



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2017-13

AGENDA ITEM: AR-6

PREPARED BY: Teresa Santilena
Assistant Planner

MEETING DATE: June 26, 2017

TITLE: Determination of Historic Significance
910 South Ivy Avenue

APPLICANT: MXM, Inc. c/o Justin Sun
2666 Huntington Drive
Duarte, CA 91010

REQUEST: Determine the historic significance of two residential buildings built within the historic period (50 years or older) that are proposed for demolition.

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 approval of a DPR Form which includes the assignment of a 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 is developing plans for the construction of a multi-family development which involves the demolition of two existing residential buildings located at 910 South Ivy Avenue. Since the houses proposed for demolition were built more than 50 years ago, a determination of historic significance must be made by the Historic Preservation Commission under the demolition review authority of Ordinance 2016-10. Based on the provisions of the code, the applicant hired a qualified consultant to complete the evaluation.

ANALYSIS: The subject site is located on the east side of South Ivy Avenue, south of East Chestnut Avenue, north of East Maple Avenue and is surrounded by single-family and multi-family residences. A historical evaluation for the property was provided as part of the application and includes a professional historic assessment and DPR form with background documentation that was prepared by Charles J. Fisher, dated May, 2017. The assessment is attached as Exhibit "A".

According to the historic assessment, the site is improved with two residential structures, one built in 1927 and one built in 1952. The houses and the existing garage were moved onto the property from the same neighborhood in the City of Duarte in 1961 and 1962. The front house appears to originally have been a late Craftsman design, but has been significantly altered from its original form by an enclosure of the front porch, application of stucco siding, and changing out of all windows and window frames. The rear unit was most likely built in the Minimal Traditional architectural style, but has also undergone alteration in the form of rough textured "Spanish Lace" stucco siding, and window replacements. The report documents that the units are not embellished with outstanding design elements and unique materials, given that they have been significantly altered. Since the homes were built 25 years apart in the City of Duarte, the architects and builders of the homes are unknown. The report also lists several owners of the property, none of whom appear to be significant in local, state or national history. Research also does not reveal that the project area is a potential historic district due to the various styles of surrounding architecture that date up to multiple periods. Based on the findings of the historical assessment, applicant's historic consultant determined that the property does not meet any of the criteria for local landmark designation.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission accept the DPR prepared by the applicant's historic consultant and assign a CHRS code of 6Z to the property, indicating that the two residential units located at 910 South Ivy Avenue are not eligible for landmark status. 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 structures at 910 South Ivy Avenue do not have architectural or known historic value that meet the criteria for local landmark status or a potential historic district.

Historical Resource Evaluation



**Miller Houses
910 and 910½ S. Ivy Avenue, Monrovia
South 106.7 Feet of Lots 10, 11 and 12, Block AA,
Addition No. 1 to Town of Monrovia
as per Map Recorded in Book 14, Page 38 of Miscellaneous
Records of Los Angeles County**

Prepared by:

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

©May 2017

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	17
X.	Photographs	18
XI.	Bibliography	28

Appendixes

Building Permit List.....	30
DPR Form.....	34

Section I

Executive Summary

The purpose of this report is to evaluate the structures located at 910 and 910½ S. Ivy Avenue, in the City of Monrovia, California, to determine whether they meet 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, MXM, Inc., for the purpose of determining the level of significance of the structures that are 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 buildings built in 1927 and 1952 located at the center and rear of the property, referred to as the Miller House, named for the owner that moved them onto the site in 1961. They are located on the South 106.7 feet of Lota 10, 11 and 12 in Block "AA" of the Addition No. 1 to Town of Monrovia, 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. 8515-018-041.

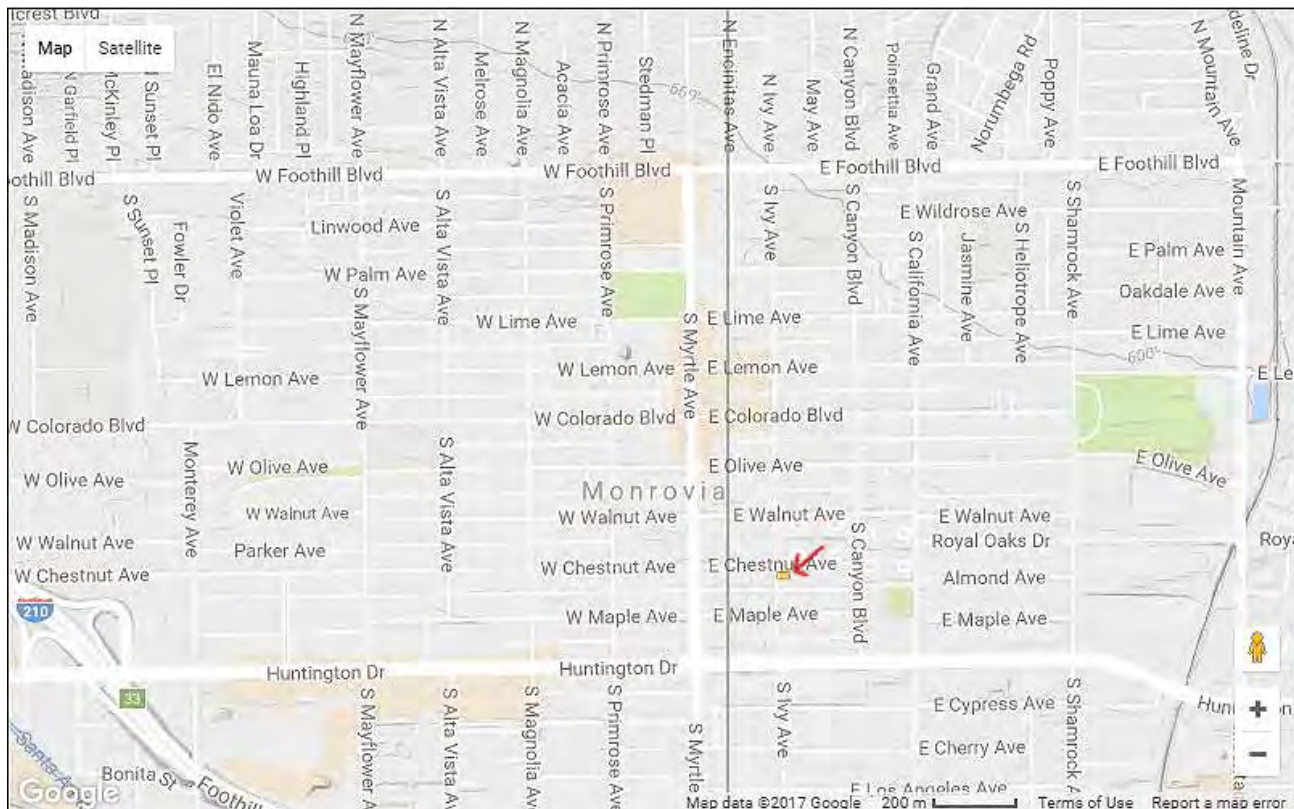
The structures are not presently listed on any local, state or federal register nor is it listed as a contributor to any local, state or federal historic district

The full legal description of the property is as follows:

THE SOUTH 106.7 FEET OF LOTS 10, 11 AND 12, BLOCK "AA", ADDITION NO. 1 TO TOWN OF MONROVIA, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 38 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY:

The subject houses were originally built in 1927 and 1952 by unknown builders in the City of Duarte. They were relocated to the present site in 1961 by Albert H. and Florence Miller who retained the property for 10 years, selling it in August of 1971. After passing through two relatively short-term owners, a foreclosure in 1973, it was bought in 1975 by Willie W. Montgomery, who owned it until late 1979.

The site is situated in the Southeastern portion of the City of Monrovia and is located at N34° 08.5408', W117° 59.9091'.



Red arrow points to the Miller Houses 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 front house was built 90 years ago. The rear house shows 1962, but that was when it was moved on to the site. The general design indicates that it is of more recent construction. However both houses have also undergone numerous alterations.

A site visit was made on April 6, 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 Miller Houses are a 1-story minimalist style dwellings built in an rectangular pattern with a low side-gable roof and an enclosed front porch on the front house and a low hipped roof and a small side facing porch on the rear house. The houses are both clad in rough textured “Spanish Lace” stucco and unframed window openings with either aluminum or multi-light vinyl sliding sashes.

Both front porches are accessed by red painted concrete steps. Both roofs are covered with composition shingles. The front house has a more recent brown roof, while the rear house has an earlier red roof.

A detached two car garage is set facing to the South between the two houses, along an alley. The hipped roof, like the rear houses is covered with red composition shingles. There are two garage doors, separated by a chain link fence, splitting the garage between the two houses. A modern roll-up garage door is on the left side.

The interiors of both houses have been remodeled throughout, with the exception of the dining room of the older front house that retains original built-in cabinetry.

Section V
Architectural Significance

The Miller Houses are typical examples of the altered housing that is found throughout Southern California. The front house was built in 1927, the house appears to have originally been of more of a late Craftsman design. The rear house is of a later origin and was possibly of a Minimalist Traditional design. Changes that have been made over the years have given both houses a bland altered look, leaving both with no real identifiable style or architectural significance.

Both houses along with the garage were originally moved onto the site from the same neighborhood in Duarte in 1961-62.

The alterations have changed the original design of both houses. Therefore the structures no longer convey their original design and do not qualify as architectural type specimens.

Section VI

Construction History

Both of the houses were moved to the current site in 1961 and 1962 from the City of Duarte, where the original sites became part of a new city park. A permit was issued on May 11, 1961 to demolished two frame buildings and a small house that had previously occupied the site.

The houses were then moved onto the site by Albert W. Miller. The front house was moved from 1232 Brycedale Avenue and the garage from 1443 Bloomdale Street in Duarte under a permit that was issued on November 30, 1961. The rear house was brought from 1401 Central Avenue under a separate permit that was issued on December 20, 1961. The finish work on the two house lasted



The Miller Houses and garage were relocated to Monrovia in order to help clear the land for the Duarte Sports Park. (Google Earth Satellite view.)

well into the Spring of 1962. A new roof was installed on the front house, which was the home of the owners, in 1965. By 1973, the houses were both abandoned and in a state of deterioration, as noted by city records. After a sale the property was cleaned up and reoccupied. The roof was redone on the rear house and the garage in 1987. The front house was re-roofed again in 2003. Other permits were issued over the years for routine plumbing and other infrastructure repairs and upgrades.

No permits were found for the stucco and window changes. It is possible that some of the work, including a porch enclosure on the front house, was done when the houses were still located in Duarte. However, the vinyl windows are of a fairly recent vintage. The stucco also appears to be more recent than 1961.

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

JOB ADDRESS 910 So Ivy

LEGAL DESCRIPTION In 106 and 2/3 Feet of Lots 10, 11 & 12 in Block AA an addition #1 of Monrovia Book 14 Page 38
(Legal description may be attached separately if necessary)

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

APPLICATION FOR BUILDING PERMIT
 BUILDING DIVISION
 CITY OF MONROVIA

Description of Work Relocate house from 1232 Brycedale-Albrite Ave. 1473 Brycedale

Owner Name Albert H. Miller
 Address 101 W. Hillcrest
 City Monrovia Tel. No. 808-4416

Contractor Name Burns
 Address _____
 City _____ Tel. No. _____
 State Lic. _____ City Lic. _____

Architect or Engineer Name _____
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

Size of Lot 106 2/3' x 140 No. of Bldgs. _____
 Now on Lot none
 Use of Property _____

WORK COVERED BY THIS PERMIT
 Height _____ Ft. Area 1204 Sq. Ft.
 No. of Stories one Valuation \$ 3000

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.
Albert H. Miller
 Signature of Owner or Authorized Agent

PLANNING DIVISION
 Zone R-3 Fire District 3 Minimum Setbacks
 Required Parking Front 25 Rear 15
 Spaces N side 5 S side *

Special Permits or Conditions *for garage 25' for residence 30'

Zoning Approval J. Deane Date 11-28-61

Group Occupancy	Type of Const.	Date	Plan Check	Permit
<u>I</u>	<u>IV</u>	<u>11-27-61</u>	<u>8980</u>	<u>8980</u>
Checked by <u>PJH</u>	Approved by _____	Receipt #	<u>8980</u>	<u>8980</u>
		Fee	<u>\$ 6.00</u>	<u>\$ 12.00</u>

inspection fee \$60.00 paid
all fees paid

Form B 25 (2M)

Permit 8980 was issued to Albert H. Miller on November 30, 1961 to move the front house and the garage from Duarte to Monrovia. A second permit was issued on December 20, 1961 to move the second house to the site.

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.

The Monrovia Tract was filed around the original Monrovia Townsite on June 1st of 1886. Block 7 of the Monrovia Tract, consisting of 6 5 acre lots A through E was quickly purchased by Los Angeles attorney Robert N. Bulla, who then subdivided it into Addition No. 1 to the Town of Monrovia, which was recorded on February 8, 1887. The new tract extended blocks "X" and "Y" of the original Townsite. The new blocks were assigned double letters "AA" through "DD" and were laid out in the same 24 lot configuration as the original blocks in the Townsite.

At some point over the next several years, the South 106.7 feet of Lots 10, 11 and 12 of Block "AA" was acquired by Charles Rehrman, a German-born baker who had arrived in Monrovia during the great land boom of 1885-89. It is unknown whether he was the one that built a small house on the property, but it was already there when

The property appears on the 1900 assessor's map. In 1893 the 29 year old Rehrman married 22 year old Eva Augusta Dee (1871-1964), of Minnesota. Their daughter Eva Caroline was born on January 27, 1896.

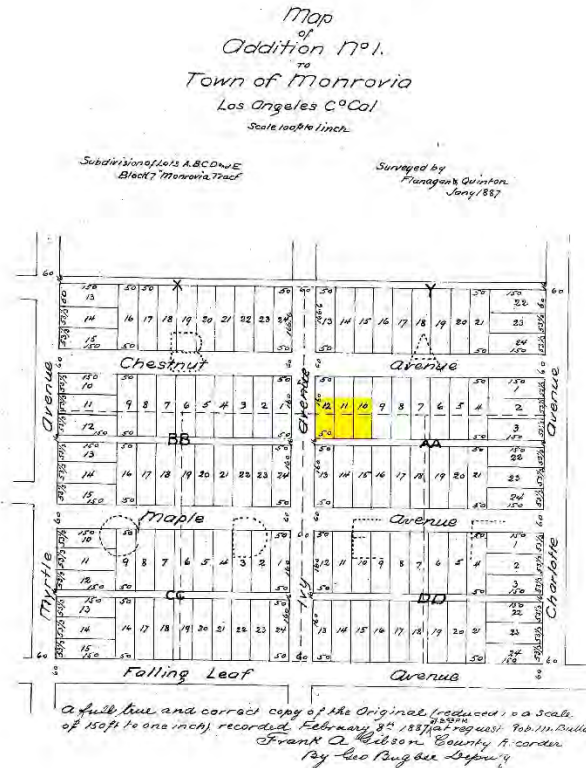


The Late Charles Rehrman,
business man and tenor of Monrovia,
who died yesterday.

Charles (1864-1910) was a baker by trade, but was best known as a great tenor purchased the parcel in Monrovia sometime before 1900. Records show that a small house was on the land. However, City directories show that Rehrman continued to live in Los Angeles until after 1900.

There is no record showing that Charles Rehrman or his family ever lived in the small house that was on the property from before 1900. In 1903 he bought a commercial property in Monrovia for his bakery shop, selling the subject property to Sophronia A. Bliss, a 70 year old widow, at that time. In 1907, Charles Rehrman, now living in Monrovia, went with his family to Breman, Germany to visit his childhood home. Three years later he became ill and passed away on May 10, 1910, at the age of 46. His obituary in the Los Angeles Times noted his great tenor voice.

New York born Sophronia Bliss listed herself as a "landlady" in the 1910 census. She only held the Ivy Avenue property for about three years, deeding it to cement contractor Wilbur N. Lent and his wife Mattie. The Lents deeded it to Martha Robbins in 1908. By 1911 the property was in the name of her mother, Margaret E. Robbins, who was living in the small house, per the Monrovia City Directory. After Margaret's death in 1923 it was back with Martha, who was living in the house with her sister, Olive, in 1930. She eventually moved into a care facility, retaining the property until her death in 1950.



The property was acquired by William Higuera in 1950. Higuera built two sheds on the land. On April 17, 1961 he deeded the land to Albert W. "Bud" and Florence Miller. One month later Miller, who had previously run a small grocery store in Palo Alto, demolished everything on the lot.

Miller then moved two houses and a garage from neighboring Duarte. The houses were located on land that was being cleared for the construction of the Duarte Sports Park, which is immediately to the West of Duarte High School. The three buildings were used as rentals by the Millers who put the property in a trust, administered by Bank of America in 1967. On August 27, 1971, the Miller Trust sold the property to Patrick Stanley.



Eva Caroline Rehrman (1896-1959) at left, unknown date (Ancestry.com)

Stanley was to immediately flip the lot to Dorothy L. Katz and Albert Lax on the same day. The property was then foreclosed on with title going to the Southern California Mortgage and Loan Corporation on March 19, 1973. On July 11, 1973 the city inspector found the property abandoned and "open for vandalism and dangerous to human trespass". They showed the owner as Charlita Piggue, who may have been a tenant, at the property address. On August 30th, the fire department noted that the property had been cleaned. The refurbished property was sold to Willie Wilson Montgomery (1915-1995) on June 27, 1975. The Oklahoma-born Montgomery sold it on November 2, 1979 to Amador L. Soto and Julian Huerta. Huerta took out a permit on July 23, 1987 to redo the roof of the rear house. The front house was re-roofed in 2003. Soto deeded the property to Jose L. and Erma S. Cisneros August 2, 2006. It was acquired by the current owners on June 12, 2015.

At some point one of these owners had the stucco redone and the windows replaced on both houses. No permits have been found for that work.

Section VIII

Historical Significance

The Miller Houses are typical examples of the altered dwelling units that are found throughout Southern California. The front house at 910 S. Ivy Avenue may have been of a late Craftsman design, but a porch enclosure coupled with stucco and complete window change outs (including the removal of original window framing) has eliminated any vestige of the original look of that house. The rear house at 910½ S. Ivy Avenue has also been severely altered with “Spanish Lace” stucco and window replacements. That house was possibly of a simple Minimalist-Traditional design. Again, the original design has been lost in the changes.

The houses were both moved onto the site in 1961-62 from the city of Duarte. No research has been done in the original locations as the changes preclude any architectural significance. In addition, any historical significance at the original location of either house is also compromised for the same reason, as neither house is capable of conveying any possible historic significance in Duarte.

There was no association with anyone of note at the current site, with no record of any possible architect. An earlier small house that was on the site may have possessed some significance, but it was demolished in 1961.

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

Section IX

Conclusion

The Miller Houses are altered examples of a architectural type specimens. The house were moved onto the current site in 1961-62 and also completely altered from their original design. The houses do not display any integrity to be contributors for a local historic district, which does not appear to be a viable option in the area as most of the structures are either altered or replaced in the neighborhood. Neither are they good architectural specimens, nor is there any compelling historic connection to justify an individual designation.

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

The subject resources do 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 their alterations.

*Section X
Photographs*



The Miller Houses, front house, 910 S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, front porch of front house, 910 S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



Miller Houses, Satellite view, 910 and 910½ S. Ivy Avenue, c2016 (Google Earth photo)



The Miller Houses, South façade of front house, 910 S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, rear façade of front house, 910 S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, rear house, 910½ S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, front door of front house, 910 S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, showing front porch enclosure in front house, 910 S. Ivy Ave, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, dining room of front house, 910 S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, dining room built-in of front house, 910 S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, doorway in front house, 910 S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, kitchen in front house, 910 S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, rear house, 910½ S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, rear house behind fence, 910½ S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, front façade of rear house, 910½ S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, front porch of rear house, 910½ S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, front entry of rear house, 910½ S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, hallway in rear house, 910½ S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, kitchen in rear house, 910½ S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)



The Miller Houses, garage, 910 & 910½ S. Ivy Avenue, April 6, 2017 (Charles J. Fisher photo)

Section XI ***Bibliography***

- Cowan, Robert G Ranchos of California © 1956 & 1977
- McAlester, Virginia and Lee.....A Field Guide to American Homes © 1990
- Ostrye, Peter C.....Monrovia Centennial Review (1886-1986) © 1986
- Wiley, John L.....History of Monrovia © 1927

Other Sources

Los Angeles Times Articles:

- Monrovia : Notes from the New Town.....March 18, 1887, Page 6
- Monrovia.....July 12, 1896, Page 29
- Silver Voice is Silenced. Death Removes Singer & Merchant of Monrovia.....May 11, 1910, Page II10
- “Daddy” of Monrovia Talks.....May 18, 1930. Page C8
- Monrovia’s Builder Dies : W. N. Monroe’s Career Ends.....December 27, 1935, Page A1

Reports:

- National Register Bulletin No. 15.....How to Apply National Register Criteria for Evaluation, 1990

Other Official Records:

- California Death Index
- Immigration and Naturalization Records
- 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

Appendix

Building Permit History
616 E Foothill Boulevard
Monrovia

- c1902: Construction of small dwelling at 910 S. Ivy Avenue.
Owner: Charles Rehrman
Architect: None
Contractor: Owner
Cost: \$300.00 (Based on Assessors valuation in 1903)
- December 7, 1912: Sewer Permit No. 819 to attach property to city sewer.
Owner: Miss Robbins
Architect: None
Contractor: E. S. Drinslow
Cost: Not Shown
- c1927: Construction of 1-story 5-room house at 1232 Brycedale Avenue in Duarte.
Owner: Unknown
Architect: Unknown
Contractor: Unknown
Cost: Unknown
- c1950: Construction of 1-story 5-room house at 1401 Central Avenue in Duarte.
Owner: Unknown
Architect: Unknown
Contractor: Unknown
Cost: Not Shown
- c1950s: Construction of two frame storage buildings at 910 S. Ivy Avenue.
Owner: William Higuera
Architect: Owner
Contractor: Owner
Cost: Unknown
- May 11, 1961: Building Permit No. 7500 to demolish 2 buildings & small house.
Owner: Albert W. Miller
Architect: None
Contractor: Central Roofing Co.
Cost: \$25.00

- November 30, 1961: Building Permit No. 8980 to relocate house from 1232 Brycedale – Duarte and garage from 1443 Bloomdale – Duarte to 910 S. Ivy Avenue. House is one story, 1,204 square feet
Owner: Albert W. Miller
Architect: None
Contractor: Owner
Cost: \$3,000.00
- December 20, 1961: Building Permit No. 9101 to relocate house from 1401 Central Avenue – Duarte to 910½ S. Ivy Avenue.
Owner: Albert W. Miller
Architect: Owner
Contractor: Owner
Cost: \$3,000.00
- January 18, 1962: Plumbing Permit No. 9294 to install bathroom fixtures.
Owner: Bud Miller
Architect: None
Engineer: None
Contractor: Owner
Cost: Not Shown
- March 13, 1962: Electrical Permit No. 9596 to install two service equipment panels.
Owner: Albert W. Miller
Architect: None
Contractor: C. L. Miller
Cost: Not Shown
- August 25, 1965: Building Permit No. 5286 for re-roofed residence with Dutch Lap composition shingles at 910 S. Ivy Avenue.
Owner: Albert W. Miller
Architect: None
Engineer: None
Contractor: Monarch Roofing & Insulation Co.
Cost: \$255.00

- July 12, 1973: Building Permit No. 8515 to disconnect utilities after Building Department for single dwellings at 910 & 910½ S Ivy Monrovia after City inspection on July 11, 1973 that noted that the dwellings were vacated subject to vandalism and dangerous to human trespass. Utilities disconnected 7-18-73
Owner: Charlita Piggue
Architect: None
Engineer: None
Contractor: Southern California Edison Company
Cost: Not Shown
- c1973-74: No permit on file. Houses are refurbished per department order arising from their abandoned condition. This appears to be when the buildings were converted to their current design.
Owner: Southern California Mortgage and Loan Corp.
Architect: None
Engineer: None
Contractor: Unknown
Cost: Unknown
- July 23, 1987: Building Permit No. 1430 to re-roof the rear house at 910½ S. Ivy Avenue with composition shingles.
Owner: Julian Huerta
Architect: None
Engineer: None
Contractor: Owner
Cost: \$618.00
- July 17, 2003: Building Permit No. 7061 to tear off roof of front house at 910 S. Ivy Avenue to solid sheathing, install 40 year class "A" composition roof.
Owner: Jose Cisneros
Architect: None
Engineer: None
Contractor: Owner
Cost: \$3,700.00

June 24, 2013: Plumbing Permit No. 693 replace wall heater at 910 S. Ivy Building.
Owner: Amador Soto
Architect: None
Engineer: None
Contractor: Synergy Mechanical
Cost: Not Shown

September 30, 2015: Building Permit No. 1342 to replace the gas main line from gas meter to gas main valve.
Owner: MXM Inc.
Architect: None
Engineer: None
Contractor: Dzen Kno Pan
Cost: Not Shown

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 Jun 2, 2017 Listings

Page 1 of 2 *Resource Name or #: (Assigned by recorder) Miller Houses

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°08.5408', W117°59.9091' Date 06-2-2017 T ; R ; of of Sec ; S.B.B.M.

c. Address 910 & 910½ S. Ivy Avenue 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 Miller Houses are substantially altered 1-story houses built in an rectangular pattern with a low side gabled roof on the older front house and a low hipped roof on the newer rear house. The house is clad in rough Spanish Lace stucco. Both houses were originally built in Duarte and were moved onto the current site, along with the garage, in 1961. The older front house was built around 1926 and has a porch enclosure on the Southwest corner. It may have been of a late Craftsman design originally. The rear house was probably built sometime between the late 1930s and early 1950s in a Minimalist Traditional design. The alterations on both houses have completely covered all of the original design features leaving both as representatives of the type of altered housing found throughout Southern California that has no discernable remaining architectural style.



*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
04-06-2017

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
 Built c1927 per LuPens

*P7. Owner and Address:
MXM Incorporated
2666 Huntington Drive
Duarte, CA 91010-2280

*P8. Recorded by: (Name, affiliation, and address) Charles J. Fisher
140 S. Avenue 57
Highland Park, CA 90042

*P9. Date Recorded: 06-2-2017

*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
 Artifact Record Photograph Record Other (List): _____

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

*Resource Name or # (Assigned by recorder) Miller Houses *NRHP Status Code 6Z
 Page 2 of 2

B1. Historic Name: Miller Houses
 B2. Common Name: None
 B3. Original Use: Single Family Residences B4. Present Use: Single Family Residences
 *B5. Architectural Style: Severely Altered (Possible Craftsman on front house and a Minimalist Design on the rear house) *B6.

Construction History: (Construction date, alterations, and date of alterations)
 Original construction of front house circa 1927 in Duarte. Rear house is unknown, possibly late 1930s through early 1950s in Duarte. Both houses moved to current site in 1961-62. Alteration may date from about 1973. No permit was found for that work, but the houses had been abandoned due to a foreclosure at that time.

*B7. Moved? No Yes Unknown Date: 1961-62 Original Location: City of Duarte
 *B8. Related Features: Deck and patio area to rear of house. Garage that was moved at the same time is slightly to the South between the two houses..

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Relocated homes later altered Area City of Monrovia

Period of Significance c1961-62 Property Type SFRs Applicable Criteria Architecture
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
 Both houses were originally constructed in the City of Duarte on land that was later used for the Duarte Sports Park that was created in the early 1960s. The houses and the garage were relocated to Monrovia in 1961-62. Major changes were made to both structures, including a front porch enclosure on the front houses (possibly done at original Duarte location), the re-stuccoing of both houses in "Spanish Lace" and the replacement of all windows in both houses along with the loss of the original framing, 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 houses.

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

*B12. References:

B13. Remarks:

*B14. Evaluator: Charles J. Fisher

*Date of Evaluation: Jun. 2, 2017

(This space reserved for official comments.)

