



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2017-05

AGENDA ITEM: AR-2

PREPARED BY: Sheri Bermejo
Planning Division Manager

MEETING DATE: April 26, 2017

SUBJECT: Determination of Historic Significance
616 East Foothill Boulevard

APPLICANT: Dennis Ryan
1020 Orange 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: The City's demolition review standards are set forth in Chapter 17.10 of the Monrovia Municipal Code 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).

The applicant presented Staff with preliminary plans for a remodel and addition to the existing house at 616 East Foothill Boulevard. The proposed alteration will encompass the demolition of more than fifty percent of the main building's total roof area. Since the house was built more than 50 years ago, the alteration to this structure requires a determination be made by the Historic Preservation Commission under the demolition review authority of Ordinance No. 2016-10. Based on the provisions of the Code, the property owner opted to hire a qualified consultant to complete the evaluation.

The historical evaluation that was prepared for the subject property includes a professional historic assessment and DPR form that was prepared by Charles J. Fisher (Historian) dated March 2017. The report is attached 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 side of East Foothill Boulevard between South Heliotrope and Shamrock Avenues, and is immediately east of the Douglass and Zook Mortuary. The home is currently owned by Janice J. Ryan, Trustee of the Zook Family Trust. The house was acquired by Gregory L. and Janice J. Zook in 1976. Gregory was a partner in the Douglass and Zook Mortuary, which was established by his parents in 1953. Gregory passed away in 2008, and his wife has since remarried.

The property is developed with a single-family residence and a detached two-car garage. The main dwelling has a single-story floor plan. The building's exterior is clad in stucco, and a brick bulkhead exists along the front (north) and side (west) façade. The roof structure consists of a combination of roof forms. There is a low pitched hip roof at front of the house and gables on the side and rear.



According to Fisher's assessment, the subject house was originally built in 1938 by Calvin Smith and is a typical example of a contractor-built house that originally had a Minimal-Traditional design. The Minimal-Traditional design is an example of residential development in the early postwar period. The house was built in almost a square configuration, with an open porch between two rear wings. However, several additions that expanded the house in the 1990s,

completely altered the front and rear façades from its original design. In 1990 a new master bedroom was added to the front of the house and the front façade was also improved with a non-historic brick bulkhead and large bay windows. In 1993, a family room was added at the rear of the home. It is also important to note that all of the windows have been replaced with metal sashes. Consequently, these alterations have impacted the building's original forms, features, and details which are no longer identifiable, and therefore do not convey architectural significance.

The assessment further documents that neighborhood has a number of earlier Craftsman houses on the north side of East Foothill Boulevard. However, the report confirms that the subject house does not display enough integrity to qualify as a contributor if this area were ever designated a future district.

The Fisher assessment also includes an analysis of former property owners and occupants using various public records, such as census data, death records and newspaper citations and found no records of significant individuals associated with the house.

Based on the information presented in the historic assessment, Charles J. Fisher 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 616 East Foothill Boulevard 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 616 East Foothill Boulevard does not have architectural or known historic value that meet the criteria for local landmark status or a contributor to a potential local district.

Historical Resource Evaluation



Calvin Smith House
616 E. Foothill Boulevard, Monrovia
Lot 4, Block A, Amended Map of the Pacific View Tract
as per Map Recorded in Book 30, Page 73 of Miscellaneous
Records of Los Angeles County

Prepared by:

Charles J. Fisher, Historian
140 S. Avenue 57
Highland Park, CA 90042

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Table of Contents

I.	Executive Summary	1
II.	Methodology	3
III.	Historic Property Regulations.....	4
IV.	Architectural Description	8
V.	Architectural Significance	9
V.	Construction History	10
VII.	Historical Outline	12
VIII.	Historical Significance	17
IX.	Conclusion	18
X.	Photographs	19
XI.	Bibliography	26

Appendixes

Building Permit List.....	28
DPR Form.....	31

Section I

Executive Summary

The purpose of this report is to evaluate the structure located at 616 E. Foothill Boulevard, in the City of Monrovia, California, to determine whether it meets the requirements as a historical resource in accordance with Section 15064.5 of the California Environmental Quality Act (CEQA). The ultimate conclusions in this report represent the professional opinions of the author and are based on the data that has been found through research of the historical and architectural background of the subject property that was available at the time of preparation, as well as the application of local, state and federal criteria of eligibility as well as the best professional practices.

This report has been prepared for the property owner, Janice J. Ryan, Trustee of the Zook Family Trust, for the purpose of determining the level of significance of the structure that is presently on the property. The report looks at the resource at the National level in order to determine a California Historical Resource Status Code, however it is also discussed at the local level for the purpose of establishing its level of significance under the Monrovia City ordinance.

The author is a professional historian with extensive experience in property research and historic preservation, dating from the mid 1980's. This background includes the research, preparation and/or advocacy of over 160 Historic Cultural Monument Nominations for the City of Los Angeles, two for Ventura County, one in the City of Ojai and two in the City of Sierra Madre, as well as research and documentation of numerous other historic structures. Other qualifications include work as a past president and board member of the Highland Park Heritage Trust, past co-chair of the Cultural Resources Committee of the Los Angeles Conservancy, president of the Heritage Coalition of Southern California and 28 years doing property research for Transamerica Real Estate Tax Service.

The resource to be evaluated is a 1-story, single-family residential building built in 1938 and located at the center of the property, referred to as the Calvin Smith House, named for its first owner/builder. It is sited on Lot 4 in Block "A" of the Amended Map of the Pacific View Tract, which is recorded in Book 30, Page 73 of Miscellaneous Records in the Office of the County Recorder of Los Angeles County, and is identified with Los Angeles County Assessor's Parcel No. 8517-002-003.

The structure is not presently listed on any local, state or federal register nor is it listed as a contributor to any local, state or federal historic district

The full legal description of the property is as follows:

LOT 4, BLOCK "A", AMENDED MAP OF THE PACIFIC VIEW TRACT, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 73 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY:

The subject house was originally built in 1938 by Calvin Smith, who retained the house for 5½ years, selling it at the end of 1943. After passing through two relatively short-term owners it was bought in 1950 by William and Mary A. Lipps, who owned it until 1976.

The site is situated in the Southeastern portion of the City of Monrovia and is located at N34° 09.0718', W117° 59.4878'.



Red arrow points to Calvin Smith Residence on detail of United States Department of Interior Topographic Map of Monrovia, Los Angeles County, California.

Section II

Methodology

In evaluating a potential historic property, several criteria are employed, including an analysis of architectural and historical significance, as well as specific evaluations as to whether the subject property meets the various requirements for it to be considered historic.

These requirements may include the age and rarity of the design, significance of an architect, builder or owner/resident of the property, along with how the structure relates to its historic context, how much of its own architectural integrity has survived as well as whether non-historic alterations can be easily reversed.

Age and integrity are important criteria here because the structure was built 79 years ago. However it has also undergone numerous alterations and several additions.

A site visit was made on February 3, 2017 when photos were taken of the exterior and interior of the subject property.

An analysis was also made of the history of the structure including owners, occupants, using various public records, such as census data, death records and newspaper citations. Some historical context was also gathered from previously published books and articles as noted in the bibliography.

Section III

Historic Property Regulations

In a determination of eligibility a potential historic resource must be considered under the California Environmental Quality Act (CEQA) to determine if it is either eligible for the California Register of Historic Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). There are only a handful of differences in the standards for the National and California Registers. The California Register has a slightly lower integrity requirement than the National Register. A resource is also presumed to be historic if it is locally listed or has been identified as historically significant in a historic resources survey.

However, a preponderance of evidence could show that a property so is either no longer historic due to alterations subsequent to a survey or further examination has found that it does not meet the criteria and requirements set forth in the California Register. The National and California Register programs are discussed below.

National Register of Historic Places

The National Register is described in Title 36 of the Code of Federal Regulations as “an authoritative guide to be used by federal, state or local governments, private groups and citizens to identify the nation’s cultural resources and to indicate what properties should be protected from destruction or impairment.”

To be eligible for listing in the National Register, the resource must normally be at least 50 years of age and must possess significance in American history and culture, architecture or archeology. To be considered significant, a property must meet one or more of the following four established criteria:

- A. It must be associated with events that have made a significant contribution to the broad patterns of our history; or
- B. It must be associated with the lives of persons significant in our past; or
- C. It must embody the distinctive characteristics of a type, period, or method of construction, or that represents 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 it yield, or may be likely to yield, information important in prehistory or history.

The resource must also have integrity so that, according to National Register Bulletin #15 on How to Apply the National Register Criteria for Evaluation, “to be eligible for the National Register, a property must not only be shown to be significant under National Register criteria, but it must also have integrity”, which is the ability of the resource to convey its significance. In other words, a property must not be so altered from the condition during the period of significance, that it fails to show the reasons for that significance.

A resource should also be significant within a historic context to be eligible for listing. According to National Register Bulletin #15, historic contexts are “those patterns, themes or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear.” The significance of a historic property can be determined only when it is evaluated within its historic context. The resource must represent an important aspect of the area’s history or prehistory and still have the integrity to convey that to qualify for the National Register.

The National Register also allows for the establishment of historic districts, where the properties may not be eligible for individual listing, but as a grouping, convey both the integrity and context to meet one or more of the four criteria.

California Register of Historic Resources

The California Register was established in 1992, when Governor Pete Wilson signed Assembly Bill 2881. Like the National Register, the California Register is used by state and local agencies, private groups and individual citizens to identify and list historic resources and to help determine which resources are to be protected, to the extent prudent and feasible, from substantial adverse impacts.

The California Register consists of all California properties that are listed on or determined eligible for the National Register and all California Landmarks from No. 770 up, which are automatically listed, as well as others that are directly nominated by an application processed through a public hearing process and are determined eligible for listing by the State Historic Resources Commission (SHRC). In addition, those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the SHRC are automatically listed.

To be eligible for listing in the California Register, the resource must normally be at least 50 years of age and must possess significance in local, state or national, under one or more of the following four criteria:

- 1.) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2.) It is associated with the lives of persons significant to local, California or national history; or
- 3.) It embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values; or
- 4.) It has yielded, or has the potential to yield, information important in prehistory or history of the local area, California, or the nation.

Historic resources eligible for listing in the California Register may include buildings sites, structures, objects and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand their historical importance. While the criteria for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that the resources reflect their appearance during their period of significance.

Monrovia Historic Landmark

In 1995, the City Council adopted the Historic Preservation Ordinance. In addition to the criteria and regulations for local historic landmarks, it established a Historic Preservation Commission (HPC) to provide oversight of the program. The HPC consists of seven Monrovia citizens appointed by the City Council to a three-year term. Meetings are held monthly on the Wednesday following the fourth Tuesday of the month at 7:30 p.m. at City Hall.

The centerpiece of Monrovia's Historic Preservation Ordinance is the designating of local historic landmarks. The City has well over 100 properties that have been determined to be historically significant based on one of the seven criteria in the Historic Preservation Ordinance.

The Planning Division is responsible for the day-to-day administration of the Historic Preservation Program, including:

- Answering questions from current and prospective historic landmark owners.
- Conducting office and field research related to historic homes
- Writing reports that place homes in historical and architectural context
- Presenting Historic Preservation reports and related findings to the HPC and City Council

- Applying technical work processing historical landmarks, Mills Act contracts, Certificates of Appropriateness and, demolition permit applications

Historic resources as defined by CEQA also includes properties listed in “local registers” of historic properties. A “local register of historic resources” is broadly defined in Section 5020.1 (k) of the Public Resources Code, as “a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.” Local are defined in essentially two forms:

- 1.) Historic resource surveys conducted by or for a local agency in accordance with the procedures and standards set by the State Office of Historic Preservation and are adopted by that agency. These surveys are to be periodically updated in order to maintain the most current list of potential historic resources.
- 2.) Landmarks designated under local ordinances or resolutions. These properties are “presumed to be historically or culturally significant.” (Public Resources Guide Sections 5024.1, 21804.1 and 15064.5)

The City of Monrovia’s historic preservation efforts began in the early 1990’s with the establishment of the Historic Preservation Advisory Committee. The Committee’s purpose was to develop a strategy which would serve as a guide for the preservation of Monrovia’s significant historic structures.

Section IV

Architectural Description

The Calvin Smith House is of a 1-story Pre World War II eclectic colonial style house built in an irregular pattern with a low hipped roof on an addition to the front of the house. The house is clad in smooth stucco with a brick bulkhead on the front and West wing. A low central gable with decorative broad horizontal siding faces to the East and West. Two small gables, also with the same decorative siding, face to the rear over an entry door and a bedroom window. A second rear entry opens onto a small deck from a small central addition extending out from between the rear gables. A decorative clipper ship weathervane is located on the low composition shingle roof.

All of the windows have been replaced with metal sashes in their original openings. A three window bay is on the front façade to the right of the small arched front porch. The bay has a main square picture window with the two smaller windows with square patterned grids on sides. A second three window bay is at the front of the front addition to the left of the front porch. All of those windows have square grids. The remaining windows are aluminum single hung designs. Small hipped gables are over the square porch and the two bays. The narrow boxed eaves are clad in stucco.

A detached two car garage is set facing to the East at the rear of the house, along an alley. The front gabled roof, like the house is covered with composition shingles.

The interior of the house has been remodeled throughout.

Section V

Architectural Significance

The Calvin Smith House is an example the housing that was built in Monrovia prior to the Second World War. Built in 1938, the house appears to have originally been of a Minimalist design. Changes that have been made over the years have given it a somewhat eclectic colonial revival look, with the additions of a front wing and two window bays.

Built on a flat lot on the South side of Foothill Boulevard, the house has been considerably altered by the various additions and the installation of features that have made it an attractive residence, but no longer conveying much of its original design. Since the changes to the front façade occurred in 1990, they are not deemed to be historic.

The rear of the house has also been altered with the conversion of a porch to a family room in 1993.

The alterations, although well done, have changed the original design, including the addition of elements that were not in the original house, including the window bays and possibly the substantial brick bulkhead. Therefore the structure no longer conveys much of its original design and does not qualify as an architectural type specimen.

Section VI

Construction History

The original house was constructed in 1938 on land that had been subdivided in 1888 as the Amended Map of the Pacific Tract, which was a subdivision of Lot 4 of Section 25 and a portion of Lot 3 of Section 24 of Township 1 North, Range 11 West, San Bernardino Base and Meridian, as shown on the Map of the Subdivision of the Rancho Azusa de Duarte. Block "A" of the Pacific View Tract is located in the Southern portion of said Lot 3, bordered by Foothill Boulevard (originally White Oak Avenue) on the North, Wild Rose (originally spelled Wilde Rose) Avenue on the South, Heliotrope Avenue on the West and Shamrock Avenue on the East.

The house was built in 1938 by Calvin Smith. It was built in an almost square configuration, with an open porch on the rear façade between two rear wings, the Los Angeles County Tax Assessors records show the original cost of the 1,006 square foot house, in 1938, was \$3,000.00 plus \$500.00 for the 360 square foot two car garage. The original wood shake roof was covered over with



Rear façade of the Calvin Smith House showing the 1993 family room extension between the two small rear wings of the house.

composition shingles in 1967. Other improvements in electrical, plumbing, heating and a kitchen remodel were done in 1976. A new 230 square foot master bedroom was added to the front of the house in 1990 and a rear porch was extended and converted to a rear family room in 1993.

See appendix for a full listing of the various permit data.

Form 6
Building Description Blank 3 Index
 LOS ANGELES COUNTY ASSESSOR'S OFFICE
 STREET NO. 616 E Foothill Blvd
 TRACT Monrovia

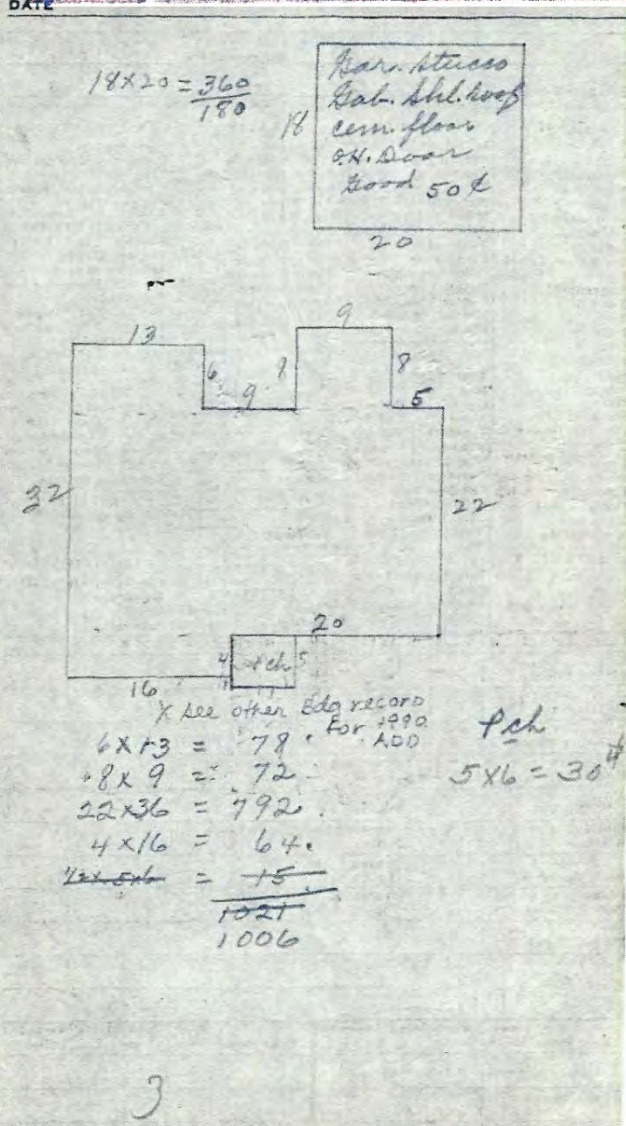
LOCATION IF CUT
 BY
 DATE
 E. ON M. B. ON
 BY
 DATE

LOT NO. 4 BLOCK NO. A
 EXAMINED BY Magill DATE 1-5-1939

CLASS	EXTERIOR	HEATING	EXT. FEATURES
Single ✓ Double ✓ Bungalow ✓ Maverick ✓ Residence ✓ California ✓ Dwelling ✓ Cottage ✓ Bungalow Court ✓ Flat ✓ Apartment ✓ No. Units ✓ Area per Unit ✓ Factory ✓ Church ✓ School ✓ Store ✓ Garage ✓ Barn ✓ Shed ✓ Poultry House ✓	1 1/2 2 3 Story ✓ Stucco ✓ Shakes, B & B ✓ Siding ✓ Sheet Steel T & G ✓ Wide Siding ✓ Adobe ✓ Vertical Siding ✓ Plaster on Tile ✓ Asbestos Siding ✓ Brick Veneer ✓ Corrugated Iron ✓ Frame, Steel ✓ Frame, Wood ✓	Fireplace ✓ " Double ✓ False Mantel ✓ Gas Furnace ✓ No. Pipes ✓ Gas Radiators ✓ Steam ✓ Elec. Heaters ✓ Blower Furnace ✓ Floor Furnace ✓ Wall Heaters ✓ Air Conditioning ✓ Plumbing ✓ No. of Fix. ✓ Cheap ✓ Medium ✓ Good ✓ Special ✓	Steel Sash ✓ Copper Spouts ✓ Screens ✓ Trim-Tile, Plaster ✓ " Stone, Wood, Brick ✓ Cornice Boxed ✓ INSIDE FINISH Plaster Sand, Putty ✓ Plaster-Board ✓ Interior Stucco ✓ Ply-Bd Knotty Pine ✓ Panelled ✓ Walls Tint, Paper ✓ Paint ✓ Sanitas ✓ Unfinished ✓ Woodwork, Plain ✓ " Ornamental ✓
FOUNDATION	ROOF	LIGHTING	BUILT
Stone ✓ Concrete ✓ Cross Walls ✓ Hillside ✓ Steel Joists ✓	Vertical Siding ✓ Plaster on Tile ✓ Asbestos Siding ✓ Brick Veneer ✓ Corrugated Iron ✓ Frame, Steel ✓ Frame, Wood ✓	Over Tub ✓ Shower ✓ Tile Walls ✓ Height ✓ Glass Door ✓ Cheap ✓ Medium ✓ Good ✓ Special ✓	Refrigerator ✓ Elec. Gas, Ice ✓ Buffet ✓ Bookcases ✓ Patent Beds ✓ Cedar Closets ✓ Venetian Blinds ✓ BUILT <u>1938</u>
BASEMENT	ROOF	LIGHTING	CLASSIFICATION
feet x feet x feet deep sq. ft.	Flat 1/4 1/2 3/4 3/4 ✓ Hip ✓ Gables ✓ Shed ✓ Copper Shingle ✓ Shakes ✓ Sheet Steel Slate ✓ Corrugated Iron ✓ Composition ✓ Compo Shingle ✓ Tile-Trim ✓ Amt. Sm. Lge. ✓ Tile ✓	Tile Floor ✓ Tile Walls ✓ Height ✓ Shower ✓ Over Tub ✓ Stall ✓ Tile Walls ✓ Glass Door ✓ Cheap ✓ Medium ✓ Good ✓ Special ✓	Dep. Rate Cheap ✓ Medium ✓ Good ✓ Special ✓ <u>2 1/2</u>

Check Sanitas	B	1	2	3	BUILDING VALUES
Living Room		2			Year <u>1939</u>
Bedrooms		2			No. of Square ft. <u>1021</u>
Dressing Room					At. \$ <u>200</u>
Bathroom		1			Building Value <u>2042</u>
" No Tub					Basement Value
File () ()					Heating Value
Kitchen		1			Garage Value <u>190</u>
Rfat. R. or N.					Outbuildings Value
Plank ()					
Hdwd. Floors		4			
Hdwd. Finish					
P. C. by Date					
<u>Magill</u>	<u>1/5</u>	<u>233</u>	<u>25</u>	<u>240</u>	Total Value <u>2722</u>

Year	Spec. Depr.	Depr. Value	Assessed Value	Year	Spec. Depr.	Depr. Value	Assessed Value
1939			2222	1110			
1940	5		2110	1050			
47	597			1330			
57	110			1460			



OWNER'S NAME	PERMIT NO.	DATE	AMOUNT
<u>Calvin Smith</u>	<u>620</u>	<u>6-22-38</u>	<u>35.00</u>
C. F. CHECKED			
COMPT. CHECKED			
E. ON M. B. ON			
COMPARED			

Records on file at the Los Angeles County Assessor's office in South El Monte show the original configuration of the house at 616 E Foothill Boulevard in Monrovia.

Section VII *Historical Outline*

The Calvin Smith House is located in the Eastern part of Monrovia, on land that was a part of the Rancho Azusa de Duarte.

The town of Monrovia was founded in a portion of the Duarte Ranch and of the adjacent Rancho Santa Anita. Monrovia is the fourth oldest incorporated city in Los Angeles County (after Los Angeles, Santa Monica, and Pasadena). Incorporated in 1887 during the land boom that had come to Southern California two years earlier.

It began during the late 1880s, when a group of investors, Edward F. Spence, John D. Bicknell, James F. Crank, and J. F. Falvey, who had been successful in both banking and railroad building pooled their holdings after purchasing several parcels of the Rancho Santa Anita from E. J. "Lucky" Baldwin. They joined in the venture with William Newton Monroe, who had purchased several large parcels in the Ranchos Santa Anita and Azusa de Duarte and formed the Monrovia Land Company.



William N. Monroe, founder of the City of Monrovia, 1915 (Monrovia Public Library)

On May 27, 1886 the subdivision map of the Town of Monrovia was recorded and lots were sold for the first time at \$100 or \$150 each; however, to purchase a lot, each owner was required to build a house within the first six months (at the cost of at least

\$2,000). This protected the town from land speculators and allowed it to survive during the collapse of the land boom in 1889. The founders, as officers and directors of the Monrovia Land and Water Company, promised to plant 8,000 pepper trees along the streets, provide free water to the town and install electric streetlights. Monroe was the company's president. While not the first settler in the Town of Monrovia, Monroe was the most important of the founders and the town is named for him. The town was incorporated as a city on December 15, 1887 with Monroe serving as the first mayor.

Born in Scott County, Indiana, on June 4, 1841, Monroe became a school teacher at 18, after his family had relocated to Iowa. Following his service as a Lieutenant in the 1st Iowa Calvary during the Civil War, Monroe was superintendent of construction for the Southern Pacific Railroad. In 1875, after several lines were built, he moved his family to Los Angeles. By 1880 he had become a member of the Los Angeles City Council. He left Los Angeles in 1882 for another construction project but returned in 1884. With money earned from the construction project and from the sale of a railroad car of mules, Monroe bought 240 acres of Rancho Santa Anita from E.J. "Lucky" Baldwin for \$30,000.00. He moved his family into a tent on the property until they built a small cottage where they lived until their permanent home, "The Oaks," was completed. "The Oaks" is still standing at 250 N. Primrose Avenue and is listed as Monrovia Historic Landmark #4. Myrtle Avenue, Monrovia's Main Street, is named for his elder daughter Myrtle Migonette Bailey.

The Monroe family lived in several locations over the years, eventually retiring to their home in Monrovia. His wife, Mary Jane Monroe died at the age of 86 on February 26, 1932, and three years later, William Monroe died on December 26, 1935, at the age of 94. Monroe is buried along with his family in Live Oak Cemetery on Duarte Road in Monrovia. William Monroe found success in a variety of careers, including school teacher, banker, hotel manager, mayor, council member, real estate developer, broker, railroad contractor and railroad superintendent.

A short time after Monrovia was founded, Lewis L. Bradbury opened up a little townsite at the Santa Fe Station, naming it "West Duarte". He built a hotel, two stores and an office building, but the town did not thrive and the buildings were eventually moved to Monrovia. Residents and visitors to Monrovia were upset that the rail station was still referred to under the West Duarte name, instead of their city. Bradbury finally changed the name of the station to "Monrovia Station" and after a period where the town of Duarte was referred to as "East Monrovia", he eventually abandoned the name of West Duarte.

Lewis Leonard Bradbury, Sr. was born in Bangor, Maine in 1823. After the Civil War, went to sea as captain of several ships, before going to Mexico where he made a fortune while engaged in mining operations. There he met and married Simona

Martinez, the daughter of a mine worker, near Mazatlán. The couple had four children before returning to the United States and settling in Oakland, where a fifth child, Lewis L. Bradbury, Jr, was born in 1880. During the land boom of the 1880s he invested in Southern California land and commissioned famed San Francisco architects Joseph C. and Samuel Newsom to design a palatial home on Los Angeles' Bunker Hill. In 1891, he began construction on his famed "Bradbury Building" at 3rd and Broadway in Los Angeles, but passed away at his Oakland home from complications of asthma on July 15, 1892. At the time of his death, his estate was valued at over \$15,000,000.00. His son Lewis was later to settle in Monrovia.



LEWIS LEONARD BRADBURY
GRAND FATHER
BANGOR, Me. - 1823



Lewis Leonard Bradbury (1823-1892) is best remembered for his National Historic Landmark "Bradbury Building", which was completed in 1893, after his death.

On March 3, 1888, Bradbury, along with C. A. Campbell and several others, recorded the Amended Map of the Pacific View Tract in a portion of what had been West Duarte. Foothill Boulevard was then known as White Oak Avenue. Heliotrope Avenue was then serviced by the Myrtle Avenue street railroad, which was to carry passengers from the Santa Fe station to the center of Monrovia.

The building boom collapsed a few months later and development of the Pacific View Tract was slow for the next decade. The rail line was another casualty of the bust. Eventually Lot 4 of Block "A", along with several others, was acquired by J. F. Sartori, the cashier at the Security Trust and Savings Bank in Los Angeles. In 1907, he transferred Lots 2, 3 and 4 to Harvey Williams, who sold them to John W. Fisher in 1909. Around 1915 Lots 3 and 4 were deeded to Frederick Kemp. Kemp passed away in Pasadena on July 14, 1917. His son, Frederick Kemp, Jr. succumbed to wound suffered in World War I on December 16, 1918. The property was then in the hands of his mother, Alice Cassandra (Tyler) Kemp, who transferred Lot 4 to Catherine C. Beseke in 1923.

It was later transferred to William N. Hamaker of Los Angeles. However, by 1935, the property was held by Bank of America. On June 21, 1938, the still vacant lot was sold to Calvin Smith, a 63 year old carpenter, recently coming to Monrovia from Summerville, New Jersey.

Smith was a native of Martin's Creek, Lower Mt. Bethel, Pennsylvania, born on March 17, 1875. Upon purchase of the land, he immediately took out a permit to build a house on the lot. He and his wife Florence (Moore), retained ownership of the modest house until December 11, 1943, when they sold it to Milton C. a 60 year old machinist, originally from Iowa and his wife, Mae Berg. The Smiths were to remain in Monrovia, where Calvin passed away on March 28, 1959, having just turned 84.



Calvin Smith, builder of the house, at a family reunion (Ancestry.com)

The Bergs were only to retain ownership for less than 2½ years, selling it on

April 15, 1946 to sisters Eunice A. (Moore) McClure and Mary Gladys Moore. On April 18, 1950, the Moore sisters sold the house to 21 year old William Lipps and his sister, 23 year old Mary Ann Lipps, both of whom grew up in Monrovia being raised by their widowed mother, Rhoda, a nurse. The following year, the property was placed in Mary's name, who shared the house with her mother. She was to live in the house, working as a receptionist, until September 17, 1974, when she married John D. Gentry. On October 18, 1976, she sold her long-time home to Gregory L. and Janice J. Zook.

Gregory Zook was a partner in the Douglass and Zook Mortuary, which is located immediately to the West of the house. The mortuary was established by his parents in 1953, with the main building having been constructed in 1954.

In 1976, the Zooks upgraded electrical, mechanical and plumbing systems and remodeled the kitchen in the house. In 1989/90, they added a new master bedroom to the front of the house and redesigned the front façade. The roof was also replaced at that time. A rear porch was enclosed and made into family room in 1993. These changes completely altered the original design and configuration of the house.

Gregory Lynn Zook was born in Upland, California on November 3, 1951. His family moved to Monrovia two years later to work the Mortuary. He graduated from Monrovia High and attended Citrus College and the California Mortuary College. He went to work in the family business. He married Janice J. Wright on February 16, 1974. He passed away on June 18, 2008 at the age of 56 after suffering from Lou Gehrig's Disease for five years.

His wife, who has since remarried, retains title to the house.

Section VIII

Historical Significance

The Calvin Smith House is a typical example of a contractor-built house that had a simple Minimalist-Traditional design. The various additions, especially on the front of the structure have changed the design, adding elements that have covered to original style of the house, making it ineligible for any listing on architectural grounds as these changes were done in the 1990s, well beyond the original historic period of significance.

There was no association with anyone of note, with no record of any possible architect. The earliest owners were there for a very short time. The first long term ownership (1950-1976) was with Mary Ann Lipps, who lived in the house as a single woman until she married in 1974. The current ownership from 1976 to the present is the period where the design changes were made.

The house is a visible reminder of the mid 20th Century development and history of Monrovia. However, it is not associated with anyone of major significance at the national, state or local level. That, coupled with an altered design with no known association with a master architect or builder, it does not meet the criteria for an individual historic listing at any level, nor could it be considered as a contributor to a potential district.



The 400 block of E Foothill Boulevard has a potential for part of a Craftsman district on the North side, but the South side of the street has been compromised with later infill. Examples here are the two properties immediately adjacent to the subject property. The apartment to the East at 620 E. Foothill Boulevard was constructed in 1964 and the house to the West at 612 E. Foothill was built in 1949 and later altered. That house is located on the property of the Douglass and Zook Mortuary, which was built in 1954, immediately to the West of the house.

Section IX

Conclusion

The Calvin Smith House is an altered example of a architectural type specimen, specifically that of a Minimalist-Traditional residence. The house was expanded in 1990 with a new master bedroom in the front and the addition on a non-historic brick bulkhead and window bays and in 1993 with the enclosure of the rear porch to create a family room. The changes have completely altered the front façade from its original design. The house does not display enough integrity to be a contributor if the area, which has a number of earlier Craftsman style houses, was ever to be a local historic district, it does not have enough quality of design to be considered for an individual listing, as it is not a perfect architectural specimen, nor is there any compelling historic connection to justify an individual designation.

The house is not distinguished at an individual level, either architecturally or historically. While the design is both representative of the type of practical craftsmanship that was representative in the United States before the First World War, as well as it having an association with the early development of the San Gabriel Valley, and particularly with the City of Monrovia, it is not a rare example of its architectural type.

There were also no persons of historical note to have lived in the house, rendering it ineligible for an individual listing on historic grounds.

The subject resource does not display enough architectural design to be eligible as a contributor to a district at any level, therefore meriting a California Historic Resource Code of 6Z, due to its alterations.

*Section X
Photographs*



Calvin Smith House, front facade, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)



Calvin Smith House, street view of front facade, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)



Calvin Smith House, Satellite view, 616 E. Foothill Boulevard, c2016 (Google Earth photo)



Calvin Smith House, garage, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)



Calvin Smith House, front addition, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)



Calvin Smith House, added front bay, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)



Calvin Smith House, West wing and gable, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)



Calvin Smith House, rear façade showing family room addition, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)



Calvin Smith House, rear porch, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)



Calvin Smith House, West facade, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)



Calvin Smith House, front porch, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)



Calvin Smith House, living room and bay, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)



Calvin Smith House, remodeled kitchen, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)



Calvin Smith House, front facade, 616 E. Foothill Boulevard, February 3, 2016 (Charles J. Fisher photo)

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- California Death Index
- Los Angeles County Assessor's Office Maps and Tax Records
- Los Angeles County Tract Maps
- Monrovia City Building Permits
- Monrovia City Directories
- Social Security Death Index
- United States Census Records from 1850 through 1940
- World War I Draft Registration

Appendix

Building Permit History
616 E Foothill Boulevard
Monrovia

- June 22, 1938: Building Permit No. 620 to construct a 1-story, 5-room 36' X 32' frame and stucco dwelling and a 18' X 20' frame and stucco garage on Lot 4, Block "A" of the Amended Map of the Pacific View Tract, at 616 E. Foothill Boulevard.
Owner: Calvin Smith
Architect: None
Contractor: Owner
Cost: \$3,500.00
- August 2, 1938: Plumbing Permit No. 10 to install plumbing in new dwelling.
Owner: Calvin Smith
Architect: None
Contractor: Arthur Loomis
Cost: Not Shown
- June 4, 1950: Electrical Permit No. E679 to add a new meter loop
Owner: Mrs. Lipps
Architect: None
Contractor: Demming Electric
Cost: Not Shown
- September 2, 1959: Plumbing Permit No. 3428 to repair plumbing.
Owner: Mrs. R. M. Lipps
Architect: Owner
Contractor: Ben Walker
Cost: Not Shown
- October 23, 1967: Building Permit No. 9664 for re-roofing (wood shingles) over (wood shingles)
Owner: Mrs. R. M. Lipps
Architect: None
Contractor: Central Roofing Co.
Cost: \$820.00
- November 1, 1976: Electrical Permit No. 5684 to install 8 outlets and switches, 3 light fixtures and a new 100 amp service panel.
Owner: Gregory L. Zook
Architect: None
Contractor: Owner
Cost: Not shown

- November 17, 1976: Mechanical Permit No. 5754 to install one forced air furnace (includes ducts & vents) and one 3 HP air-conditioning compressor.
Owner: G. L. Zook
Architect: None
Contractor: Crown Heating
Cost: Not Shown
- November 30, 1976: Building Permit No. 5826 to install new cabinets, repair siding, change 3 windows. Remove and replace some exterior siding.
Owner: Gregory L. Zook
Architect: Owner
Contractor: Owner
Cost: \$850.00
- November 30, 1976: Plumbing Permit No. 5826 to install a new sink and lavatory.
Owner: Gregory L. Zook
Architect: None
Contractor: Owner
Cost: Not Shown
- August 25, 1989: Plumbing Permit No. C0627 to install new gas system and move gas meter.
Owner: Gregory L. Zook
Architect: None
Engineer: None
Contractor: Owner
Cost: Not Shown
- August 25, 1989: Building Permit No. 6681 to add a master bedroom and bath and new bay on living room.
Owner: Gregory L. Zook
Architect: None
Engineer: Paulson Engineering
Contractor: Owner
Cost: \$12,542
- February 26, 1990: Building Permit No. 7357 to remove wood shingles, install ½” plywood and composition class “A” shingles.
Owner: Gregg Zook
Architect: None
Contractor: Skyline Roofing
Cost: \$4,380.00

March 9, 1990: Electrical Permit No. 7436 to install 39 receptacles, outlets or switches and 11 new light fixtures.

Owner: G. & J. Zook

Architect: None

Contractor: Albertson Electric

Cost: Not Shown

March 30, 1993: Sewer Permit No. 21870 to enclose screened in room and convert to family room at rear of house.

Owner: Gregory L. Zook

Architect: None

Contractor: Owner

Cost: \$5,400.00

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code 6Z

Other Review Code _____ Reviewer Charles J. Fisher Date Mar 27, 2017 Listings

Page 1 of 2 *Resource Name or #: (Assigned by recorder) Calvin Smith House

P1. Other Identifier: _____

*P2. Location: **Not for Publication** **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad N34°09.0718', W117°59.4878' Date 03-27-2017 T ; R ; of ; of Sec ;; ; S.B.B.M.

c. Address 616 E. Foothill Boulevard City Monrovia Zip 91016

d. UTM: (Give more than one for large and/or linear resources) Zone ;, ; mE/ ; mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 8517-002-003

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

The Calvin Smith House is of a 1-story Pre World War II eclectic colonial style (originally Minimalist Traditional) house built in an irregular pattern with a low hipped roof on an addition to the front of the house. The house is clad in smooth stucco with a brick bulkhead on the front and West wing. A low central gable with decorative broad horizontal siding faces to the East and West. Two small gables, also with the same decorative siding, face to the rear over an entry door and a bedroom window. A second rear entry opens onto a small deck from a small central addition extending out from between the rear gables. A decorative clipper ship weathervane is located on the low composition shingle roof. All windows have been changed to aluminum single hung sashes or divided light fixed pane. There are two window bays on the front of the house (added in 1990). Design of house changed with additions and added exterior features.



*P3b. Resource Attributes: (List attributes and codes) _____

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

P5b. Description of Photo: (view, date, accession #) front façade
02-03-2017

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Built 1938 Building Permit

*P7. Owner and Address:
Zook Family Trust, Janice J. Ryan,
Trustee

616 E. Foothill Boulevard
Monrovia, CA 91016-2404

*P8. Recorded by: (Name, affiliation, and address) Charles J. Fisher

140 S. Avenue 57
Highland Park, CA 90042

*P9. Date Recorded: 03-27-2017

*P10. Survey Type: (Describe)

NONE

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Calvin Smith House *NRHP Status Code 6Z
 Page 2 of 2

B1. Historic Name: Calvin Smith House
 B2. Common Name: Zook House
 B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence
 *B5. Architectural Style: Modified Minimalist Traditional
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Original construction in 1938. Master bedroom, window bays and brick bulkhead added to the front façade in 1990. Family room added to rear of house in 1993.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: Deck and patio area to rear of house. Garage built in 1938 at rear of lot.

B9a. Architect: None b. Builder: Calvin Smith

*B10. Significance: Theme Owner built residence Area City of Monrovia
 Period of Significance 1938-1943 Property Type SFR Applicable Criteria Architecture
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject house was constructed in 1938 by Calvin Smith, a 63 year old carpenter, recently coming to Monrovia from Summerville, New Jersey. Smith was a native of Martin's Creek, Lower Mt. Bethel, Pennsylvania, born on March 17, 1875. Upon purchase of the land, he immediately took out a permit to build a house on the lot. He and his wife Florence (Moore), retained ownership of the modest house until December 11, 1943, when they sold it to Milton C. a 60 year old machinist, originally from Iowa and his wife, Mae Berg. The Smiths were to remain in Monrovia, where Calvin passed away on March 28, 1959, having just turned 84. The House was sold several times until April 28, 1950, when it became the home of Mary A Lipps, who lived there, initially with her mother, until 1974, when Mary got married, selling it to the current family on October 18, 1976. Major changes were made to the front facade of the house in 1990 and the design was altered with a front bedroom addition and the installation of two window bays and a tall decorative brick bulkhead, completely altering the original design, rendering it ineligible for any historic designation either individually or at a district level on architectural grounds. There are no records of significant individuals associated with the house.

B11. Additional Resource Attributes: (List attributes and codes) _____
 *B12. References:

B13. Remarks:

*B14. Evaluator: Charles J. Fisher
 *Date of Evaluation: Mar. 27, 2017

(This space reserved for official comments.)

