrity t ng process; it	HP3. Multi-family property ity. lities and historical associations to warrant listing in the for designation as a Monrovia historic landmark. It does was also identified in the Monrovia Legacy Project's of the periods of significance, it no longer retains the							
311	Additional Resour	ce Attributes:	-									
312	References: Sanborn Maps. I A	County Tax Assessor Rec	ords		Sketch Map with north arrow:							

Monrovia Building Permits, Monrovia phone directories, Monrovia Planet

B13 Remarks

B14 Evaluator/Date



PRIMARY RECORD

Primary # HRI # Trinomial **CHR Status Code** 5B

Other Listings Review Code

Reviewer

					Review Cod	e	Reviewer			Date		
Page	_1_	of	2	*Resource	Name or #:	130 Nort	h Encinitas Aven	ue				
P1	Other I	den	tifier:	_								
*P2	Location	on:		☐ Not fo	or Publication	\boxtimes	Unrestricted			Encinitas His	storic [District
	a. Cou	nty:		Los Angeles								
	c. Add	ress	: _	130 North End	cinitas Avenue			City:	Monrovia		Zip:	91016
	e. Othe	er Lo	catio	nal Data:	APN # 8519	9-027-041						
P3a	Descri	ptio	n: (De	scribe resourc	e and its major	elements.	Include design, n	naterials, c	ondition, alter	ations, size, setting,	and b	oundaries)
	Transit rafters. on eac center, three s window three m gage c wall co	ional The h sid and mall s ar hatch lapb ntair	I (1500) hippede. The within vents re location parts oard coars yare	S sq. ft.) single and dormer is cause recessed, Len the porch are are on the souted on the left anels. The six continues arou	family dwelling entered on the p shaped partial as the south the south facing side a side of front eding is clapboand the porch are ar walkway w	was built in the primary (west width porce facing front below the elevation, a red divided in the primary was a few and extends	n 1906. The pyrast) elevation and the on the west significant and a porch rail. Wide 4/1 with the upper a coarse belt down to a new of the street and the st	amidal hipp has a wind de of hou- large sing river rock per panels (sill course concrete fo	ped roof has a dow with six d se has five su le light picture low walls flan matching the e); the upper is bundation. The	Victorian period a low pitch with wide iamond panes flank upport square beam window. Three smk each side of the dormer window ans a narrower gage to e roof has asphalt son a lot and half. T	e eaves ed by lens. The nall port concreted a small shingles	and exposed ouvered vents steps are off och drains and e steps. Two aller one with wer. The wide s. A river rock
P3b	Resou	rce /	Attrib	utes: (List attri	butes and code	s) HP2. Sii	ngle family prope	rty				
*P4 P5a	Resou Photog			ent: 🛚 Build	ling Struct	ture 🗌 C	Object Site	☐ Distri		ent of District CC b Description of F		(view, date)
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N. William	20						STATE OF STATE	A		rt and Sonia Luginb	uhl	
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			N S			Minn.			Cit Pla 41	Recorded by: by of Monrovia anning Division 5 South Ivy Avenue		
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☐ Arcl	haeologi	ical F	Record	d 🗌 District R		r Feature F	Record Milling					

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 130 North Encinitas Avenue **Historic Name: B1** B2 Common Name: **Original Use B3** Single Family Residential **Present Use** B4 Single Family Residential **B5 Architectural Style** Transitional Victorian **B6** Construction History (Construction date, alterations, and date of alterations) 1906 - House constructed (Tax Assessor) 1912 - sewer permit issued to owner Campbell 1937 – permit issued to owner L. Montgomery for garage alteration 1944 – permit issued to owner L. Montgomery for interior alterations 1971 - permit issued to owner L. Montgomery to rebuild foundation Residents 1911, Leroy M. Banks (L.M. & C.O. Banks Co.); 1944, vacant; 1950-1961, Lawrence H. Montgomery **B7** Moved: No **Date Moved Original Location B8 Related Features:** The cobblestone river rock retaining wall at the front of the property is continuous to the wall in front of 134 and similar to the wall at 122 and is a contributing feature to the property and the district. B9a Architect: Unknown b. Builder: Unknown **B10** Significance: Theme: Residential Development Area: Monrovia/North Encinitas District

Period of Significance: HP2. Single family property 1900-1929 **Property Type**

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

This structure appears ineligible for the National Register and the California Register, it does appear eligible for local landmark designation due to its unaltered architectural styling and associate with eh early residential development of Monrovia. Character-defining features include the dwelling's mass, scale and proportion, materials, roof shape, form and exterior cladding, window treatments, and incorporation of river rock elements. Additionally, it is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 **Additional Resource Attributes:**

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

Craig Jimenez, AICP City of Monrovia **B14** Evaluator/Date 415 South Ivy Avenue Monrovia, CA 91016 1/2017

Sketch Map with north arrow: Brookdale N

PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5D3

Other Listings

				Review Code	e Reviewer		Date	
Page	1	of	2	*Resource Name or #:	133 North Encinitas Avenue			
P1	Othe	r Iden	tifier:	:				
*P2	Loca			☐ Not for Publication			Encinitas	Historic District
	a. Co	unty:		Los Angeles				
	c. Ad	dress	: .	133 North Encinitas Avenue		City:	Monrovia	Zip: 91016
	e. Ot	her Lo	catio	onal Data: APN # 8519)-026-025			
P3a	Desc	riptio	n: (De	escribe resource and its major	elements. Include design, mate	erials, c	ondition, alterations, size, settin	g, and boundaries)
	family overh diame eaves (obse	resid langin ond-pa s. Foll cured	lence g flar aned ur rou by a i	nass-plan vernacular cottage e is capped by a pyramidal hipp ed eaves and a pyramidal hippo center window flanked by narro ind posts support the porch roo metal security door) and flankin ral rock foundation.	ed roof and sheathed in both ned dormer that punctuates the ow vents. A partial front proje of and a stick rail balustrade en	on-origi roof on cting er closes i	inal stucco and a rock veneer. the primary (east) elevation. To atrance porch is capped with a the space. Within the porch are	Roof elements include he center dormer has a hipped roof with flared ea is the front entrance
P3b	Reso	urce .	Attrib	outes: (List attributes and codes	s) HP2. Single family property			
*P4 P5a	Reso Photo			sent: Building Struct	ure	Distri	et Element of District P5b Description of	Other Photo: (view, date)
					The state of the s	3	Facing west, 1/21/20	017
					k	d	P6 Date Construc	ted: 1908
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- 2			5				Juan and Teresa De 30 S. 1 st Avenue	e Anda
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	A.333	88 8	1		HITHE WAR		Monrovia, CA 91016	
			4				P9 Date Recorded	l: 1/2017
		2.00					P10 Survey Type:	District
			1111					
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P11 Re	eport (itatio	n:					
☐ Arcl	haeolo	gical l	Recor	IE ☐ Location Map ☐ Sketcl rd ☐ District Record ☐ Linea hotograph Record ☐ Other (Li	r Feature Record Milling St			ord

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 133 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use B3** Single Family Residential **Present Use** B4 Single Family Residential **B5 Architectural Style** Victorian Transitional Construction History (Construction date, alterations, and date of alterations) **B6** 1908 - House constructed (Tax Assessor) 1913 - Sewer permit issued to owner C.R. Norris 1982 - permit issued to owners Teresa and Juan DeAnda to add stone veneer and change out windows **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a Architect: Unknown b. Builder: Unknown **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: **Property Type** HP2. Single family property 1900-1929 Discuss importance in terms of historical or architectural context as well as integrity. This structure appears ineligible for the National Register and the California Register. The property also lacks sufficient integrity necessary for individual designation at the local level. Those historical and architectural characteristics that would make it significant have been modified, removed and/or destroyed. It is however of local interest as a contributor to one of the periods of significance to the North

B11 Additional Resource Attributes:

Encinitas Historic District.

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14 Evaluator/Date



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings Review Code

Reviewer

Date

Page	1	of	2	*Resource N	Name or #:	134 North Encinitas Avenue	•				
P1	Othe	. Idan	tifior:								
*P2	Loca		unier.		r Publication	□ Unrestricted		_	Encinita	s Historic D	District
1 2	a. Co			Los Angeles	i i ubilcation	⊠ omestricted					
	c. Ad	•		134 North Enci	nitas Avenue		City:	Monrovia		7in·	91016
			_	nal Data:	APN # 8519	0.027.022	Oity.	Worldwia		_ _	91010
P3a						elements. Include design, mat	arials co	andition altera	tions size set	ting and h	oundaries)
	This (The esix 4x additi 1998. accordid door a rear of the control of the contro	1140 aves 4 pos onal p At th nmod with r appea of the icantly	Sq. F are shats suppair of the time ate the proper proper of the control of the c	t.) single family nallow with expo- porting roof. The French doors we of the 1998 ace addition. The slats. River roce in their original arty which is accorded several time.	vernacular cot sed rafters cap the railing consi- with divided sid didition, the mai chimney on the k veneer was I location. The tessed by a co	tage with a low pitch hipped rouped with a simple fascia. The sts of vertical wood slats. Two elights forms a bay on the sout jority of the roof structure was ne south that punctuates the roadded along the foundation of siding on house and the fireplancrete driveway along the north Tax Assessor lists the cortical with a simple content of the siding o	por broke porch is pair of t ath end or replaced of was the por ace are	en by an off-ce supported by en light Frencl of the porch. I d (possibly cha likely on the ex ch. The steps wide lapped cl rty line. The r	inter small gab six square woo n doors flanks This portion of nging from a g kterior at one t is leading to the apboard. A de oof is asphalte	ole entry to od piers at the wood f the house gable to a h ime. The p e front door stached gar	the full porch. rail height and front door. An was added in hipped roof) to orch ceiling is r and the front rage sits at the ome has been
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P3b *P4 P5a	Reso Photo	urces	Pres	`_		s) HP2. Single family property ure Object Site [Distric		nt of District Description	☐Other of Photo:	(view, date)
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State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial 2 of 2 *Resource Name or #: 134 North Encinitas Avenue **Historic Name: B1** B2 Common Name: **Original Use** Single Family Residential **Present Use** Single Family Residential B4 **B5 Architectural Style** Transitional Victorian **B6** Construction History (Construction date, alterations, and date of alterations) 1912 - sewer permit issued to owner Pat Davies 1921 – permit issued to owner Hiram Newman for an alteration (unspecified) to the house 1933 - permit issued to Geo. Gorsyth for alterations (unspecified) 1935 – permit issued to owner G.R. Forsyth for alterations 1970 - permit issued to owner Mr. Smith to add 70 SF service porch to rear of house 1983 - permit issued to owner John Molden for fire damage repair 1983 - permit issued to owner John Molden to demolish garage, back bedroom and fireplace 1988 – permit issued to owner John Molden for a 500 SF two-car garage 1988 - permit issued to owner John Molden for earthquake repairs (chimney and foundation) 1998 - permit issued to owner Brent Thompson for a 498 SF addition to the south elevation (Jim Kuhn, architect) Moved: No **Date Moved Original Location B8 Related Features:** Although the structure was originally built during one of the periods of significance, it has been significantly altered and no longer retains

the integrity to qualify individually at any level of designation or as a contributor to a historic district. However, the cobblestone retaining wall at the front of the property adds to the character of the neighborhood.

B9a Architect: Unknown/Jim Kuhn 1998 addition b. Builder: Unknown

Significance: **B10** Theme: Residential Development Area: Monrovia/Encinitas District

Period of Significance: 1900-1929 **Property Type** HP2. Single family property

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

Although the structure was originally built during one of the periods of significance, it has been significantly altered and no longer retains the integrity to qualify individually at any level of designation or as a contributor to a historic district. However, the cobblestone retaining wall at the front of the property adds to the character of the neighborhood.

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

> Craig Jimenez, AICP City of Monrovia

B14 Evaluator/Date 415 South Ivy Avenue Monrovia, CA 91016

1/2017



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 6Z

Other Listings

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						Re	view Co	ode		Re	eviewer					Date		
Page	_1	of	3	*Re	sourc	e Na	me or #	: _	137 North	n Encin	itas Aven	ue						
P1	Oth	er Ide	ntific	ır.														
*P2		ation		·'· –		t for	Publica	tion	\square	Unre	stricted	ı			Enci	nitas Histo	oric D	istrict
1 2		ounty		Loc	Angeles		ublica	tion		Oilie	Stricted							
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P3b *P4 P5a	Res		s Pr		•		utes and ing		•		family p	roperty Site		P5b	Descrip	ent of Dis otion of I 1/31/2017		□Other o :
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State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial 2 of 3 *Resource Name or #: Page 137 North Encinitas Avenue **B1 Historic Name: B2** Common Name: **B3 Original Use** Multi-family property **B4 Present Use** Multi-family property Architectural Style Vernacular **B**5 Construction History (Construction date, alterations, and date of alterations) 1947 - permit issued to owner Gordon Ebbe to construct a 720 SF house at the rear of the lot. 1988 - permit issued to owners Steve Morefield/Clyde Stelling to build a 1309 house and four car garage attached to existing house. **B7** Moved: No **Date Moved** Original Location **B8** Related Features: B9a Endre Hajagos (front unit) Architect: b. Builder: Morefield & Associates (front unit) **B10** Significance: Theme: Area: District Monrovia/Encinitas District Period of Significance: 1988 **Property Type** HP3. Multi-family property Discuss importance in terms of historical or architectural context as well as integrity. This property does not exhibit sufficient historical or architectural significance necessary at any level for individual designation. Although it maintains its aspects of integrity, it is a modest example of its era and does not contribute to the period of significance of the North Encinitas Historic District. **B11 Additional Resource Attributes:** Sketch Map with north arrow: **B12** References: Sanborn Maps, LA County Tax Assessor Records,

Monrovia Building Permits, Monrovia phone directories

B13 Remarks

Craig Jimenez, AICP City of Monrovia **B14** 415 South Ivy Avenue Evaluator/ Monrovia, CÁ 91016

Date 1/2017



Primary# HRI # Trinomial

CONTINUATION SHEET

Page 3 of 3 *Resource Name or #: 137 North Encinitas Avenue

P5a Photograph



P5b Description of Photo:

Rear house before addition, facing west. Circa 1987

P6 Date Constructed: 1947 Source: Building Permit



PRIMARY RECORD

Primary # HRI # **Trinomial** CHR Status Code 6Z

Other Listings

			Review Code	Re	eviewer		Date		
Page	1 of 2	*Resource	Name or #:	138 North Encin	itas Avenue				
P1	Other Identifier:								
*P2	Location:	☐ Not f	or Publication	□ Unres	stricted		Encinitas Histo	oric D	District
	a. County:	Los Angeles							
	c. Address:	138 North En	cinitas Avenue		City:	Monrovia	z	ip:	91016
	e. Other Locatio	nal Data:	APN # 8519-	027-022					
P3a	Description: (De	scribe resourd	e and its major e	lements. Include	design, materials, o	condition, altera	tions, size, setting, a	nd bo	oundaries)
P3b	and three knee be the upper front the end of the wide esupport the porch three panel windown and lower is stucked. Resource Attributes	races under free are three eaves and three noof. The stee ow left of the poor. The roof is	ont eaves. Under 3/1 narrow windo se front beams. A ps are centered orch. The center asphalt shingled sibutes and codes	the peak, a belt ws. The gabled p bove the front do with an approach panel is a fixed 5 and lower siding HP2. Single far	course separates a strong or is a King post rafrom the driveway. /1 and the side pane is stucco. The garage	wood slat vent g Craftsman sty ifter trussing sy The door is off els 3/1 open for ge is in the rear	a normal pitch, narro from the upper siding yle by exposing rafter estem. Large concrete centered in the gable ventilation. The upper	g shir s fro e tap e. Th	mgles. Across m peak to the ered columns here is a large
*P4 P5a	Resources Prese Photograph	ent: 🛚 Build	ding 🗌 Structu	re	☐ Site ☐ Distri		nt of District Oth Description of Pho		(view, date)
	4	The destree				Fac	ing east, 1/31/2017		
	- S	N. W.				P6	Date Constructed:	-	1999
المالية							Source: Buildin	g Pe	rmit
						P7	Owner and Addres	s:	
						138	n E and Joan O Sulli N. Encinitas Ave nrovia, CA 91016	van [·]	Trust
		T A		2 0 010		City Plar 415	Recorded by: y of Monrovia nning Division South Ivy Avenue nrovia, CA 91016		
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					155 C	P10	Survey Type:		District
P11 Re	eport Citation:				TE				
☐ Arc		d 🔲 District F	Record 🗌 Linear	Feature Record	ation Sheet ⊠ Buil ☐ Milling Station R		, and Object Record Art Record		

State of California

Department of Community Development

HRI #______

BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial _____

Page	2 of 2 *F	Resource Name or #:	138 North Encinitas Avenue							
	<u> </u>									
B1	Historic Name:									
B2	Common Name:									
В3	Original Use	Single Family Reside	ntial							
В4	Present Use	Single Family Reside	ntial							
В5	Architectural Style	New Traditional Crafts	sman							
В6	Construction Histor	ry (Construction date, alt	erations, and date of alterations)							
	1913 – Sewer permit issued to owner Lois Hall 8/09/1920 – permit issued to L.H. Hall to construct an addition to the house 9/26/1935 – permit issued to Mrs. Hall to construct alterations 6/11/1941 – permit issued to Jno E. Rash to construct alterations 5/12/1945 – permit issued to Jno E. Rash to construct alterations 1999 – permit issued to owner Ron Rossiter to demolish a SFR and garage (Renko Development/Ken Yankowski) 1999 – permit issued to owner Ron Rossiter to construct a 3,488 SF SFR 1999 – permit issued to Ron Rossiter to construct a 400SF detached garage (Renko Development/Ken Yankowski)									
В7	Moved: No	Date Moved	Original I	Location						
В8	Related Features:									
В9а	Architect: D	avid Li	b. Builder:	Renko Development/Ken Yankowski						
B10	Significance: TI	heme: Residential De	evelopment Area:	Monrovia/Encinitas District						
		in terms of historical or ar rs ineligible at this time fo	Property Type rchitectural context as well as interest designation at any level and do	HP2. Single family property egrity. es not contribute to the period of significance of the North						
B11	Additional Resourc	e Attributes:		Sketch Map with north arrow:						
B12		County Tax Assessor Rec ermits, Monrovia phone d		Section was with north arrow.						

B13 Remarks

B14



PRIMARY RECORD

Primary # HRI # Trinomial

Other Listings Review Code CHR Status Code 5D3

				Review Code	e Reviewer		Date		
Page	1 0	f 2	*Resource	Name or #:	141 North Encinitas Avenue				
P1	Other Id	entifier	:						
*P2	Location			or Publication			Encinitas F	listoric [District
	a. Coun	t y :	Los Angeles						
	c. Addre	ess:	141 North En	cinitas Avenue		City:	Monrovia	Zip:	91016
	e. Other	Locati	onal Data:	APN # 8519	-026-020				
P3a	Descrip	tion: (D	escribe resourd	ce and its major e	elements. Include design, mate	erials, c	ondition, alterations, size, setting	g, and b	oundaries)
	eaves, esided with pairs of accessed The original appears the house the house the series of the seri	exposed th clapb double s d by co inal win to have e is the e at 17	rafter tails, kn oard; the gable square posts w ncrete steps w dows include a been modifick original brick 7 North Encinita	ee braces, carve e is sheathed with ith carved bracke ith low river rock a 10 over 1 fixed I, leaving only the chimney for the c as Avenue.	ed bargeboard, and a rectangue hashingles. The full width, flat wets sit atop river rock piers with a concrete cap. The window flanked by narrow do be upper fixed 14-paned ribbon cook stove pipe. With the except	llar ven roof, pro concret ne gable uble hu window.	sphalt shingles. Roof element twith a grid screen in the gabl sjecting porch is on the primary the caps. The railing is decoration is shingle sided; the walls are ng windows. The fenestration The foundation is of painted in the window design, this house the window design, this house.	e peak. (east) e /e wood sided v north of ver rock	The house is levation. Four I. The porch is vith clapboard. the front door a. In the rear of
P3b					s) HP2. Single family property	_	_		
*P4 P5a	Resource Photogra		sent: 🛚 Buil	ding Structi	ure 🗌 Object 🔲 Site 📙	Distric	t		(view, date)
de Suis	WANT.	J.	A V	1	. 10		Facing North, 1/31/2	017	
							P6 Date Construct Source: Co P7 Owner and Add Sarafina Jones 141 N Encinitas Ave Monrovia, CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenu Monrovia, CA 91016 P9 Date Recorded P10 Survey Type:	unty Assiress:	1912 sessor 1/2017 District
Attach ☐ Arcl	haeologic	□ NON al Reco	rd 🔲 District F		r Feature Record Milling St		ding, Structure, and Object Reco ecord □ Rock Art Record	ord	

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial

Page	2 of 2	*Resource Name or #:	141 North Encinitas Avenue						
B1	Historic Name:								
B2	Common Name:								
В3	Original Use	Single Family Reside	ntial						
В4	Present Use	Single Family Reside	ntial						
В5	Architectural Style	e Craftsman							
В6	Construction His	story (Construction date, alt	erations, and date of alterations)						
	1912 – built (Tax Assessor)								
В7	Moved: No	Date Moved	Original	Location					
В8	Related Features	_							
39a	Architect:	Unknown	b. Builder:	Unknown					
310	Significance:	Theme: Residential D	evelopment Area:	Monrovia/Encinitas District					
	Period of Signifi	cance: 1900-1929	Property Type	HP2. Single family property					

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

This structure appears ineligible for the National Register and the California Register. Although it displays an adept use of Craftsman bungalow styling and features, it appears that the fenestration on the primary (east) elevation has been modified, therefore impacting the integrity. It is of local interest however associated with residential development typical in Monrovia during the first quarter of the 20th Century. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 **Additional Resource Attributes:**

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

Craig Jimenez, AICP City of Monrovia **B14** Evaluator/Date 415 South Ivy Avenue Monrovia, CÁ 91016 1/2017



PRIMARY RECORD

Primary # HRI# **Trinomial**

CHR Status Code 5D3

Other Listings Review Code

Reviewer

				Review Code	Reviewer		Date	
Page	1of	2	*Resource	Name or #:	144 North Encinitas Avenue)		
P1	Other Ider	ntifier:						
*P2	Location:		☐ Not fo	or Publication	□ Unrestricted		Encinit	as Historic District
	a. County:		Los Angeles					
	c. Address	s: _	144 North End	cinitas Avenue		City:	Monrovia	Zip : 91016
	e. Other L	ocatio	nal Data:	APN # 8519-	-027-019			
P3a	Description	n: (De	scribe resourc	e and its major e	elements. Include design, ma	terials, co	ondition, alterations, size, setting	g, and boundaries)
	elements i projecting stucco-side entrance a	nclude entran ed pier nd adj	e overhanging ce porch is loc s supporting that acent window.	eaves and knew cated on the sound he hipped roof portion. The steps and	e braces. On the larger ga th end of the primary (west) orch. The porch balustrade i	able, is a elevatior s also st use, but o	a front-facing doubled gabled ja wooden crosshatched lattice. Three pairs of square wood ucco-sided. Within the porch a off centered to porch. The doors . Garage is at the rear.	vent. A partial width posts sit atop square, trea is the panel wood
P3b			,		s) HP2. Single family property			Others
*P4 P5a	Photograp		ent: 🛚 Build	ling Structu	ure	☐ Distric	Element of District P5b Description of	
	-					THE S	Eacing east, 1/31/20	
	120	- 17	A STATE OF THE PARTY OF	A COMPANY	1		P6 Date Construct	
	A Comment	100		13333	16		ES CONTRACTOR	ilding Permit
1	-			To a second			P7 Owner and Add	
	N				ALCOHOLD STATE		Randy and Judy Mer 144 N. Encinitas Ave	
-5650	411		#/	lated.		27	Monrovia, CA 91016	
							P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenu Monrovia, CA 91016	
	P	= 1					P9 Date Recorded	: 1/2017
							P10 Survey Type:	District
P11 Re	eport Citation	on:						
☐ Arc	haeological	Recor	d 🗌 District R		Feature Record Milling S		ding, Structure, and Object Reco ecord ☐ Rock Art Record	ord

State of California

Primary #______

Department of Community Development

HRI #_____

BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial

Page 2 of 2 *Resource Name or #: 144 North Encinitas Avenue

B1 Historic Name:

B2 Common Name:

B5 Architectural Style California bungalow

B6 Construction History (Construction date, alterations, and date of alterations)

Single Family Residential

Single Family Residential

1921 - permit issued to owner James Huffman to construct the house (J.J. Tomlinson, contractor)

B7 Moved: No Date Moved _____ Original Location _____

B8 Related Features:

Original Use

Present Use

B4

B9a Architect: Unknown b. Builder: J.J. Tomlinson

B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District

Period of Significance: 1900-1929 Property Type HP2. Single family property

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

This property appears ineligible for the National Register, the California Register, and for local designation. The property is a typical example of the housing stock constructed in Monrovia during the first quarter of the 20th Century. It lacks integrity and does not exhibit notable architectural styling or features to merit designation at any level. It is however of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

Craig Jimenez, AICP City of Monrovia

B14 Evaluator/Date 415 South Ivy Avenue Monrovia, CA 91016

1/2017



State of California	Primary #
Department of Community Development	HRI #
BUILDING, STRUCTURE, AND OBJECT REC	CORD Trinomial

PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

					eview Code		Reviewer			Date		
Page	1	of	2	*Resource Na	me or #:	145 North E	incinitas Aveni	ie				
P1	Othe	r Iden	tifier:									
*P2	Loca			□ Not for P	ublication	⊠ u	nrestricted		_	Encinitas Hi	storic I	District
	a. Co			Los Angeles								
	c. Ad	dress	: _	145 North Encinit	as Avenue			City:	Monrovia		Zip:	91016
	e. Otl	ner Lo	catio	nal Data:	APN # 8519	-026-017						
P3a	Desc	riptio	n : (De	scribe resource ar	nd its major e	elements. Inc	lude design, m	aterials, co	ondition, altera	tions, size, setting,	and b	oundaries)
P3b	hippe iron b stucc	d roof alustr o finis	appe ade er h. The	ars to retain no o	riginal featur The front e cture rests o	es. The full v elevation contain a raised fou	width shed roc ains the front o ndation.	f porch is door and a	supported by	ver, with the excep decorative wrough iding window. It is	t iron	and a wrought
*P4		urces	Pres	`	☐ Structi	_	, , ,	☐ Distric		nt of District CO Description of F	other Photo:	(view, date)
						7-6	41		Fac	ing west, 5/14/201	5	
								N	P7 Adr 441 Por P8 City	Owner and Addr ienne M Hatch Tru La Mesa Drive tola Valley, CA 94 Recorded by: of Monrovia	Asses ess: st	
							Nan.		415	nning Division South Ivy Avenue		
			Endel .	FEET 180	HAR THE		一种		Mor	nrovia, CA 91016		
3		1	偿		. 4 5	本等 []		White .	P9	Date Recorded:	_	1/2017
				NE.					P10	Survey Type:	_	District
P11 Re	eport (Citatio	n:									
☐ Arcl	haeolo	gical F	Record	E ☐ Location Ma _l d ☐ District Reco otograph Record	rd 🗌 Linea	r Feature Rec				, and Object Recor Art Record	d	

	of California				Primary #					
•	tment of Commu _DING. STRU		-	JECT RE	HRI# CORD Trinom	nial				
Page	•		e Name or #:		ncinitas Avenue					
90	<u> </u>									
B1	Historic Name:									
B2	Common Name:									
В3	Original Use	Sing	le Family Reside	ential						
В4	Present Use Single Family Residential									
В5	Architectural Styl	e Mass	s-plan vernacula	r/Folk Victorian	<u> </u>					
В6	B6 Construction History (Construction date, alterations, and date of alterations)									
D7	Mayody No	Date	Moved		Original La					
B7 B8	Moved: No Related Features		Moved		Original Lo	ocation				
B9a	Architect:	Unknown			b. Builder:	Unknown				
B10	Significance:	Theme:	Residential D)evelonment	Area:	Monrovia/Encinitas District				
אוע	Period of Signifi Discuss importan Although the stru	cance: ce in terms cture was o	1910 of historical or a priginally built du	rchitectural con	Property Type text as well as integ	HP2. Single family property rity. nce, it has been significantly altered and no longer retains				
B11	Additional Reso	urce Attrib	utes:							
B12	References: Sanborn Maps, L	A County T	ov Accessor Bo	aarda		Sketch Map with north arrow:				

Monrovia Building Permits, Monrovia phone directories

B13 Remarks

B14 Evaluator/Date 4



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5D3

Other Listings

					Review Code	Rev	iewer		Date		
Page	1	of	2	*Resourc	e Name or #:	148 North Encinita	s Avenue				
P1	Othe	r Iden	tifier								
*P2	Loca			-	for Publication		icted	=	Encinitas H	istoric [District
	a. Co			Los Angeles		<u>_</u>					
	c. Ad	dress	:	148 North Er	ncinitas Avenue		City:	Monrovia		Zip:	91016
	e. Otl	her Lo	catio	onal Data:	APN # 8519	027-018					
P3a	Desc	riptio	n: (De	escribe resour	ce and its major e	lements. Include de	esign, materials, co	ondition, altera	ations, size, setting	g, and b	oundaries)
	pitch round acces the covinyl.	and or colur seed be enter	verhanns very cor of the siding	inging eaves. with a stippled nerete stairs fle e elevation. The g is lapped cla	A projecting, from finish atop a condanked by low conne fenestration on upboard. The top	bungalow was ere t gabled partial porcerete base. The gal crete walls. Within the front elevation of a brick fireplace one rear behind a wro	th is centered on the cole end features a the porch is the or appears to be or can be seen at the	ne primary (we bargeboard, ff-set entry wl ginal; howeve	est) elevation and and shingles in the hich appears to ha er, the sashes hav	is supp e gable. ave bee re been	orted by stout, The porch is n moved from replaced with
P3b	Reso	urce .	Attrib	outes: (List att	ributes and codes) HP2. Single famil	y property				
*P4 P5a	Reso Photo			sent: 🛚 Bui	Iding Structu	ıre ☐ Object [☐ Site ☐ Distric		nt of District Description of		(view, date)
				-	~	多一等		Fac	cing east, 1/31/301	7	
Ze-w				A STATE OF THE PARTY OF THE PAR		F. Company		P6	Date Constructe	ed:	1912
1			SERVICE STATES			100	3 10		Source: Buil	lding Pe	ermit
		-	4			1		第	Owner and Add	ress:	
	A de la constante de la consta	4	-						talie Trofimoff N. Encinitas Ave		
76 B	339	-					The second		onrovia, CA 91016		
				H			malanat esta		Recorded by: of Monrovia		
				× 1				Pla	nning Division		
-	11	<u>_</u>	g			and the second			5 South Ivy Avenue nrovia, CA 91016	Э	
105		N						P9	Date Recorded:		1/2017
1	Mary H	40				No.		P10	Survey Type:	_	District
	ments	:	NON			Map ☐ Continuati				ord	
					Record 🗌 Linear cord 🔲 Other (Lis	Feature Record st):	Milling Station Re	ecord 🗌 Roc	k Art Record		

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 148 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use** Single Family Residential **Present Use** B4 Single Family Residential **Architectural Style** Colonial Revival Bungalow **B6** Construction History (Construction date, alterations, and date of alterations) 1911 – addition 1912 - permit issued to Gust. O. Nelson for a new residence (Fred S. Whitcomb, contractor) 1912 - sewer permit 1946 - bedroom and "car shelter" constructed 1950 - patio cover 1988 - "door change out **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a Architect: Unknown b. Builder: Unknown **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: **Property Type** HP2. Single family property 1900-1929 Discuss importance in terms of historical or architectural context as well as integrity. This dwelling does not appear eligible for listing in the national Register or California Register. Although it retains some interesting architectural styling and features, it lacks the integrity necessary for local designation as a representative example of the early housing stock constructed in Monrovia. It is however of interest as a contributor to one of the periods of significance to the North Encinitas Historic District. B11 **Additional Resource Attributes:** Sketch Map with north arrow: **B12** References: Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

City of Monrovia Planning Division 415 South Ivy Avenue

Monrovia, CA 91016

Evaluator/Date 1/2017



PRIMARY RECORD

Primary # HRI# **Trinomial**

CHR Status Code 6Z

Other Listings

		F	eview Code		Reviewer			Date	
Page	1 of 2	*Resource N	ame or #:	149 North E	Encinitas Avenue	е			
P1	Other Identifie	er:							
*P2	Location:	☐ Not fo	r Publication	\boxtimes !	Unrestricted		_	Encinitas Histori	c District
	a. County:	Los Angeles		_					
	c. Address:	149 North Encin	itas Avenue			City:	Monrovia	Zip	: 91016
	e. Other Local	tional Data:	APN # 8519-0	026-016					
P3a	Description: (Describe resource	and its major	elements. I	nclude design, n	naterials,	condition, altera	tions, size, setting, ar	nd boundaries)
	low pitched gal stucco finish in living area mak projects slight!	bled hipped roo cluding the roof king it the doming y from the from	f has shallow gables. The nant feature of plane of the	eaves finis structure f this hous elevation	shed with a sin has an L-shap se. The front o . There is a r	nple fasc ed plan door is re red brick	cia. The entire with the attach ecessed with a chimney on t	s tract housing of t structure is sided led garage situated large vinyl picture he north side of the North Encinitas Av	with a textured in front of the window which he home. The
P3b *P4 P5a	Resource Attr Resources Pro Photograph	ibutes: (List attr esent: ⊠ Bui				roperty] Site		☐ Element of Distr ■ Description of Ph	_
	100000	1	Marie Contract		SAL A	- 1	Facin	g west, 1/31/2017	
				9		Marin !	P6	Date Constructed	1975
SHILL	N 19 4 44 5			-				Source: Building	Permit
4 3	m d	ASSESSED OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO I					P7	Owner and Addre	ss:
7	The state of the s					301	149 N	and Florisabel Monto I Encinitas Ave. ovia, CA 91016	oya
F				19 Serv.				Recorded by:	
1			- 100	111	1		THE RESERVE AND THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW	f Monrovia ing Division	
1		7					415 S	outh Ivy Avenue	
4			A PARTY		THE REAL PROPERTY.		Monro	ovia, CA 91016	
20 1		0			ALCOHOLD TO		P9	Date Recorded:	1/2017
	All Control	A STATE AND		a war and			P10	Survey Type:	District
101				V in the		Topic Sa			
P11 R	eport Citation:								
☐ Arc	nments:	cord 🗌 District	Record L	inear Feat	Continuat	tion Shee	et 🛭 Building, Station Recor	Structure, and Ob d ☐ Rock Art Rec	ject Record ord

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 149 North Encinitas Avenue **Historic Name: B2 Common Name: B3 Original Use** Single Family Residential **Present Use** Single Family Residential Architectural Style Ranch Construction History (Construction date, alterations, and date of alterations) 1975 – permit issued to Fred Bowden to construct the house. **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a **Architect:** Unknown b. Builder: Fred Bowden **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1975 **Property Type** HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property does not exhibit sufficient historical or architectural significance necessary at any level for individual designation. Although it maintains its aspects of integrity, it is a modest example of its style and does not contribute to the period of significance of the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

City of Monrovia Planning Division

B14 Evaluator/ 415 South Ivy Avenue Monrovia, CA 91016

Date 1/2017



PRIMARY RECORD

Primary #
HRI #
Trinomial
CHR Status Code 5D3

Other Listings

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		Review Code	Reviewer	Date	
Page	1 of 2	*Resource Name or #:	152 North Encinitas Avenue		
P1	Other Identifier:				
*P2	Location:	☐ Not for Publication	□ Unrestricted	Encinitas Histo	ric District
	a. County:	Los Angeles			
	c. Address:	152 North Encinitas Avenue	City:	Monrovia Zi	p : 91016
	e. Other Locatio	nal Data: APN # 8519-	-027-015		
P3a	Description: (De	scribe resource and its major e	lements. Include design, materials, co	ondition, alterations, size, setting, ar	nd boundaries)
	jerkin head cross house projection three pairs of squ The porch was ex walk, steps and f fixed on porch. T	s gable roof. The river rock chewith a small window. A partial pare wood posts with decorative stended to wrap around the source on the siding is medium gage claraters.	palow built in 1922. The roof is normal imney on the south wall has been re I width projecting entry porch is cove e lattice work. The supports were reputh elevation. That portion is covered house. Two large windows on the frobboard. A river rock veneer was additalt shingled. The garage is at the rear	epaired after a quake. Beside the cored by a shed roof which was original placed with single posts and a vertical by wide spaced vertical members. Ont, one is double hung on front galed to the porch foundation. The wo	himney is a small hally supported by all slat balustrade. The approaching ble and second is
P3b *P4		utes: (List attributes and codes	, , , , ,	ct ☐ Element of District ☐ Othe	er
P5a	Photograph	-	·	P5b Description of Pho	to: (view, date)
				Facing east, 1/31/2017	
	No.	1.	No.	P6 Date Constructed:	1921
	+			Source: Building	
				P7 Owner and Address	
460	20			JUSTICE EDWARD R JR 152 N. Encinitas Ave	AND SUSAM M
1			THE PARTY OF THE P	Monrovia, CA 91016	
				P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016	
200				P9 Date Recorded:	1/2017
902				P10 Survey Type:	District
	eport Citation:				
☐ Arc	haeological Record		Map ☐ Continuation Sheet ☒ Build Feature Record ☐ Milling Station Rest):		

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 152 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use** Single Family Residential **Present Use** B4 Single Family Residential **B5 Architectural Style** California Bungalow **B6** Construction History (Construction date, alterations, and date of alterations) 1921 - permit issued to owner James Huffman to build a house and garage 1923 – permit issued to owner Bill Clark for an addition 1952 - addition to back of house (1/2 bath)

B7 Moved: No **Date Moved Original Location**

Related Features: B8

B9a Architect: Unknown b. Builder: Unknown **B10** Theme: Area:

Significance: Residential Development Monrovia/Encinitas District

HP2. Single family property **Property Type** Discuss importance in terms of historical or architectural context as well as integrity.

1900-1929

This property appears ineligible for the National Register, the California Register, and for local designation. The property is a typical example of the housing stock constructed in Monrovia during the first quarter of the 20th Century. It lacks integrity and does not exhibit notable architectural styling or features to merit designation at any level. It is however of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 **Additional Resource Attributes:**

Period of Significance:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories;

B13 Remarks

Craig Jimenez, AICP City of Monrovia **B14** Evaluator/Date 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings Review Code

Reviewer Date

Page	1 of 2 *Resource Name or #: 155 North Encinitas Avenue				'	
P1	Other Identifier:					
*P2	Location: Not for Publication Unrestricted		<u> </u>	Encinitas Histori	c District	
	a. County: Los Angeles					
	c. Address: 155 North Encinitas Avenue	City:	Monrovia	Zip	91016	
	e. Other Locational Data: APN # 8519-026-013					
P3a	Description: (Describe resource and its major elements. Include design, ma	aterials,	, condition, alte	rations, size, setting, a	nd boundaries)	
	This one story, mass plan transitional Victorian cottage was built in 19 retains the original narrow clapboard siding. The pyramidal bellcast h has a rectangular fixed, multi-paned window, boxed eaves, decorative partial front porch occupies the north-east half of the front (east) eleval appears to be metal. The front door is oriented to the side, facing nor Victorian era influences include the tall narrow double hung sash wind details above the large fixed front picture window with wide window subsouth elevation. The original property included the lot to the south (14) extremely similar to the house at 159 North Encinitas Avenue.	ipped resurrount surrount the surround the s	roof has asph und and wood nd supported e wrought iroud details in the c ds. There are	alt shingles. The hip d shingles on the retu by a single round co n porch balustrade is cornice and soffit and two sets of French of	ped dormer urn. An inset rner post that not original. the diamond doors on the	
P3b	Resource Attributes: (List attributes and codes) HP2. Single family pro	perty				
*P4 P5a	<u> </u>	Site	_	☐ Element of Distromagnetic Distromagnetic Description of Phase)	_	
A.		Y 3	Fac	cing west, 1/31/2017		
		2	P6	Date Constructed	1901	
P6 Date Constructed: 1901 Source: Tax Assessor P7 Owner and Address: Mary Stohlman 155 N Encinitas Ave. Monrovia, CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016						
			P9	Date Recorded:	1/2017	
in A			P10	Survey Type:	District	
P11 R	eport Citation:					
☐ Arc	nments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Chaeological Record ☐ District Record ☐ Linear Feature Record ☐ Ifact Record ☐ Photograph Record ☐ Other (List):					

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 155 North Encinitas Avenue **Historic Name:** B2 **Common Name: B3 Original Use** Single Family Residential **Present Use** Single Family Residential Mass-plan Vernacular/ Architectural Style Victorian Transitional Construction History (Construction date, alterations, and date of alterations) 1901 – House constructed (Tax Assessor) 8/30/1913 – permit issued to B.F. Martin to construct addition 11/14/1934 – permit issued to Bruce Patter to construct alterations 4/5/1937 – permit issued to Bruce Patter to construct alterations Moved: No **Date Moved Original Location Related Features: B8** B9a **Architect:** b. Builder: Unknown Unknown **B10** Significance: Theme: Residential Development Area: Monrovia/North Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity.

Though this building appears ineligible for the National Register and the California Register, it does appear eligible for local designation as a historic landmark due to its unaltered architectural styling and association with early residential development of Monrovia. Additionally, it

is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

B14 Evaluator/ Date



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Other Listings Review Code

Reviewer

Date

Page	1 of 2 *Resource Name or #: 156 North Encinitas Avenue		
P1	Other Identifier:		
*P2	Location: Not for Publication Unrestricted	Encinitas Histo	ric District
	a. County: Los Angeles		
	c. Address: 156 North Encinitas Avenue City: Monro	ovia Z	p: 91016
	e. Other Locational Data: APN # 8519-027-014		<u> </u>
P3a	Description: (Describe resource and its major elements. Include design, materials, condition	n alterations size setting	and boundaries)
	This single story (1322 sq. ft.) Craftsman bungalow was built in 1912. It is capped with a document with the porch roof. The partial, recessed front porch is located on the south end of the posts atop square brick piers support the porch roof. A solid brick balustrade with an eyebraccessed from the side (south). Within the porch area is the front entrance, flanked on both si upper lights. To the right of porch is a large original single hung 6/1 light window. Wind surrounds. A square bay is located near the center of the south elevation. The house is shear pattern). The dwelling sits on a raised concrete foundation. The garage is at the rear of proper	Inder the front gable with front (west) elevation. Six ow drain encloses the pordes by narrow fixed window ows and doors exhibit trained in specialty siding (two	a vertical slat attic inch square wood ch space which is vs with three-pane ditional Craftsman
P3b	Resource Attributes: (List attributes and codes) HP2. Single family property		
*P4 P5a	Resources Present: ⊠ Building ☐ Structure ☐ Object ☐ Site ☐ Dist Photograph	rict Element of Dis P5b Description of I date)	_
		Facing east, 1/31/2017	
		P6 Date Constructe	d: 1913
1	A STATE OF THE STA	Source: Buildin	g Permit
X.		P7 Owner and Addi	ess:
		Lois A Marples Family T	rust
7		156 N. Encinitas Ave Monrovia, CA 91016	
JOS.		P8 Recorded by:	
		City of Monrovia	
		Planning Division 415 South Ivy Avenue	
		Monrovia, CÁ 91016	
		P9 Date Recorded:	1/2017
		P10 Survey Type:	District
1 m	A LONG MADE OF THE RESIDENCE OF THE PARTY OF		
D11 D	lanart Citation		
FIIR	Report Citation:		
A	harrier DNONE Discrete M. DOLLIM DOLLIM STORY	odlatia a Orini	William D
☐ Ar	hments:		
	ifact Record Photograph Record Other (List):		

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 156 North Encinitas Avenue **Historic Name:** B2 **Common Name: B3** Original Use Single Family Residential **Present Use B4** Single Family Residential Architectural Style Craftsman Bungalow Construction History (Construction date, alterations, and date of alterations) 7/26/1913 – permit issued to Mrs. Hattie Ross to build house (Ben Overfurff, contractor) 8/24/1926 – permit issued to F. Cooper to construct an addition to garage **B7** Moved: No **Date Moved** Original Location **B8 Related Features:** B9a **Architect:** b. Builder: Unknown Ben Overturff **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: Property Type HP2. Single family property 1900-1929 Discuss importance in terms of historical or architectural context as well as integrity. Although this dwelling does not appear eligible for listing in the National Register or California Register, it does appear eligible for local landmark designation due to its unaltered architectural styling associated with the Craftsman period of residential development in Monrovia during the first quarter of the 20th Century. It exhibits a higher level of architectural styling including a double cross gable roof and specialty siding. Additionally, it is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

B14 Evaluator/ Date



PRIMARY RECORD

Primary # HRI# **Trinomial** CHR Status Code 5B

Other Listings Review Code

						Revie	w Code		Revi	ewer					Date		
Page	1	of	2	*Res	ource	Name	or #:	159 Nort	th Encinita	s Avenu	е						
P1	P1 Other Identifier:																
*P2		Location: Not for Publication Unrestricted Encinitas Historic District														District	
	a. County: Los Angeles																
		ddres			•	ncinitas A	Avenue				City:	Mon	rovia			Zip:	91016
	e. Other Locational Data: APN # 8						N # 8519	9-026-012								•	
P3a	Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries															boundaries)	
	This is a one-story, mass plan transitional Victorian cottage built in 1906 (Tax Assessor.) The house sits on a chiseled granite raised foundation and retains the original narrow wood clapboard siding. The pyramidal bellcast roof has asphalt shingles. The hipped dormer has a square multi-pane window in an elongated diamond pattern flanked by slatted wood attic vents. An inset partial front porch occupies the southeast half of the street (east); elevation is supported by a single square corner wood post and contains the front facing entry and a large picture window with a diamond pattern at the top. The wrought iron porch balustrade is not original. There is a bay window on the south side of the house. A second bay window has been recently added to the south side to match the original bay window. Other Victorian influences include the wide decorative window surrounds, detailed cornice, soffits and boxed eaves. The yard is surrounded by wrought iron and cement block post fence. This house is extremely similar to the house at 155 North Encinitas Avenue.																
P3b	Res	ource	Attri	butes	: (List a	attributes	s and cod	es) HP2.	Single fan	nily prop	erty						
*P4 P5a	Resource Attributes: (List attributes and codes) HP2. Single family property Resources Present: Building Structure Object Site District Element of District Photograph P5b Description of Photo: (view date)																
LLK.				9						1 S		Sec.	Fac	ing west,	1/31/201	7	
										P6	Date Constructed: 1906						
												Mich Hari 159	Owner hael Harri rington Fe N Encinit	Source: Tax Assessor Owner and Address: ael Harrington Company Trust; agton Felzer Family Trust I Encinitas Ave			
L													P8 City Plar 415	Record of Monro nning Divi South Ivy nrovia, CA	led by: via sion / Avenue	•	
* 4		H						A STATE OF THE STA	TO BE SOUTH				P9	Date R	ecorde	d: _	1/2017
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	hmen	ts:	□NC														ct Record
	☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):												ıı Kecc	ла ЦК	OCK Aft	Kecor	u

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 159 North Encinitas Avenue **Historic Name:** B2 **Common Name: B3 Original Use** Single Family Residential **Present Use** Single Family Residential Mass-plan Vernacular/ Architectural Style Victorian Transitional **B5** Construction History (Construction date, alterations, and date of alterations) 1906 - house constructed (Tax Assessor) 11/27/1934 – permit issued to Emory B. Cole to construct alterations to house 12/14/1934 - permit issued to Emory B. Cole to construct alterations to house 7/8/1943 – permit issued to Emory B. Cole to construct alterations to house Moved: No **Date Moved Original Location Related Features: B8** B9a **Architect:** b. Builder: Unknown Unknown **B10** Significance: **Theme:** Residential Development Area: Monrovia/Encinitas District Period of Significance: Property Type HP2. Single family property 1900-1929 Discuss importance in terms of historical or architectural context as well as integrity. Though this building appears ineligible for the National Register and the California Register, it does appear eligible for local designation as

a historic landmark due to its unaltered architectural styling and association with early residential development of Monrovia. Additionally, it

is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

B14 Evaluator/ Date



PRIMARY RECORD

Primary # HRI # **Trinomial**

CHR Status Code 6Z

Other Listings Review Code

Reviewer

					Review Cod	e	Reviewer			Date		
Page	1	of	2	*Resource	Name or #:	160 No	rth Encinitas Aven	ue				
P1	Othe	r Ide	ntifie	er:								
*P2	Loca				for Publication	on D	✓ Unrestricted		_	Encinitas Histo	ric D	istrict
		ounty		Los Angeles		_						
		dres		_	cinitas Avenue			City:	Monrovia	a Z i	p:	91016
	e. Ot	her L	_ocat	ional Data:	APN # 851	9-027-01	1					
P3a	Desc	ripti	on: (I	Describe resou	urce and its majo	r element	s. Include design,	materials,	condition, a	alterations, size, setting,	and	boundaries)
	wide south four south clapk	boar side turne off oard	d fase has d spir the d . The	cia covering a large bric ndles and er driveway. Tv e roof is asp	ends of the raf k fireplace. A closed by a lo vo large windo halted shingled	ters. Factorick was brick worker was brick worker to be the brick was are do not be the brick was are to be the brick was are	ing west (front) inscot runs alon vall. The door is on the front. A	are three go the from some centered limited windows ear of the	gabled don it. A full will to porch s are non property b	steep pitched, with na rmers with vinyl sliding vidth shed roof porch facing west while the poriginal. The house pehind a lattice covere	g wii is s step is o	ndows. The upported by os are to the clad in wide
P3b	Reso	ource	Δttr	ihutes: (List	attributes and co	ides) HP	2. Single family	nronerty				
*P4 P5a	Resc		s Pro	esent: 🛛 I			-	☐ Site		t		_
10						1			F	Facing east, 1/31/2017		
4			A STATE OF			X	24	VI	diam's	P6 Date Constructe	-	
程		- 1	1			16				Source: Building	_	
10	Pitt	A								P7 Owner and Addr	ess	
										Sherry Brodek 160 N Encinitas Ave		
			T.	A STATE OF THE PARTY OF THE PAR				1		Monrovia, CA 91016		
					The state of the s			21/21		P8 Recorded by: City of Monrovia		
			趣					1/-2	The second second	Planning Division 415 South Ivy Avenue		
		1/8		20						Monrovia, CA 91016		
		2			A STATE OF		建设		1 T	P9 Date Recorded:		1/2017
		ă.						= \	The second	P10 Survey Type:		District
		60	1				27.2 mm		13			
P11 R	eport	Cita	tion:					CN (91.3)				
☐ Arc	chaeo	logica	al Red	cord 🗌 Dist		Linear F	eature Record			ding, Structure, and C ecord ☐ Rock Art Re		

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 160 North Encinitas Avenue **Historic Name:** B2 **Common Name: B3 Original Use** Single family Residential **Present Use B4** Single family Residential Architectural Style Craftsman (original) Construction History (Construction date, alterations, and date of alterations) 11/11/1922 - permit issued to Jas. Huffman to construct house and garage 11/12/1931 – permit issued to Wm A. Ward to construct addition to garage 1966 – Second floor remodel 1967/1970 – Extensive remodel that involved demolition of majority of house. **B7** Moved: No **Date Moved** Original Location **B8 Related Features:** B9a **Architect:** b. Builder: Unknown Unknown **B10** Significance: Theme: District Area: Monrovia//Encinitas District 1900-1929 Period of Significance: Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. Although the structure was originally built during one of the periods of significance, it has been significantly altered and no longer retains the integrity to qualify individually at any level of designation or as a contributor to a historic district. **B11 Additional Resource Attributes:** Sketch Map with north arrow: **B12** References: Sanborn Maps, LA County Tax Assessor Records,

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

B14 Evaluator/ Date Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6L

Other Listings **Review Code** Reviewer **Date** 1 of 4 *Resource Name or #: 163 North Encinitas Avenue Page **P1** Other Identifier: **Encinitas Historic District** Location: ☐ Not for Publication **⊠** Unrestricted a. County: Los Angeles c. Address: 163/1631/2 North Encinitas Avenue City: Monrovia **Zip:** 91016 e. Other Locational Data: APN # 8519-026-009 P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) There are detached houses on this property. The front house (163 N. Encinitas) is a Minimal Traditional with a gable-and-wing roof with asphalt shingles with shallow eaves and a narrow fascia on the down slope. The gable ends have overhang. The small partial porch is recessed into the front gable and supported by a single square wood porch. The front door faces north. The front gable has wide gage rustic siding on the gable with a simple attic vent. The rest of the house is stucco sided. There is a large picture window on the front gable flanked by two narrow jalousie windows, which replaced four-light windows. The rest of the fenestration on the front elevation consists of double hung windows. A planter shelf below the single window has been removed. The windows have minimal surrounds and sills. The yard is surrounded by a wrought iron fence and gate. This building was moved from its original La Puente location in 1961. The rear house (163½ N. Encinitas) is also a Minimal Traditional with a front-hipped wing roof. When the house was moved, the orientation was changed and the primary elevation faces the north property line. The windows appear to be single hung with double lights. There is a curved flat metal canopy over the entry stoop. The house is stucco sided with a wood band that runs along the sill line on the primary elevation. This house and the detached garage were moved from their original location in Inglewood in 1960. Resource Attributes: (List attributes and codes) HP3. Multi-family property P3b *P4 **Resources Present:** ⊠ Building □ Structure □ Object □ Site ☐ District ☐ Element of District ☐ Other P5a **Photograph** P5b Description of Photo: (view, date) Front house facing west, 1/31/2017 P6 Date Constructed: 1942 **Source:** Tax Assessor P7 Owner and Address: Mankarious Family Trust 11427 Candela Dr. Rancho Cucamonga, CA 91701 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017 P10 Survey Type: District 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):

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 4 *Resource Name or #: 163 North Encinitas Avenue **Historic Name:** B2 **Common Name: B3 Original Use** Multi-family property **Present Use** Multi-family property Architectural Style Minimal Traditional Construction History (Construction date, alterations, and date of alterations) 1942 - Built date based on Tax Assessor records (both houses were likely built in the early-mid 1940s) 1960 – permit issued to owners L.W. & P.S. Ryken to move house and garage from 728 W. Spruce Ave, Inglewood 1961 – permit issued to owner P.S. Ryken to move 900 SF house from 135 Ramada, La Puente (Front house) 1961 - permit issued to owner L.W. Ryken to add a 215 SF service porch and covered patio Moved: Yes **Date Moved** 1960/1961 Original Location Inglewood/La Puente **B8 Related Features:** B9a **Architect:** b. Builder: Unknown Unknown **B10** Significance: Theme: District Area: Monrovia/Encinitas District Period of Significance: Property Type HP3. Multi-family property 1942/1961 Discuss importance in terms of historical or architectural context as well as integrity. Both dwellings appear to be ineligible for the National Register, the California Register and for local designation on their individual merits. Although they are similar to houses built in Monrovia during the 1940s, they were moved were moved from other cities in Los Angeles County significantly impacting their integrity. However, they appear eligible for special consideration in the local planning process as generally intact examples of typical mid-20th century infill development and represent a period of time when moving houses was much more common. **B11 Additional Resource Attributes:**

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

B14 Evaluator/

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



CONTINUATION SHEET

Page 3 of 4 *Resource Name or #: 163 North Encinitas Avenue

P5a Photograph

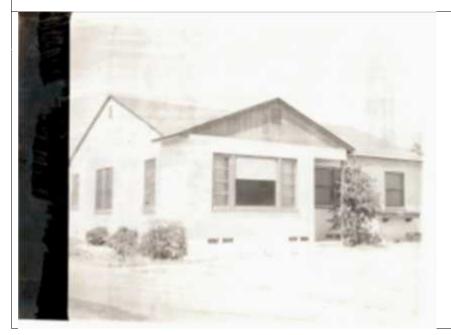


P5b Description of Photo:

Rear house (163½ N. Encinitas) facing west, 5/14/2015

P6 Date Constructed: 1942 Source: Tax Assessor

P5a Photograph



P5b Description of Photo: (Facing Northeast From Street , Circa1961) Front house (163) in its original location at 135 Ramada, La Puente

P6 Date Constructed: 1942 Source: Tax Assessor

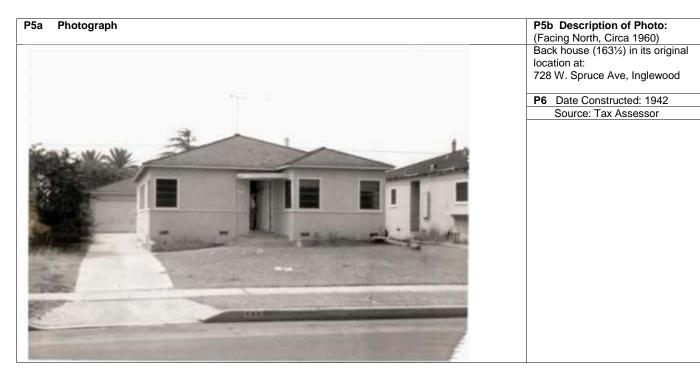
CONTINUATION SHEET

Page 4 of 4 *Resource Name or #: 163 North Encinitas Avenue



P5b Description of Photo: (Facing Northeast From Street, Circa 1961) Front house (163) in its original location at: 135 Ramada, La Puente

P6 Date Constructed: 1942 Source: Tax Assessor



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Other Listings Review Code

Reviewer

Date

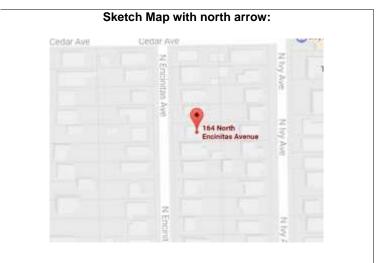
Page	e <u>1</u> of <u>2</u>	*Resource Name or #:	HL -92; 1	64 North Encinita	as Avenue				
P 1	Other Identifi	er:				_			
*P2	Location:	☐ Not for Publication	on 🖂	Unrestricted			Encinitas Hist	oric [District
	a. County:	Los Angeles							
	c. Address:	164 North Encinitas Avenue			City:	Monrovia		ip:	91016
	e. Other Loca	tional Data: APN # 85	19-027-010						
P3a	Description:	(Describe resource and its maj	or elements.	Include design,	materials,	condition, alte	erations, size, setting	and	boundaries)
	elements includ face. The partial piers supports t sash windows of surrounds. The	1220sq.ft.) California bungalor e overhanging eaves, expose I projecting front gabled entran he porch roof. Within the porc on either side. Similar window house rests on a raised conc e second floor is situation at th	d rafter tails, ce porch is le h area a Fre vs are locat rete foundat	, projecting beam ocated on the pri ench door serves ed on the north ion. Walk from s	n ends and mary (wes as the pr end of th outh drive	d a triangular t) elevation. S rimary entrand e primary faç	latticework grid that quare wood posts at se with two pair of na- cade. Windows and	piero op so arrow door	es front gable quare concrete r, double hung s exhibit plain
P3b *P4 P5a		ributes: (List attributes and cresent: ⊠ Building □	•		operty Site		☐ Element of Di b Description of		
द्ध आ		THE STATE OF THE S	197	1. 64. 1		10000	cing east, 1/31/2017		
1		The second		" O. W. A.		1822	Date Constructo	-d·	1920
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1000 3	A			III III III III		P7	Owner and Add	•	
S John							rk and Cynthia Rude		
12 m	100		W.	16	ATE!	164	4 N Encinitas Ave.	ıaıı	ily Trust
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						City Pla 415	Recorded by: y of Monrovia unning Division 5 South Ivy Avenue nrovia, CA 91016		
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Acad				一世 一		P9	Date Recorded:	_	1/2017
量可	o bearing.	THE LOCAL				P1	0 Survey Type:	_	District
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☐ Ar	chaeological Re	ONE Location Map cord District Record Chotograph Record C] Linear Fe						

	of California										
_	rtment of Commi		-	HRI # ECORD Trinomial							
	<u> </u>										
Page	_2 of _2_	*Resource	Name or #: HL-92; 1	64 North Encinitas Aver	nue						
В1	Historic Name:										
B2	Common Name	·:									
В3	Original Use	Single	Family Residential								
В4	Present Use	Multifa	mily Residential								
R 5	B5 Architectural Style California Bungalow										
ы											
В6	B6 Construction History (Construction date, alterations, and date of alterations)										
В7	1947 – permit issued to owner E.K. Pier to construct garage with loft above (21' x 21') 1948 – permit issued to owner E.K. Pier to add windows and construct partitions to apartment 1948 – permit issued to owner E.K. Pier to add bathroom to house (144 SF) 1951 – permit issued to owner E.K. Pier to construct new rear porch (George Floyd Porter, contractor) B7 Moved: No Date Moved Original Location										
В8	Related Featur	res:									
B9a	Architect:	Unknown		b. Builder:	W.H. McCune						
B10	Significance:	Theme:	Residential Development	t Area:	Monrovia//Encinitas District						
	This property app	in terms of hist bears ineligible		and the California Regis	HP3. Multi-family property ster. It is designated Monrovia Historic Landmark No. 92 dds of significance to the north Encinitas Historic District.						
B11	Additional Res	source Attri	butes:		Cleatel Man with month array						
B12	References:				Sketch Map with north arrow:						
	Sanborn Maps,	LA County	Tax Assessor Records,	Cedar Ave	Gedar Ave						

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

B14 Evaluator/ Date Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings

				Rev	view Code	Reviewer		Date	
Page	1	of	2	*Resource Nam	e or #:	167 North Encinitas Avenue			
P1	Othe	r Iden	tifier:						
*P2	Loca			☐ Not for Pu	blication	□ Unrestricted		Encinitas Hist	toric District
	a. Co	unty:		Los Angeles					
	c. Ad	dress	s: _	167 North Encinitas	s Avenue		City:	Monrovia	Zip: 91016
	e. Ot	her Lo	ocatio	onal Data: A	PN # 8519-	026-008			
P3a	Desc	riptio	n : (De	escribe resource and	l its major el	ements. Include design, ma	terials, co	ondition, alterations, size, setting,	and boundaries)
	clapb portic A pai	oard so feat for of ro	siding ures a ound	. Roof elements incl a cornice return and wood columns supp	ude overha a plain enta orts the por	nging boxed eaves, and a pa blature, a large rectangular s ch roof. Within the porch a	rtial-width latted ver rea is the	pyramidal hipped roof and clad in projecting front-gabled porch roont, and diamond-patterned shingle in multi-panel front entrance. A pain a fixed transom on top is on the	of. The pedimented es in the gable face. air of narrow double
P3b	Reso	urce	Attrib	utes: (List attributes	and codes)	HP2. Single family property	,		
*P4 P5a	Reso Photo			sent: 🛛 Building	☐ Structu	re 🗌 Object 🗌 Site	Distric	t	
	Ŧ.							Facing west, 1/31/2017	
								P6 Date Constructed	l : 1902
								Source: Tax A	Assessor
	Br.	_	-1				上海	P7 Owner and Addre	
					****		- Vi	Jayson and Jennifer Yo 167 N Encinitas Ave.	oung
100	Ç.,					7	45	Monrovia, CA 91016	
5023								P8 Recorded by:	
								City of Monrovia Planning Division	
							100	415 South Ivy Avenue	
				_	Harris .			Monrovia, CA 91016	
	L	No. 3		7 . "19				P9 Date Recorded:	1/2017
			270					P10 Survey Type:	District
	.5 4	e de			, A		-12·11		
P11 Re	eport (Citatio	on:						
☐ Arc	haeolo	gical	Recor		l 🔲 Linear	Feature Record ☐ Milling S		ing, Structure, and Object Record	I

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 167 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use** Single family Residential **Present Use** B4 Single family residential **Architectural Style** Queen Anne Construction History (Construction date, alterations, and date of alterations) **B6** 1902 - House constructed (Tax Assessor) 1912 - Sewer permit issued to owner Louise D. Knox 2/4/1918 - permit issued to F.M. Kemper to construct garage 1948 - permit issued to owner J.M. Morgan to convert house to duplex **B7** Moved: No **Date Moved Original Location**

Related Features:

B9a Architect: Unknown b. Builder: Unknown **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District

HP2. Single Family property **Property Type** Discuss importance in terms of historical or architectural context as well as integrity.

1900-1929

This property appears ineligible for the National Register and the California Register; it does appear eligible for local designation due to its unaltered architectural styling and association with the early residential development of Monrovia. Additionally, it is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

Period of Significance:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

Craig Jimenez, AICP City of Monrovia **B14** Evaluator/Date 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Other Listings Review Code

Reviewer

Date

Page	1	of	2	*R	Resource	Name or #:	168 North Enc	cinitas Aven	ue					
P1	Othe	r Iden	tifier:											
*P2	Loca			_	☐ Not fe	or Publication	⊠ Unr	estricted		_		Encin	nitas Historic	District
	a. Co	unty:		Los	Angeles									
	c. Ad	dress	s: _	168	North End	cinitas Avenue			City:	Mon	nrovia		Zip:	91016
	e. Otl	her Lo	ocatio	nal D	ata:	APN # 851	9-027-007							
P3a	Desc	riptio	n: (De	scrib	e resourc	e and its major	elements. Includ	de design, m	naterials, c	onditio	on, altera	ations, size, s	setting, and	boundaries)
	overh The p large chimr windo traditi bay w	angin partial, lattice ney is ows w onal (vindow	g eaver, project attice on the original of the original o	es, excing scree e sou azing man se house	xposed ra front-gab en in the uth elevar divided i surrounds se rests o	after tails, and poled entrance popularly façade, tion. Within the nto three panely, are located or a raised conductor for property was	was erected in projecting beam-corch is located or Doubled square e porch area is a s. Concrete from the north end of crete foundation.	ends. The lends the south rewood pose a glazed from the primary	house is send of the ts atop baront entrand steps leary facade.	ided was prima ttered ce (nor pe do	with 36" Ary (wesi river roo n-origina borch co ked gab	long narrow t) elevation. ck piers supp al) and a pa procrete floor. de on the no	rectangular Under the poort the pord ir of flanking Similar wi rth elevation	wood shingles. forch gable is a sh. A river rock g, narrow, fixed ndows, all with shelters a cant
P3b	Reso	urce	Δttrih	utos.	(List attri	hutes and code	es) HP2. Single fa	amily prope	rtv					
*P4 P5a		urces	Pres		⊠ Build		,	, , ,	☐ Distric	ct [ent of District b Description		: (view, date)
		J					_	638	Silka	60%		cing east, 1/3		(, , , , , , , , , , , , , , , , , , ,
	o(minor)										P7 Ric 168 Mo P8 City Pla 418 Mo P9	Date Cons Source: Owner and Sky and Kristi B N. Encinitation Intervia, CA 9 Recorded y of Monrovia Inning Division 5 South Ivy A Introvia, CA 9 Date Reco	Building P d Address: in Wullschleg s Ave 11016 by: a bon Avenue 11016	
P11 R	eport (Citatio	on:											
☐ Arc	chaeolo	gical l	Recor	d □	District R		ch Map Contir ar Feature Record ist):							

State of California
Department of Community Development
HRI #

BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial

Page 2 of 2 *Resource Name or #: 168 North Encinitas Avenue

B1 Historic Name:
B2 Common Name:

B3 Original Use Single Family Residential

B6 Construction History (Construction date, alterations, and date of alterations)

Craftsman Bungalow

Single Family Residential

6/19/1912 – permit issued to F.M. Kemper to construct Residence 1/29/1924 – permit issued to E.B. Cole to construct garage

B7	Moved: No	Date Moved	Original Location	

B8 Related Features:

Present Use

Architectural Style

B4

B5

B9a Architect: Unknown b. Builder: F.M. Kemper

B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District

Period of Significance: 1900-1929 Property Type HP2. Single family property

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

This property appears ineligible for National Register and the California Register, however, it is locally significant due to its adept use of Craftsman bungalow styling and features in its overall design and therefore appears eligible for local designation. Additionally, it is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

B14 Evaluator/Date Craig Jimenez, AICP
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016
1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5D3

Other Listings
Review Code Reviewer

Date

Page	_1 of _2	*Resource Name or #:	171 North Encinitas Avenue			
P1	Other Identifier:					
*P2	Location:	■ Not for Publication	□ Unrestricted			Encinitas Historic District
	a. County:	Los Angeles				
	c. Address:	171 North Encinitas Avenue		City:	Monrovia	Zip : 91016
	e. Other Location	onal Data: APN # 8519	9-026-005			
P3a	Description: (De	escribe resource and its major	elements. Include design, mat	terials, co	ondition, alteratic	ons, size, setting, and boundaries)

This one-story Victorian Transitional cottage was built in 1910. The dwelling has a normal pitch bellcast hipped roof and has narrow clapboard siding and non-original wood shingles. Roof elements include overhanging flared eaves and a pyramidal bellcast hipped dormer centrally located on the roof on the primary (east) elevation. The center dormer has a square center window flanked by vents. A partial

centrally located on the roof on the primary (east) elevation. The center dormer has a square center window flanked by vents. A partial recessed front porch is located on the northeast corner of the house. Scored square wood posts atop clapboard-sided balustrades support an added shed roof. Within the porch area is the front entrance which is now diagonally positioned (and not the original orientation). Also not original is the octagonal fixed window adjacent to the entrance. A large picture window with fixed lower glazing and narrow hexagonal upper lights is located on the south end of the primary facade. The entrance and picture window feature classical surrounds. The residence rests on a raised cobblestone foundation. There is an attached apartment behind the house.

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

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

P5a Photograph P5b Description of Photo: (view, date)



Facing west, 1/31/2017

P6 Date Constructed: 1910

Source: Tax Assessor

P7 Owner and Address:

Nielson Trust 270 N Canyon Blvd. Monrovia, CA 91016-2319

P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016

P9 Date Recorded: 1/2017

P10 Survey Type: D

District

P11 Report Citation:

Attachments:	☐ NONE ☐ Location Map	☐ Sketch Map	☐ Continuation Sheet	⊠ Building, Structur	e, and Object Record
☐ Archaeologie	cal Record District Record	☐ Linear Featu	re Record Milling S	Station Record 🔲 Roo	ck Art Record
☐ Artifact Reco	ord \square Photograph Record \square	Other (List):	_		

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial 2 of 2 *Resource Name or #: 171 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use** Multi-family property **Present Use** B4 Multi-family property **Architectural Style** Transitional Victorian Construction History (Construction date, alterations, and date of alterations) **B6** 8/12/1941 – permit issued to E.E. Harper to construct workshop and house repair 3/19/1942 - permit issued to E.E. Harper to construct alteration to workshop (converted to unit in c.1945) 1/12/1943 – permit issued to E.E. Harper to construct alteration to garage

B7	Moved: No	Date Moved	Original Location	

B8 Related Features:

B9a	Architect:	Unknown		b. Builder:	Unknown
B10	Significance:	Theme:	Residential Development	Area:	Monrovia/Encinitas District

Period of Significance: 1910 **Property Type** HP3. Multi-family property

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

This property appears ineligible for the National Register, the California Register, and for local designation. The property is an example of the early residential housing stock constructed in Monrovia in the early 20th Century. It lacks sufficient integrity necessary for designation, however, it is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

Craig Jimenez, AICP City of Monrovia **B14** Evaluator/Date

415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings Review Code

Reviewer

Date

Page	1 of 2 *Resource Name or #: 172 North Encinitas Avenue		
P1	Other Identifier:		
*P2	Location:	Encinitas Historic	District
	a. County: Los Angeles		
	c. Address: 172 North Encinitas Avenue City:	Monrovia Zip:	91016
	e. Other Locational Data: APN # 8519-027-006		
P3a	Description: (Describe resource and its major elements. Include design, materials, con	ndition, alterations, size, setting, and	boundaries)
	This single-story (1420 sq. ft.) Transitional Victorian was erected in 1906. It is capped Anne-influenced front gable with wood shingles and an arched attic vent with narrow hoverhanging boxed eaves and decorative scrollwork at the corners. The mass-plan vor partial recessed front porch is located on the northwest corner of the primary (west) eleatop clapboard-sided balustrades support the porch roof. Within the porch is the side fivendow. A large picture window with fixed lower glazing and a leaded glass upper light The entrance and windows feature traditional plain wood surrounds. The house sits on with a shared driveway.	orizontal slats. Other roof elements ernacular dwelling has narrow clapbe evation. Round wood columns (Coloacing front entrance and a narrow dont is located on the south end of the	include shallow board siding. A onial influenced) uble hung sash primary façade.
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)
30		Facing east, 1/31/2017	
		P6 Date Constructed:	1906
W 19		Source: County A	ssessor
		P7 Owner and Address:	
Bill		Jennifer Paige	
		172 N. Encinitas Ave Monrovia, CA 91016	
1		P8 Recorded by:	
4		City of Monrovia Planning Division	
		415 South Ivy Avenue Monrovia, CA 91016	
-1		ivioniovia, CA 91016	
		P9 Date Recorded:	1/2017
artes a little		P10 Survey Type:	District
	A PARTIES AND A SECTION OF		
4			
P11 R	eport Citation:		
☐ Arc	ments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Buildi haeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Recfact Record ☐ Photograph Record ☐ Other (List):		

State	of California				Primary # _	
-	rtment of Comi		-		HRI #	
BUIL	LDING, STR	RUCTUR	E, AND C	BJECT R	ECORD Tr	inomial
Page	o f 2	*Resource	Name or #:	172 North E	ncinitas Avenue	
В1	Historic Name:	None	found			
B2	Common Name	:				
В3	Original Use	Single	e Family Resid	dential		
B4	Present Use	Single	e Family Resid	dential		
B5	Architectural St	yle Trans	sitional Victoria	an Colonial		
В6	Construction I	History (Con	struction date,	alterations, and	date of alteration	ns)
В7	Moved: No	Date	Moved		Original I	ocation
B8	Related Featur		Woveu		Original i	Location
B9a B10	Architect: Significance:	Unknown Theme:	District		b. Builder: Area:	_Unknown Monrovia/Encinitas District
	•					
	Though this budesignation as	ance in terms uilding appea a historic la elopment of N	ars ineligible f andmark due	for the National to its unaltered	l Queen Anne ii	HP2. Single family property integrity. The California Register, it does appear eligible for local asspired architectural styling and association with early attributor to one of the periods of significance to the North
B11	Additional Res	ource Attrib	outes:			

B12 References:

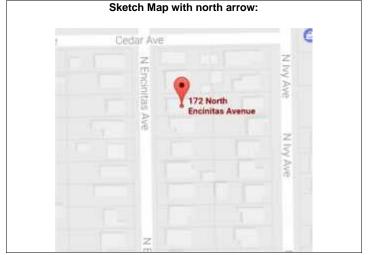
Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

B14

Craig Jimenez, AICP
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016

1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings

eviewer Dat

					Review Code	e Rev	iewer		Date	
Page	1	of	2	*Resource	Name or #:	175 North Encinita	s Avenue			
P1	Other	r Ident	tifier:							
*P2	Locat			☐ Not f	or Publication	⊠ Unrestr	icted	<u> </u>	Encinitas Historio	District
	a. Co	unty:		Los Angeles						
	c. Ad	dress	: _	175 North En	cinitas Avenue		City:	Monrovia	Zip	91016
	e. Otl	ner Lo	cation	nal Data:	APN # 8519	-026-004				
P3a	Desc	riptior	n: (Des	scribe resourc	ce and its major of	elements. Include de	esign, materials, co	ondition, altera	tions, size, setting, and	boundaries)
	family shing overh locate winder the s	y dwe gles in nangir ed on ow. A south	elling he controlled the controlled	nas a pyram gable. Non oves, expose northeast co e tripartite p of the prima	idal hipped roc original rock ve ed rafter tails, a orner of the pri icture window	of and with a project eneer wainscot had and a rectangular mary (east) eleva features a fixed con the picture window	cting front gable s been installed vent in the fron tion. Within the enter pane with t	t. The house beneath the t gable face porch area flanking narro	the Craftsman styles is sided with clapbout sill course. Roof election A partial recessed is the front entrance ow double-hung sast an surrounds. The	eard with wood ements include front porch is e, and a porch in is located on
P3b	Boso		\44rih.	too. /List attr	ibutas and aadas) UD2 Single family	u proportu			
*P4 P5a		urces	Prese	`_		s) HP2. Single famil	Site ☐ Distric		nt of District	
		150	3	1000	The second			ac	ing west, 5/14/2015	
			71					P6	Date Constructed:	1910
	1		2					2	Source:	
	Ser.							P7	Owner and Address:	
	90								e Virgen N Encinitas Ave	
1	=	-					- 59		nrovia, CA 91016	
				0	1		要	City Plar 415	Recorded by: of Monrovia nning Division South Ivy Avenue nrovia, CA 91016	
Salin)			LILL SERVICE S	SIBING I	A			P9	Date Recorded:	1/2017
	1							P10	Survey Type:	District
P11 Re	eport (Citatio	n:							
☐ Arc	haeolo	gical F	Record	☐ District R		Feature Record			, and Object Record Art Record	

Stata	State of California Primary #								
	tment of Commu	nity Developme	nt	Primary # HRI #					
BUIL	DING, STRU	CTURE, AN	D OBJECT RE	CORD Trine	omial				
Page	_2 of _2_	*Resource Name	or #: 175 North E	Encinitas Avenue					
В1	Historic Name:								
B2	Common Name:								
В3	Original Use	Single Family	/ Residential						
В4	Present Use Single Family Residential Mass-plan vernacular/								
В5	Architectural Style		/ictorian/Craftsman						
В6	Construction His	tory (Construction	date, alterations, and o	date of alterations)					
	1910 – house constructed (Tax Assessor) 6/12/1939 – permit issued to owner George W. Groth for alterations 10/10/1944 – permit issued to P.M. Kokanor to construct garage								
В7	Moved: No	Date Moved		Original	Location				
В8	Related Features	:							
В9а	Architect:	Unknown		b. Builder:	Unknown				
B10	Significance:	Theme: Resid	lential Development	_ Area:	Monrovia/Encinitas District				
	Although the struct	e in terms of histor ture was originally l grity and has no his	ical or architectural corbuilt during one of the	periods of significations significance. The	HP2. Single family property tegrity. ance, due to the extensive alterations, this building no prefore, this building appears ineligible for individually at any				
	.s.c. of doorgradion	. J. do d Johnsbutt	to the Horar Endinta	S . HOLOHO DIGHTOL					
B11	Additional Resou	rce Attributes:			Skatah Man with north arraw				
B12	References: Sanborn Maps, LA				Sketch Map with north arrow:				
	Monrovia Building Permits, Monrovia phone directories.								

B13 Remarks

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017

Evaluator/Date B14



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Other Listings Review Code

Reviewer Date

Page	_1_ of _2_	*Resource Name or #:	176 North Encinitas Avenue		
P1	Other Identifier:				
*P2	Location:	☐ Not for Publication	□ Unrestricted	Encinitas Histo	ric District
	a. County:	Los Angeles			
	c. Address:	176 North Encinitas Avenue	City:	Monrovia Z i	p : 91016
	e. Other Location	nal Data: APN # 8519	-027-003		
P3a	Description: (Des	scribe resource and its major	elements. Include design, materials, co	ondition, alterations, size, setting, ar	nd boundaries)
	rafter tails, project gable peak. The support the porch porch area is the wide tripartite pict elevation. The do The lintel between	ting carved beam-ends, a shat projecting front porch is local roof, projecting beams, and a front entrance and several na- ure window with fixed center for is flanked by a narrow pan- ton piers is a curved beam. The	allow was built in 1912. The normal pito illow front-gabled dormer with a vertica atted on the south end of the primary curved lintel above the entry to the pour own multipane fixed windows with trapane flanked by two-over one windowed light and a double hung two/one lig roof is asphalt shingles. The siding is n the south side of the house.	al slat vent, and triangular latticewor (west) elevation. Slightly battered rch. The steps are centered on the ditional Craftsman surrounds. North vs. A natural rock chimney is visible ht. The porch extends beyond the	k vent in the front cut granite posts porch. Within the of the porch is a e along the south side of the house.
P3b	Resource Attribu	ites: (List attributes and codes	s) HP2. Single family property		
*P4 P5a	Resources Prese Photograph	ent: 🛛 Building 🔲 Struct	ure	Element of District Other P5b Description of Pho	
	The state of the s	A Demokratic		Facing east, 1/31/2017	
	新展光度			P6 Date Constructed:	1912
		THE RESERVE		Source: Building	g Permit
	N AND THE		The state of the s	P7 Owner and Address	s:
M	AND AND	- F. C.		Todd and Melissa Weber	
	- 1			176 N. Encinitas Ave Monrovia, CA 91016	
			No.	P8 Recorded by:	
1		建		City of Monrovia	
		新疆 医动态	H 44 CA 55 CA	Planning Division 415 South Ivy Avenue	
	The state of the s			Monrovia, CA 91016	
		件 医自己性		P9 Date Recorded:	1/2017
	Arthur St.		TO A STATE OF THE PARTY OF THE	P10 Survey Type:	District
P11 R	eport 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):

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 176 North Encinitas Avenue **Historic Name: B1** B2 **Common Name: Original Use** Single Family Residential **Present Use** B4 Single Family Residential **Architectural Style** Craftsman Bungalow **B6** Construction History (Construction date, alterations, and date of alterations) 3/9/1912 - permit issued to owner F.M. Kemper to construct residence (MacIntyre Building Co.) 10/26/1937 – permit issued to owner J.W. Cozart for alterations **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a Architect: Unknown b. Builder: Mac Intyre Building Company **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District

Period of Significance: 1900-1929 Property Type HP2. Single family property

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

This structure appears ineligible for the National Register and the California Register, it does however appear eligible for local landmark designation due to its adept use of Craftsman bungalow styling and features in its overall design including the cut granite work on the porch and chimney. Additionally, it is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

Craig Jimenez, AICP
City of Monrovia
B14 415 South Ivy Avenue
Monrovia, CA 91016

Evaluator/Date 1/2017



PRIMARY RECORD

Primary # HRI# **Trinomial CHR Status Code** 5B

Other Listings Review Code

Reviewer

				Review Code	Reviewer		Date	
Page	_1_ of	2	*Resource	Name or #:	177 North Encinitas Avenue			
P1	Other Ide	ntifier:						
*P2	Location:		☐ Not fo	or Publication	□ Unrestricted		Encinitas His	storic District
	a. County	:	Los Angeles					
	c. Addres	s: _	177 North End	cinitas Avenue		City:	Monrovia	Zip: 91016
	e. Other L	ocatio	nal Data:	APN # 8519-	026-001			
P3a	Description	n: (De	scribe resourc	e and its major e	lements. Include design, mate	erials, c	ondition, alterations, size, setting,	and boundaries)
	overhang gable pea porch is o concrete concrete the north	ing ea ak. The on the caps. cap. of the	eves, exposed the house is primary (eas The railing in the windows the entry has a	d rafter tails, ki sided with clap t) elevation. Fo s decorative w include a large a fixed lower p	nee braces, carved bargeb bboard; the gable is sheath our pairs of double square p ood. The porch is access if fixed window on either sic cane with sixteen square u	oard, aned with oosts we be by the of the of the open in the open	with asphalt shingles. Roof and a rectangular vent with a th shingles. The full width, fl with carved brackets sit atop riconcrete steps with low river the front door. The rectangular ights. The dwelling sits on a st identical to the house at 14	grid screen in the lat roof, projecting ver rock piers with rock walls with a picture window to a raised river rock
P3b	Resource	Attribu	utes: (List attri	butes and codes) HP2. Single family property			
*P4 P5a	Resource Photograp		ent: 🛛 Build	ling Structu	re 🗌 Object 🔲 Site 🗌	Distri	ct	
				/			Facing west, 1/31/201	7
							P6 Date Constructed	d: <u>1910</u>
			50	_			Source: Tax	
139	25		3				P7 Owner and Addre	ess:
	7	10000					Doyle Johnson 177 N Encinitas Avenu	10
	LES		100				Montovia, CA 91016	
							P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016	
Y						-6	P9 Date Recorded:	1/2017
	M					2	P10 Survey Type:	District
P11 R6	eport Citati	on:	ré-ite m			A		
☐ Arc	haeological	Record	d 🗌 District R		Feature Record Milling Sta		ding, Structure, and Object Recore ecord ☐ Rock Art Record	d

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 177 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use** Single Family Residential **Present Use** B4 Single Family Residential **Architectural Style** Craftsman Bungalow Construction History (Construction date, alterations, and date of alterations) **B6** 1910 - House built (Tax Assessor) 1911 - Sewer permit issued to owner F.W. Burr 1985 - permit issued to owner Chris Schneider to construct a garage **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a Architect: Unknown b. Builder: Unknown Significance: **B10** Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: **Property Type** HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This structure appears ineligible for the National Register and the California Register, it does appear eligible for local landmark designation due to its adept use of Craftsman bungalow styling and features in its overall design including the river rock and porch details. Additionally, it is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District. B11 **Additional Resource Attributes:**

B12 References:

> Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

Craig Jimenez, AICP City of Monrovia **B14** Evaluator/Date 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI# **Trinomial**

CHR Status Code 5D3

Other Listings Review Code

Reviewer

		Revi	ew Code	Reviewer		Date		
Page	_1 of _2	*Resource Name	or #:180	North Encinitas Avenue				
P1	Other Identifie	:						
*P2	Location:	☐ Not for Pub	lication	□ Unrestricted		Encinitas H	listoric D	District
	a. County:	Los Angeles						
	c. Address:	180 North Encinitas	Avenue		City: N	Monrovia	Zip:	91016
	e. Other Locati	onal Data: AF	N # 8519-027-	002				
P3a	Description: (D	escribe resource and	its major eleme	ents. Include design, ma	terials, cond	dition, alterations, size, setting	g, and bo	oundaries)
	Roof elements front gable. A fascia over rafte have been face is enclosed by I was added in fr battered Craftsr	nclude overhanging e bitched hipped roof wi r ends. The full width d with non-original star bw wood beam across ont of the porch. The nan surrounds. The st	aves, exposed th vent near the projecting from the stone venees the entire from entry door is eps are to the stone veneral entry door is eps are to the stone the stone veneral entry door is eps are to the stone veneral entry door is eps are to the stone veneral entry door is eps are to the stone veneral entry door is eps are to the stone veneral entry door in the stone veneral entry door ent	rafter tails, projecting be peak and three beams to porch is supported by r. A secondary knee brant. The foundation has a centered and flanked by south side of porch with a	eam ends, s extending wood posts ce and dec lso been far double huid wrought in	orner lot. The front gabled ro and a slatted triangular attic. The house has wide eaves with knee braces that sit ato orative lattice work was recerced with non-original stack stag sash picture windows. Do on rail leading to a brick land r off the side street (Cedar Av	vent at s, expose op squar ntly adde tone ver or and v ling and	the top of the ed rafters and e piers, which ed. The porch eer. A planter windows have
P3b *P4 P5a		`	•	P2. Single family property ☐ Object ☐ Site │	District	P5b Description of		(view, date)
						P6 Date Constructe Source: Bui P7 Owner and Add Oracle Communities 2275 Huntington Dr., San Marino, CA 9110 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: P10 Survey Type:	ed: Iding Pe Iress: Corpora Unit 53: 08	tion
P11 Re	eport 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):

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 180 North Encinitas Avenue **Historic Name: B1** B2 Common Name: **Original Use** Single Family Residential **Present Use** B4 Single Family Residential **Architectural Style** Craftsman Bungalow Construction History (Construction date, alterations, and date of alterations) **B6** 8/24/1920 – permit issued to A. J. Ham construct garage 11/23/1920 – permit issued to E.D Hans to construct home 1985 – permit issued to owners Thomas and Alicia Kaevy to build a new garage. 1993 - permit issued to Dan DiPaula for a 24SF addition to the kitchen along the north elevation 1996 - Seismic retrofit **B7** Moved: No **Date Moved Original Location** Related Features: **B8** B9a Architect: Unknown b. Builder: E.D. Ham Theme: District Area: **B10** Significance: Monrovia/Encinitas District

Period of Significance: 1900-1929 Property Type HP2. Single family property

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

This structure appears ineligible for the National Register and the California Register. Although it displays an adept use of Craftsman bungalow styling and features, it recent modifications and addition of inappropriate materials to the front elevation compromise the integrity of the design. It is of local interest however associated with residential development typical in Monrovia during the first quarter of the 20th Century. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14 Evaluator/Date

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings Review Code

Reviewer

Date

Page	_1 of 2	*Resource Name or #:	HL-68; 201 North Encinitas Avenu	e		
P1	Other Identifier:	Howard S. Woodrow Ho	use			
*P2	Location:	☐ Not for Publication	□ Unrestricted □		Encinitas Histo	ric District
	a. County:	os Angeles				
	c. Address: 2	01 North Encinitas Avenue	City:	Monrov	ia Z i	p : 91016
	e. Other Locations	al Data: APN # 8519				
P3a	Description: (Desc		elements. Include design, materials,	condition,	alterations, size, setting, ar	nd boundaries)
	structure is cappi boards, standard Roof elements ir face. The project wood columns at fixed picture wind trio of windows of side gable on the	ed with a combination hip delapboard on the porchalled overhanging flared ting front entrance porchalled to the balustrade supportion. All doors and fenes consisting of a pair of nates south elevation is over a sets on a raised foundation.	e style residence exhibits classic oped and cross-gabled roof. Extending the balustrade, and both fish scale of eaves, carved brackets and a set of its located on the south end of the other than the porce of the p	erior siding and dian rectangula he priman harea is n nds. On t r side of a mney pier	g includes narrow clapbo mond shingles on the fi ar multi-pane window in y (east) elevation. Fou the angled, glazed entra he north end of the prin a small, fixed rectangula ces the roof at the ridge	pard with corner ront gable face. In the front gable or tapered round ance and a large mary façade is a far window. The line. The wood-
P3b	Resource Attribut	res: (List attributes and code	s) HP2. Single family property			
*P4 P5a		•	ure Dbject Site Dist	rict 🗌 E	lement of District	
4			The state of the s	4 6 6	Facing west, 1/31/2017	
					P6 Date Constructed:	1903
		100			Source: County	Assessor
4	The state of the s				P7 Owner and Address	s :
		Service Control of the Control of th		7/5	Scott & Deana Curry	
4					201 N. Encinitas Ave. Monrovia, CA 91016	
0 T				VIII SA	P8 Recorded by:	
	in the second				City of Monrovia	
					Planning Division 415 South Ivy Avenue	
				4.5	Monrovia, CA 91016	
-					P9 Date Recorded:	2/2017
8					P10 Survey Type:	District
			Total Control of the		Più Survey Type.	District
		· Low Mark and	CHICAGO DE PROPERTO DE			
STEE	The state of the s		Control of the Contro	-		
P11 R	eport 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):

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: HL-68; 201 North Encinitas Avenue **B1 Historic Name:** Howard S. Woodrow House B2 Common Name: **Original Use** Single Family Residential **Present Use** B4 Single family Residential **Architectural Style** Queen Anne Construction History (Construction date, alterations, and date of alterations) 1903 - Home constructed (Tax Assessor) 1949 - Addition of detached two car garage on southwest property line 195? - 12' x 14' bedroom addition to south west corner 1954 - replaced side wood entrance with brick and concrete **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a Architect: b. Builder: Unknown Howard S. Woodrow **B10** Significance: Residential Development Monrovia/Encinitas District Theme: Area: Period of Significance: 1900-1929 **Property Type** HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This structure appears ineligible for the National Register and the California Register. However, the property is a good example of a Queen Anne inspired mass-plan vernacular dwelling from the late Victorian period and is designated Monrovia Historic Landmark Number 68. It is also of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories; Monrovia's Heritage Vol. 2.

B13 Remarks

B14 Evaluator/Date Craig Jimenez, AICP
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016
1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6L

Other Listings

			Review Code	e Reviewer		Date		
Page	1 of 2	*Resourc	e Name or #:	202 North Encinitas Avenue				
P1	Other Identifie	r:						
*P2	Location:	☐ Not	for Publication			Encinitas H	istoric [District
	a. County:	Los Angeles						
	c. Address:	202 North Er	ncinitas Avenue	(City:	Monrovia	Zip:	91016
	e. Other Locat	ional Data:	APN # 8519	-028-035				
P3a	Description: (Describe resour	ce and its major e	elements. Include design, materi	ials, co	ndition, alterations, size, setting	, and b	oundaries)
	moderate pito the property a oriented south windows. Se south. A larg appear to be	th and has asp and is attached toward Ceda veral windows e picture wind vinyl. The po	ohalt shingles a d with a breezed ar Avenue as op s are shaded by low on the porch rch is supported	ional single family dwelling wand has shallow eaves with a fway which forms a cross gable posed to Encinitas Avenue. appurtenant metal awnings. In is made up of one large sas by three square posts and hecessed porch has clapboard	fascia. le. Th The w The pash fland	The garage is situated at the property is a corner lot and the set wall has a brick fireplact artial porch is recessed and ked by two narrow sashes. The house	he rea d the h e flank acces All the use is p	r (east) of ouse is ed by two sed from the windows vrimarily
P3b	Resource Attr	i butes: (List att	ributes and codes	s) HP2. Single family property				
*P4	Resources Pre Photograph	,		, , , , ,	District	☐ Element of District ☐ P5b Description of	Other Photo :	(view, date)
器式				65.0	V. MI	Facing north, 1/31/20	17	
						P6 Date Constructe	ed:	1951
35				7.7. 30	MOY.	Source: Buil	ding Pe	rmit
BAY	画の記録					P7 Owner and Add	ress:	
			-	State of the last	45	Angeline Ang Trust 244 N Primrose Ave.		
100					H To	Monrovia, CA 91016		
						P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016	e	
	- 77.	S AND WAR		THE RESERVE TO SERVE THE PARTY OF THE PARTY		P9 Date Recorded:	_	2/2017
No.			THE BEST		10	P10 Survey Type:	_	District
			10					
P11 Re	eport Citation:							

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

	of California				Primary #		
-	rtment of Comm	-	•	JECT REC	HRI# CORD Trinom	nial	
	•		,				
Page	of	"Resource	Name or #:	202 North El	ncinitas Avenue		
B1	Historic Name:						
В2	Common Name:						
В3	Original Use	Single	family property	/			
B4	Present Use	Single	family property	/			
В5	Architectural Sty	rle Minim	al Traditional				
В6	Construction H	istory (Consti	ruction date, alt	erations, and d	ate of alterations)		
В7	Moved: No	Date I	Moved		Original Lo	ocation	
В8	Related Feature	es:	-				
B9a	Architect:	Clayton Sm	nith (engineer)		b. Builder:	J.M Reniczek	
200			nur (originoor)		_ Di Danaoii		
B10	Significance:	Theme:	Residential I	Development	Area:	Monrovia/Encinitas District	
	This structure ap	nce in terms o opears to be ir period of sign	neligible for the nificance of the	National Regist North Encinitas	Historic District. He	HP2. Single family property rity. egister and for local designation. Additionally, it does not owever, it appears eligible for special consideration in the he early post-war era.	
B11	Additional Reso	ource Attribu	tes:			Skatch Man with north arrow:	
B12	References: Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.					Sketch Map with north arrow:	

Sketch Map with north arrow: 202 North Encinitas Avenue New Year Avenue

Remarks

Evaluator/Date

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 7/1/2016

B13

B14

PRIMARY RECORD

Primary #
HRI #
Trinomial
CHR Status Code 5B

Other Listings Review Code

Page 1 of 2 *Resource Name or #: HL-39; 205 North Encinitas Avenue **P1** Other Identifier: H.S. Woodrow House **Encinitas Historic District** *P2 ■ Not for Publication □ Unrestricted Location: a. County: Los Angeles c. Address: 205 North Encinitas Avenue City: Monrovia **Zip**: 91016 e. Other Locational Data: APN # 8519-025-035

Reviewer

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

This one-and-a-half story Craftsman residence has a steeply-pitched side gable roof clad in a combination of narrow, rectangular wood shingles and standard wood shingles. Roof elements include overhanging eaves, exposed rafter tails and beam-ends, and a prominent front-gabled dormer. The dormer is in the center of the primary (east) elevation and has carved bargeboards, carved vertical vents, and a fixed tripartite window grouping. North of the dormer is an open sleeping porch with a closed, shingled-clad railing. The recessed front entrance porch is located on the southeast corner of the house. Square wood posts support extended porch roof beams. Within the porch area is the glazed front entrance and a small horizontal fixed window. A tripartite picture window of three double hung sashes is located on the north side of the primary façade. A cantilevered second floor balcony is located on the south elevation. The residence sits 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 west, 1/31/2017

P6 Date Constructed: 1911

Date

Source: County Assessor

P7 Owner and Address:

Helen and Peter Falco 205 N. Encinitas Ave Monrovia, CA 91016

P8 Recorded by: City of Monrovia Planning Division

415 South Ivy Avenue Monrovia, CA 91016

P9 Date Recorded: 1/2017

P10 Survey Type: District

P11 Report Citation:

Attachments:	☐ NONE ☐ Location Map	☐ Sketch Map	☐ Continuation Shee	et 🛛 Building,	Structure, and	Object Record
☐ Archaeologi	cal Record District Record	Linear Featu	ure Record Milling	Station Record	Rock Art	Record
☐ Artifact Rec	ord ☐ Photograph Record ☐	Other (List):	_			

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 205 North Encinitas Avenue/ HL39-MA37 **Historic Name: B1** H.S. Woodrow House B2 **Common Name: Original Use** Single Family Residential **Present Use** B4 Single family Residential **Architectural Style** Craftsman Bungalow **B6** Construction History (Construction date, alterations, and date of alterations) 1911 - House constructed (Tax Assessor) 1937 – Alter Garage 1960 - Electrical Outlets 1966 - New Roof 1969 - Electrical 1992 - Reinforce Chimney **B7** Moved: No **Date Moved Original Location B8 Related Features:** Carriage house (garage) at the south west corner of property. Built contemporary with house. B9a Architect: b. Builder: Unknown Unknown **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 **Property Type** HP2. Single family property

This property appears to be ineligible for the National Register and the California Register. It is however locally significant due to its adept use of Craftsman bungalow styling and features in its overall design and is designated Monrovia Historic Landmark No. 39. Additionally, it is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 **Additional Resource Attributes:**

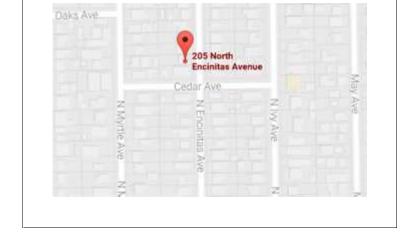
B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

Craig Jimenez, AICP City of Monrovia **B14** Evaluator/Date 415 South Ivy Avenue

Monrovia, CA 91016 1/2017



Sketch Map with north arrow:

PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6L

Other Listings Review Code

Reviewer

				Date	
Page	1 of 2	*Resource Name or #:	208 North Encinitas Avenue		
P1	Other Identifier:				
*P2	Location:	☐ Not for Publication	□ Unrestricted	Encinitas Histo	ric District
	a. County:	Los Angeles			
	c. Address:	208 North Encinitas Avenue	City	r: Monrovia Zi	p : 91016
	e. Other Locatio	nal Data: APN # 8519	-028-034		
P3a	Description: (De	scribe resource and its major e	elements. Include design, materials,	, condition, alterations, size, setting, ar	nd boundaries)
	enclosed rafters the driveway. T multi-pane sash is asphalt shing	s and fascia at the rafter end wo decorative columns sup a picture window. The porci	ds. The partial porch has both an port the porch roof. Within the p h is enclosed with a picket balus	The roof is low hipped with narrow n offset front facing and south side porch area is an offset front facing strade. All the windows are double gular basement vents level with the	approach off entry and a hung, the roof
P3b *P4 P5a		utes: (List attributes and codes ent: ⊠ Building ☐ Structo	, , , , ,	P5b Description of Pho	
3000	E (1) E (1)			Facing east, 1/31/2017 P6 Date Constructed:	1945
	13 元学家	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			Permit
Tr. A			+	P7 Owner and Address	
100		10000	5 .10	Daniel and Carmen Ray	-
	- T			208 N. Encinitas Ave Monrovia, CA 91016	
	1	NEW TOTAL OF THE PARTY OF THE P		P8 Recorded by: City of Monrovia Planning Division	
a				415 South Ivy Avenue Monrovia, CA 91016	
				P9 Date Recorded:	1/2017
		100	THE RESERVE THE PARTY OF THE PA	P10 Survey Type:	District
14	1				
P11 R	eport Citation:				
☐ Arc	haeological Record		Feature Record Milling Station	uilding, Structure, and Object Record Record ☐ Rock Art Record	

	of California rtment of Commur	nity Develonment		Primary # HRI #						
-		CTURE, AND O	BJECT RE		mial					
Page	2 of 2	*Resource Name or #:	208 North E	ncinitas Avenue						
D4	Listorio Nama:									
B1	Historic Name:	-								
B2	Common Name:									
В3	Original Use	Single Family Resid	dential							
B4	Present Use	Single family Resid	ential							
В5	Architectural Style	Minimal Traditional								
В6	Construction Hist	ory (Construction date, a	alterations, and d	late of alterations)						
	2/7/1945 – permit i	ssued to Mrs. Seems to	construct home (Joseph Thompson,	contractor)					
		ed for the addition of a be	edroom and bath	room						
	2005 – front porch addition									
В7	Moved: No	Date Moved		Original L	ocation					
В8	Related Features:									
50 -	Analitta			t Bull						
В9а	Architect:	Unknown		b. Builder:	Joseph Thompson					
B10	Significance:	Theme: Residential	Development	_ Area:	Monrovia/Encinitas District					
	Period of Signification		arabitaatural saa	Property Type	HP2. Single family property					
	This structure appe	e in terms of historical or ears to be ineligible for th	e National Regis	ter, the California R	Register and for local designation. Additionally, it does not					
		eriod of significance of the ess as an intact example			However, it appears eligible for special consideration in the the early post-war era.					
B11	Additional Resou	rce Attributes:		,						
B12	References:				Sketch Map with north arrow:					
-12	Sanborn Maps, LA	County Tax Assessor Re		Oaks Ave						
	ivionrovia Building	Permits, Monrovia phone	uirectories.							
				1202	Y 208 North Encinitas Avenue					
B13	Remarks									



Evaluator/

Date

B14

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017

PRIMARY RECORD

1 of 2

Other Identifier:

Location:

Page

P1

*P2

Primary # HRI# **Trinomial** CHR Status Code 5D3

Other Listings **Review Code**

Reviewer **Date** 209 North Encinitas Avenue **Encinitas Historic District** □ Unrestricted

a. County: Los Angeles

c. Address: 209 North Encinitas Avenue **Zip:** 91016 City: Monrovia

e. Other Locational Data: APN # 8519-025-036

*Resource Name or #:

☐ Not for Publication

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

This one-story mass-plan vernacular has elements that show the transitional period between the Victorian and Craftsman eras. The pyramidal roof has overhanging eaves and exposed rafter tails. A gabled dormer is centered over the primary (east) elevation and has a Craftsman style window and clapboard siding. The original dormer was hipped. A canted bay has a window on each side. The shed roof partial porch projects on north portion of the primary elevation and has supported pairs of square posts atop clapboard sided balustrade. In the porch are the lighted entry flanked by stained glass sidelights along with a single double hung window. The house has clapboard siding and simple Craftsman inspired surrounds. This dwelling was substantially rehabilitated in 2002 and installed are many architectural elements that are inspired from the first quarter of the 20th Century.

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

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

P5a **Photograph** ☐ District

P5b Description of Photo: (view, date)

Facing west, 1/31/2017

P6 Date Constructed: 1907

Source: County Assessor

P7 Owner and Address:

Katz Family Trust 209 N. Encinitas Ave Monrovia, CA 91016

P8 Recorded by:

City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016

P9 Date Recorded:

P10 Survey Type:

1/2017 District

P11	Re	port	Citati	ion:

Attachments:	☐ NONE ☐ Location Map	☐ Sketch Map ☐	Continuation Sheet	□ Building, Structure	, and Object Record
☐ Archaeologie	cal Record District Record	☐ Linear Feature	e Record Milling S	tation Record Rock	Art Record
☐ Artifact Reco	ord Photograph Record	Other (List):	_		

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 209 North Encinitas Avenue **Historic Name: B1** B2 **Common Name: Original Use** Single Family Residential **Present Use** B4 Multi-family Residential Mass-plan Vernacular **B5 Architectural Style** Transitional Victorian **B6** Construction History (Construction date, alterations, and date of alterations) 1907 - House built (Tax Assessor) 1911 - sewer permit issued to H.S. Woodrow 1/20/1921 - permit issued J.S. Winton to construct garage 1963 – converted to duplex 2002 - rehabilitation including reopening of front porch 2006 - permit issued to convert from duplex to single family; permit subsequently canceled by owner. **B7** Moved: No **Date Moved Original Location Related Features:** B9a Architect: Unknown b. Builder: Unknown **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 **Property Type** Multifamily property Discuss importance in terms of historical or architectural context as well as integrity. This property appears ineligible for the National Register, the California Register, and for local designation. The property is an example of the early residential housing stock constructed in Monrovia in the early 20th Century. It lacks sufficient integrity necessary for designation, however, it is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow: **B12** References: Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories. 209 North **B13** Remarks **Encinitas Avenue**

B14 Evaluator/

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6L

Other Listings

viewer

		Review Cod	ie Reviewer	Date	
Page	1 of 2	*Resource Name or #:	210 North Encinitas Avenue		
P1	Other Identifier:				
*P2	Location:	☐ Not for Publication		Encinitas His	toric District
	a. County:	Los Angeles			
	c. Address:	210 North Encinitas Avenue	Ci	ty: Monrovia	Zip : 91016
	e. Other Locatio	nal Data: APN # 851	9-028-033		
P3a	Description: (De	escribe resource and its major	elements. Include design, material	s, condition, alterations, size, setting,	and boundaries)
	sided with narre elements include corner of the defront entrance	ow clapboard with corner de overhanging eaves and welling. A series of squal	boards on the second floor and projecting wood beams. A proje re wood posts supports the she double-hung sash windows. Th	side-gabled roof with a normal pit a wide specialty siding on the gr lecting entrance porch wraps aroused porch roof. Within the porch a le front entrance and most fenes	ound floor. Roof and the southwest rea is the glazed
P3b *P4 P5a		utes: (List attributes and code ent: ⊠ Building ☐ Struc	es) HP3. Multi-family property ture Object Site Di	istrict ☐ Element of District ☐ Ot P5b Description of Pf	
P11 Re	eport Citation:				Baker, Monrovia listorian
☐ Arc	haeological Recor		ar Feature Record Milling Station	Building, Structure, and Object Record n Record	

State of California Primary # Department of Community Development HRI # DINC STRUCTURE AND OR LECT RECORD. Timesial.						
BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial						
Page	_2 of _2_	*Resource Name or #: 210 North	T LIICITILAS AVEITUE			
B1	Historic Name:					
B2	Common Name:					
В3	Original Use	Single Family Residential				
В4	Present UseMultifamily Residential					
В5	Architectural Style Folk Victorian					
В6	B6 Construction History (Construction date, alterations, and date of alterations)					
1888 – House constructed 1913 – Sewer permit issued to R.C. Seem (R.C. Seem, contractor) 9/11/19/1923 – permit issued to R.C. Seems to construct addition to house 9/29/19/1943 – permit issued to Mrs. Sarah Seems to construct alteration to house 2/1/191944 – permit issued to Mrs. Sarah Seems to construct fire repair damage 1943 – permit issued to owner Sarah Seem to move house from "county territory" Sanborn Maps 1907 – Dwelling at the northeast corner of Encinitas and Cedar, wraparound porch shown and porch on north elevation. 1913 – Dwelling moved approximately 100 feet north; 1½ story dwelling 1927 – Two story, two unit dwelling.						
В7	Moved: No	Date Moved	Original Lo	ocation		
В8	Related Feature	es:				
В9а	Architect:	None found	b. Builder:	None found		
B10	Significance:	Theme: Residential Development	Area:	Monrovia/Encinitas District		
Period of Significance: 1886-1899 Property Type Multifamily property This dwelling has been significantly altered and lacks sufficient architectural qualities and historical associations to warrant listing in the National Register and the California Register. Further it lacks sufficient integrity for designation as a Monrovia historic landmark. It does however appear eligible for special consideration in the local planning process since it is a partially intact example of the early housing stock constructed in Monrovia prior to the turn of the 20 th century. It was also identified in the Monrovia Legacy Project's "Monrovia's First Houses. Although the structure was originally built during one of the periods of significance, it no longer retains the integrity to qualify as a contributor to a historic district.						
B11	Additional Resource Attributes:			Chatal Man with north		
B12		LA County Tax Assessor Records, ng Permits, Monrovia phone directories.		Sketch Map with north arrow:		

B13 Remarks

City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 1/2017

B14 Evaluator/

Date



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Date

Other Listings Review Code

Reviewer

Page	_1 of <u>2</u>	*Resource Name or	#: HL-114 21	4-216 North Encinitas	Avenue			
P1	Other Identifier:							
*P2	Location:	☐ Not for Publica	ation 🛛 🗎	Jnrestricted		Encinitas H	storic [District
	a. County:	os Angeles						
	c. Address: 2	214 and 216 North Enci	nitas Avenue	Cit	t y : Monrovia	a	Zip:	91016
	e. Other Location	al Data: APN #	<i>‡</i> 8519-028-029					
P3a	Description: (Des	cribe resource and its n	najor elements. In	clude design, materials	s, condition, a	Iterations, size, setting	, and b	oundaries)
	elements include front-gabled porc porch roof is cha are the glazed fr	Craftsman duplex is e overhanging eaves ch roof is supported baracterized by extensiont entrances with flwood-frame house re	, knee braces, ar by an exotic, stud sive beam, post anking tripartite	nd a triangular slat was co-sided entrance pand truss work showindows. Doors and	vent at the fronce or the court of the court	ont gable peak. The ith an upward curvin nese influence. Wi	e parti g cent hin the	al, projecting ter pier. This e porch area
Dah	Pagauras Attribut	tas. (List attributes and	andon) LID2 Mult	family property				
P3b *P4	Resources Prese	tes: (List attributes and	Structure		etrict \square Eld	ement of District	Other	
P5a	Photograph	nt. 🖂 Building 🗀 .		ect 🗌 Site 🔲 Di	SHICK LI LIE	P5b Description of I		(view, date)
16.5		7 1 May 17 12 15	1 2 2		W 2	Facing East, 1/31/201	7	
	A COLUMN	40 1 204			GV K	P6 Date Constructe		1913
	A No.	1 1 2 2 2 2 2 2		开发上			ding Pe	
						P7 Owner and Add		
					, 5	Francis and Tamara (arinc)
						214 N. Encinitas Ave		
3.	The same of	AND DESCRIPTION OF THE PERSON				Monrovia, CA		
	71177		The second		1387	P8 Recorded by: City of Monrovia		
2000		KEEPING ST SEE S	799	2		Planning Division 415 South Ivy Avenue		
		A THE REAL PROPERTY.		3		Monrovia, CA 91016		
				A STATE OF THE STA	1	P9 Date Recorded:		2/2017
		8	46 - 10		i Di	P10 Survey Type:	_	District
) i	Bran B.		-	3,000	_	
		-	A STATE OF	Contract of the last of	- Stoneson			
D44 D	am ant Citatian							
P11 K	eport Citation:							
		Location Map					·d	
		☐ District Record ☐ otograph Record ☐ Otl		cord Milling Station	n Record ∐ F	Rock Art Record		

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial 2 of 2 *Resource Name or #: HL-114 214-216 North Encinitas Avenue **Historic Name: B1** B2 **Common Name: Original Use** Multi-family property **Present Use** B4 Multi-family property **Architectural Style** Craftsman **B6** Construction History (Construction date, alterations, and date of alterations) 1913 - permit issued to owner Tifal Building & Investment Co. to construct apartments (216 N. Encinitas) 1913 – permit issued to owner Tifal Building & Investment Co. to construct garage Moved: No **B7 Date Moved Original Location B8 Related Features:** B9a Architect: Tifal Brothers b. Builder: Tifal Brothers **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 **Property Type** Multi-family property Discuss importance in terms of historical or architectural context as well as integrity. This structure does not appear eligible for listing in the National Register or California Register. It is however locally significant as a rare example of a Craftsman duplex and use of unique styling a and features in its overall design and is designated Monrovia Historic Landmark No. 114. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 **Additional Resource Attributes:**

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

Craig Jimenez, AICP
City of Monrovia

B14 Evaluator/Date 415 South Ivy Avenue

Monrovia, CA 91016

2/2017



PRIMARY RECORD

Primary # HRI# **Trinomial** CHR Status Code 5D3

Other Listings

P1 Other Identifier: *P2 Location: Not for Publication Unrestricted a. County: Los Angeles c. Address: 217 North Encinitas Avenue City: Monrovia Zip: 9101 e. Other Locational Data: APN # 8519-025-037 P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and bounda This one-story, transitional mass-plan vernacular cottage exhibits Queen Anne styling in its design. The wood-framed dwelling has a cross-hipped and front gabled roof. The house is sided with narrow clapboard siding with corner board								
*P2 Location:								
*P2 Location: ☐ Not for Publication ☑ Unrestricted a. County: Los Angeles c. Address: 217 North Encinitas Avenue City: Monrovia Zip: 9101 e. Other Locational Data: APN # 8519-025-037 P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and bounda This one-story, transitional mass-plan vernacular cottage exhibits Queen Anne styling in its design. The wood-framed								
c. Address: 217 North Encinitas Avenue City: Monrovia Zip: 9101 e. Other Locational Data: APN # 8519-025-037 P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and bounda This one-story, transitional mass-plan vernacular cottage exhibits Queen Anne styling in its design. The wood-framed	District							
e. Other Locational Data: APN # 8519-025-037 P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and bounda This one-story, transitional mass-plan vernacular cottage exhibits Queen Anne styling in its design. The wood-framed								
P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and bounda This one-story, transitional mass-plan vernacular cottage exhibits Queen Anne styling in its design. The wood-framed	ŝ							
This one-story, transitional mass-plan vernacular cottage exhibits Queen Anne styling in its design. The wood-framed								
	ies)							
dwelling has a cross-hipped and front gabled roof. The house is sided with narrow clapboard siding with corner boards. Diamond shingles clad the gable face. Roof elements include overhanging flared and boxed eave, a plain entablature and rectangular vent in the gable face. A small front entrance porch is located on the southeast corner of the primary (east) elevation. Non-original posts support the porch roof. Based on the Sanborn maps, it appears that the porch has been partially enclosed. Within the porch area is a glazed front entrance. On the north side of the primary façade, a large pictu window with diamond upper lights is flanked by smaller casement windows with a similar design. There is a canted bay of the south elevation. Tax Assessor records indicated there are two units on the property.								
P3b Resource Attributes: (List attributes and codes) HP3. Multi-family property								
*P4 Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other P5a Photograph P5b Description of Photo: (view,	-1-4-\							
Facing west, 1/31/2017	date)							



P6 Date Constructed: 1904

Source: Tax Assessor

P7 Owner and Address:

Kyle Amundsen 215 North Encinitas Avenue Monrovia, CA 91016

P8 Recorded by: City of Monrovia

Planning Division 415 South Ivy Avenue Monrovia, CA 91016

P9 Date Recorded: 1/2017

P10 Survey Type:

District

P11 Report Citation:

Attachments:	☐ NONE ☐ Location Ma	p Sketch Map	☐ Continuation Sheet	t 🛛 Building, Structu	re, and Object Record
☐ Archaeologi	cal Record District Rec	ord 🗌 Linear Feat	ure Record 🔲 Milling S	Station Record Ro	ck Art Record
☐ Artifact Reco	ord \square Photograph Record	☐ Other (List):	_		

Depar		unity Development UCTURE, AND OB	Primary # HRI # JECT RECORD Trir	nomial
Page		*Resource Name or #:	217 North Encinitas Avenue	
В1	Historic Name:			
B2	Common Name:			
В3	Original Use	Single family Reside	ntial	
B4	Present Use	Multifamily Residenti		
В5	Architectural Sty	Mass-plan Victorian de Anne)	Transitional (Queen	
В6	Construction His	story (Construction date, alte	erations, and date of alterations)	
	1904 – House bui 2/5/1914 – permit	lt (Tax Assessor) issued to Geo. Ira Adams to	construct garage	
В7	//Moved: No	Date Moved	Origina	Il Location
B8	Related Features	::		
В9а	Architect:	Unknown	b. Builder:	Howard S. Woodrow
B10	Significance:	Theme: Residential De	velopment Area:	Monrovia/Encinitas District
	warrant local desi housing stock cor	es not appear eligible for listing gnation. It does however ap	pear eligible for special conside the turn of the 20 th Century. A	e Multifamily residential alifornia Register. Further, it lacks sufficient integrity to tration in the local planning process as an example of typical additionally, it is a contributor to one of the periods of
B11	Additional Resou	urce Attributes:		Sketch Map with north arrow:
B12		A County Tax Assessor Reco Monrovia phone directories.	ords, Monrovia	экесті мар жил погиталож.
B13	Remarks			
B14	Evaluator/Date	Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017		

PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Other Listings Review Code

Reviewer

Date

Page	_1_ of	2	*Resource N	lame or #:	219 North Encinitas Aver	nue				
P1	Other Ide	ntifie	·-							
*P2	Location			Publication	□ Unrestricted		_	Encinitas His	toric I	District
1 2	a. Count		Los Angeles	1 ublication	Ø Omestricted					
	c. Addre		219 North Enci	nitae Avanua		City:	Monrovia		7in:	91016
			onal Data:		0.005.000	City.	IVIOTITOVIA		Ζιμ.	91016
D2-				APN # 8519					ما لم مرم	
P3a	This syn shingles entrance of 4 ove caseme lattice at	nmetri Roce porce 1 na nts that each	cal, one-story C f elements inclunts is enclosed by trow casement. at form picture v gable peak. Th	Craftsman resude overhang a non-origin On the north vindows. The house sits	elements. Include design, sidence has a cross gablying eaves and exposed hal metal fence/gate. With and south ends of the pay carry the same design on a concrete foundational river rock veneer.	ed roof an rafter tails thin the po orimary (ea n as the fe	d is sided wi and knee bi irch area is t ast) elevation nestration or	ith narrow rectang races. The recess the front entrance on are ribbons of for on the porch. There	ular v sed co and f ur na e is a	wood enter lanking pairs rrow vent with
P3b *P4 P5a		es Pre	butes: (List attrib sent: ⊠ Buildir		s) HP2. Single family propoure	•		ent of District □O: b Description of P		(view, date)
		-					Fac	cing west, 1/31/2017	,	
							P7 Joe 219 Mo P8 City Pla 419 Mo P9	Date Constructed Source: Coun Owner and Addre e and Angelina Guer 9 N. Encinitas, Ave phorovia CA 91016 Recorded by: y of Monrovia anning Division 5 South Ivy Avenue phorovia, CA 91016 Date Recorded: 0 Survey Type:	ity Ass	1911 sessor 1/2017 District
Attach ☐ Arc	haeologica	□ NON		cord 🗌 Linea	h Map □ Continuation Shor r Feature Record □ Millin				d	

	Of California tment of Comm	unity Deve	elopment	Primary # HRI #						
-		•	E, AND OBJECT RI							
Page	2 of 2		•	Encinitas Avenue						
В1	Historic Name:									
B2	Common Name:									
В3	Original Use	Sing	le family Residential							
B4	Present Use	Sing	le family Residential							
B5 Architectural Style Craftsman										
B6 Construction History (Construction date, alterations, and date of alterations)										
	2012 – permit fo									
В7	Moved: No	Date	Moved	Original L						
B8	Related Feature	es:								
В9а	Architect:	Unknown		b. Builder:	Unknown					
B10	Significance:	Theme:	Residential Development	Area:	Monrovia/Encinitas District					
	This property lac Register. It also eligible for speci	nce in terms cks sufficient appears ine al considera	ligible for local designation be tion in the local planning proc	storical associations t ecause of its standard ess as an intact exan	HP2. Single family property grity. It warrant listing in the National Register and California dized design and characteristics. It does, however, appear upple of typical housing stock constructed in Monrovia during a periods of significance to the North Encinitas Historic					

Additional Resource Attributes:

B12 References:

B11

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14 Evaluator/Date Craig Jimenez, AICP
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016

1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings

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			Review Code	Reviewer		Date	
Page	1 of 2	*Resour	ce Name or #:	HL-105 220 North Encinitas	Avenue		
P1	Other Identi	ifier:	_				
*P2	Location:		ot for Publication	⊠ Unrestricted		Encinita	as Historic District
	a. County:	Los Ange		Z omodinotou			
	c. Address:	-	Encinitas Avenue		City: N	Monrovia	Zip: 91016
	e. Other Loc	cational Data	a: APN # 8519	-028-027	_		-
Р3а	Description	: (Describe res	source and its major	elements. Include design, m	aterials, coi	ndition, alterations, size, settir	ng, and boundaries)
P3b	siding. Roc porch is loca arch porch r front entrand	of elements in ated on the poof beams. Are and several	nclude exposed ra orimary (west) ele An unusual partial al picture windows.	after tails beneath overha vation. Square wood pos	anging eavests atop of the side of rests on a	byramidal hipped roof and ves. The full-width reces lapboard-sided balustrade the front porch. Within th raised foundation.	sed front entrance s support flattened
*P4		Present: 🛭		, .	Site	District	District
P5a	Photograph	_				P5b Description of	
	Table Val	Tic.				date)	7
40	A PERIL					Facing east, 1/31/201 P6 Date Construction	
			- 25		Set !	Source: Cou	·
MIN		In Albert 45		The second second	Service March	P7 Owner and Ac	_
200	1	The state of the s				Kristine Kelly	
13			Sept.	300 I 100		220 N Encinitas Ave.	
W	·	900	A CONTRACTOR OF THE PARTY OF TH		1	Monrovia, Ca 91016 P8 Recorded by:	
		1 P	No.	DISH HIRA		City of Monrovia	
		100	X 3.5			Planning Division 415 South Ivy Avenue	;
	3	A STATE				Monrovia, CÁ 91016	
	(V) (I)					P9 Date Recorde	d : 1/2017
	Salar Service		三			P10 Survey Type:	District
P11 R	eport Citatio	on:			Mod N		
☐ Arc	chaeological F	Record 🗌 Di		inear Feature Record		⊠ Building, Structure, and tation Record ☐ Rock Art	

State										_
-				_		opment	D IECT DEC	HRI#	atal	_
								CORD Trinom		_
Page	2	of	2	*Res	ource	Name or #	220 North Er	ncinitas Avenue/ HL	-105-MA-99	
D4	11:-4-			_						
В1	HISTO	Oric	Name	-						
B2	Com	mor	Nam	e:						
В3	Origi	nal	Use	-	Single	Family Resid	dential			
В4	Pres	ent	Jse	-	Single	family Resid	ential			
В5	Arch	itec	tural	Style	Mass F	Plan Vernacu	ılar Cottage			
В6	Cor	stru	ıction	Histo	ry (Cons	struction date,	alterations, and date	e of alterations)		
						x Assessor)				
	5/11	/192	7 – pei	rmit issu	ied to H	.W. Smith to	construct addition	n to house		
В7	Mov	/ed:	No		Date I	Moved		Original L	ocation	
В8	Rela	ated	Feat	ures:						
В9а	Arc	hite	ct:	Un	known			b. Builder:	Unknown	
B10	Sig	nific	ance:	: Th	eme:	Residentia	al Development	Area:	Monrovia/Encinitas District	
	Per	iod	of Sia	nificar	nce:	1900-1929	9	Property Type	HP2. Single family property	
	Discu	uss in	portano	ce in tern	ns of histo	orical or archite	ectural context as we	ell as integrity.	gister, however it is local interest due to its unaltered	
	arch	itect	ıral sty	ing and	d associ	ation with the	e early residential	development of Mo	onrovia and is designated as Monrovia Historic Landma initas Historic District.	k
B11	Δdc	litio	nal Ra	scourc	e Attril	hutos:				
2.1	Aut		iui i	Jour	v Allill	J4103.			Sketch Map with north arrow:	
B12			ces:	e I A C	'OUDEY -	Tay Associ	or Records			
		Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone								
	dire	ctori	es.							
B13	Ren	nark	S						220 North Encipites Avenue	

220 North Encinitas Avenue Cedar Ave

Evaluator/

Date

B14

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017

PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings Review Code

Reviewer

Date

		11011011 000			2 4.00
Page	_1_ of _2_	*Resource Name or #:	223 North Encinitas Avenue		
P 1	Other Identifier:				
*P2	Location:	☐ Not for Publication	□ Unrestricted		Encinitas Historic District
	a. County:	Los Angeles			
	c. Address:	223 North Encinitas Avenue	Ci	y: Monrovia	Zip : 91016
	e. Other Location	onal Data: APN # 8519	-025-026		
P3a	Description: (De	escribe resource and its major	elements. Include design, material	s, condition, alterations	, size, setting, and boundaries)
	eaves with a na supported by s Two bays proje divided light sa and a veneer ri garage that wa	arrow fascia. The projecting quare posts atop piers face ect from the north end of the sh windows. The roof articular rock wainscot. The hou	amily dwelling was built in 1953 partial porch sits on the south d with river rock stone veneer. primary elevation; each containulation follows the bays. The hase was extensively remodeled mary elevation, added the bayer.	portion of the primar The porch is enclose a divided light sash buse is sided with cla in 1988. The renova	y (east) elevation and is ed by a picket balustrade. If anked by narrow canted apboard with corner boards ation converted the one-car
P3b *P4 P5a		outes: (List attributes and codesent: ⊠ Building ☐ Struct			District ☐Other scription of Photo: (view, date)
4	45		e deliberation	Facing w	rest, 1/31/2017
10 11		A PE		P6 Date	e Constructed: 1953
				So.	ource: Building Permit
	245		A STATE OF THE PARTY OF THE PAR	P7 Owr	ner and Address:
	Jack Street			ACCORDING TO THE REAL PROPERTY OF THE PERTY	mmons Trust
					ncinitas Ave a, CA 91016
100	深事				orded by:
	White Park			City of M	
Miles.	- E				h Ivy Avenue
			M NAME OF THE OWNER OWNER OF THE OWNER OW	Monrovia	a, CA 91016
- Samuel	-			P9 Date	Recorded: 1/2017
ACCULATION OF THE PARTY OF THE			The second second	P10 Sur	vey Type: District
C LOS	and the same of th		- District Control		
1100	AND ARES	NO CONTRACTOR OF THE PARTY OF T			
P11 Re	eport Citation:				
☐ Arc	haeological Recor	E ☐ Location Map ☐ Sketcl d ☐ District Record ☐ Linea notograph Record ☐ Other (Li	n Map ☐ Continuation Sheet ☒ I r Feature Record ☐ Milling Statio st):	Building, Structure, and Record Rock Art F	Object Record Record

	of California						
-	rtment of Comr	_	-	HRI:			
RUII	LDING, STR	UCTURE	, AND OBJ	ECT RECOR	D Trinor	mial	
Page	2 of 2	*Resource	Name or #:	223 North Encinitas	s Avenue		
B1	Historic Name:						
В2	Common Name						
		·					
В3	Original Use	Single	Family Resident	ial			
В4	Present Use	Single	e family Residentia	al			
В5	Architectural St	yle Minim	al Traditional				
В6	Construction I	listory (Const	ruction date, alter	ations, and date of a	lterations)		
	1948 – permit is	ssued to owner	Mrs. E.C. Besek	e to construct a gara	age (propert	y owner lived at 227 N. Encinitas)	
				(William Costanza, c		pom; add porch; upgrade garage	
	1900 – Conven	exiting attache	d garage into dini	ing room, living room	i and batine	om, add poron, dpgrade garage	
В7	Moved: No	Date	Moved		Original L	ocation	
В8	Related Featur	es:	_		- J		
B9a	Architect:	Unknown		b. Bu	uilder:	William Costanza (1953)	
B10	Significance:	Theme:	Residential Dev	relopment Area	:	Monrovia/Encinitas District	
	•			<u> </u>			
	Period of Sign		1930-1965	Prop nitectural context as	erty Type	Single family property	
	The structure h	as been signifi	cantly altered and	I no longer retains th	e integrity to	o qualify individually at any level of	designation.
B11	Additional Res	ource Attribu	tes:	1			
D40	Defenses					Sketch Map with north arro	w:
B12	References: Sanborn Maps,	LA County Ta	x Assessor Recor	rds,			
	Monrovia Buildi						
		3	ornovia prioric dire	ectories.			No.

B13 Remarks

City o B14 Evaluator/Date 415 S

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings

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					Review Cod	e Reviewer			Date		
Page	1	of	2	*Resourc	ce Name or #:	HL-72 224 North Encinitas	s Avenue				
P1	Othe	r Iden	tifier:								
*P2	Loca				for Publication	⊠ Unrestricted		_	Encinitas Histo	ric D	istrict
	a. Co			Los Angeles							
	c. Ad	dress	: _	224 North E	ncinitas Avenue		City:	Monrovia	z	ip:	91016
	e. Otl	her Lo	catio	nal Data:	APN # 8519	9-028-026					
P3a	Desc	riptio	n: (De	escribe resou	rce and its major	elements. Include design, ma	aterials, co	ondition, altera	tions, size, setting, a	nd bo	undaries)
	has a tails, eleva shed Bene	a stee knee ation a roof eath the	ply p brace and fo supp ne po	itched side- es, and a peatures a troorted by a ported by a ported by a ported by a ported is to the side.	gabled roof and rominent through to of double hund pair of square we the six-light from	dence exhibits early influent sided with clapboard. Roth-the-roof shed dormer. It is sashes. The partial, propod posts with carved bract entrance. North and sout tins. The house sits on a	oof eleme The cente ojecting c ckets; a t th of the	ents include of er dormer is enter entran- rellis extenda entrance are	overhanging eaves located on the prim ce porch is charact s on either side of t e tripartite windows	, exp ary (erize he p a co	oosed rafter (west) ed by a orch. ommon
P3b	Reso	urce	Δttrih	utes: (List at	tributes and code	s) HP2. Single family proper	tv				
*P4		urces	Pres	,		ure Object Site	•		nt of District		view, date)
-		1	2/9	10		1	A				
								P7 Lau 224 Mo P8 City Pla 415	Date Constructed: Source: County Owner and Address Ira Martorana N Encinitas Ave Incovia CA, 91016 Recorded by: Y of Monrovia Inning Division S South Ivy Avenue Incovia, CA 91016		1904 essor
後原		F			TO STATE OF THE ST			P9	Date Recorded:	_	1/2017
D11 P4	nort (Citatio						P10) Survey Type:	<u> </u>	District
☐ Arcl	ments	s: 🔲	NON Recor	d 🗌 District		h Map ☐ Continuation Shee r Feature Record ☐ Milling ist):					

	of California			Primary #								
-	tment of Comm	_	•	HRI #								
BUIL	DING, STR	UCTURE	E, AND OBJECT RE	CORD Trinon	nial							
Page	_2 of _2	*Resourc	e Name or #: 224 North E	Encinitas Avenue/ HI	L-72-MA-69							
B1	Historic Name:											
B2	Common Name:											
В3	Original Use	Sing	a Family Posidential									
БS	B3 Original Use Single Family Residential											
B4	Present Use	Sing	e family Residential									
В5	Architectural Sty	/le Natio	onal/Craftsman									
В6	, (
1904 – house constructed (Tax Assessor) 1912 - sewer 1920 - garage 1956 - electrical upgrades 1975 - kitchen 1992 - seismic retrofit 2002 - rear fence -6' cedar - front fence - white picket / central air 2003 - stamped concrete driveway 2004 - garage roof and kitchen cabinets - 1/2 bath downstairs												
В7	Moved: No	Data	Moved	Original L	ocation							
B7 B8	Related Feature		WIOVEG	Original L	ocation							
20	Pointed rock fou											
B9a	Architect:	Unknown		b. Builder:	Unknown							
B10	Significance:	Theme:	Residential Development	_ Area:	Monrovia/Encinitas District							
	Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property appears ineligible for the National Register and the California Register. It is of local interest because of its manifestation of the City's early residential development and was designated as Monrovia Historic Landmark No. 72. Additionally, it is a contributor to one of the periods of significance to the North Encinitas District.											

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14 Evaluator/Date Craig Jimenez, AICP
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016
1/2017



PRIMARY RECORD

Primary # HRI # Trinomial **CHR Status Code** 5B

Other Listings

					Review Code	e Reviewer		Date	
Page	1	of	2	*Resource	Name or #:	227 North Encinitas Avenue			
P1	Othe	r Iden	tifier:						
*P2	Loca	tion:		☐ Not f	for Publication	□ Unrestricted		Encinitas Histo	ric District
	a. Co	unty:		Los Angeles					
	c. Ad	ldress	s :	227 North En	cinitas Avenue		City:	Monrovia Z i	p : 91016
	e. Ot	her Lo	ocatio	onal Data:	APN # 8519	-025-025			
Р3а	Desc	riptio	n : (De	escribe resour	ce and its major e	elements. Include design, mate	erials, co	ondition, alterations, size, setting, ar	nd boundaries)
P3b *P4 P5a	include entra the peleva emer as but the peleva emer emer emer emer emer emer emer eme	de a since process necessarial de a since process necessarial de a since process necessarial de a since processiva de a since proces	ingle to orch is orch is woo ear the 1905; Attribus Press	inial, overhang s located on th the three-ligh d rail balustrac e south end of however additi	ging eaves and a e northeast corne tront entrance a des on both floors the roof. The holonal research matributes and codes	small gabled dormer located o er of the house. Square wood pund a tall, narrow double-hung seand red brick porch entrance souse rests on a raised square coay find that it was built prior to the house in the house rests on a raised square coay find that it was built prior to the house rests on a raised square coay find that it was built prior to the house of the house	n the proosts wit eash win steps ap ut artific		projecting front ony above. Within on all visible or chimney lists this house
-	e me		110					Facing southwest, 1/31/2	017
				S. S.	-	3		P6 Date Constructed:	1905
49	*			The state of the s				Source: Tax As	sessor
1			1	200				P7 Owner and Address	s :
13								Chipot Family Trust	
	W.		10			THEFT		227 N. Encinitas Ave Monrovia, CA 91016	
	1						J.	P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016	
			N	1992				DO Data Bassistad	4/0047
No.		1						P9 Date Recorded: P10 Survey Type:	1/2017 District
140			E	34	41119		-	Fito Survey Type:	DISTRICT
NUMBER		1						**	
_			=	-				34 AF	
		-				The second second			

P11 Report Citation:

Attachments:	☐ NONE ☐ Location Map	☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeologi	cal Record District Record	☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Reco	ord Photograph Record F	Other (List):

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 227 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use B3** Single Family Residential **Present Use** B4 Single family Residential **Architectural Style** Folk Victorian **B6** Construction History (Construction date, alterations, and date of alterations) 1905 - House built (Tax Assessor) 1987 – Garage built 1990 - Addition to rear of house **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a Architect: Unknown b. Builder: Unknown **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: **Property Type** Single family residential 1900-1929 Discuss importance in terms of historical or architectural context as well as integrity. This property appears ineligible for the National Register and the California Register. It does appear eligible for local designation due to its unaltered architectural styling and association with the early residential development of Monrovia. Additionally, it is a contributor to one of

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

the periods of significance to the North Encinitas District.

B13 Remarks

B14 Evaluator/Date 415 S Monr

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Other Listings Review Code

Reviewer Date

Page	1 of 2	*Resource Na	me or #:22	8 North End	initas Avenue				<u>'</u>
P1	Other Identifier:								
*P2	Location:	_	Publication	⊠ Un	restricted		Encinitas H	istoric I	District
	a. County: L	os Angeles		_					
		28 North Encinit	as Avenue			City:	Monrovia	Zip:	91016
	e. Other Locatio	nal Data:	APN # 8519-02	3-023					
P3a	Description: (De	scribe resource	and its major ele	ments. Incl	ude design, m	aterials,	condition, alterations, size, setti	ng, and	boundaries)
	elements include of front porch is locate support the porch re	verhanging eave ed on the south of oof. Within the p	es, exposed rafter end of the primar porch area is the	tails, knee (west) elev four-light fro	braces, and twation. Squarent entrance a	vo vertic e wood p nd adjac	Siding appears to be non-original slat vents in the gable face. Toosts with knee braces atop shir tent double-hung sash window. Sed natural rock foundation.	he part gle-side	ial, projecting ed balustrades
P3b	Resource Attrib	utes: (List attrib	outes and codes)	HP2, Sind	ale family pro	pperty			
*P4 P5a	Resources Pres Photograph					Site	☐ District ☐ Element of P5b Description odate)		_
200		100 12	25			-	Facing east, 1/31/20	7	
38				- n		34	P6 Date Constru		1914
	THE IN		B	200			Source: Col		sessor
Page 1			1	BIE			P7 Owner and A	dres	s:
-	MALANA	M		直生	1	100	George and Denise M	lark	
	- VEZ	1.		7228			228 N. Encinitas Ave Monrovia, CA 91016		
日日				-			P8 Recorded by:		
	- Alla				1		City of Monrovia		
			1 1	1 1			Planning Division 415 South Ivy Avenu)	
HAR				1 13		AL M	Monrovia, CÁ 91016		
1 5					BA.		P9 Date Recorde	d:	1/2017
	200	Maria		100		-30	P10 Survey Type	_	District
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A STATE OF		-			W. Carlo				
-			The state of		- Commercial Commercia	90			
P11 R	Report Citation:								
☐ Ar		rd 🗌 District	Record 🗌 Line	ear Feature			et ⊠ Building, Structure, an Station Record ☐ Rock Ar		

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 228 North Encinitas Avenue **Historic Name:** В1 B₂ **Common Name: B3 Original Use** Residential **Present Use** Residential Architectural Style Craftsman Bungalow **Construction History** (Construction date, alterations, and date of alterations) 6/2/1926 - permit issued to owner Mrs. J. W. Harvey to construct addition (McKusick, contractor) 1/30/1933 – permit issued to Eva Harvey to construct garage (M.L. Hutchinson, contractor) 2002 - permit issued for 240 SF addition **B7** Moved: No **Date Moved** Original Location **Related Features: B8** B9a **Architect:** b. Builder: None found None found **B10** Significance: **Theme:** Residential Development Area: Monrovia/Encinitas District Period of Significance: Property Type 1900-1929 Single Family property Discuss importance in terms of historical or architectural context as well as integrity. This property appears ineligible for the National Register, the California Register, and for local designation on its individual merits. The structure lacks the architectural styling or retains the integrity exhibited by many other Craftsman structures in Monrovia built during this period. It is however of local interest as a typical example of the early residential housing stock constructed in Monrovia in the early 20th Century and is a contributor to one of the periods of significance to the North Encinitas Historic District. **B11 Additional Resource Attributes:** Sketch Map with north arrow: **B12** References: Sanborn Maps, LA County Tax Assessor Records,

Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14

City of Monrovia Planning Division

415 South Ivy Avenue Evaluator/ Monrovia, CA 91016

Date 1/2017



PRIMARY RECORD

Primary # HRI# **Trinomial**

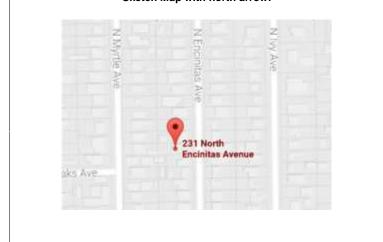
Other Listings Review Code

CHR Status Code 5B

		Review Cod	e Reviewer		Date	
Page	_1 of _2	*Resource Name or #:	231 North Encinitas Avenue			
P1	Other Identifier:	:				
*P2	Location:	☐ Not for Publication	□ Unrestricted		Encinitas Historia	oric District
	a. County:	Los Angeles				
	c. Address:	231 North Encinitas Avenue		City:	Monrovia 2	Zip: 91016
	e. Other Location	onal Data: APN # 8519	9-025-021			
P3a	Description: (De	escribe resource and its major	elements. Include design, mate	erials, cor	ndition, alterations, size, setting, a	and boundaries)
	siding with corne The gable face is porch roof sectio support the porch	er boards. Roof elements includes also characterized by a pair of the gable. The partial, prohn roof. Within the porch area is	de overhanging boxed eaves, a f narrow windows with non-orig jecting front entrance porch is lo	plane er inal stain ocated or h fan ligh	nt-gabled roof and is sided in narrontablature, and a triangular vent at led glass and fish scale shingles on the primary (east) elevation. So it, and flanking double-hung sash the rests on a raised foundation.	the gable peak. on the lower hipped luare wood posts
P3b *P4 P5a		outes: (List attributes and code sent: ⊠ Building ☐ Struct	s) HP2. Single family property ure ☐ Object ☐ Site ☐] District	P5b Description of Ph	oto: (view, date)
100				30	P6 Date Constructed:	
M	F 6			13	Source: County P7 Owner and Addres	
					Andrew Gagne and Alys	
- 10		Shirts of the last			231 N. Encinitas Ave Monrovia, CA 94016	
					P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016	
					P9 Date Recorded:	1/2017
1				11/1	P10 Survey Type:	District
P11 Re	eport Citation:					
☐ Arc	haeological Recor		r Feature Record Milling Sta		ng, Structure, and Object Record cord	

	of Californ						#				
_	rtment of C		_	-		HRI#_					
BUIL	_DING, S	STRU	CTURE	E, AND OB	BJECT RE	CORD	Trinomia	al			
Page	of	2	*Resourc	e Name or #:	231 North E	ncinitas Av	enue				
B1	Historic Na	ame:									
B2	Common N	lame:									
В3	Original Us	se	Sing	le Family Reside	ential						
B4	Present Us	se .	Sing	le family Reside	ntial						
В5	Architectu	ral Style	Que	en Anne Transiti	ional						
В6	Construc	tion His	tory (Cons	struction date, al	terations, and d	date of altera	ations)				
	1896 – ho	use cons	structed (T	ax Assessor)							
	10/5/1936	– permi	t issued to	owner Wm Fish			D. Durch as				
	1/6/1940 - 1993 – ne			owner Mrs. Maud	de Keogn for alt	terations (v.	.K. Busn, co	ontractor)			
В7	Moved:	No	Date	e Moved		Or	iginal Loca	ation			
В8	Related F	eatures	•	-			J				
			-								
В9а	Architect	: -	Unknown			b. Builde	er:	Unknown			
B10	Significar	nce:	Theme:	Residential D	Development	Area:		Monrovia/Enc	initas District	<u> </u>	
	Period of	Signific	ance.	1886-1899		Property	/ Type	Single family i	residential		
	Discuss in	nportanc	e in terms	of historical or a	architectural con	ntext as well	l as integrity	/.			
										gnificant due to it local designation	
	Additional	lly, it is a	contributo	or to one of the p	eriods of signific	cance to the	e North Enc	initas Historic	District.	iocai acsignation	•
D11	Additiona	d Posou	roo Attrib	utoc							
B11	Auditiofia	ıı r.esuu	ice AlliiD	uico.				Sketch Mar	with north	arrow:	
B12	Reference		_								
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B13 Remarks Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings

				l	Review Co	de		Review	er			Date	е	
Page	<u>1</u> 0	of 3	*Res	source N	lame or #:	23	2 Nortl	h Encinitas	Aven	ue				
P1	Other	dentifi	er.											
*P2	Location		• Г	☐ Not fo	r Publicat	ion	\square	Unrestrict	ed		_	Encinitas	Historic [District
	a. Cou		Los A	ngeles										
	c. Add	-		•	cinitas Aver	nue				City:	Monrovia		Zip:	91016
	e. Othe	r Loca			APN # 85		3-022			-			•	
P3a	Descri	ption: ((Describ	e resourc	e and its ma	jor eler	ments.	Include desig	gn, ma	aterials,	condition, alte	erations, size, se	tting, and	boundaries)
	braces partial suppor	board projection ted by to door o	and ba ng porc hree ba ccupies	tten and ch is on t attered c	a slatted v he southeri olumns ato	ent in n half o p brick	the ga of the p c piers.	ble, and an primary (we . The porch	overl st) ele i is er	hanging evation nclosed	g eaves with and is cove by a picket	ther roof featur rafters enclose red by a secon balustrade. A outh elevation.	ed with fa dary hip lighted o	ascia. The roof louble
P3b	Resou	rce Attı	ributes	: (List att	ributes and o	codes)	HP1.	Unknown						
*P4 P5a	Resou Photo		resent:	⊠ Bu	ilding 🗌	Struc	ture	Object		Site	☐ District P5	☐ Element o		_
						-						e) ing North, 5/14/2	2015	
	٠,	- 10.50									Service Books	Date Constr		2001
	- 4	-48								2		72	uilding Pe	
			Joints.		hidi					- 54	P7	Owner and	Address	: :
		100	N. A.		100	-					Do	uglas and Edna	Bradley F	amily Trust
-		The state of the s	S. S. S. S.						-			N. Encinitas Av		
1				_		4	-					Recorded by		
		-		-			-		信			of Monrovia	•	
75		8 5	- 10	48	-	777		1000	1100	r Arba	415	South Ivy Aven		
			= 84	-		V /4			HIL		Mo	nrovia, CA 9101	6	
		4 =	= 18	200			-				P9	Date Record	led:	1/2017
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	-	5	K		e e						X60) = 2			
P11 R	eport C	itation:												
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State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial 2 of 3 *Resource Name or #: Page 232 North Encinitas Avenue **Historic Name: B1 Common Name: B2 B3 Original Use** Residential **Present Use B4** Residential Architectural Style New Traditional **B5** Construction History (Construction date, alterations, and date of alterations) 2000 - permit issued to demolish house 2001 – permit issued for the construction of single family residence **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a **Architect:** b. Builder: Robert Tong Mur-Sol Construction **B10** Significance: **Theme:** Residential Development Area: Monrovia/Encinitas District Period of Significance: **Property Type** 2001 Single family residential Discuss importance in terms of historical or architectural context as well as integrity. Built in 2001, this structure is not eligible for designation at any level. Additionally, it does not contribute to any of the periods of significance of the North Encinitas Historic District. **B11 Additional Resource Attributes:** Sketch Map with north arrow: **B12** References: Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories. **B13** Remarks

NAME AVE

Evaluator/

Date

B14

City of Monrovia

1/2017

415 South Ivy Avenue

Monrovia, CA 91016

Planning Division

CONTINUATION SHEET

Page 3 of 3 *Resource Name or #: 232 North Encinitas Avenue

P5a Photograph

P5b Description of Photo:

Facing north, 5/24/2000

House prior to demolition



PRIMARY RECORD

Primary # HRI # Trinomial **CHR Status Code** 6Z

					Review Cod		wer		Da	ite	
Page	1	of	3	*Resourc	e Name or #:	235 North Encinitas	Avenue				_
P1	Othe	r Iden	tifiar:								
*P2		tion:	unier.	-	for Publication		ed	_	Encinita	s Historic [District
		ounty:		Los Angeles		Z Omesmon	ou .				
		Idress		•	ncinitas Avenue		City:	Monrovia		Zip:	91016
	e. Ot	her Lo	catio	onal Data:	APN # 8519	-025-020					
P3a	Desc	riptio	n: (De	escribe resour	rce and its major	elements. Include desi	gn, materials, co	ondition, altera	ations, size, set	tting, and b	oundaries)
	fascia area	a ends is the	:. A fu lighte	ull width reces d door with a	sed porch has ar wood and glazing	s built in 1982. It has a n offset front gable situa n sidelight. There is a p res the porch. The hou	ted at the north air of sashes fo	half of the pri rming a pictur	mary (east) ele e window on ea	vation. Wi	thin the porch
P3b *P4 P5a	Resc		Pres	outes: (List att sent: ⊠ Bui		s) HP2. Single family p ure □ Object □ \$		P5	ent of District b Description cing west, 1/31		(view, date)
								P6	Date Constru	ucted:	1948/2008
		- 1	ŧ.	di .				N. A.	Source:	County Ass	sessor
								P7	Owner and A	Address:	
No.	_							1000	bert Ike and Kir		а
	57					-10		The State of the S	5 N. Encinitas <i>A</i> nrovia, CA 910		
								City Pla 415	Recorded by y of Monrovia nning Division 5 South Ivy Ave nrovia, CA 910	enue	
- 3							ишиши	P9	Date Record	ed:	1/2017
		a de	P.	新				P10	0 Survey Type	e: _	District
	· nments	s: 🗆	NON Recor	d 🗌 District		n Map □ Continuation r Feature Record □ M				ecord	

Page	2 of 3	*Resource Name or #:	235 North Encinitas Aver	nue	
B1	Historic Name:				
B2	Common Name:				
В3	Original Use	Single Family Resid	lential		
В4	Present Use	Single family Resid	ential		
В5	Architectural Style	New Traditional Cra	ıftsman		
В6	Construction His	tory (Construction date, a	alterations, and date of alterat	ions)	
	2007 - demolition	ed to owner John Keller t of garage 1,102 SF and remodel	o construct a residence		
В7	Moved: No	Date Moved	Orio	inal Location	
B8	Related Features		One	iliai Location	
Во	Nelated Features	•			
В9а	Architect:	Unknown	b. Builder	. <u>Unknown</u>	
B10	Significance:	Theme: Residential	Development Area:	Monrovia/En	cinitas District
		e in terms of historical or	Property architectural context as well a	s integrity.	
	The structure has	been significantly altered	and no longer retains the inte	grıty to qualify individu	ally at any level of designation.
D44	Additional December	Attaile at a			
B11	Additional Resou	irce Attributes:		Sketch Ma	p with north arrow:
B12	References:	County Toy Assess D	a a a r d a		I Decrease someone
	Sanborn Maps, LA	County Tax Assessor Re	directories	Z	2 2

Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017 B14 Evaluator/Date

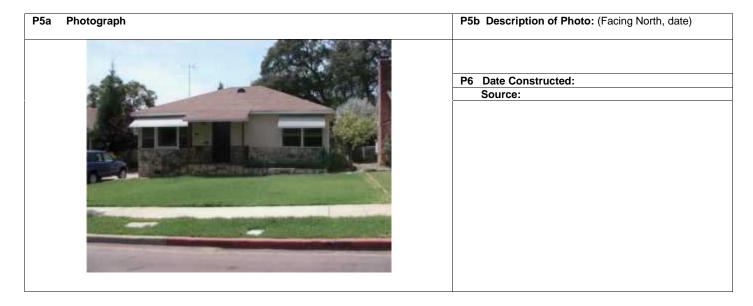


State of Califor	nia			
DEPARTMENT	OF PARKS	AND	RECREATIO	1(

Primary# HRI # Trinomial

CONTINUATION SHEET

Page 3 of 3 *Resource Name or #:



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PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Other Listings Review Code

Reviewer

Date

Page	1 of 2 *Resource Name or #: 236 North Encinitas Avenue		
P1	Other Identifier:		
*P2	Location:		Encinitas Historic District
	a. County: Los Angeles		
	c. Address: 236 North Encinitas Avenue	City:	Monrovia Zip: 91016
	e. Other Locational Data: APN # 8519-028-019		
P3a	Description: (Describe resource and its major elements. Include design, mat	terials, co	ondition, alterations, size, setting, and boundaries)
	This mass-planned side gabled National style residence (1,180 SF) exhibits in braces, overhanging eaves capped with simple fascia and bargeboard, and a projecting shed porch is supported by square posts and enclosed with a picke large single light picture windows. The house has board and batten siding on the side elevations are aluminum siding. River rock veneer wainscot has been be a river rock foundation. The driveway to the south leads to a detached gar	centered t balustra the prim n added	d shed dormer with a horizontal vent. The full width rade. In the porch is a paneled entry door flanked by hary (west) elevation in the side gables. The walls of to the porch area. The base of the porch appears to
P3b	Resource Attributes: (List attributes and codes) HP2. Single family property		et Domest of District Dother
*P4 P5a	Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ Photograph	Distric	ct
AN		-	Facing east, 1/31/2017
			P6 Date Constructed: 1910
100			Source: County Assessor
			P7 Owner and Address:
			Storey Family Trust
			236 N. Encinitas Ave Monrovia, CA 91016
		7	F8 Recorded by:
		W.	City of Monrovia
		100	Flanning Division 415 South Ivy Avenue
-		-3	Monrovia, CA 91016
	THE REAL PROPERTY AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND		F9 Date Recorded: 1/2017
			F10 Survey Type: District
		Short and	
P11 R	eport Citation:		
☐ Arc	ments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet haeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling S fact Record ☐ Photograph Record ☐ Other (List):		

City of Monrovia Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 236 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use** Single Family Residential **Present Use** B4 Single family Residential **B5 Architectural Style** National/Craftsman **B6** Construction History (Construction date, alterations, and date of alterations) 10/2/1934 - permit issued to A.F. Smith to construct garage alteration 1960 – permit for aluminum siding installation 1963 - garage demolition 1963 - construct new two-car garage **B7** Moved: No **Date Moved Original Location Related Features:** B9a Architect: Unknown b. Builder: Unknown **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 **Property Type** Single family residential Discuss importance in terms of historical or architectural context as well as integrity. This property appears ineligible for the National Register, the California Register, and for local designation on its individual merits. The structure lacks the architectural styling and does not retain the integrity exhibited by many other residential structures in Monrovia built during this period. It is however of local interest as a typical example of the early residential housing stock constructed in Monrovia in the early 20th Century and is a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14 Evaluator/Date

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings

					Review Cod	e	Reviewer			Da	te	
Page	1 (f 3		*Resource	e Name or #:	239 North Er	cinitas Avenue					
P1	Other lo	lentifie	r:									
*P2	Locatio		•	□ Not t	for Publication	⊠ Ur	restricted		_	Encinitas	s Historic I	District
	a. Coun	ty:	Lo	s Angeles								
	c. Addr	ess:	23	9 North En	ncinitas Avenue			City:	Monrovia		Zip:	91016
	e. Othe	Locat	ional	l Data:	APN # 8519	9-025-017						
P3a	Descrip	tion: ([Desci	ribe resour	ce and its major	elements. Inclu	ıde design, mat	erials, co	ondition, altera	ations, size, sett	ting, and b	oundaries)
	eaves. and end vinyl slid story is garage	The partice of the particle of th	tial ration of the time of	ecessed por picket ballowindow. The over the enouse is ha	nerican Vernacul orch is on the so ustrade. In the po he lighted garage ntry and extends as wide plank sid appearance of d	uth end of the p prch area is the e door occupies beyond the gro ing with corner	rimary (east) el front entry door the northern ha ound floor. The boards, shutter	evation a r with uppalf of the north po	and is support per lights flank primary eleva ortion of the se	ed by square porced by two narrostion. The centercond floor is see	osts atop sow sideligler portion of the state of the stat	stone piers nts and a large of the second ind the
P3b	Resour	ce Attri	bute	s: (List attı	ributes and code	s) HP2. Single	family property	,				
*P4		ces Pre		t: 🛭 Buil				Distric	ct	ent of District b Description	□Other of Photo:	(view, date)
1/	4		2						Fa	ing North, 1/31	/2017	
12		3	4						P6	Date Constru	icted:	2002
									O 1 239 Mo P8 City P18 411 Mo	Source: (Owner and A Neill Family Trus N. Encinitas A Provia, CA 910 Recorded by yof Monrovia nning Division South Ivy Aventovia, CA 910 Date Recorded Survey Type	ddress: st ve 16 : nue 16	1/2017 District
	eport Cit											
☐ Arcl	haeologio	al Reco	ord [District F	n Map ☐ Sketc Record ☐ Linea cord ☐ Other (L	r Feature Reco					ecord	

State				ınity D	evelopment		Primary # HRI #	
-				_	RE, AND OB	JECT REC		ial
Page	2				urce Name or #:		cinitas Avenue	
J								
B1	Histor	ic N	ame:					
B2	Comm	on l	Name:					
В3	Origin	al U	se	_8	single Family Resider	ntial		
В4	Preser	nt U	se	S	single family Residen	tial		
В5	Archit	ectu	ral Style	e _A	merican Vernacular			
В6	Cons	truc	tion His	story (C	onstruction date, alte	erations, and da	ate of alterations)	
					onstruct a single fam house and two-car g			
					ew 2,890 SF residence		d garage	
В7	Move	ed:	No	D	ate Moved		Original Loc	cation
В8	Relat	ed I	eatures	s:				
B9a	Arch	itect	::	Don C	renshaw		b. Builder:	Unknown
B10	Signi	fica	nce:	Them	e: Residential De	evelopment	Area:	Monrovia/Encinitas District
			Significan		2002 ms of historical or are	chitectural cont	Property Type	Single Family Residential
	Built	in 20	002, this	structur	re is not eligible for de Encinitas Historic Dis	esignation at an	ny level. Additionally	v, it does not contribute to any of the periods of
B11	Addi	tion	al Reso	urce Att	tributes:			
				00 At				Sketch Map with north arrow:
B12		orn	Maps, L		y Tax Assessor Reco			Greystone Ave E Greystone Ave
	Monr	ovia	Building	g Permit	s, Monrovia phone di	irectories.	Z L	Greystone Ave E Greystone Ave

B12 References: Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories. B13 Remarks

B14 Evaluator/Date Craig Jimenez, AICP
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016
1/2017



CONTINUATION SHEET

Page 3 of 3 *Resource Name or #: 239 North Encinitas Avenue

P5a Photograph	P5b Description of Photo: (Facing North, date)
-	Facing northwest, 2/16/2000
	Previous house on the property (demolished)
	P6 Date Constructed: 1948
	Source: Building Permit
	*6 *00



PRIMARY RECORD

Primary # HRI # Trinomial **CHR Status Code** 6Z

Other Listings

					Review Code	e Reviewer		Date		
Page	1	of	2	*Resourc	e Name or #:	242 North Encinitas Avenue	е			
P1	Othe	r Iden	tifier:	•						
*P2	Loca	tion:		☐ Not	for Publication	□ Unrestricted		Encinitas F	listoric [District
	a. Co	unty:		Los Angeles	i					
	c. Ad	dress	:	242 North E	ncinitas Avenue		City:	Monrovia	Zip:	91016
	e. Ot	her Lo	catio	onal Data:	APN # 8519	-028-018				
P3a	Desc	riptio	n: (De	escribe resoui	rce and its major e	elements. Include design, ma	aterials, co	ondition, alterations, size, setting	ງ, and b	oundaries)
	on the roof e highe	e sout extend er wind	h side s ove lows,	e. Roof featur or the central e to the south to	res include overha entrance and stoop wo double hung s	inging eaves with a narrow fa o forming a partial porch. Two	scia cove o pairs of There is	with a hipped roof with a low-pring the rafter tails. An unsupport windows flank the lighted entry a single sash on the secondary ge in the rear of the lot.	orted po	rtion of the north are two
P3b	Reso	urce	Attrib	outes: (List at	tributes and codes	s) HP2. Single family propert	у			
*P4 P5a	Reso Photo			sent: 🛚 Bui	ilding Structu	ure	☐ Distric	t		(view, date)
								Facing east, 1/31/20	17	
Aug di	San .							P6 Date Construct	ed:	1953
				-		also.		Source: Co	unty Ass	sessor
		de	1	-				P7 Owner and Add	ress:	
	- 11						27	John and Linda Parry		
100		a	m			THE PERSONS		242 N. Encinitas Ave Monrovia, CA 91016		
			A.	g in side				P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenu Monrovia, CA 91016	e	
			- Labor					P9 Date Recorded	_	District
								P10 Survey Type:	_	1/2017
P11 Re	eport (Citatio	on:							
☐ Arc	haeolo	gical l	Recor	rd District	n Map ☐ Sketch Record ☐ Linear cord ☐ Other (Li	Feature Record Milling S	t ⊠ Build Station Re	ling, Structure, and Object Reco ecord ☐ Rock Art Record	ord	

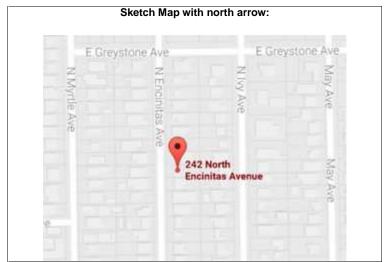
State of California Primary #								
Department of Community Development HRI#								
BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial								
Page	_2 of _2_	*Resourc	e Name or #:	242 North E	ncinitas Avenu	e		
B1	Historic Name:							
D2	Common Name-							
B2	Common Name:	-						
В3	Original Use	Singl	Single Family Residential					
B4	Present Use	Singl	e family Reside	ntial				
В5	Architectural Styl	e Minin	nal Traditional					
В6	Construction Hi	story (Cons	truction date, al	terations, and d	ate of alteration	ns)		
	1953 – House bu	ilt (Tax Asse	essor)					
	1977 – Addition t			atio				
В7	Moved: No Date Moved		Origin	nal Location				
В8	Related Feature	s:						
B9a	Architect:	Unknown			b. Builder:	Unknown		
B10	Significance:	Theme:	Residential D	Development	Area:	Monrovia/Encinitas District		
	Period of Signif	icance:	1939-1965		Property Ty	pe Single Family Residential		
	Discuss importar					integrity. gister and lacks sufficient architectural significance or styling		
	necessary for loc	al designation	on. Although it i	is a generally in	tact example o	f typical infill development in Monrovia during the immediate		
						offining features of the dwelling's mass, proportion and roof		
	·							
B11	Additional Reso	urce Attribu	utes:			Sketch Map with north arrow:		
B12	References:					Stoton map with north dirow.		
Sanborn Maps, LA County Tax Assessor Records,								

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14 Evaluator/Date

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings Review Code

Reviewer Date

Page	1 of 3	*Resource Name or #:	HL-38 243 North Encinitas A	Avenue			'
P1	Other Identifie	r-					
*P2	Location:	Not for Publication	⊠ Unrestricted		Encinitas	Historic D	istrict
. –	a. County:	Los Angeles					
	c. Address:	243 North Encinitas Avenue		City: M	lonrovia	Zip:	91016
	e. Other Locati	onal Data: APN # 8519	0-025-016			_	
P3a	Description: (D	Describe resource and its major	elements. Include design, mat	erials, cond	lition, alterations, size, settir	ng, and bo	undaries)
	P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This two-story Shingle style American Foursquare (2,380 sq. ft.) has a pyramidal hipped roof and sided with clapboard on the ground floor and wood shingles on the second floor. Roof elements include overhanging flared eaves, exposed rafter tails, and a front-gabled dormer located on the primary (east) elevation. The center dormer features a narrow center window flanked by slatted vents. The second floor exterior walls flare out in a manner echoing the flare eaves of the main roof. Upstairs windows are primarily eight-over-one with quarter basement (121 sq. ft.). Believed to have been built in 1908, this home is accented by a deep, covered wrap around front porch, full, unfinished attic with an east facing window. Four bedrooms, one and three quarter bathrooms, sunroom (upstairs), and breakfast room attached to the kitchen. Each bedroom door is accented by a transom window. Extensive original 1½ inch oak plank hardwood floors on both levels as well as original 3½" Douglas fir plank floors in the kitchen and breakfast room. Unique large front door with a beveled glass window. Original operation pocket door between the dining room and the foyer. All interior doors have retained their original hardware. A portion of the original upstairs balcony which once overlooked the home's property to the north (now 247 North Encinitas Avenue) remains. The exterior walls are clad with clapboard on the lower level and wood shingle on the upper level.						
P3b	Resource Attri	butes: (List attributes and code	s) HP2. Single family property				
*P4 P5a		,	ure Object Site		☐ Element of District ☐ P5b Description o		view, date)
		4			Facing west, 1/31/2	017	
					P6 Date Construc	ted:	1908
		A ST			Source: Co	ounty Asse	essor
					P7 Owner and Ad	dress:	
		- The same of the			Alan and Audrey Re 243 N Encinitas Ave		rust
					Monrovia, CA 9101		
			V V		P8 Recorded by:		
	//				City of Monrovia Planning Division		
					415 South Ivy Aven Monrovia, CA 91016		
		n 1			worllovia, CA 91016	<u>. </u>	
TO T		A Second Second			P9 Date Recorded	d: <u> </u>	1/2017
	1		- Carlo	9	P10 Survey Type:	1_	District
			The state of the s	100	-		
	COMPANY		1		1990		
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 3 *Resource Name or #: HL-38 243 North Encinitas Avenue								
В1	Historic Name:	F.N. Hawes House						
B2	2 Common Name:							
В3	Original Use	Single Family Resid	ential					
B4	Present Use	Single family Resid	ential					
В5	Architectural StyleAmerican Foursquare/Shingle							
В6	B6 Construction History (Construction date, alterations, and date of alterations)							
	1908 – Constructed House 1912 – Barn (no longer exists, built on home's former portion of the property, 247 N. Encinitas Ave.) 1947 – Guest House 1953 – Swimming Pool (no longer exists, built on the home's former portion of the property, 247 N. Encinitas Ave.) 1991 – Replace fireplace (earthquake damage)							
В7								
В8	B8 Related Features:							
B9a	Architect:	tect: Unknown		lder:	Unknown			
B10	Significance:	Theme: Residential	Development Area:		Monrovia/Encinitas District			
	also exhibits transit rafter tails. Based	sents one of the earlier tion elements of the Cra on this architectural sig Register and California	and more prominent hom ftsman style such as the nificance, this property w	e asymmetri vas designa	HP2. Single family property North Encinitas Avenue. Although, Foursquare in form, it ical wrap-around front porch, roof supports, and exposed ated Monrovia Historic Landmark No. 38. It also may be sture. Additionally, it is a contributing property to the North			

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14 Evaluator/Date Craig Jimenez, AICP
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016
1/2017



State of California
DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

Page 3 of 3 *Resource Name or #: HL-38 243 North Encinitas Avenue

B10

Believed to be constructed in 1906, this house was built for F. N. Hawes, the cashier for the American National Bank of Monrovia. During this period of banking, the cashier was responsible for the issuance of the Banks' national banknotes. National banknotes, issued from 1862 to 1935, were legal tender notes that were printed by the United States government and accepted as money. By 1911, James N. Petrie was noted as the owner and resident. In the following years (decades)) this property experienced a high level of turnover with a variety of occupants, not of which were noted as prominent in Monrovia's history.

Note: original property subdivided into four lots since the construction of the house in 1908.

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PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings Review Code

Reviewer Date

Page	_1_ of _3_	*Resource	Name or #:	244 North Encinitas Avenue	Э					
P1	Other Identifier	:								
*P2	Location:	cation: Not fo		□ Unrestricted			Encinitas Histo	Historic District		
	a. County:	Los Angeles								
	c. Address:	244 North Enc	initas Avenue		City:	Monrovia		ip:	91016	
	e. Other Location	onal Data:	APN # 8519	1-028-015						

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

This single family, single family Ranch style dwelling was built in 1965 and substantially altered in 2007. The house has an L-shaped plan with the attached side-loading two-car garage prominently situated on the south side of the property in front of the living area. The low-pitched cross-gable roof has overhanging eaves with narrow fascia and bargeboards. Originally stucco sided, the house has wide plank siding with corner boards. The primary (east) elevation has a single vinyl sash with interior grids flanked by shutters. The lighted garage door faces north. The secondary front elevation is situated behind the driveway within the recessed, partial porch contained in a front facing gable end. The porch is supported by square posts and enclosed by a picket balustrade. The porch area is contains the lighted front door and a vinyl sash. A slatted rectangular vent sits in both front facing gable peaks. Craftsman inspired surrounds are used on windows, doors and vents. The concrete foundation is faced with stack stone veneer.

P3b Resource Attributes: (List attributes and codes) HP2. Single family property *P4 ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other P5a Photograph P5b Description of Photo: (view, date) Facing east, 1/31/2017 P6 Date Constructed: 1965 Source: Building Permit P7 Owner and Address: Kerry Endert and John Nickerson 244 N. Encinitas Ave Monrovia, CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017 District P10 Survey Type:

P11 Report Citation:

Attachments:	■ NONE	☐ Location Map	☐ Sketch Map	☐ Continu	ation Sheet	Building,	Structure,	and Object	Record
☐ Archaeologi	cal Record	☐ District Record	☐ Linear Feat	ure Record	☐ Milling S	tation Record	I ☐ Rock	Art Record	
☐ Artifact Reco	ord \square Pho	tograph Record	Other (List):		_				

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 3 *Resource Name or #: 244 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use** Single Family Residential **Present Use** B4 Single family Residential **B5 Architectural Style** Ranch Construction History (Construction date, alterations, and date of alterations) **B6** 1912 - sewer permit issued to owner O.M. Eastenday 1949 - permit issued to owner R.G. Cooper to construct carport 1964 - permit issued to owner Guillermo Morgan to demolish SFR and carport 1965 - permit issued to owner Samuel Ajamian to construct 1,446 SF SFR (with 400 SF attached garage) (Nationwide Plan Book Co.) 2007 - permits issued to construct 406 square foot addition and vinyl window replacement **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a Architect: Nationwide Plan Book Co. (1965) b. Builder: Samuel Ajamian (1965) **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: **Property Type** HP2. Single family property 1930-1965 Discuss importance in terms of historical or architectural context as well as integrity. The structure has been significantly altered and no longer retains the integrity to qualify individually at any level of designation. B11 **Additional Resource Attributes:** Sketch Map with north arrow:

B12 References:

> Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

Evaluator/ **B14** Date

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



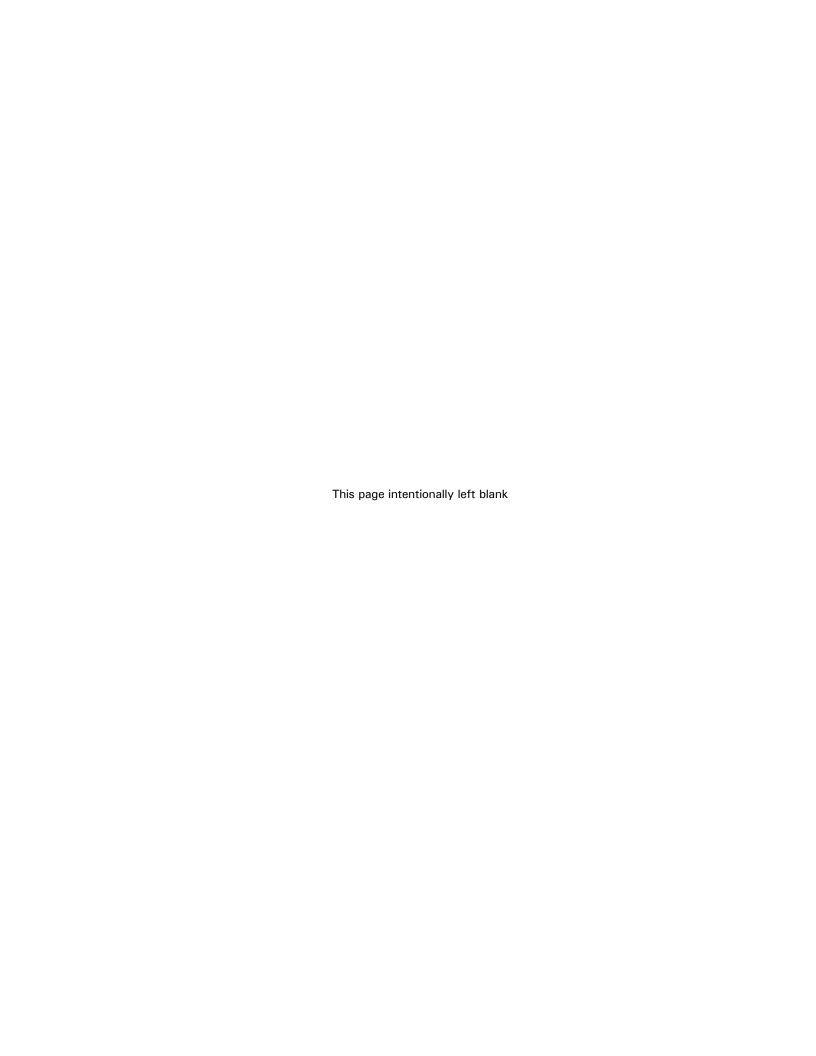
State of California
DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

Page 3 of 3 *Resource Name or #: 244 North Encinitas Avenue





PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Other Listings Review Code

Reviewer

				Review Cod	le	Reviewer			Date		
Page	_1_ of	2	*Resource	Name or #:	246 North	n Encinitas Avenue					
P1	Other Ide	ntifier:									
*P2	Location:			for Publication	on 🏻	Unrestricted		_	Encinitas Hi	storic [District
	a. County		os Angeles		<u></u>						
	c. Addres		_	cinitas Avenue			City:	Monrovia		Zip:	91016
	e. Other L	ocatio	nal Data:	APN # 851	9-028-014		•			•	
P3a	Description	on: (De	scribe resou	rce and its majo	or elements.	Include design, m	aterials,	condition, alte	rations, size, settin	g, and	boundaries)
	roof and sid on the prim façade. Sq in a 3-1 par panels. Th exterior red	ded in nary (we quare wo ttern. Where are I brick c	arrow clapbo st) elevation ood posts ato vithin the pol picture wind himney is lo	pard. Roof eler The shed doi pp a clapboard- rch area is the dows on each s	nents includermer feature sided balust lighted front ide of the earth elevation	y Craftsman influe le overhanging eaver a pair of window irade support the firentrance. The entry, each made un. The low brick varies.	res, kneeds. The proof gable try has be proof two	e braces, and a partial, project ed porch roof. been widened sets of non-o	a through-the roof ing porch occupies The gable is encl with the addition or riginal windows wi	shed of most osed both the second sec	ormer located of the primary y wide pickets w lighted side ior grids. An
P3b	Resource	Attrib	utes: (List a	attributes and co	odes) HP2.	Single family pro	operty				
*P4 P5a		s Pres	ent: 🛭 🗷 E		Structure			☐ District P5I	☐ Element of [Description o		
-								Fac	ing east, 1/31/201	7	
	4					-		P6	Date Construc	ted:	1912
		1	200	-	1000				Source: Cou	nty As	ssessor
K								P7	Owner and Ad	dress	: :
2				WITH HIM	HILLIG				hua and Karen Qu	nones	
46			rest [] [MILL HILL	III III III III III III III III III II	II IIII DES			N. Encinitas Ave		
								City Pla 415	Recorded by: of Monrovia nring Division South Ivy Avenue nrovia, CA 91016		
		100	48				3 11	P9	Date Recorde	_ :k	1/2017
911 분		1				914. ×	3 1	P1	Survey Type:	_	District
P11 R	eport Citat	tion:	A- 100		Ta						
☐ Arc	chaeologica	al Reco	rd 🗌 Distr		Linear Fe	ap ☐ Continuati ature Record ☐					

Depar		nunity Development UCTURE, AND OBJECT RE	Primary #				
Page	•	•	Encinitas Avenue	IGI			
	Historic Name:						
	Original Use	Single Family Residential					
	Present Use	Single Family Residential					
B5 B6		ityle National/Craftsman Elements History (Construction date, alterations, and date)	ote of alterations)				
B 7		permit issued to owner Mrs. Riley to co issued to change windows Date Moved	onstruct house altera				
В8	Related Featu	ires:					
В9а	Architect:	None found	b. Builder:	None found			
B10	Significance:	Theme: Residential Development	Area:	Monrovia/Encinitas District			
	This property ap integrity necessar example of early	e in terms of historical or architectural context as pears ineligible for the National Register ar ary for local designation. It does, however	nd California Register appear eligible for spe Ionrovia in the early 20	Single family residential and lacks sufficient architectural significance, styling or ecial consideration in the local planning process as an Oth Century and it is of interest as a contributor to one of			

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14 Evaluator /Date

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings Review Code

Reviewer

			Keview Coul	ive viewei		Date	
Page	1 of 2	*Resource	e Name or #:	247 North Encinitas Avenu	ie		
P1	Other Identifier	:					
*P2	Location:	☐ Not	for Publication			Encinitas Histo	ric District
	a. County:	Los Angeles					
	c. Address:	247 North Er	ncinitas Avenue		City:	Monrovia Z	ip : 91016
	e. Other Locati	onal Data:	APN # 8519	-025-013			
P3a	Description: (D	escribe resour	ce and its major e	elements. Include design, m	aterials, co	ondition, alterations, size, setting, ar	nd boundaries)
	with narrow fasc situated on the i secondary front and corner boar	cia and bargebonorth side of the elevation and do	pard. The house e primary (east) e with an internal groult is covered by	has a modified L-shaped pla elevation in front of the living rid sash window. The entry i	in with the area. The s covered	gables. Roof features include over attached front-facing, two-car garage double-door lighted front entrance by an extended eave. The house he are substantial addition of living	ge prominently is on the nas plank siding
P3b *P4 P5a	Resource Attril Resources Pre Photograph	,		s) HP2. Single family proper ure □ Object □ Site	•	t ☐ Element of District ☐ Othe P5b Description of Pho Facing west, 1/31/2017	
31	12000万					P6 Date Constructed:	1961
1	E PORT			* 4.	THE CO	Source: County	-
		HALL	III Can A			P7 Owner and Addres	s:
1		THE STATE OF				Shine Family Trust	
題	*** ****				-	247 N. Encinitas Ave Monrovia, CA 91016	
1					- 30	P8 Recorded by:	
	10-10-					City of Monrovia Planning Division	
		400			1	415 South Ivy Avenue	
1	Villa .			200		Monrovia, CA 91016	
- ×	Application .	10				P9 Date Recorded:	_1/2017
	-1000				- 6	P10 Survey Type:	District
14-1				THE RESERVE OF THE PARTY OF THE	Marks		
P11 Re	eport Citation:						
☐ Arc	haeological Reco	ord District I	n Map □ Sketch Record □ Linear cord □ Other (Li	r Feature Record Milling	et ⊠ Build Station Re	ing, Structure, and Object Record Cord Rock Art Record	

	of Calif								
-				_		lopment		HRI#	
BUIL	טוועכ	۶, ३	IKU		UKE	, AND O	SJECT RE	CORD Trinom	niai
Page	_2	of	2	*Re	source	Name or #:	247 North E	ncinitas Avenue	
B1	Histori	c Na	me:	-					
B2	Commo	on N	lame:						
					0: 1				
В3	Origina	ai Us	e	-	Single	e Family Resid	ientiai		
B4	Presen	t Us	е	=	Single	e family Reside	ential		
В5	Archite	ectur	al Style	a	Amer	ican Vernacula	ar		
50	Aiomic	otui	ui Otyi	-	7111011	ioan vomaoaid	A1		
В6	Const	truc	ion His	story	(Cons	truction date,	alterations, and	d date of alteration	as)
								(for 247 N. Encinita	as)
							seke to demolish construct a new		ng with a detached carport (Corlyn Construction Corp.)
						ning pool r Keith Clark to	o construct a 572	SF addition and 60	00 SF garage addition (Glenn Lambdin, contractor)
	1000	рс		aca te	, OWI ICI	r reduir olain te	7 0011011 dot a 07 2	. Or addition and oo	or or garage addition (Cloth Earnbain, Contractor)
В7	Move	4. V	lo.		Dato	Moved		Original Lo	ocation
B8			eatures		Date	Moved		Original Ec	
Во	Neiale	eu r	eatures).					
В9а	Archi	tect:	-	Unk	nown			b. Builder:	Corlyn Construction Corp.
B10	Signif	ficar	ice:	The	me:	Residential	Development	Area:	Monrovia/Encinitas District
						-	'	-	
			Signific mporta			1930-1965 s of historica	l or architectura	Property Type Il context as well a	Single Family Residential
	Built ii	n 19	61, this	struc	ture is	not eligible for	designation at a		lly, it does not contribute to any of the periods of
	signiti	cano	e of the	Non	n Encii	nitas Historic L	District.		
					.				
B11	Additi	iona	l Resou	urce	Attribu	ites:			Sketch Map with north arrow:
B12	Refer								
						ax Assessor Re onrovia phone		EG	Greystone Ave E Greystone Ave
	14101110	, v 1 CI	-ananig	, , (,,)	, 1710	omovia priorie	an ootonoo.	_ z _	Na Na

B13 Remarks

Evaluator/ B14 Date

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Date

Other Listings Review Code

Reviewer

Page	1 of 2	*Resource Nam	e or #: HL-	-31 251 North Enc	initas Avenue					
P1	Other Identifi	er:								
*P2	Location:	☐ Not for P	ublication	□ Unrestric	ted	_	Encinitas Histo	ric District		
	a. County:	Los Angeles								
	c. Address:	251 North Encinitas	Avenue		City:	Monrovia	Zi	p: 91016		
	e. Other Loca	tional Data: AF	PN # 8519-025-	-012						
P3a	Description:	Describe resource an	d its major elen	ments. Include des	ign, materials,	condition,	alterations, size, setting,	and boundaries)		
	normal pitch. F vertical board v wood shingles. and detail echo enclosing the p entrance. A pa sash with the sa 2"s, and a 3" w on a raised cond The only similar patterned caser	Roof elements include ents with trefoil cutou. The partial, projecting the main roof. Squaorch space. Within the irrof rectangular double ame design on the optide sill accent. An exterted foundation.	deep (approx. ts located in the front gabled pare cobblestone he porch area ble-hung sash voosite side of the terior cobblestone he have found in mullions for the	. 36") overhanging the triangular peaks porch is located on the piers support the entrance. All with the chimney pierce on Monrovia, can be the upper lights in all	eaves, expose of the front gathe south end a porch roof. I ak door with fitterned upper ndow surround is the roof alon seen on the Is	ed rafter ta ables. The of the prim River rock for vertical sashes is I ds have sid g the north	in 1913. It has a frontills, carved bargeboards, housed is sided with nary (east) elevation. The with a concrete cap for beveled glass panes se ocated north of the entre and top 1" x 4" boards elevation. The wood frada Brown house. It feature. N. Encinitas, although the	knee braces and arrow, rectangular a porch roof shape ms the balustrade arroing as the front ance and a single by bordered by 2" x arme dwelling rests arres "four over one		
P3b *P4 P5a		ributes: (List attribut resent: 🛛 Buildin		-			et Element of Dis P5b Description of F date)			
4.		THE RESERVE	14. 些	70-1	S. POR		Facing west, 1/31/2017			
*()		170	~	(Bartis			P6 Date Constructe	d: 1913		
		MAN.					Source: Building Permit			
ALC: N			100				P7 Owner and Addr	ess:		
	10000000000000000000000000000000000000						Dr. and Mrs. Allen and V 251 N. Encinitas Ave	rginia Holmquist		
							Monrovia, CA 91016			
							P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016			
ومعطن)	1	AND THE REAL PROPERTY.	15.4	10	P9 Date Recorded:	1/2017		
	The Boar				HARRIS	4443	P10 Survey Type:	District		
P11 R	Report Citation			TO THE PERSON NAMED IN COLUMN TO THE	ect americally					
☐ Are	chaeological Re		cord 🗌 Line	ar Feature Reco			ding, Structure, and C ecord			

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial 2 of 2 *Resource Name or #: HL-31 251 North Encinitas Avenue **B1 Historic Name:** James and Harriet White House **Common Name: B3 Original Use** Single Family Residence **B4 Present Use** Single Family Residence Architectural Style Craftsman Bungalow Construction History (Construction date, alterations, and date of alterations) **B6** 1913 - permit issued to owner James P. White to construct house (William Van Loenen, contractor) 1931 – permit issued to owner Mrs. J.P. White to construct garage (C.A. Book, contractor) 1935 - permit issued to owner Mrs. J. White for alterations to house 1995 - earthquake retrofit 1999 - install solar panels **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a **Architect:** b. Builder: Unknown William Van Loenen **B10** Area: Significance: Theme: Residential Development Monrovia/Encinitas District

This property appears ineligible for the National Register and California Register, however, it is of local interest in that tit displays the integrity of design, materials, workmanship, and feeling of the Arts and Crafts era, based on this significance, this property was designated Monrovia Historic Landmark No. 31. It is a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories, Monrovia's Heritage Vol. 2.

B13 Remarks

B14 Evaluator/

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



Single family residence

PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Date

Other Listings Review Code

Reviewer

Page	_1_ of _2	*Resource Name or #:	252 North Encinitas Avenue			
P1	Other Identifie	r:				
*P2	Location:	☐ Not for Publication	□ Unrestricted		Encinitas H	istoric District
	a. County:	Los Angeles				
	c. Address:	252 North Encinitas Avenue		City:	Monrovia	Zip: 91016
	e. Other Locati	ional Data: APN # 8519	9-028-011			
РЗа	Description: (Describe resource and its major	elements. Include design, mate	erials, co	ondition, alterations, size, setting	, and boundaries)
	include overhar (west) elevation porch roof. Orig stack stone ven posts atop stack porch area is th There are tradit	nging eaves, exposed rafter tails and is without windows or vent ginally, the posts extended to the eer. The porch was further more k stone veneer piers. Stack store e multi-light front entrance. Flar	s, non-original knee braces and is. Two pairs of square wood preconcrete porch deck. The de dified with the addition of a trelling ne veneer was also added to the nking the entrance on either side.	front-gal osts sup sign was s extend e founda e are pa	is capped with a cross-gabled robled dormer. The dormer is centled the partial, projecting front of a modified with shorter posts ato ding from each side of the gable ation and walls flanking the porclaired nine-over-one, double hung k chimney is on the north elevation.	tered on the primary gabled entrance praised piers with a supported by wood h steps. Within the grash windows.
P3b *P4 P5a		butes: (List attributes and code esent: ⊠ Building ☐ Struct	, , , , , ,] Distric	et	Other Photo: (view, date)
	2-1	A PARTY	~~	10	Facing east, 1/31/201	7
					P6 Date Constructe	ed: 1922 ding Permit ress: urnier
					P10 Survey Type:	District
Attach					ling, Structure, and Object Reco	rd
☐ Arc	haeological Reco	ord District Record Linear Photograph Record Dother (L	ar Feature Record Milling St			

	of Cali				-1		Primary #			
-				_	elopment	IECT DEC	HRI# CORD Trinom			
DUIL	יאוועי	<u>J,</u>	JINU	CION	L, AND OB	JECT KE	JORD THHOIL	liai		
Page	2	of	2	*Resourc	e Name or #:	252 North E	ncinitas Avenue			
B1	Histor	ic N	ame:							
B2	Comm	on	Name:							
В3	Origin	al U	se	Sing	le Family Reside	ential				
	_				•					
В4	Presei	nt U	se	Sing	le family Resider	ntial				
B5	Archit	ectu	ıral Styl	e Calif	fornia Bungalow					
В6	Cons	tru	ction His	story (Cons	struction date, alt	erations, and da	ate of alterations)			
	6/22/	192	2 – perm	it issued to	Mr. Homan to co	onstruct house a	and garage			
B7	Move	ed:	No	Date	Moved _		Original Lo	cation		
В8	Relat	ed	Features	s:						
B9a	Arch	itec	t:	Unknown			b. Builder:	Joseph Thor	mpson	
				• • • • • • • • • • • • • • • • • • • •				_ сосоро.		
B10	Signi	fica	nce:	Theme:	Residential D	evelopment	Area:	Monrovia/Er	ncinitas District	
	Perio	d o	f Signifi	cance:	1900-1929		Property Type	HP2. Single	family property	
	Discu This	ıss i nror	mportan e <i>rty ann</i>	ce in terms lears ineligi	of historical or a ible for the Nation	rchitectural cont nal Register, the	text as well as integ	rity. For local desig	nation Although	recent changes to the
	prope	erty	impact p	otential for listoric Disti	individual design	nation, it is howe	ever of interest as a	contributor to o	one of the period	s of significance to the
54 .										
B11	Addi	tion	al Reso	urce Attrib	utes:			Sketch Ma	ap with north ar	row:
B12	Refe	rend	es:							- '
					ax Assessor Red Monrovia phone o					
	IVIOIII	ovid	טמווטווזע	, i - c iiiiilo, I\	vioriiovia priorie d	inectones.	E Grey:	stone Ave		E Greystone Ave

E Greystone Ave N. W. Ave Page 252 North Encinitas Avenue

Remarks

Evaluator/

Date

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017

B13

B14

PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings

					Review Code	e Rev	iewer		Date			
Page	1	of	2	*Resourc	ce Name or #:	255 North Encinita	s Avenue					
P1	Othe	r Iden	tifier:	:								
*P2	Loca				for Publication	⊠ Unrestr	icted	_	Encinitas His	storic D	District	
	a. Co	unty:		Los Angeles	6							
	c. Ad	dress	s: _	255 North E	ncinitas Avenue		City:	Monrovia		Zip:	91016	
	e. Otl	ner Lo	ocatio	onal Data:	APN # 8519	-025-009						
P3a	Desc	riptio	n: (De	escribe resou	rce and its major	elements. Include de	esign, materials, co	ondition, altera	ations, size, setting,	and bo	oundaries)	
	This two-story single family New Traditional Victorian was built in 2004, sided with clapboard and has a combination roof. The first story is a low pitched, hipped roof; the second story has a front gable with a normal pitch. Roof elements include shallow eaves with simple fascia and bargeboard. The second story front gable has two canted bays with fixed central windows and single light casements on the return covered by an single articulated shed. The projecting, hipped gable, partial porch occupies the southern half of the front elevation and is supported by turned wood posts with no enclosure. The gable has clapboard siding and a round slated vent at the peak. Within the porch area is the lighted entrance and a bay with a large single light picture window flanked by narrow single lights on the canted bay returns. The lighted garage door is slightly recessed from the primary elevation and occupies the southern half of east elevation. **Resource Attributes**: (List attributes and codes)** HP2. Single family property											
P3b	Reso	urce	Attrib	outes: (List at	tributes and codes	s) HP2. Single family	y property					
*P4 P5a	Reso Photo			sent: 🛚 Bu	ilding	ure 🗌 Object 🛭	Site Distric		ent of District O b Description of P		(view, date)	
								Fa	cing west, 1/31/2017	7		
- -								P6	Date Constructed	d:	2004	
	NA						·	194		ling pe	rmit	
	20	ing.			100	Name II		1	Owner and Addre			
100							N. Assets	The second second	<u>lliam and Min Potter</u> 5 N. Encinitas Ave			
	4						N. A. C. C.	Tall ASSESSED	nrovia, CA 91016			
			100		-		N. dir.		Recorded by: y of Monrovia			
35.7			Total .		H -1			Pla Pla	anning Division 5 South Ivy Avenue			
	255				U				nrovia, CA 91016			
r &		3				Name of the last		P9	Date Recorded:		1/2017	
		4			A A	A.		BA CAN SEE	0 Survey Type:	_	District	
N ST		1	4							_	_104104	
	No. of Lot	. 10	*		-		1	-				
	ments	:	NON			n Map				d		
					Record Linea	r Feature Record st):	Milling Station Re	cord 🗌 Roc	k Art Record			

State								
-				•	evelopment	ND IECT DE	HRI#	
BUIL	יאוט	G,	SIKU	CIU	RE, AND C	DBJECT REC	CORD Trinon	niai
Page	2	of	2	*Resc	urce Name or #	: 255 North Er	ncinitas Avenue	
B1	Histor	ic N	ame:					
B2	Comm	non l	Name:					
В3	Origin	al U	se		Single Family Res	sidential		
B4	Prese	nt U	se	_5	Single family Res	idential		
В5	Archit	ectu	ıral Style	e <u></u>	lew Traditional V	'ictorian		
В6	Cons	struc	tion His	story (C	onstruction date	, alterations, and da	ate of alterations)	
			ouse cor					
			ouse dei ouse coi					
			ouse dei ouse coi					
	2001	• • •	0400 00.	ion doto	u .			
В7	Move	ad.	No		ate Moved		Original Lo	ocation
B8			Features	_	ate Moveu	-	Original Et	
ь	IXCIA	ieu i	catures	.				
В9а	Arch	itec	t:	Unkno	own		b. Builder:	Unknown
B10	Sign	ifica	nce:	Them	e: Residentia	al Development	Area:	Monrovia/Encinitas District
	Paris	nd o	f Signifi	cance.	2004		Property Type	Single family residential
	Disc	uss i	mportan	ce in te	ms of historical of		ext as well as integ	grity.
					re is not eligible f Encinitas Historio		ny level. Additional	lly, it does not contribute to any of the periods of
	- 3							
B11	Addi	tion	al Reso	urce At	tributes:			
211	Addi			00 Al				Sketch Map with north arrow:
B12	Refe			۸ Caus	Tay Access	Pacards		
					ty Tax Assessor I s, Monrovia phor		FO	Greystone Ave E Greystone Ave
								20 IA-SAMANATA

B13 Remarks

B14 Evaluator/Date

City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # **Trinomial**

CHR Status Code 5D2

Other Listings Review Code

Reviewer

Date

Page	1 of 3	*Resource Name or #:	256 North Encinitas Avenue			
P1	Other Identifier:					
*P2	Location:	☐ Not for Publication			- Encinitas	Historic District
	a. County:	_os Angeles	_			
	c. Address: 2	256 North Encinitas Avenue		City:	Monrovia	Zip : 91016
	e. Other Location	al Data: APN # 8519	-028-010			
Р3а	Description: (Des	cribe resource and its major e	elements. Include design, mate	erials, co	ondition, alterations, size, setti	ng, and boundaries)
	include overhangir front entrance por shallow hipped po surrounds. The w which included an	ng eaves, exposed rafter tails ch is located on the primary orch roof. Within the porch cod-frame house rests on a rattached one-car garage. A	with a front-gabled roof and she is, knee braces, and a pair of work (west) elevation. Four square area is the paneled front enaised foundation. In 2015, a control of the source. The addition did not remove	ertical se wood atrance ross gal	lat vents in the gable face. To posts atop clapboard-sided land flanking double-hung sable roof was added to the real of the house over the drivew	The projecting, full-width balustrades support the ash windows with plain r enlarging the structure
P3b		,	s) HP2. Single family property	1 D: . ·		70
*P4 P5a	Resources Prese Photograph	nt: ⊠ Building ☐ Structu	ure ☐ Object ☐ Site ☐] Distric		Other of Photo: (view, date)
	Service of the service of		- Charge	de julius	Facing east, 1/31/2	017
K	But he			No.	P6 Date Constru	
	Server 197				4	uilding Permit
	ip .		AL.		P7 Owner and Ac	· ·
	de la companya della companya della companya de la companya della			T.	William and Odalys	
A STATE OF	No.	THE R. LEWIS CO., LANSING			256 N Encinitas Av Monrovia, CA 9101	
					P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Aver Monrovia, CA 9101	nue
NOS-					P9 Date Recorde	e d : 1/2017
STEEL STEEL					P10 Survey Type:	
P11 Re	eport Citation:					

Attachments:	☐ NONE ☐ Location Map	☐ Sketch Map ☐	Continuation Sheet	□ Building, Street	ucture, and Object Re	ecord
☐ Archaeologi	ical Record District Record	☐ Linear Feature	Record Milling S	tation Record	Rock Art Record	
☐ Artifact Rec	ord ☐ Photograph Record ☐	Other (List):	_			

Page	2 of 3	*Resourc	e Name or #:	256 North Enci	nitas Avenue		
B1	Historic Name:						
B2	Common Name:						
В3	Original Use	Sing	le Family Reside	ential			
В4	Present Use	Sing	le family Resider	ntial			
D.E.	Anabitantunal St.	de Calif	amia Duamalau.				
В5	Architectural Sty	ie Calif	ornia Bungalow				
В6	Construction H	istory (Cons	struction date, alt	erations, and date	of alterations)		
		of 1,330 SF t		rdick to construct hand attached one-		ge	
В7	Moved: No	Date	Moved		Original L	ocation	
В8	Related Feature	es:					
B9a	Architect:	Unknown		ŀ	. Builder:	Unknown	
B10	Significance:	Theme:	Residential D	evelopment /	Area:	Monrovia/Encinit	as District
	Period of Signif		1900-1929		Property Type	HP2. Single fam	ily property
	This property lac Register, the Ca	cks sufficient Ilifornia Regis	architectural cha ster, and for loca	l designation. It is	ntegrity necessa however of loca	ary for designation a al interest as a gene	nd appears ineligible for the National rally intact example of the City's early North Encinitas Historic District.
54 .	A 1 1971 - 1 To	.					
B11	Additional Reso	ource Attrib	utes:			Sketch Map w	rith north arrow:
B12	References:						
	Sanborn Maps,	LA County T	ax Assessor Rec	cords,	E 72760	etono Ava	F Gravstone Ave

В

Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 1/2017

B14

Evaluator/Date

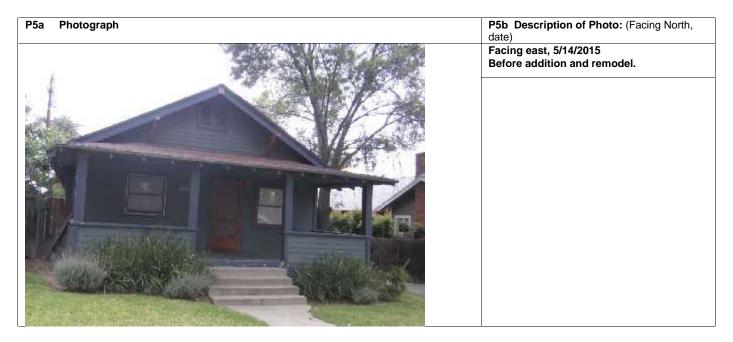


State of California
DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

Page 3 of 3 *Resource Name or #: 256 North Encinitas Avenue



B10

The proposed demolition of this house in 2014 instigated the formation of the Encinitas Historic District working group (EHDwg) as a grassroots effort to designate the 100 and 200 blocks of North Encinitas Avenue as a historic district. It was also one of six proposed demolitions that began the City's Neighborhood Study initiative that resulted in a comprehensive review and update of the City of Monrovia's regulations to integrate new development into existing neighborhoods.

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PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings Review Code

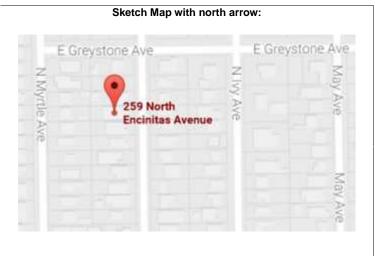
Reviewer

		Kev	iew Code	Keviewei		Date	
Page	1 of 2	*Resource Name	e or #:	259 North Encinitas Avenu	e		
P1	Other Identifier:						
*P2	Location:	☐ Not for Pu	olication	□ Unrestricted		Encinitas His	toric District
	a. County:	Los Angeles					
	c. Address:	259 North Encinitas	Avenue		City:	Monrovia	Zip : 91016
	e. Other Locatio	nal Data: A	PN # 8519-	025-008			
P3a	Description: (De	scribe resource and	its major e	ements. Include design, ma	aterials, co	ondition, alterations, size, setting,	and boundaries)
	low pitched, hip simple fascia and and is supporte vent at the peal The lighted gard	pped roof; the second bargeboard. The downward bargeboard. The downward bargeboard and bargeboard for the borch within the porch	and story has projection of the projection of the project in the p	as a front gable with a nang, front gabled, partial ped by a picket balustrade le lighted entrance and a from the primary elevati	ormal pito orch occe. The ga trio of na	and has a combination roof. The ch. Roof elements include shat upies the northern half of the sable has clapboard siding and arrow vinyl sash windows with coupies the southern half of each	llow eaves with ront elevation a round slated interior grids.
P3b *P4 P5a		utes: (List attributes ent: ⊠ Building	· ·	i HP2. Single family properi re □ Object □ Site	•	t ☐ Element of District ☐Ot P5b Description of Pl	
		. /				P6 Date Constructed	: 2006
		N.S.				Source: Coun	ty Assessor
						P7 Owner and Addre	ss:
10	A CONTRACTOR OF THE PARTY OF TH				زر	Harold and Ruth Shellu 259 N. Encinitas Ave	m Trust
	1					Monrovia, CA 91016	
			Ilin	SUPERIOR DE LA CONTRACTOR DE LA CONTRACT		P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016	
				Marin Carlo	100	P9 Date Recorded:	1/2017
						P10 Survey Type:	District
P11 Re	eport Citation:						
☐ Arc	haeological Record		Linear	Feature Record Milling		ling, Structure, and Object Record cord ☐ Rock Art Record	

	of Califor							
-			unity Deve	-	IEOT DE	HRI#		
BUIL	DING,	SIRU	JCTURE	, AND OB	JECT REC	CORD Trin	omial	
Page	of	2	*Resource	e Name or #:	259 North E	ncinitas Avenue		
B1	Historic N	lame:						
Pο	Common	Namai						
B2	Common	Name.	-					
В3	Original U	Jse	Single	e Family Reside	ntial			
В4	Present U	lse	Single	e family Resider	ntial			
В5	Architect	ural Styl	e Amer	rican Vernacular				
В6	Constru	ction His	story (Cons	truction date, alto	erations, and da	ate of alterations)	
	12/20/10	10 000	mit iccuad to	Dr E B Wood	ward to constru	ct house and gar		
			ued to demo		waru to constru	ct flouse and gai	age	
				truct new house olish house and g				
						th attached gara	ge	
В7	Moved:			Moved _		Original	Location	
В8	Related	Features	S:					
В9а	Archited	:t:	Unknown			b. Builder:	Unknown	
B10	Significa	ance:	Theme:	Residential De	evelopment	Area:	Monrovia/Encinitas D	District
	Dorind a	t Cianiti		2000		Property Type	LIDO Cinale familian	na manda.
	Period of Discuss			2006 of historical or ar	rchitectural con	text as well as in		торену
	Built in 2	006, this	structure is	not eligible for d	lesignation at a		nally, it does not contribute	to any of the periods of
	significai	nce of the	9 INORTH ENCI	initas Historic Dis	Strict.			
			<u>.</u>					
B11	Addition	al Reso	urce Attribu	ıtes:			Sketch Map with I	north arrow:
B12	Referen	ces:					Choton map with	
_	Sanborn	Maps, L		ax Assessor Rec		E 0	reystone Ave	E Greystone Ave
	Monrovia	a Building	ງ Permits, M	onrovia phone d	irectories.	EU	revaluite Ave	The Market State of the

B13 Remarks

B14 Evaluator/Date Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Other Listings Review Code

Reviewer

Date

Page	1 of 2	*Resource Name or #:	260 North Encinitas Avenue			
P1	Other Identifier:					
*P2	Location:	☐ Not for Publication	☐ Unrestricted		Encinitas Histo	ric District
	a. County:	Los Angeles				
	c. Address:	260 North Encinitas Avenue		City: Monr	ovia Z	i p : 91016
	e. Other Location	onal Data: APN # 85°	19-028-007			
P3a	Description: (De	escribe resource and its majo	r elements. Include design, materi	als, conditior	n, alterations, size, setting, ar	nd boundaries)
	eaves, exposed projecting, full-wishallow hipped p	rafter tails and a pair of knee idth front entrance porch is lorch roof which also bracket ent windows. The roof has as	w (992 sq. ft.) was built in 1921. braces flanking a vertical slat vent located on the primary (west) ele the clapboard balustrade. Within sphalt shingles. The house rests of	in the gable vation. Pairs	peak. The house is sided wis and trios of square wood area is the front entrance wit	th clapboard. The posts support the h a pair of three-
P3b	Resource Attrib	utes: (List attributes and cod	es) HP2. Single family property			
*P4 P5a		,	cture Object Site	District	Element of District Other	
					Facing North, 5/14/2015	, ,
					P6 Date Constructed:	1921
NA.			· ·			g permit
					P7 Owner and Address	•
				-	Eric and Jennifer Peterso	on
	The second			The st	260 N Encinitas Avenue Monrovia, CA 91016	
V					P8 Recorded by:	·
1-3					City of Monrovia Planning Division	
11					415 South Ivy Avenue	
	. 42		4112		Monrovia, CA 91016	
3		2000			P9 Date Recorded:	2/2017
- 3					P10 Survey Type:	District
to s		Z. Indian				
	The Parket	The second second	The state of the s	THE REAL PROPERTY.		
P11 R	eport Citation:					
☐ Arc	haeological Recor		ch Map ☐ Continuation Sheet ⊠ ear Feature Record ☐ Milling Stat List):			

Depar	of California tment of Comm .DING, STR	-		JECT RE	Primary # HRI # CORD Trino	omial	
Page	2 of 2	*Resource	e Name or #:	260 North E	Encinitas Avenue		
В1	Historic Name:						
B2	Common Name:						
В3	Original Use	Singl	e Family Reside	ential			
В4	Present Use	Singl	e family Reside	ntial			
В5	Architectural Sty	le Califo	ornia Bungalow				
В6	Construction His	story (Constr	ruction date, alte	erations, and da	ate of alterations)		
	10/6/1921 – perr 5/27/1936 – perr						
В7	Moved: No	Date	Moved		Original	Location	
В8	Related Feature	es:					
В9а	Architect:	Unknown			b. Builder:	F. Burdick	k
B10	Significance:	Theme:	Residential D	evelopment	Area:	Monrovia	/Encinitas District
	This property a	nce in terms oppears ineligoperty is subs cal interest a	gible for the Na stantially intact, as a typical exa	itional Registe it lacks the arc mple of the ea	hitectural styling e rly residential hou	egrity. Register, and a exhibited by ma esing stock con	mily property for local designation on its individual merits any other Craftsman structures in Monrovia. I structed in Monrovia in the early 20 th Century

B11 Additional Resource Attributes:

B12 References:

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14 Evaluator/

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 2/2017



PRIMARY RECORD

Primary #

HRI#

Trinomial **CHR Status Code** 5B

			Other Listin Review Cod			Date
Page	1	of 2	*Resource Name or #:	HL-75 263 North Encinitas Av	enue	
P1	Other I	dentifie	r:			_
*P2	Location	on:	☐ Not for Publication	□ Unrestricted		Encinitas Historic District
	a. Cou	nty:	Los Angeles			
	c. Addı	ess:	263 North Encinitas Avenue		City:	Monrovia Zip: 91016
	e. Othe	r Locat	onal Data: APN # 8519	9-025-005		
P3a	Descri	otion: ([Describe resource and its major	elements. Include design, mater	ials, co	condition, alterations, size, setting, and boundaries)
	partial, main ro area is raised f	projectir of. Batt the fror oundation	ig front gabled porch is located ered masonry piers support the it entrance. A rectangular trips on.	on the north end of the primary porch roof. Masonry also forms artite picture window is located r	(east) the ba	and latticework vents in the front gable peaks. The elevation. The porch roof shape and detail echo the alustrade enclosing the porch space. Within the porch of the entrance. The wood-frame dwelling rests on a
P3b *P4		ce Attri ces Pre	butes: (List attributes and code sent: ⊠ Building ☐ Struc	, , , , ,	Distric	ct ☐ Element of District ☐ Other
P5a	Photog					P5b Description of Photo: (view, date)
1		-		1 1	/	Facing west, 1/31/2017
32	>-				1	P6 Date Constructed: 1914
	7			1"	14	Source: Building Permit
				5		P7 Owner and Address:
	2.11					Olney Family Trust 263 N Encinitas Ave
					2	Monrovia, CA 91016
						P8 Recorded by: City of Monrovia Planning Division
					7	415 South Ivy Avenue Monrovia, CA 91016
				100 9		P9 Date Recorded: 1/2017
in other		200	THE STATE OF THE S		6	P10 Survey Type: District
				-		
195-20	1	OTHER DE			_	A Company of the Comp

P11 Report Citation:

Attachments:	☐ NONE ☐ Location Map	☐ Sketch Map ☐	Continuation Sheet	□ Building, Structure	e, and Object Record
☐ Archaeologi	cal Record District Record	☐ Linear Feature	Record Milling S	tation Record Roc	k Art Record
☐ Artifact Reco	ord Photograph Record F	Other (List):	_		

State	of Califo	rnia					Primary	#			
Depar	tment of	Comm	unity	Devel	opment		HRI#_				
BUIL	DING.	STRU	JCT	URE	. AND OB	JECT REC	CORD	Trinom	nial		
					,						
Page		2	*Res	source	Name or #:	HL-75 263 N	North Enci	nitas Aver	nue		
B1	Historic	Name:									
			-								
B2	Commor	n Name:									
В3	Original	Use	_	Single	Family Reside	ential					
B4	Present	Use	=	Single	Family Reside	ential					
D.5	A l. !!		_	0	B						
В5	Architec	turai Styi	e _	Craftsi	man Bungalow	1					
В6	Constr	uction Hi	ctory	(Const.	ruction data al	terations, and da	ata of alto	ations)			
ь	Consti	uction in	Stor y	(COHSII	uction date, an	terations, and de	ale of allei	allons			
	1914 – permit issued to owner R. A Simpson to construct the house (C.B. Steddom, contractor)										
	1956 - Range installation - electrical outlet placed 1965 - Retaining cement block wall placed										
						المبدية					
		vood tend Constructi			above retaining	g wall					
					d fixtures (3)						
		Vind dam			a maaroo (o)						
	1984 - F	Plumbing,	sewe	r and el							
	2004 - F	Reroof, kit	chen	remode	el						
				_							
В7	Moved:	No		Date N	Moved		0	riginal Lo	ocation		
B8		l Feature									
									esidence. The entire front porch has two large brick pillars		
					ont and sides o masonry work		e decorati	ve mason	ry is complemented in the exterior chimney on the north		
	Side of t	ne prope	ıty. All	or the r	masomy work	is original.					
B9a	Archite	ct.	Link	nown			b. Build	or:	C. B. Steddom		
БЗа	Aicilite	O	Olik	HOWIT			D. Dulla	OI.	C. B. Steddom		
B10	Signific	ance.	The	me:	Residential D	evelonment	Area:		Monrovia/Encinitas District		
2.0	O.g.	ourioo.			residential E	evelopment	7.1.00.		Monovia, Enomitad Biothot		
	Period	of Signifi	cance	e:	1914		Propert	v Tvpe	Single Family Residence		
						rchitectural cont					
	This str	ucture ap	pears	ineligib	le for the Natio	nal Register and	d the Calif	ornia Regi	rister, however it is local interest due to its unaltered		
									onrovia and is designated as Monrovia Historic Landmark		
	No. 75.	It is a co	ntribui	tor to or	ne ot the period	as ot significance	e to the No	orth Encin	itas Historic District.		
D 44				•							
B11	Additio	nal Reso	urce /	Attribut	tes:	ı			Sketch Map with north arrow:		
D40	Defer								Sketch map with horth arrow:		
B12	Referer	ices:					Ì				

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017 B14 Evaluator/Date



PRIMARY RECORD

Primary # HRI # Trinomial **CHR Status Code** 6L

Other Listings

					Review Code	<u> </u>	Reviewer			ate	
Page	1	of	2	*Resourc	e Name or #:	264 Nort	th Encinitas Avenu	ue			
P1	Othe	r Iden	tifier:	:							
*P2	Loca			-	for Publication	\boxtimes	Unrestricted		Encini	tas Historic I	District
	a. Co	unty:		Los Angeles							
	c. Ad	dress	:: .	264 North E	ncinitas Avenue			City:	Monrovia	Zip:	91016
	e. Ot	her Lo	ocatio	onal Data:	APN # 8519	-028-006					
P3a	Desc	riptio	n: (De	escribe resou	rce and its major of	elements.	Include design, m	naterials, co	ondition, alterations, size, s	etting, and b	oundaries)
	roof h eleva stucc Anoth	nas as ition a o side her mu	phalt nd is d with ulti-lig	shingles, sha supported by n a rustic sidir	llow eaves with a a single square p ng wainscot on the	narrow fas ost atop a primary e	scia. The shed roo concrete landing. elevation. o the ro	of partial po A square oof. The doo	8. The pyramidal roof with orch sits on the north portio bay contains two divided ligor is off set to entry pad with ion. A narrow driveway on	n of the prim ght windows. h a light to n	nary (west) The house is orth side.
.	_		.			\					
P3b *P4				`	ributes and codes	,	ngle family prope Dbject ☐ Site	,	ct ☐ Element of District	□Other	
	Photo			sent. 🖂 Du	iding 🗀 Structi	uie 🔲 C	object 🔲 oite	☐ Distilic	P5b Descriptio		(view, date)
			i i	alle .	Nc.	1700	- 300	M I -	Facing east, 1/3	1/2017	
			1	# ·	W				P6 Date Const	ructed:	1948
		W				700	1.4. 建物品		Source:	ŭ	ermit
		M	inte	-					P7 Owner and	Address:	
	-		1			WS	EN		Homer Chan 8544 Larkdale R		
-							EDIA EAVA		San Gabriel, CA		
									P8 Recorded to City of Monrovia		
	Janes .				500			-	Planning Division 415 South Ivy Av		
						1	4000		Monrovia, CA 91		
							7	6	P9 Date Recor	ded:	2/2017
			-		TO THE PARTY		IN AND BUILDING	-	P10 Survey Typ	pe:	District
Top									100		
				B155				Man.	\$ E KA		
P11 Re	port (Citatio	n:								
☐ Arcl	naeolo	gical l	Recor	d District		r Feature F			ding, Structure, and Object ecord ☐ Rock Art Record	Record	

Depar	of California tment of Comm	_	=		HRI #		
_	•		•		CORD Trinom	ial	
Page	of	*Resource	e Name or #:	264 North E	Encinitas Avenue		
B1	Historic Name:						
B2	Common Name:						
В3	Original Use	Singl	e Family Reside	ential			
В4	Present Use		e family Reside				
				nuai			
B5	Architectural Sty	le <u>Minin</u>	nal Traditional				
В6	Construction H	istory (Cons	truction date, al	terations, and o	date of alterations)		
B7 B8	Moved: No		Moved _		Original Lo	cation	
20	TOULOU F GUILLI						
39a	Architect:	Unknown			b. Builder:	Arthur Wilson	
310	Significance:	Theme:	Residential D	evelopment	_ Area:	Monrovia/Encinitas	District
	This structure ap	nce in terms pears to be in period of sig	ineligible for the nificance of the	National Regis	s Historic District. Ho	egister and for local de	property esignation. Additionally, it does not puble for special consideration in the
B11	Additional Reso	ource Attribu	utes:				
B12	References:					Sketch Map with	north arrow:
	Sanborn Maps, I				F Greys	itone Ave	F Greystone Ave

Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016

B14

Evaluator/

Date 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial **CHR Status Code** 6Z

Other Listings

				Revie	w Code	Reviewer		Date		
Page	1	of	2	*Resource Name	or #:	267 North Encinitas Avenue				
P1	Othe	r Iden	tifier:							
*P2	Loca	tion:		☐ Not for Publ	ication	□ Unrestricted		Encinitas	Historic [District
	a. Co	unty:		Los Angeles						
	c. Ad	dress	:	267 North Encinitas A	venue		City:	Monrovia	Zip:	91016
				·	N # 8519-0					
P3a	Desc	riptio	n : (De	escribe resource and its	s major ele	ements. Include design, mate	erials, co	ondition, alterations, size, settin	g, and b	oundaries)
	now froof. suppopane (First	its mo Other orted b windo and s	re clo roof by dou ws. / econd	sely into the classificat features include project able posts atop brick fa A front gable projects for d stories) are sided with	tion of New ting beam- ced piers. rom the prin shingle p	v Traditional Craftsman. The -ends, overhanging eaves wi The porch contains the entr imary (west) elevation and ha	two-sto th fascia y that is as a larg ative ver	remodel in 2002 transformed ry dwelling has a complex, low and bargeboard. The partial poriented to the side (south) and e single light picture window. The reman aesthetic.	pitched, borch is r d a set of he front	cross gabled ecessed and f three multi- facing gables
P3b	Reso	urce	Attrib	utes: (List attributes a	nd codes)	HP2. Single family property				
*P4 P5a	Reso Photo			ent: 🛛 Building [Structur	e 🗌 Object 🔲 Site 🛭	Distric	et Element of District F5b Description of	Other Photo:	(view, date)
								Facing west, 1/31/20)17	
								P6 Date Construct Source: Co P7 Owner and Add Carla Mathis 267 N Encinitas Ave Monrovia, CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenu Monrovia, CA 91016 P9 Date Recorded P10 Survey Type:	dress:	1948/2002 sessor 2/2017 District
P11 Re	eport (Citatio	on:							
☐ Arcl	haeolo	gical l	Recor	E ☐ Location Map ☐ d ☐ District Record ☐ notograph Record ☐ 0	Linear F	Feature Record Milling St	⊠ Buildation Re	ling, Structure, and Object Rec cord ☐ Rock Art Record	ord	

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 267 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use B3** Single Family Residential **Present Use** B4 Single family Residential Minimal Traditional /New Traditional **B5 Architectural Style** Craftsman Construction History (Construction date, alterations, and date of alterations) **B6** 1948 – permit issued to owner George Porter to construct the house 2002 - permit issued to owner Diane Fournier to construct 1,500 SF first and second story addition and new garage **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a Architect: Unknown b. Builder: Unknown **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: **Property Type** HP2. Single family property 2002 Discuss importance in terms of historical or architectural context as well as integrity. Although the structure was originally built during one of the periods of significance, it has been significantly altered and no longer retains the integrity to qualify individually at any level of designation or as a contributor to a historic district. B11 **Additional Resource Attributes:** Sketch Map with north arrow: **B12** References: Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

B14 Evaluator/

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6L

Other Listings

viewer

					Review Code	e Reviewer			Date		
Page	1	of	2	*Resource	e Name or #:	268 North Encinitas Avenu	ie				
P1	Othe	Iden	tifier:								
*P2	Locat				for Publication			<u> </u>	Encinitas Histo	ric D	District
	a. Co			Los Angeles							
	c. Ad	dress	: _	268 North Er	ncinitas Avenue		City:	Monrovia	z	ip:	91016
	e. Otl	ner Lo	catio	onal Data:	APN # 8519	-028-003					
P3a	Desc	riptio	n: (De	escribe resour	ce and its major e	elements. Include design, m	aterials, co	ondition, altera	ations, size, setting, a	nd bo	oundaries)
	has s is loca hung project the he	nallow ated o windo ts fro ouse i	eave on the ow fla m the s stu	es and is cove north end of nked by narro north side of cco sided. The	red by asphalt sh the front (west) e by sidelights. A l the front gable. ere is also a dou	I single family dwelling was ingles. The shed roof partia elevation. On the side (northody with a double hung win The front gable has no eave ble hung window on the front leads to a garage at the	I porch is some of the contract of the contrac	supported by on adjacent to ed by narrow stic siding in the on with decora	double posts with dec the driveway is a larg four-light windows on ne gable portion of the	orative fount the following th	ve latticework, ur-light double canted return II. The rest of
P3b	Reso	urce /	Attrib	outes: (List att	ributes and codes	s) HP2. Single family proper	rty				
*P4 P5a	Reso Photo			sent: 🛚 Buil	Iding Structu	ure Dbject Site	Distric		ent of District		(view, date)
							AN	Fac	cing southeast, 1/31/2	017	
			- 1	- 4	*	1		P6	Date Constructed:	-	1948
-					1			9	Source: Buildin	Ŭ	rmit
	-		_1	-					Owner and Addres		- " - .
	THE			1		100	1011		ymond Jr. and Irma N 8 N. Encinitas Ave	icola	Family I rust
	lilil		13	THRI					onrovia, CA 91016		
Marie .			10						Recorded by: y of Monrovia		
	DALL!					J. J. Line			anning Division 5 South Ivy Avenue		
				100			100		nrovia, CA 91016		
	4	L	L		1 6			P9	Date Recorded:	_	2/2017
		2						P1	0 Survey Type:	_	District
					Post House						
P11 Re	eport (itatio	n:								
☐ Arcl	naeolo	gical F	Recor	rd 🔲 District I		n Map ☐ Continuation Sheer r Feature Record ☐ Milling st):					

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 268 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use** Single family residential **Present Use** B4 Single family residential **B5 Architectural Style** Minimal Traditional **B6** Construction History (Construction date, alterations, and date of alterations) 1948 - permit issued to owner Arthur Wilson to construct house and detached garage 1998 – permit issued for 328 SF addition **B7** Moved: No **Date Moved Original Location Related Features: B8** B9a Architect: Unknown b. Builder: Arthur Wilson **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1930-1965 **Property Type** HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This structure appears to be ineligible for the National Register, the California Register and for local designation. Additionally, it does not contribute to the period of significance of the North Encinitas Historic District. However, it appears eligible for special consideration in the local planning process as an intact example of typical infill development during the early post-war era. B11 Additional Resource Attributes: Sketch Map with north arrow: **B12** References: Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories. E Greystone. E Greystone Ave

Remarks

B13

B14 Evaluator/Date Craig Jimenez, AICP
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016
2/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings

		Review Code	e Reviewer	Date					
Page	_1_ of _2_	*Resource Name or #:	271 North Encinitas Avenue (1	12 E. Greystone Avenue, primary add	dress)				
P1	Other Identifier:	:							
*P2	Location:	☐ Not for Publication		Encinitas I	Historic District				
	a. County:	Los Angeles							
	c. Address:	271 North Encinitas Avenue		City: Monrovia	Zip : 91016				
	e. Other Location	onal Data: APN # 8519	-025-001						
P3a	Description: (De	escribe resource and its major e	elements. Include design, mater	ials, condition, alterations, size, settin	g, and boundaries)				
	This symmetrical, one-and-a-half story Tudor Revival residence has a steep pitched multiple cross-gabled roof. Roof elements include shallow eaves, projecting beam-ends and round arched multi-pane casement windows in the gable faces. The house is sided in a smooth trowel stucco finish. The projecting partial porch arch portico is centered on the primary (east) elevation and supported by square columns. Within the portico is the glazed front entrance and marrow four-light flanking windows. On the north and south ends of the primary façade are bands of three narrow, multi-pane casement windows. Side gables are located on the north and south elevations.								
	pitch hipped roof		nd screened porch. This building	ue. That building (112 E. Greystone Ag lacks the level of integrity of the prin					
P3b	Resource Attrib	outes: (List attributes and codes	s) HP3. Multi-family property						
*P4 P5a	Resources Pres	`	ure Dbject Site	District	Other Photo: (view, date)				
			1	Facing west, 1/31/20					
				P6 Date Construct Source: Bu P7 Owner and Add Douglas and Maria J 271 N. Encinitas Ave Monrovia, CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenu Monrovia, CA 91016 P9 Date Recorded P10 Survey Type:	ilding Permit dress: Johnson				
P11 R	eport Citation:								
☐ Arc	haeological Reco		r Feature Record Milling Stat	Building, Structure, and Object Recion Record □ Rock Art Record	ord				

PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings Review Code

Reviewer

		IVENIEM COO	e ivenemei	Date	
Page	1 of 2	*Resource Name or #:	272 North Encinitas Avenue		
P1	Other Identifier:				
*P2	Location:	☐ Not for Publication	□ Unrestricted	Encinitas Histori	c District
	a. County:	Los Angeles			
	c. Address:	272 North Encinitas Avenue	City:	Monrovia Zip	9 1016
	e. Other Location	nal Data: APN # 851	9-028-002		
P3a	Description: (De	scribe resource and its major	elements. Include design, materials, o	condition, alterations, size, setting, and	d boundaries)
	overhanging eave dormers on the se with shingles; the hipped roof partia supported by batt elevation and she	es, exposed beam ends and a econd story; one has a triparti remainder of the house has o ally wraps around the north ele ered columns atop square pie elters a recessed double garage	simple fascia. The roof is asphalt shite single hung window, the other with a clapboard. A partial porch projects alovation. The entry is framed by a low pers faced with stack stone. The roof cope door.	ed in 2008. The medium pitched sided ngles. The primary (west) elevation has pair of single hung windows. The doing the northern portion of the east elevationed open gable. Both portions of the portion of the salong the southern portion of	as two gabled ormers are sided vation, the ne porch roof are
P3b	Resource Attribu	utes: (List attributes and code	s) HP2. Single family property		
*P4 P5a	Resources Preso Photograph	ent: 🛛 Building 🗌 Struc	ture	ict	
	K.			Facing east, 1/31/2017	
-7	多為			P6 Date Constructed:	2007
	Service.	7		Source: Building	Permit
				P7 Owner and Address	:
				Douglas and Maria Johnso 272 N. Encinitas Ave Monrovia, CA 91016	on
į.				P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016	
				P9 Date Recorded:	2/2017
and the same				P10 Survey Type:	District
P11 Re	eport Citation:				
☐ Arcl	haeological Record		h Map ☐ Continuation Sheet ☒ Bui ar Feature Record ☐ Milling Station F ist):		

	of California				
-	tment of Commu	•		HRI#	·····
BUIL	DING, STRU	CTURE, A	ND OBJECT RE	CORD Trinom	ial
Page	_2 of _2_	*Resource Nam	ne or #: 272 North I	Encinitas Avenue	
B1	Historic Name:				
B2	Common Name:				
В3	Original Use	Single Fam	nily Residential		
В4	Present Use	Single fam	ily Residential		
В5	Architectural Style	New Tradit	ional Craftsman		
В6	Construction Hi	story (Construct	ion date, alterations, and	d date of alterations)	
	2007 – permit iss	sued to owners C	olleen & Victor DeSilva t	o construct a new SFF	R (replacing house and detached garage built in 1950).
D7	Mayadi No	Data Maya		Ovininal La	andian.
B7		Date Move	ea	Original Loc	cation
В8	Related Feature	:S:			
В9а	Architect:	Dynamo Contr	actors, Inc.	b. Builder:	Dynamo Contractors, Inc.
B10	Significance:	Theme: R	esidential Development	Area:	Monrovia/Encinitas District
	Period of Signif		007	Property Type	HP2. Single family property
	Discuss importar Built in 2007, this	nce in terms of his s structure is not a	storical or architectural c	ontext as well as integ	rity. lly, it does not contribute to any of the periods of
	significance of th			,	σ,
B11	Additional Reso	ource Attributes:	:		
D12	Deferences				Sketch Map with north arrow:
B12	References: Sanborn Maps, L				
	Monrovia Buildin "A Field Guide to		via phone directories;	F. Com. 11	E Comptons Ave
	71 Iola Galae to	, anonoun nouse	>= ((INIO/ 1100101)	E Greysto	2/2 North
B13	Remarks			Z Z	Z Encinitas Avenue

E Greystone Ave 272 North Encinitas Avenue May Avenue May Avenue May Avenue

Evaluator/ Date

B14

Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017

State	of California				Primary #		
Depar	tment of Con	munity De	evelopment		HRI #		
BUIL	DING, ST	RUCTU	RE, AND O	BJECT RE	CORD Trino	omial	
Page	2 of 2	*Resou	ırce Name or #:	271 North E	ncinitas Avenue		
B1	Historic Name	<u> </u>					
B2	Common Nam	e:					
В3	Original Use	Si	ngle Family Resid	dential			
В4	Present Use	Si	ngle family Resid	ential			
B5	Architectural	otyle 10	udor Revival				
В6	6 Construction	n History (C	Construction date,	alterations, and	date of alterations	s)	
			,		dwelling (Beatty Farage (J.W. Beatty		
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			g-		, ,	
В7	Moved: No	Da	ate Moved		Original	Location	
В8	Related Fea	tures:					
B9a	Architect:				b. Builder:		
	5 1 141		5		-		B
B10	Significanc	e: Them	ie: Residentia	Il Development	_ Area:	_Monrovia/Encinita	s District
	Period of S				Property Type		ty
					ntext as well as in architectural signifi		e National Register or California
	Register. H	owever, it is l	locally significant	due to its adept i	ncorporation of Pe	eriod Revival aspects ir	n its overall design, specifically Tudor
					ears eligible for de n Encinitas Histori		evel. Additionally, it is of interest as a
			-				
B11	Additional I	Resource At	tributes:				
						Sketch Map wit	th north arrow:
B12	References Sanborn Ma		ty Tax Assessor F	Records.	1 (0)		
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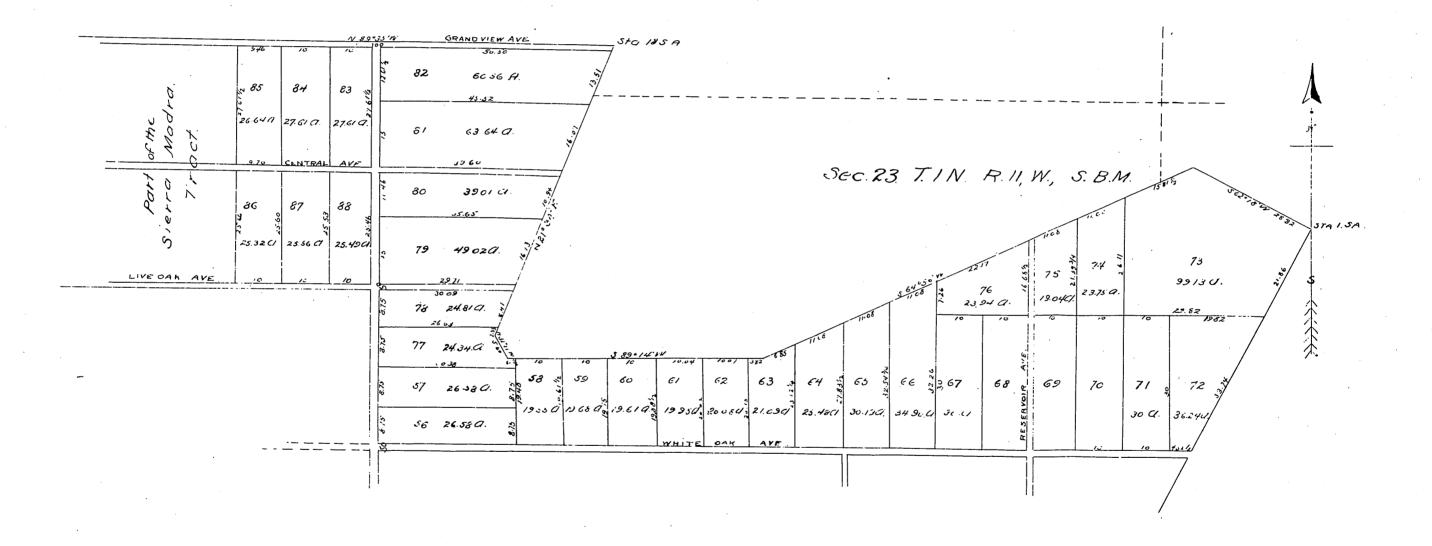
B13 Remarks

B14 Evaluator/ Date Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017



Appendix D – Recorded Subdivision Maps



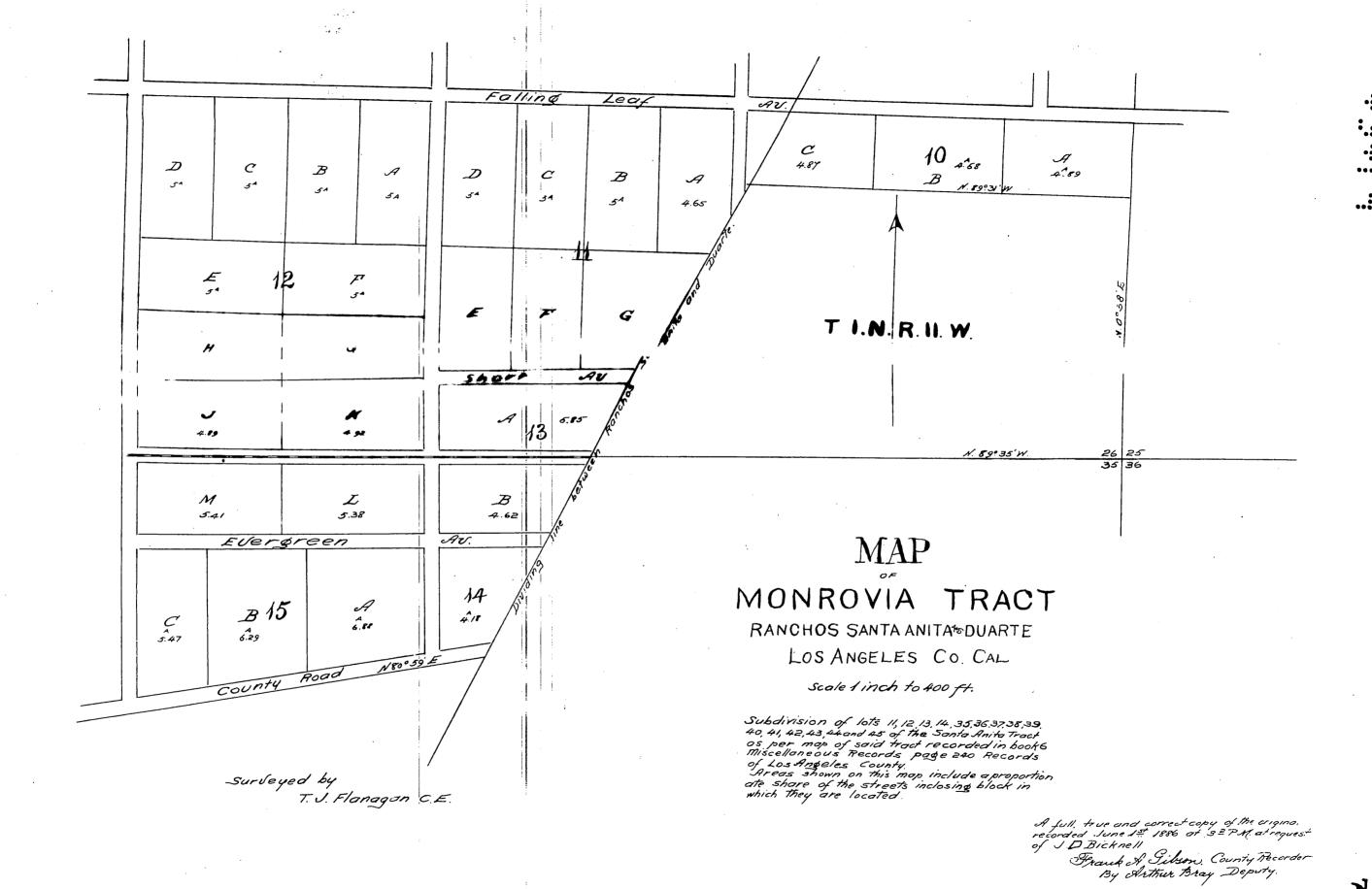


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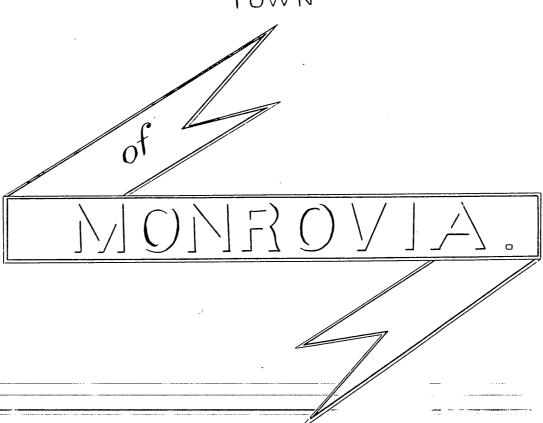




MAP

of the

TOWN



Los Angeles County

Cal.

Surveyed by J. & Flanagan &&

Scale I inch to 200 feet.

Subdivision of South half of Lots 40 41, 42 & 43 & North half of 37, 38 & 39 of the Sunta Anila Fract, as per map of said tract recorded in Book 6 page 240, Mis-cellaneous Records of Los Angeles & same lang a portion of the Rancho Banta Anita.

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The Kee'ier Subdivision of Lot 6 in Rancho Santa anita. Loc Ingeles County Cal.

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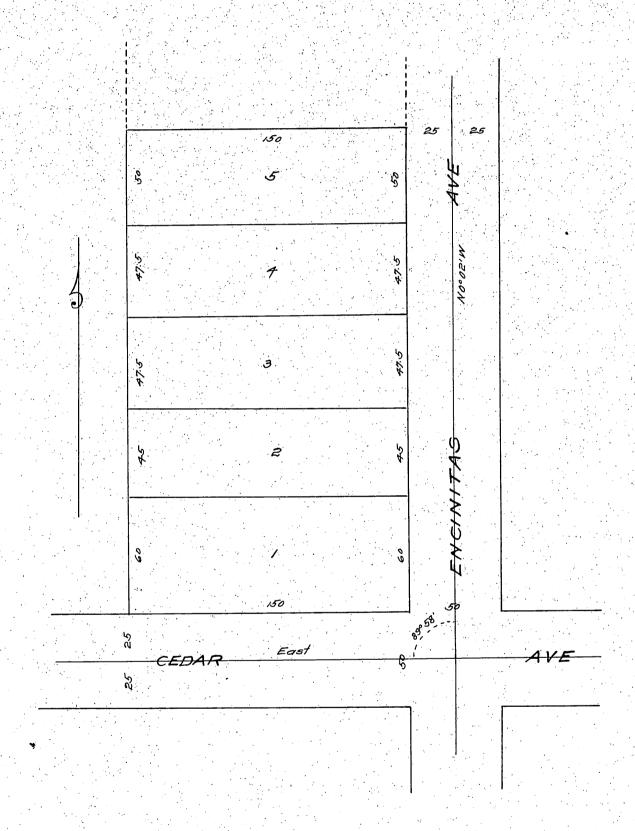
Ofull, "rue and correct copy of the original reduced to the scale of 200 feet to one inch) recorded April 28, 1887 at 25 min past 10 A.M. at request of Buck & Green Grank Affilian County Recorder.

Ey 180 Duglee Deputy

Plat of the WOODROW TRACT
City of Monrovia

##**!**##

Being a Subdivision of Lots 54,59,64,65 & 66 of
Keefers Subdivision as ber Map recorded in
Book 16 Page 42 Misc. Records
Los Angeles County, California
J. H.M. **Clymonds Jr. C.E. March 1906
Scale 1 in = 50 ft.



Proprietor: Howard S. Woodrow-Recorded April 17-1906

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Map of the SEEM TRACT In the City of Monrovia

Being a subdivision of Lots 67, 68 and a portion of 69, The Keefer Subdivision of Lot 69 in Rancho Santa Anita as per map recorded in Book 16, page 42 Miscellaneous Records Los Angeles County California Mansur & Gierlich Civil Engirs /in=50 Ft

of Keefer Add of Lot 69 Santa Anita Tr. 3 20 \$ 160 to enter Line of ly Ave-25

Owner:-Sarah Ann Seem

Sht 13 A.69

Appendix E – Details on Individual Homes

The District application contained specific documentation on certain houses within the district which is contained in Appendix E.

Three of Monrovia's 66 remaining 'First Houses' – those built in 1887 – are on the street:

- 122 N. Encinitas was built for A.L. Brown in 1887at a cost of \$2500 according to the Dec. 31, 1887 issue of the *Monrovia Planet*. The 1888 LA County tax assessor says the value of the improvement (the building) was taxed at \$500 (that amount typically represented about half of the cost to build.)
- 210 N. Encinitas was built in 1887 for A.C. Hinters at a cost of \$2,000. It, too, is mentioned in the Dec. 31, 1887 *Monrovia Planet*. The 1888 tax assessor reports the value of the improvement (the building) was taxed at \$150.
- 344 N. Encinitas was built by the Venderink Improvement Company in 1887 on speculation.

Other early homes on Encinitas are:

- 130 N. Encinitas was possibly owned by a relative of C.E. Slosson, who was City Clerk and operated the Cornes & Slosson Livery Stable a fixture on Myrtle Avenue built before 1896 and later moved to Lemon in the block east of Myrtle Avenue.
- 164 N. Encinitas was built in 1920 (per MOHPG landmark list) for Hattie Ross? (see 1913-14 City Directory)
- 168 N. Encinitas was on 2016 MOHPG Historic Homes Tour (see 1913-14 City Directory)
- 172 N. Encinitas was built 1906 per tax assessor THE KEEFER SUB OF LOT 69 RANCHO SANTA ANITA LOT 81
- 176 N. Encinitas -- THE KEEFER SUB OF LOT 69 RANCHO SANTA ANITA LOT 78 built 1912 per tax assessor
- 171 N. Encinitas was the home of Mrs. & Mrs. W.E. Farman, whose 20th wedding anniversary was celebrated there with friends who included early important Monrovians Crandall, Spence, Hotchkiss, Slosson, and Bowerman (see article below). Built prior to 1907.
- 201 N. Encinitas -- Woodrow tract Lot 1 (MOHPG landmark list says built 1903).
- 205 N. Encinitas Woodrow tract Lot 1 built by Mr. Woodrow of 201 N. Encinitas for his daughter Mary Woodrow Plaskett after 201 was built. Built 1911 per tax assessor, possibly earlier.
- 210 N. Encinitas was built 1887-1888 initially a single story.
- 214-216 N. Encinitas was built by the Tifal Brother architects in 1913 (per MOHPG landmark list)
- 224 N. Encinitas was built 1909 (per MOHPG landmark list) LA County tax assessor says built in 1904 THE KEEFER SUB OF LOT 69 RANCHO SANTA ANITA LOT 50
- 227 N. Encinitas was built in 1905 per LA County tax assessor. Keefer Sub of lot 69 Rancho Santa Anita 115 ft. of lot 46
- 243 N. Encinitas -- built 1907-8 for Frederick Hawes, a local banker. An American four-square style. THE KEEFER SUB OF LOT 69 RANCHO SANTA ANITA LOT 30
- 263 N. Encinitas was built 1914 (per MOHPG landmark list).

Appendix F – Property Owners and Residents of North Encinitas Avenue

