



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2017-06

AGENDA ITEM: AR-3

PREPARED BY: Teresa Santilena
Assistant Planner

MEETING DATE: April 26, 2017

SUBJECT: Determination of Historic Significance
146 East Cherry Avenue

APPLICANT: Orrealus Harris
146 East Cherry Avenue
Monrovia, CA 91016

REQUEST: Determine the historic significance of a residential building built within the historic period (50 years or older) that is proposed for substantial alteration

BACKGROUND: On September 20, 2016, the City Council adopted revised demolition permit review regulations (Ordinance 2016-10) as a preservation effort to further discourage the demolition and substantial alteration of potential significant residential structures that contribute to the defining character of the City of Monrovia. The new demolition review standards became effective on October 20, 2016 and apply to main residential buildings in any zone that are fifty (50) years old or older proposing total demolition or significant alteration or removal of exterior building wall area and/or roof area.



The demolition application requires the submittal of either documentation from a historic survey that indicates a California Historical Resource Status (CHRS) code for the subject building and other site data, a historic assessment and determination of CHRS code for the property by a qualified historic preservation consultant, or a written request for an exemption due to obvious lack of historic significance.

The evaluation and determination made by the Historic Preservation Commission is in the form of an approval of a DPR Form, which includes the assignment of a California Historical Resource Status Code (CHRS code). The determination made by the Commission using the CHRS codes is the first step in the process and will be part of the overall evaluation of the “project” pursuant to the California Environmental Quality Act (CEQA).

Because CEQA defines “project” as the whole of an action, all components, parts and phases of the activity or permit must be considered in making the environmental determination for the project. Evaluating each part separately is referred to as “piecemealing” which is expressly prohibited. Therefore, in the case of a demolition, since it is typically part of a larger project, the potential impacts of the demolition are part of the overall project environmental review. The Commission is not approving or denying the demolition, this review is only the first step in the entitlement process.

The owner of 146 East Cherry Avenue submitted a historical evaluation for the property, including a professional historic assessment and DPR form prepared by Sapphos Environmental Inc. (Sapphos) dated February 27, 2017, which have been attached to this report as Exhibit “A.” Based on the findings of the historic assessment, the property does not meet any of the criteria for local landmark designation.

DISCUSSION: The subject parcel is located on the south west corner of East Cherry Avenue and South Ivy Avenue. The property is developed with a single family residence and attached two-car garage.

Based on Sapphos’ historic assessment, the vernacular residential structure has undergone significant alteration since it was originally constructed in 1925. Building permit history indicates that repairs to windows, a roof, a stairway, and a balcony were made in 1942 and in 1943, an addition and porch expansion was permitted. The addition of the two-car garage in 1988 caused the reorientation of the primary entrance, which is on the north face of the house. Additionally, the rough textured stucco finish of the exterior walls, vinyl windows with exaggerated wood surrounds and aluminum windows with no surround are not original to the home.

In addition to the permitted alterations, the property history indicates that several code enforcement violations in the 1980s may have resulted in further changes to the building. In 1986, a building permit was issued to address code enforcement violations. The permit allowed undefined demolition on a duplex. This history could indicate that the single family residence was at some point illegally converted to a duplex and was later required to be converted back into a single residence. Additionally, in 1987, a code violation issued by the City cited improper window sill height, improper size of a front door opening, and a hazardous location of plumbing in a concrete slab.

The results of the formal historic assessment indicate that the residence was constructed using common materials and methods during the real estate boom and land speculation that occurred in the 1920s throughout Southern California. The vernacular residential building does not embody the distinguishing characteristics of an architectural type specimen. Sapphos’ review of online research and historic newspaper articles did not yield information suggesting that anyone associated with the residence during the historic period is significant in history. Information on the architect or builder was also not found during archival research.

Sapphos’ historic assessment notes that subject property was previously evaluated in 1988 and was assigned a status code of 6Y. The property was determined to be ineligible for the National Register but was not evaluated for the California Register or local listing. The historic assessment noted that the surrounding residential neighborhood has a variety of architecture styles from many periods and further states that though the surrounding neighborhood was not assessed as a potential historic district, the subject property would not be eligible as a contributor due to loss of integrity. Based on the information presented in the historic

assessment, Sapphos assigned the property a CHRS code of 6Z. A 6Z status is assigned to properties that do not meet any of the criteria required for landmark designation.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission find that the single family home located at 146 East Cherry Avenue is not eligible for landmark status and assign a CHRS code of 6Z to the property. If the Commission concurs with this recommendation the following motion is appropriate:

Approve the DPR Form with a Status Code of 6Z finding that the residential structure at 146 East Cherry Avenue does not have architectural or known historic value that meet the criteria for local landmark status or as a contributor to a potential local district.

March 28, 2017
Job Number: 2183-001
Historical Evaluation for
146 E. Cherry Avenue, Monrovia, California

FINAL MEMORANDUM FOR THE RECORD

2.6 2183-001 M01

TO: Mr. Orrealus Harris

FROM: Sapphos Environmental, Inc.
(Ms. Carrie Chasteen)

SUBJECT: Historical Evaluation for 146 E. Cherry Avenue,
Monrovia, California

ATTACHMENTS: 1. Resume of Carrie Chasteen
2. DPR 523 Forms

EXECUTIVE SUMMARY

The property located at 146 E. Cherry Avenue, Monrovia, California (APN 8508-012-067) was evaluated by Sapphos Environmental, Inc. Ms. Carrie Chasteen, who conducted the evaluation, meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. A single two-story residential building was evaluated. The review was based on a site investigation of the property; literature review and online research; and an application of federal, state, and local register eligibility criteria. As a result of the investigation, it was determined that the property is not eligible for inclusion in federal, state, or local registers due to lack of significance and loss of integrity. Although the surrounding neighborhood was not assessed as a potential historic district, the subject project would not contribute to a potential historic district due to loss of integrity. Therefore, the property is not a historical resource for the purposes of Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

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INTRODUCTION

This Memorandum for the Record (MFR) documents the historical evaluation undertaken by Sapphos Environmental, Inc. (Ms. Carrie Chasteen) for the property located at 146 E. Cherry Avenue, Monrovia, California (APN 8508-012-067). This MFR includes a statement of the understanding of the proposed project; a summary of the property's setting; the findings of a field survey; and an assessment of the property's eligibility for listing in federal, state, and/or local registers. Sapphos Environmental, Inc. finds that the property does not possess sufficient significance and integrity to merit listing in the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register), nor does it merit designation as a City of Monrovia Historic Landmark (Historic Landmark).

ELIGIBILITY CRITERIA

Federal

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- A. *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).*

State of California

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:

- 1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- 2. *Is associated with the lives of persons important in our past;*

3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

City of Monrovia

Section 17.40.060 of the City of Monrovia municipal code defines the criteria and standards for the designation of Landmarks and Historic Districts shall include one or more of the following, as applicable:

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 an 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 an 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.*

In order to be considered eligible for federal, state, and/or local registers, a property must meet one or more eligibility criteria and also possess integrity. Integrity is a property's ability to convey its significance and is recognized as the following seven aspects: design, workmanship, materials, feeling, association, setting, and location.

HISTORIC CONTEXT

Lands from the Rancho Azusa de Duarte were used to create present-day Monrovia. Rancho Azusa de Duarte was a 6,595-acre region granted by governor Juan Alvarado to Andres Duarte in 1841. Born at Mission San Juan Capistrano in 1805, Andres Duarte was assigned to military service at the Mission San Gabriel where he served for 20 years. After retiring and securing the land grant, Duarte settled in the region with his family. His lands were validated by the United States after the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo, although Duarte soon ran into financial issues and was forced to sell his land to pay taxes. The Rancho boundaries were formally surveyed in 1858, but by the early 1870s the land was parceled and sold to numerous

owners, many of whom planted citrus crops. Other regions of present-day Monrovia were carved from the Rancho Santa Anita. Under Mexican rule, much of Monrovia, along with the current cities of Arcadia, Sierra Madre, Pasadena, and San Marino, were encompassed in the 13,319-acre land grant known as the Rancho Santa Anita. This area was granted to Hugo Reid, a native of Scotland, in 1845. Reid constructed an adobe and began raising cattle on the property. Reid's adobe is located on its original site within the boundaries of the Los Angeles County Arboretum located in the city of Arcadia.

In 1875, Elias Jackson "Lucky" Baldwin purchased the Rancho Santa Anita. Baldwin, a millionaire, made Rancho Santa Anita his home. He built a house and guest house; began cultivating the land by planting grain, oranges, grapes, and walnuts; and raised livestock. Baldwin even started a winery that produced wine and brandy. By the 1880s, Baldwin's expenses began to exceed his income, and he began to divide and sell some of his holdings for the creation of the town of Arcadia. Baldwin's disposal of land coincided with the Southern California land boom of the 1880s. One of the major buyers of the land was William N. Monroe, who purchased 240 acres of land from Baldwin.

Both the Santa Anita Rancho and the Rancho Azusa de Duarte were then subdivided and sold to various parties during the 1870 and 1880s. Land from both ranchos eventually was combined to create present-day Monrovia, which was formed by William N. Monroe, Edward F. Spence, John D. Bicknell, J.F. Falvey, and James F. Frank when they combined their lots under the business name of the Monrovia Land and Water Company as the Monrovia Tract (Figure 1, *Map of Monrovia Tract ca. 1886*).

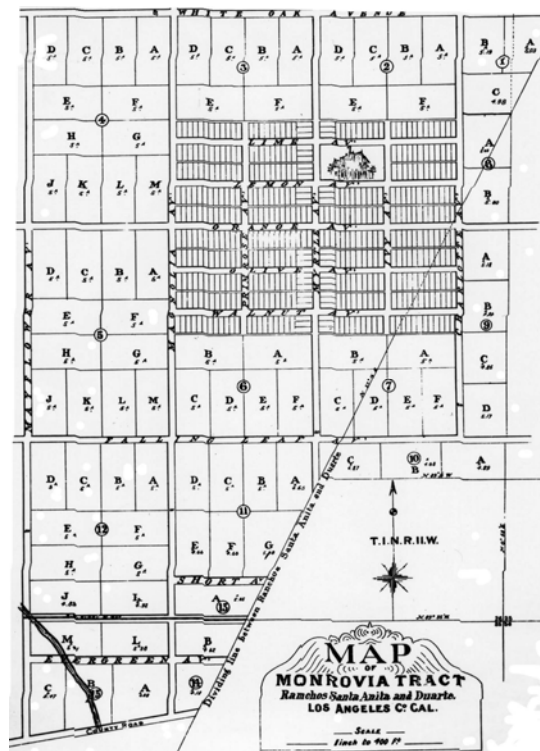


Figure 1. Map of Monrovia Tract, ca. 1886
SOURCE: *EarlyMonroviaStructures.Org*

The land was developed by William N. and C.O. Monroe between 1884 and 1886. The early development was mostly centered on Orange (now Colorado) and Myrtle. Engineers John Quinton and John Flanagan divided 60 acres into Blocks A–Y further subdividing each block into twenty-four 50- by 160-foot lots. Streets were given fruit, flower, and women’s names such as: Lime, Lemon, Charlotte, and Magnolia Avenues (Figure 2, *Map of Town of Monrovia, ca. 1887*).

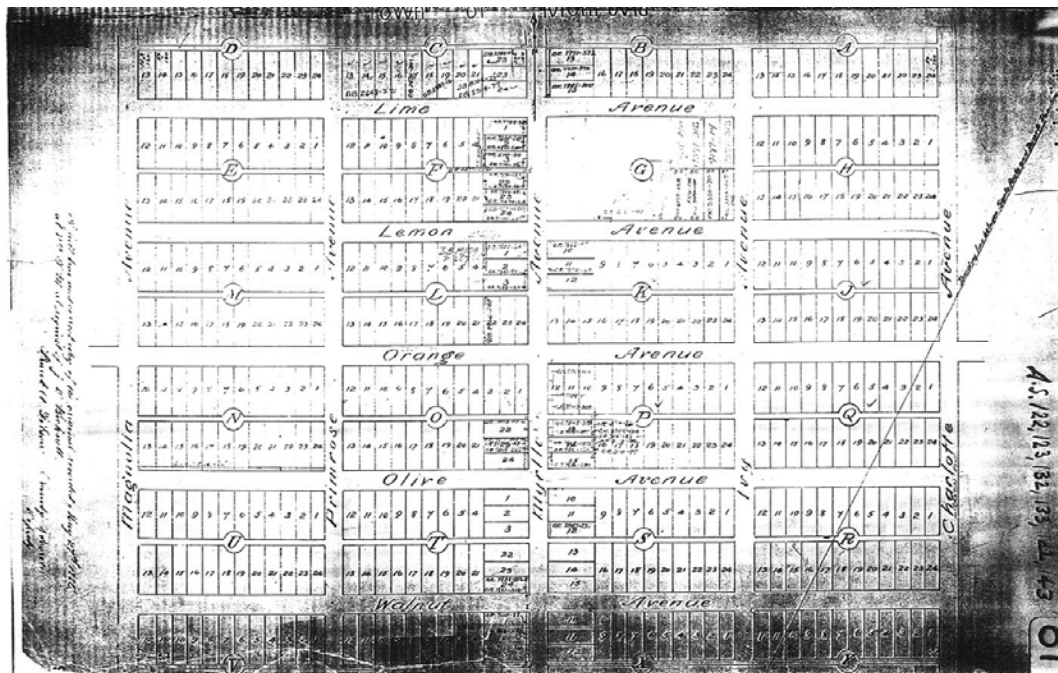


Figure 2. Map of Town of Monrovia, ca. 1887
 SOURCE: *EarlyMonroviaStructures.Org*

Judge Bicknell recorded the Town of Monrovia Subdivision on May 21, 1886. Many people sold their lots quickly; those who retained their property saw its value diminish substantially as land values plummeted over the subsequent years. Many documents do not record early landowners, as some parcels were sold for taxes whereas other residents left the town.

The namesake and primary founder of the town, William N. Monroe, was elected mayor when the City incorporated in December of 1887. Monrovia is the fourth oldest city in Los Angeles County, and quickly became known as the “Gem City of the Foothills.” Many of the founding men of Monrovia were railroad men; the San Gabriel Valley Rapid Transit Railroad (SGVRTR) was opened in 1888. The Red Cars of the Pacific Electric Railway arrived in 1903.

The newly developed town experienced substantial changes in the last decade of the nineteenth century and first few years of the twentieth. A number of buildings sprang up seemingly overnight along the downtown strip of Monrovia on Myrtle Street. In the turn of the century, the La Grant Vista Hotel, First National Bank of Monrovia, and American National Bank were just two of the many businesses that ushered in a new wave of settlers.

People from across the country flocked to Monrovia for refuge at the Pottinger Sanatorium, which was opened for invalid patients with tuberculosis, an illness that demanded a drier climate and fresh air for recovery. Founded by Francis Marion Pottinger, the idea to found a sanatorium was conceived after his young wife was stricken with the disease and passed away in 1898. Pottinger

became an advocate for the study of tuberculosis, specializing in the illness and ultimately refuting a bill that would have barred tuberculosis-stricken patients from entering the state, arguing that those seeking to relocate for the climate should be welcomed. Pottenger Sanatorium was opened in 1903. Located in the 500—600 blocks of Charlotte Avenue, this 40-acre institution treated over 1,500 patients from 1903 to its closure in 1955.

Along with the Pottenger Sanatorium, new residences, and commercial properties, public institutions began to pepper downtown Monrovia in the early twentieth century. The Carnegie Monrovia Public Library opened in 1908. Many residences during this period were designed in the Craftsman bungalow style.

Monrovia saw a boom into the 1920s, when Route 66, a major artery of the Continental United States, ran through its downtown. Completed in 1926, a number of businesses populated the new major roadway, as did automobile-related services. Monrovia still flaunts a number of interesting mementos of this period, including the unique Aztec Hotel, a Mesoamerican-inspired building constructed in 1925; the Spanish Colonial-designed Flying A Gas Station on Shamrock Ave; and 805 S. Shamrock Ave., which was converted to a gas station in 1926. Rail travel also flourished during this period, even as the car made headway in passenger travel. The Santa Fe Depot in Monrovia, a notable example of Streamline Moderne architecture, was completed in 1926.

With the new movement westward ushered by Route 66, many people visited Monrovia and never left. Period revival-style residences, including Spanish Colonial, Colonial, Tudor, and English Cottage, were erected throughout the town, resulting in a number of notable examples. Harding Court, one of the oldest bungalow courts in the town, was erected in 1920—1921 along Foothill Boulevard. Upton Sinclair moved to Monrovia in 1942, settling in a Spanish Colonial Revival-style residence that was erected in 1923. Perhaps in a symbol of the town's rapid growth, the Boxx Jeweler's Clock was installed in downtown Monrovia on Myrtle Avenue circa 1920.

The Administrative Group, a civic building designed to house the city hall, fire department building, justice and police department building, and a city garage, was proposed in 1924. In 1925, architects Paul R. Williams and Milton W. Nigg completed a mission-style Fire Department and Hall of Justice/Police Department. However, the City Hall conceived of in the master plan was not completed.

The 1930s brought a new set of economic setbacks to Monrovia, as the city, along with much of Southern California, was embroiled in the woes of the Great Depression. Along with the economic downturn of the decade came a number of public works projects championed under the American New Deal established by U.S. President Franklin D. Roosevelt. The Works Progress Administration (WPA) and Civilian/California Conservation Corps (CCC) were both active in Monrovia. Projects in the city included a number of building and park improvements. Two educational facilities were constructed/improved under the auspices of the WPA: the Clifton Middle School Gymnasium was moved in 1929 and underwent improvements in the 1930s; contemporaneously, the WPA made improvements to Monroe Elementary School's grounds. Originally commissioned in 1940 by the Treasury Section of Fine Arts for Monrovia's Ivy Avenue Post Office, a mural entitled "Grizzly Bear and Cubs" graced the post office until 1964, when the building was renovated and the murals were removed. Restoration was completed in 2009, and the surviving mural currently graces the new Monrovia Public Library.

In 1933, an 80-acre park in the San Gabriel Mountains was constructed by the CCC. This park, named Monrovia Mountain Park, housed CCC Camp F-131, and was one of 20 camps in the Angeles National Forest. While camped at Monrovia Mountain Park, the CCC, under the command of the U.S. Forest Service, extended the fire road from White Saddle to a number of fire roads around Monrovia Peak.

A number of transportation developments also improved the City's movement in the 1930s. The realignment of Route 66 was completed in 1933 and marshalled traffic away from earlier transportation-focused service areas along the South Shamrock corridor, such as the Flying A Gas Station, to the current alignment of the route, also known as Huntington Drive, through current-day Monrovia.

Don Robertson and other aviation-minded community members founded the Monrovia Airport/Foothill Flying Field at Huntington Drive, which was approved for commercial operations in November 1930. The airport was an initial success, as Robertson reported in 1932 that over 12,000 passengers had safely traveled from the airport.

The 1940s ushered in work designed to aid World War II efforts; many of these defense-focused jobs were realized in Southern California, and Monrovia was no exception. Although the town was heavily residential, the effects of the war were visible in the burgeoning of civil defense efforts. Monrovia's Civil Air Patrol was formed as early as 1942, and at least one female pilot, Francis Smith, learned how to fly at the Monrovia Airport before the onset of World War II. Factories also operated in Monrovia; notably, the Day and Night Manufacturing Company purchased 805 S. Shamrock Ave in 1943. At this location the company manufactured mortar shells, rocket shells, and airplane parts for the allied advance in Europe and the Pacific.

In the 1950s, Monrovia saw a number of changes. The last Red Car of the Pacific Electric Railway arrived in September of 1951 as the City became increasingly automobile-reliant. New municipal buildings and institutions were also established as veterans returned. The City Hall on Ivy was dedicated in 1954, and the City's third library was dedicated in 1957. As evident from historic aerials of 1946 and 1955, a number of postwar residential subdivisions were also completed in this decade, as demand for housing increased. Today, Monrovia maintains its small-town feel and is a vibrant community within the greater megalopolis of Los Angeles.

146 E. Cherry Avenue

The property located at 146 E. Cherry Avenue was documented and evaluated in 1988 and was assigned a status code of 6Y, or "Determined ineligible for the National Register by consensus through the Section 106 process – not evaluated for the California Register or local listing."

Cherry Avenue was established as early as 1892, and is located in the southeastern quadrant of the City of Monrovia.¹ The Sanborn fire insurance maps identify this street; however, the coverage does not include this property. The original footprint of the building is unknown. The original building permit was not available; however, a plumbing permit was issued to George Rheinschold in 1924.² The original architect, if any, and contractor of the building are unknown. The Los

¹ Sanborn-Perris Map Company, Monrovia, Index, September 1892.

² City of Monrovia, Plumbing Permit No. 2374, Issued August 4, 1924.

Angeles County Assessor noted the first improvements for the parcel in 1925.³ These dates indicate construction began in 1924, and the building was completed in 1925.

In 1942, a permit was issued to repair windows, a roof, a stairway, and a balcony, among other alterations.⁴ A permit was issued in 1943 for the construction of an addition and porch expansion.⁵ In 1971, a permit for a partial perimeter chain-link fence was issued to Edward Shaw.⁶ In 1986, a permit was issued to Edgar Bourne to bring a duplex into compliance with code enforcement that included undefined demolition.⁷ In 1987, the City of Monrovia issued a code violation, which cited the following nonconforming elements of the exterior of the building: improper window sill height, improper size of front door opening, and hazardous location of plumbing in a concrete slab.⁸ In 1988, a permit for a single-family residence was issued to remodel the building and construct a garage and stairwell. The owner identified on the permit was Edgar Bourne.⁹

Based upon a review of the Los Angeles County Assessor’s parcel data, the property changed ownership several times between 1925 and 2017 (Table 1, *Assessor Data*).

**TABLE 1
ASSESSOR DATA**

| Map Book No. | Page No. | Date | Name |
|--------------|----------|-----------|---|
| 68 | 72 | 1919–1925 | J.W. McManaman (1924)* George W. Rheinschold (1925) |
| 68 | 207 | 1925–1931 | George W. Rheinschold |
| 781 | 27 | 1931–1938 | George W. Rheinschold |
| 781 | 27 | 1938–1945 | George W. Rheinschold (1925) Herman and Belle A. Borden (1943) |
| 781 | 27 | 1946–1950 | Belle A. Borden (1944) |
| 781 | 27 | 1951–1955 | Belle A. Borden Edward D. Shaw (1954) |
| 1361 | 26 | 1956 | Edward D. Shaw |
| 8515 | 25 | 1960 | Edward D. Shaw |

NOTE: * Denotes the year notated as change of title to the property.

The remainder of the historic Assessor records was not available; however, the current owner of the property is Mr. Harris.

No information pertaining to George Rheinschold was available, and he was not featured in the biographical section of the *Monrovia Blue Book*.¹⁰ Belle Borden was born in 1906 in Illinois, did not work outside the home, and no additional information was available. Herman Borden was

³ Los Angeles County Assessor, Map Book 68, Page 72, 1919-1925.

⁴ City of Monrovia, Building Permit No. 109, July 16, 1942.

⁵ City of Monrovia, Building Permit No. 216, Issued October 13, 1943.

⁶ City of Monrovia, Building Permit, Issued April 30, 1971.

⁷ City of Monrovia, Building Permit, Issued on August 5, 1986.

⁸ City of Monrovia, Special Housing Inspection, 146 East Cherry, Correspondence dated January 9, 1987.

⁹ City of Monrovia, Building Permit, Issued July 29, 1988.

¹⁰ Davis, Charles F., ed., 1943. *The Monrovia Blue Book. A Historical and Biographical Record of Monrovia and Duarte*. A.H. Cawston: Monrovia, CA.

born in 1899 in Maryland, worked as a presser, and no additional information was available. Edward Shaw was born in 1903 in California, was a letter carrier for the U.S. Postal Service, and no additional information was available. Beatrice Shaw was born in 1904 in Mississippi, did not work outside the home, and no additional information is available.¹¹ Edgar Bourne was a forklift operator who resided at 223 Cherry Avenue in 1965, and no information pertaining to his wife, Louise, was available.¹²

FIELD SURVEY FINDINGS

Sapphos Environmental, Inc. Historic Resources staff (Ms. Carrie Chasteen) conducted an intensive-level field survey of 146 E. Cherry Avenue and its setting on February 15, 2017. Ms. Chasteen is an architectural historian who meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History (Attachment A, *Resume of Carrie Chasteen*).

Research was also conducted in the building permits on file at the City of Monrovia Building Department, County of Los Angeles Assessor records, and the Monrovia Public Library. Additional research was conducted in online resources including newspapers, Sanborn fire insurance maps, and city directories.

DESCRIPTION

The two-story vernacular building is irregular in plan due to additions. The side-gabled roof, with slightly clipped gables and barge board, is clad in composition shingles. The exterior walls are clad in rough textured stucco, which is an alteration (Figure 3, *Street View, 146 E. Cherry Avenue*).



Figure 3. Street View, 146 E. Cherry Avenue
SOURCE: *Sapphos Environmental, Inc., 2017*

¹¹ Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

¹² Monrovia, California City Directory, 1965

Primary (Eastern) Façade

The primary façade is asymmetrical and consists of three bays. The southern bay is accented with an arched wing wall. The windows have been replaced with vinyl sliding units and are accented with exaggerated wood surrounds. The central bay is recessed and features a vinyl window with lunette and a large three-panel vinyl window accented with an exaggerated wood surround. The primary entrance is at grade and is located on the north face of this bay. The primary entrance appears to be reoriented based upon its proximity to the garage addition. The third bay is a recessed attached two-car garage, which is an alteration (Figure 4, *Primary Façade, 146 E. Cherry Avenue*).



Figure 4. Primary Façade, 146 E. Cherry Avenue
SOURCE: *Sapphos Environmental, Inc., 2017*

Secondary (Northern) Façade

The secondary (northern) façade consists of two bays: the central and northern bays described above (Figure 5, *Secondary [Northern] Façade, 146 E. Cherry Avenue*).



Figure 5: Secondary (Northern) Façade, 146 E. Cherry Avenue
SOURCE: Sapphos Environmental, Inc., 2017

Secondary (Southern) Façade

The secondary (southern) façade is simple with aluminum sliding windows. Some of the windows are accented with exaggerated wood surrounds and some are not accented with surrounds (Figure 6, *Secondary [Southern] Façade, 146 E. Cherry Avenue*).



Figure 6. Secondary (Southern) Façade, 146 E. Cherry Avenue
SOURCE: Sapphos Environmental, Inc., 2017

Tertiary (Western) Façade

The tertiary (western) façade is characterized by vinyl sliding windows accented with exaggerated wood surrounds, aluminum sliding windows with no surrounds, and one window appears to have been removed in order to install an air conditioning unit (Figure 7, *Tertiary [Western] Façade, 146 E. Cherry Avenue*).



Figure 7. Tertiary (Western) Façade, 146 E. Cherry Avenue
SOURCE: Sapphos Environmental, Inc., 2017

Setting

The building is sited near the southern end of a large residential lot that is enclosed with a concrete masonry unit wall and metal fencing. Several mature oak trees and a lemon tree were noted on the northern end of the parcel. The property is located within a residential neighborhood in Monrovia, and the neighboring residences reflect a variety of architecture styles and periods (Figure 8, *Facing South from 146 E. Cherry Avenue*; Figure 9, *Facing North from 146 E. Cherry Avenue*).



Figure 8. Facing South from 146 E. Cherry Avenue
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 9. Facing North from 146 E. Cherry Avenue
SOURCE: *Sapphos Environmental, Inc., 2017*

EVALUATION

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 146 E. Cherry Avenue merely reflects a real estate boom and land speculation that occurred throughout Southern California during the 1920s and resulted in the construction of numerous buildings throughout the region. Therefore, the property does not appear eligible for listing in the National Register or the California Register under Criterion A/1.

The original owner of the property was George Rheinschold, about whom very little is known. Persons who made identified and documented specific contributions to history are not known to be associated with this property. Therefore, the property does not appear eligible for listing in the National Register and the California Register under Criterion B/2, respectively. Additionally, the property does not appear eligible for designation as a Historic Landmark under Criterion 1.

The building is a low-style example of a vernacular residential building that has been substantially altered over the course of time. The original architect, if any, and builder are unknown. The building does not embody the distinguishing characteristics of an architectural type specimen; is not inherently valuable for a study of a period, style, or method of construction; nor is it a notable work of a master builder, designer, or architect whose individual genius influenced his or her age. Therefore, the building is not eligible for listing in the National Register or the California Register under Criterion C/3, respectively. Additionally, the building does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

The building has been substantially altered and does not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Because the property has been substantially altered, it also does not contribute to a sense of "place" under Historic Landmark Criteria 5 and 6.

The building was constructed using common materials and methods and does not possess the potential to yield important information in regard to history or prehistory. Therefore, the property is not eligible for listing in the National Register and the California Register under Criterion D/4, respectively, and Historic Landmark Criterion 7.

The building has been substantially altered through the addition of rough textured stucco, vinyl and aluminum sliding windows with exaggerated wood surrounds, re-orientation of the primary entrance, and additions. Therefore, the building does not retain integrity of design, materials, workmanship, feeling, and association. Although the building has not been moved and does retain integrity of location and setting, it does not retain sufficient integrity to merit listing in the National Register or California Register or for designation as a Historic Landmark. Additionally, the surrounding neighborhood was not assessed as a potential historic district; however, the subject project would not contribute to a potential historic district due to loss of integrity.

CONCLUSION

The subject property does not appear eligible for listing in the National Register and the California Register or eligible for designation as a Historic Landmark because it does not possess historical or architectural significance or sufficient integrity to merit designation in these registers. Therefore, the property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA).

Should there be any questions regarding the information contained in this MFR, please contact Ms. Carrie Chasteen at (626) 683-3547, extension 102.

***ATTACHMENT A
RESUME OF CARRIE CHASTEEN***

Carrie E. Chasteen, M.S.

Senior Historic Resource Specialist

Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois, 2001

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida, 1997

- *Cultural resource management and legal compliance*
- *History of California*
- *Identification and evaluation of the built environment*
- *Archival documentation*
- *Historic preservation consultation*

Years of Experience: 15

- *Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead*
- *Historic Preservation Commissioner, City of Pasadena*
- *Phi Alpha Theta*
- *Architectural History*
- *Cultural History*

Carrie Chasteen has more than 15 years of experience in the field of cultural resource management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of historic context statements, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's professional qualification standards in the fields of History and Architectural History.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego counties in Southern California. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), Orange County Transportation Authority (OCTA), and various other state, county, and local government agencies.

Carrie Chasteen served as Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project. The proposed I-10 Corridor Project consists of adding lane(s) and providing improvements along all or a portion of the existing 33-mile stretch of I-10 from approximately 2 miles west of the Los Angeles / San Bernardino county line in the City of Pomona to Ford Street in the City of Redlands. For this project, Ms. Chasteen prepared a Historic Property Survey Report (HPSR), Historical Resources Evaluation Report (HRER) with an extensive historic context statement, and a Finding of No Adverse Effect with Non-Standard Conditions (FNAE). As part of the FNAE, she conducted agency consultation with the Cities of Redlands, Upland, and Ontario, and with other interested parties including regional historical societies. Additional experience includes serving as the historic consultant for the design team for the renovation of the Shangri La Hotel, Santa Monica, California, which won a historic preservation award from the Santa Monica Conservancy. For the Shangri La Hotel project, Ms. Chasteen documented and ranked the character-defining features of the building and structures on the property; reviewed plans for consistency with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*; assisted with developing creative solutions to meet the objectives of updating the hotel amenities while maintaining the historic character of the building; assisted with the entitlement process including presentations before the Planning Commission; and prepared Historic American Building Survey (HABS)-like documentation of the linoleum flooring which was set in unique patterns per room throughout the entire building. Ms. Chasteen has also prepared HABS / Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building and the Space Flight Operations Facility, commonly referred to as Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.

Carrie Chasteen is a member of the Society of Architectural Historians, National Trust for Historic Preservation, California Preservation Foundation, and Pasadena Heritage. Ms. Chasteen is also a Historic Preservation Commissioner for the City of Pasadena.

ATTACHMENT B
DPR 523 FORMS

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

* Resource Name or #: 146 E. Cherry Avenue

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Asuza Date 1995 T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 146 E. Cherry Avenue City Monrovia Zip 91016
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN: 8508-012-067; Legal Address: TRACT # 6698 LOT 20

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The two-story vernacular building is irregular in plan due to additions. The side-gabled roof, with slightly clipped gables and barge board, is clad in composition shingles. The exterior walls are clad in rough textured stucco, which is an alteration.

The primary façade is asymmetrical and consists of three bays. The southern bay is accented with an arched wing wall. The windows have been replaced with vinyl sliding units and are accented with exaggerated wood surrounds. The central bay is recessed and features a vinyl window with lunette and a large three-panel vinyl window accented with an exaggerated wood surround. The primary entrance is at grade and is located on the north face of this bay. The primary entrance appears to be reoriented based upon its proximity to the garage addition. The third bay is a recessed attached two-car garage, which is an alteration.

The secondary (northern) façade consists of two bays: the central and northern bays described above.

The secondary (southern) façade is simple with aluminum sliding windows. Some of the windows are accented with exaggerated wood surrounds and some are not accented with surrounds (see Continuation Sheet).

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

2/15/2017; Facing west; Photo No.

L1120913.jpg

* P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1925 City of Monrovia

* P7. Owner and Address:

Orreallus Harris

146 E. Cherry Avenue

Monrovia, CA 91016

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Sapphos Environmental, Inc.

430 N. Halstead St.

Pasadena, CA 91107

* P9. Date Recorded: 2/21/2017

* P10. Survey Type: (Describe)

Intensive Survey

CEQA Compliance

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") Historical Evaluation for 146 E. Cherry Avenue, Monrovia, California

* 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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

* NRHP Status Code 6Z

* Resource Name or #: 146 E. Cherry Avenue

B1. Historic Name: Rheinschold Residence

B2. Common Name: 146 E. Cherry Avenue

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Vernacular

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The original building permit was not available; however, a plumbing permit was issued to George Rheinschold in 1924. The original architect, if any, and contractor of the building are unknown. In 1942, a permit was issued to repair windows, a roof, a stairway, and a balcony, among other alterations (see Continuation Sheet).

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

B9a. Architect: N/A

b. Builder: N/A

* B10. Significance: Them Residential Architecture Area Monrovia

Period of Significance 1925 Property Type Single-Family Residence Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 146 E. Cherry Avenue was documented and evaluated in 1988 and was assigned a status code of 6Y, or "Determined ineligible for the National Register by consensus through the Section 106 process – not evaluated for the California Register or local listing."

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 146 E. Cherry Avenue merely reflects a real estate boom and land speculation that occurred throughout Southern California during the 1920s and resulted in the construction of numerous buildings throughout the region. Therefore, the property does not appear eligible for listing in the National Register or the California Register under Criterion A/1 (see Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

City of Monrovia, Plumbing Permit No. 2374, Issued August 4, 1924;

Building Permit No. 109, July 16, 1942; Building Permit No. 216, Issued October 13, 1943;

Building Permit, Issued April 30, 1971 (see Continuation Sheet)

B13. Remarks:

* B14. Evaluator: Carrie Chasteen

Date of Evaluation: 2/21/2017

(This space reserved for official comments.)

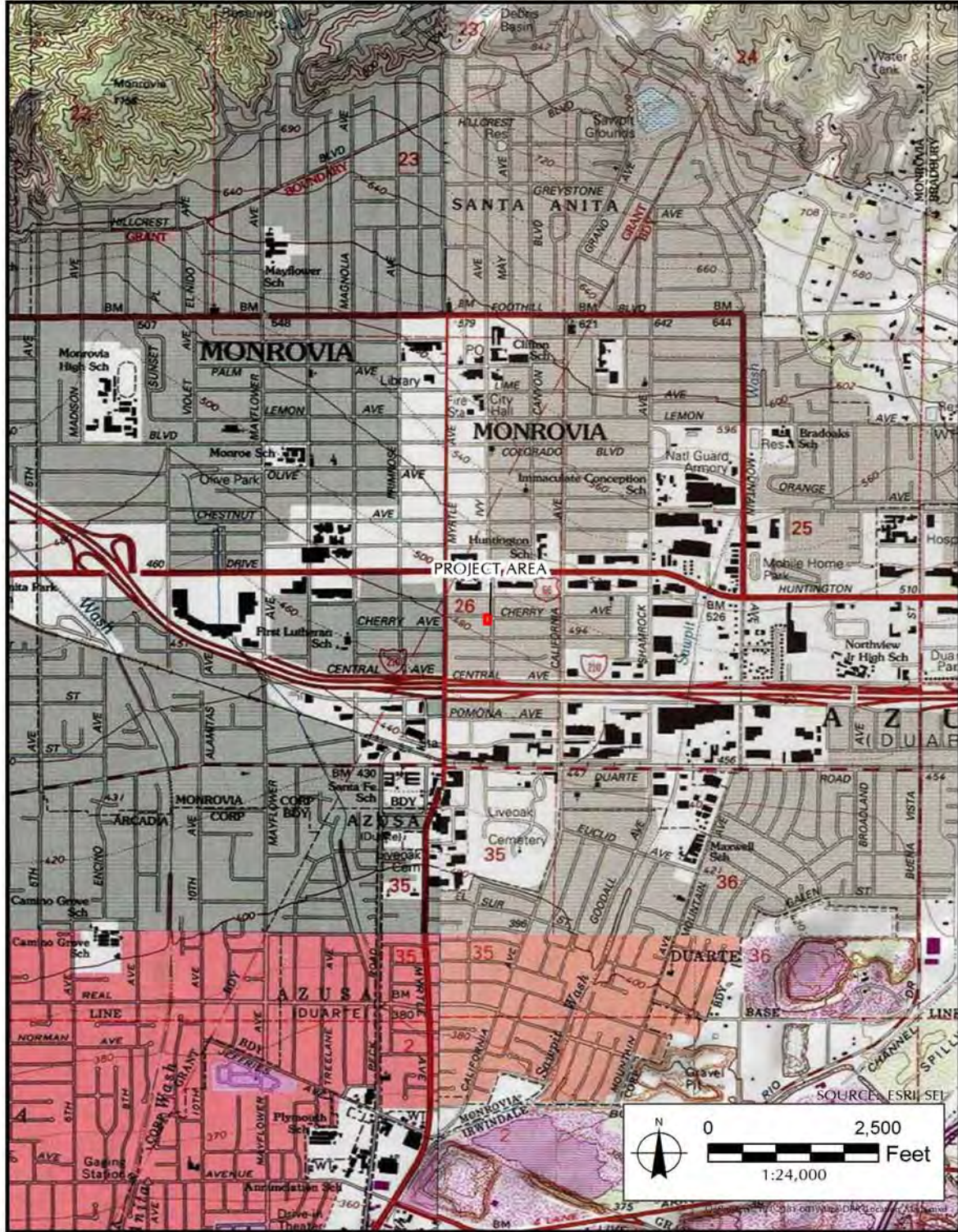
(Sketch map with north arrow required)



LOCATION MAP

Page 3 of 6 * Resource Name or #: (Assigned by recorder 146 E. Cherry Avenue

* Map Name: Mount Wilson *Scale: 1:24,000 *Date of Map: 1995



CONTINUATION SHEET

Page 4 of 6 * Resource Name or #: (Assigned by recorder 146 E. Cherry Avenue
* Recorded by: Carrie Chasteen * Date: 2/21/2017
 Continuation Update

P3a. Description continued:

The tertiary (western) façade is characterized by vinyl sliding windows accented with exaggerated wood surrounds, aluminum sliding windows with no surrounds, and one window appears to have been removed in order to install an air conditioning unit.

The building is sited near the southern end of a large residential lot that is enclosed with a concrete masonry unit wall and metal fencing. Several mature oak trees and a lemon tree were noted on the northern end of the parcel. The property is located within a residential neighborhood in Monrovia, and the neighboring residences reflect a variety of architecture styles and periods.

B6. Construction History continued:

A permit was issued in 1943 for the construction of an addition and porch expansion. In 1971, a permit for a partial perimeter chain-link fence was issued to Edward Shaw. In 1986, a permit was issued to Edgar Bourne to bring a duplex into compliance with code enforcement that included undefined demolition. In 1987, the City of Monrovia issued a code violation, which cited the following nonconforming elements of the exterior of the building: improper window sill height, improper size of front door opening, and hazardous location of plumbing in a concrete slab. In 1988, a permit for a single-family residence was issued to remodel the building and construct a garage and stairwell.

B10. Significance continued:

The original owner of the property was George Rheinschold, about whom very little is known. Persons who made identified and documented specific contributions to history are not known to be associated with this property. Therefore, the property does not appear eligible for listing in the National Register and the California Register under Criterion B/2, respectively. Additionally, the property does not appear eligible for designation as a Historic Landmark under Criterion 1.

The building is a low-style example of a vernacular residential building that has been substantially altered over the course of time. The original architect, if any, and builder are unknown. The building does not embody the distinguishing characteristics of an architectural type specimen; is not inherently valuable for a study of a period, style, or method of construction; nor is it a notable work of a master builder, designer, or architect whose individual genius influenced his or her age. Therefore, the building is not eligible for listing in the National Register or the California Register under Criterion C/3, respectively. Additionally, the building does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

The building has been substantially altered and does not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Because the property has been substantially altered, it also does not contribute to a sense of "place" under Historic Landmark Criteria 5 and 6.

The building was constructed using common materials and methods and does not possess the potential to yield important information in regard to history or prehistory. Therefore, the property is not eligible for listing in the National Register and the California Register under Criterion D/4, respectively, and Historic Landmark Criterion 7.

The building has been substantially altered through the addition of rough textured stucco, vinyl and aluminum sliding windows with exaggerated wood surrounds, re-orientation of the primary entrance, and additions. Therefore, the building does not retain integrity of design, materials, workmanship, feeling, and association. Although the building has not been moved and does retain integrity of location and setting, it does not retain sufficient integrity to merit listing in the National Register or California Register or for designation as a Historic Landmark. Although the surrounding neighborhood was not assessed as a potential historic district, the subject project would not contribute to a potential historic district due to loss of integrity. Additionally, the surrounding neighborhood was not assessed as a potential historic district; however, the subject project would not contribute to a potential historic district due to loss of integrity.

CONTINUATION SHEET

Page 5 of 6 * Resource Name or #: (Assigned by recorder 146 E. Cherry Avenue
* Recorded by: Carrie Chasteen * Date: 2/21/2017
 Continuation Update

B12. References continued:

City of Monrovia, Building Permit, Issued July 29, 1988

Special Housing Inspection, 146 East Cherry, Correspondence dated January 9, 1987

CONTINUATION SHEET

Page 6 of 6 * Resource Name or #: (Assigned by recorder 146 E. Cherry Avenue)
* Recorded by: Carrie Chasteen * Date: 2/21/2017
 Continuation Update



View of the northern façade



View of the southern façade



View of the western façade

