Historic Context and Survey

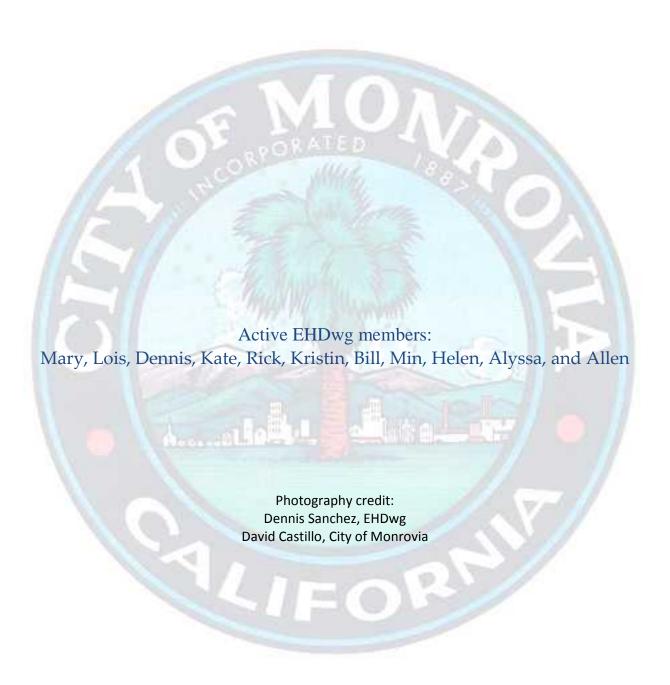












Historic Context and Survey

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Designated April 4, 2017 Resolution No. 2017-06

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Introduction

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

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

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

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

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

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

Based on concerns about mansionization, as well as the loss of historic structures, the residents of the 100 and 200 blocks of North Encinitas Avenue formed the



Encinitas Historic District working group (EHDwg) to explore district designation. Working collaboratively with City Staff, EHDwg completed research and gathered information needed to prepare an application for historic district designation. Their efforts are documented in this report.

Historic Districts

A historic district is a group of buildings, properties, objects or sites that "physically and spatially comprise a specific environment".¹ Districts are made up of a significant concentration of properties that share common elements that related to each other and unify the area. These elements may have archeological, historical, architectural and/or even social significance. It is the commonalities between these elements that establish the identity or theme, conveying the overall sense of the historic environment. This often represents one period of history. The National Register of Historic Places defines a historic district as:

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

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

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

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

Boundaries

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

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



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

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

City of Monrovia Regulations

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

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

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

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

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

Historic Context Statement

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

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

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

Monrovia's Early History and Development

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

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

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

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

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

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

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

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



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

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

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

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

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

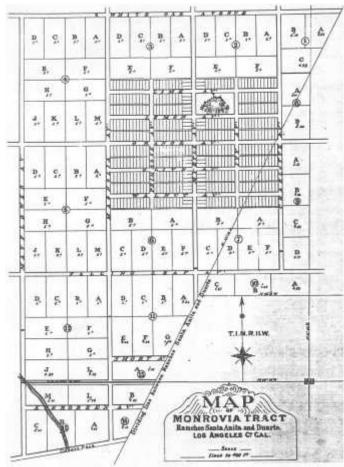


Figure 1 - Source: Monrovia's Centennial Review

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

⁵ Davis, 30.

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

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

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

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

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

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

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

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

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

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



The completion of the Monrovia Line was seen as important by both Pacific Electric and the town. For Pacific Electric, the line passed through already established communities in

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

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

¹¹ Davis, 46.

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

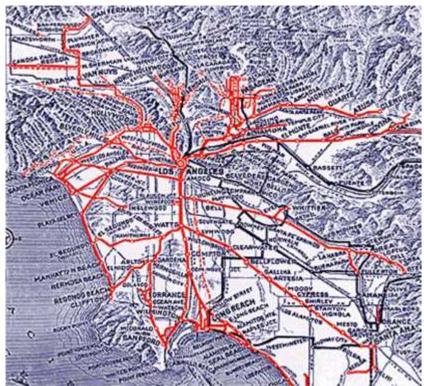


Figure 2 - Pacific Electric Railway System Map, Early 1900s

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

¹⁶ Tract Housing in California, 67.

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¹⁵ Tract Housing in California, 15.

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

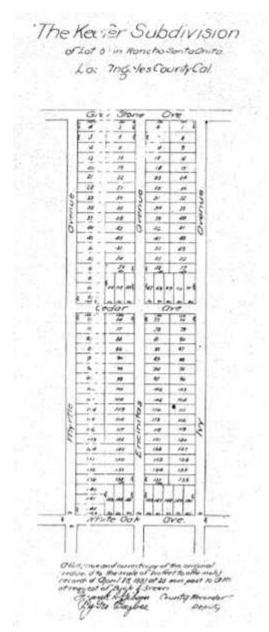


Figure 3 - Keefer Subdivision

Keefer Subdivision of Lot 69

The Keefer Subdivision of Lot 69 in Rancho Santa Anita ("Keefer Subdivision") was recorded on April 28, 1887 ("at 25 min. past 10 A.M.") and created 150 lots bounded by Myrtle Avenue on the west, Greystone Avenue on the north, Ivy Avenue on the east.¹⁷ This was the first recorded subdivision north of White Oak Avenue (Foothill Blvd.) since the founding of the Town of Monrovia in 1886. It was soon followed by the Keefer Subdivision of Lots 74 and 75, the Banana Addition also in 1887, then the Monroe Addition to the Monrovia Tract in 1888. Compared with the other subdivisions, both of Keefer's tracts were modest in terms of lot sizes; the majority were 50 feet wide by 150 feet deep. The relatively small size of these lots compared with the size of other lots north of White Oak may have been the primary reason that this neighborhood developed earlier than surrounding subdivisions.

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

Colonel Samuel Keefer

Samuel Keefer, a native of Pennsylvania was a colonel in the Union army during the Civil War. Colonel Keefer owned a considerable amount of land in Monrovia including a 30 acre tract east of Myrtle Avenue and north of White Oak Avenue. Additionally, he acquired several other tracts of

land in Monrovia including a parcel of land in the middle of

¹⁷ Book 16 Page 42 Miscellaneous Records of Los Angeles County

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

town where in 1886, he built and then operated La Vista Grand Hotel, which at the time was one of Monrovia's most significant buildings. ¹⁹ He also built the Baxter Building, originally known as the Keefer Building; it is Monrovia's oldest remaining commercial building.

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



Figure 4 - La Vista Grand Hotel (c. 1890)

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

Woodrow Tract

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

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

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

Seem Tract

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

¹⁹ Wigton, Jim. "What's in a Name?"

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

²¹ North Encinitas Historic District application.

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

²³ North Encinitas Historic District application.

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

Sanborn Maps

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

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

Monrovia and North Encinitas Context

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

Periods of significance

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

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

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

NORTH ENCINITAS HISTORIC DISTRICT PERIOD OF SIGNIFICANCE



Year Built by Decade

Built within Period of Significance 1880 - 1929
Built after Period of Significance 1930 - 2009



Figure 5 - Periods of Significance (Map)



Figure 6 - Cobblestone found on many of the early residence on Encinitas.

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

Following a recession in 1920-22, the country entered a period of economic prosperity known as the "Roaring Twenties". This was also a particularly prosperous time in Monrovia with considerable residential construction

occurring in throughout the City; yet no primary structures were built in this neighborhood between 1922 and 1929.

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

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

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

Town Founding and Early Settlement (1886-1899)

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

encourage their preservation.
Contributing properties under this context represent the earliest resources in Monrovia

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



Figure 7 – Based on the architectural style, this house at 227 North Encinitas Avenue was likely built before the 1905 date in Tax Assessor records.

Early 20th Century Development (1900-1929)

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

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

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

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

Themes

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

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

Community Development

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

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

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

These lots, specifically the 100 and 200 blocks of North Encinitas, developed at a rapid pace. The Sanborn maps provide evidence that these two blocks developed much earlier and at a faster rate than any other neighborhood north of Foothill Boulevard. By 1910 about one-third of the lots were improved with dwellings and just five years later, over half of the lots had



been developed. Construction in the district continued until 1914, at the onset of World War I. No new houses were built until 1920. By 1922, almost three-fourths of the neighborhood was developed.

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

Architecture

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



Figure 8 –Built in 1888, the house at 210 North Encinitas is the oldest remaining dwelling in the district and still retains some of its Folk Victorian features.

National Folk/Vernacular

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

Characteristics of this style include rectangular, square, or L-shaped one story buildings. The

massing is usually defined as gable-front, gable-front-and-wing, hall-and-parlor, or I-plan. The

gabled roofs are sheathed with wood shingles, asphalt or asbestos shingles, or corrugated sheet metal. Porches integral with the gabled roof or attached as a shed roof were often part of the home. The foundations were usually raised and constructed of wood. The walls were typically wood sided. Tall rectangular double-hung windows and doors were commonly found in earlier examples of this style. One of the character-defining elements for the National Folk/Vernacular style is the lack of decorative ornamentation or details.



Figure 9 - 167 North Encinitas Avenue exhibits Queen Anne features.

Queen Anne/Folk Victorian/Transitional

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

Typical features include intersecting roof forms, usually gabled with an L-shaped plan, tall narrow windows, partial, recessed porches, sometimes turned and carved wooden decorative elements, spindlework and

"gingerbread" trim were used. Queen Anne almost always employed decorative

accoutrements. Overhanging eaves with decorative brackets were also typical Queen Anne elements.

After the turn of the century, both Victorian-era forms and decorative accents began to fall out of favor. Victorian-era styles began to *transition* to a simpler structure typology. Often these assumed very modest and simple forms. Hipped or pyramidal roof structures were the predominate roof structure, sometimes bellcast. Decorative treatments were usually limited to simple bays, a small roof dormer, and windows with multi-pane divided lights. During the first decade of the 20th century, this was *the* predominate residential architectural style in Monrovia. As the 1900s progressed, the Craftsman influence became more evident replacing Victorian-era details.



Figure 10 - The house at 219 North Encinitas Avenue is a good example of a Craftsman bungalow.

Craftsman

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

Craftsman buildings generally are one to one-and-a-half stories tall. They have wood

clapboard or shingle exteriors and are defined by their horizontality with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character defining features include

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

low pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails. Monrovia is a rich resource for Craftsman style residences. Craftsman continued to be the predominant style through the early 1920's.

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

Evaluation Criteria

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

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

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

Status Codes

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

- **5B** Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.
- 5D1 Contributor to a district that is listed locally. (5D3 on individual property DPR)
- **6L** Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- **6Z** Found ineligible for NR (National Register), CR (California Register) or Local designation through survey evaluation.

Note: CHRS Codes in Context Statement reflect designation of the district. DPR Forms for individual properties rated 5S3 became 5S1 upon district designation.

Survey Results

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

The basic results of the survey are included in the following table. Properties rated 5B or 5D1 are considered to be contributing.

Site Address	Year Built	Style	CHRS	Historic Landmark
116 N ENCINITAS AVE	1921	Craftsman	5D1	
120 N ENCINITAS AVE	1976	Ranch	6Z	
122 N ENCINITAS AVE	1888	National	6L	
130 N ENCINITAS AVE	1906	Transitional Victorian	5B	
133 N ENCINITAS AVE	1908	Transitional Victorian	5D1	
134 N ENCINITAS AVE	1908	Transitional Victorian	6Z	
137 N ENCINITAS AVE	1988/1947	Vernacular	6Z	
138 N ENCINITAS AVE	1999	New Traditional Craftsman	6Z	
141 N ENCINITAS AVE	1912	Craftsman	5D1	
144 N ENCINITAS AVE	1921	Craftsman	5D1	
145 N ENCINITAS AVE	1910	MP Folk Victorian	6Z	
148 N ENCINITAS AVE	1912	Colonial Revival Bungalow	5D1	
149 N ENCINITAS AVE	1975	Ranch	6Z	
152 N ENCINITAS AVE	1921	Craftsman	5D1	
155 N ENCINITAS AVE	1901	Transitional Victorian	5B	
156 N ENCINITAS AVE	1913	Craftsman	5B	
159 N ENCINITAS AVE	1906	Transitional Victorian	5B	
160 N ENCINITAS AVE	1922	Craftsman	6Z	
163 N ENCINITAS AVE	1961/1942	Minimal Traditional (moved)	6L	
164 N ENCINITAS AVE	1920	Craftsman	5B	HL-92
167 N ENCINITAS AVE	1902	Queen Anne	5B	
168 N ENCINITAS AVE	1912	Craftsman	5D1	
171 N ENCINITAS AVE	1910	Transitional Victorian	5D1	
172 N ENCINITAS AVE	1906	Transitional Victorian	5B	
175 N ENCINITAS AVE	1910	Transitional Victorian	6Z	
176 N ENCINITAS AVE	1912	Craftsman	5B	
177 N ENCINITAS AVE	1910	Craftsman	5B	
180 N ENCINITAS AVE	1920	Craftsman	5D1	
201 N ENCINITAS AVE	1903	Queen Anne	5B	HL-68
202 N ENCINITAS AVE	1951	Minimal Traditional	6L	112 00
205 N ENCINITAS AVE	1911	Craftsman/Bungalow	5B	HL-39
208 N ENCINITAS AVE	1945	Minimal Traditional	6L	112 33
209 N ENCINITAS AVE	1907	Transitional Victorian	5D1	
210 N ENCINITAS AVE	1888	Folk Victorian	6L	
214/216 N ENCINITAS AVE	1913	Craftsman	5B	HL-114
217 N ENCINITAS AVE	1904	Transitional Victorian	5D1	11111
219 N ENCINITAS AVE	1911	Craftsman	5D1	
220 N ENCINITAS AVE	1911	Vernacular Cottage	5B	HL-105
223 N ENCINITAS AVE	1953	Minimal Traditional	6Z	112 103
224 N ENCINITAS AVE	1904	National/Craftsman	5B	HL-72
227 N ENCINITAS AVE	1904	Folk Victorian	5B	1111/4
228 N ENCINITAS AVE	1914	Craftsman	5D1	
231 N ENCINITAS AVE	1896	Queen Anne Transitional	5B	
232 N ENCINITAS AVE	2001	New Traditional	6Z	
235 N ENCINITAS AVE	2001	New Traditional	6Z	
236 N ENCINITAS AVE	1910	National/Craftsman	5D1	
239 N ENCINITAS AVE	2002	American Vernacular	6Z	
242 N ENCINITAS AVE	1953	Minimal Traditional	6Z	

Site Address	Year Built	Style	CHRS	Historic Landmark
243 N ENCINITAS AVE	1908	American Foursquare	5B	HL-38
244 N ENCINITAS AVE	1965	Ranch	6Z	
246 N ENCINITAS AVE	1912	National/Craftsman	5D1	
247 N ENCINITAS AVE	1961	American Vernacular	6Z	
251 N ENCINITAS AVE	1913	Craftsman	5B	HL-31
252 N ENCINITAS AVE	1922	Craftsman	5D1	
255 N ENCINITAS AVE	2004	New Traditional Victorian	6Z	
256 N ENCINITAS AVE	1921	Craftsman	5D2	
259 N ENCINITAS AVE	2006	American Vernacular	6Z	
260 N ENCINITAS AVE	1921	Craftsman	5D1	
263 N ENCINITAS AVE	1914	Craftsman	5B	HL-75
264 N ENCINITAS AVE	1948	Minimal Traditional	6L	
267 N ENCINITAS AVE	2002/1948	New Traditional Craftsman	6Z	
268 N ENCINITAS AVE	1948	Minimal Traditional	6L	
271 N ENCINITAS AVE	1922	Tudor	5B	
272 N ENCINITAS AVE	2007	New Traditional Crafts.	6Z	

Summary of survey

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

Statement of Findings

The district contains a concentration of structures representing the development of Monrovia's early neighborhoods as well as a high number of the Victorian-era or Craftsman influenced architectural styles. This provides two themes: planning and community development and architecture as the basis for evaluation using the seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association.

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

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

district is important in illustrating Monrovia's early development and subdivisions outside the original townsite. These two blocks represent the process of early twentieth century suburban development in southern California and Monrovia, especially residential development by the middle-class early residents of Monrovia.

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

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

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

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

State and Federal Register

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

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

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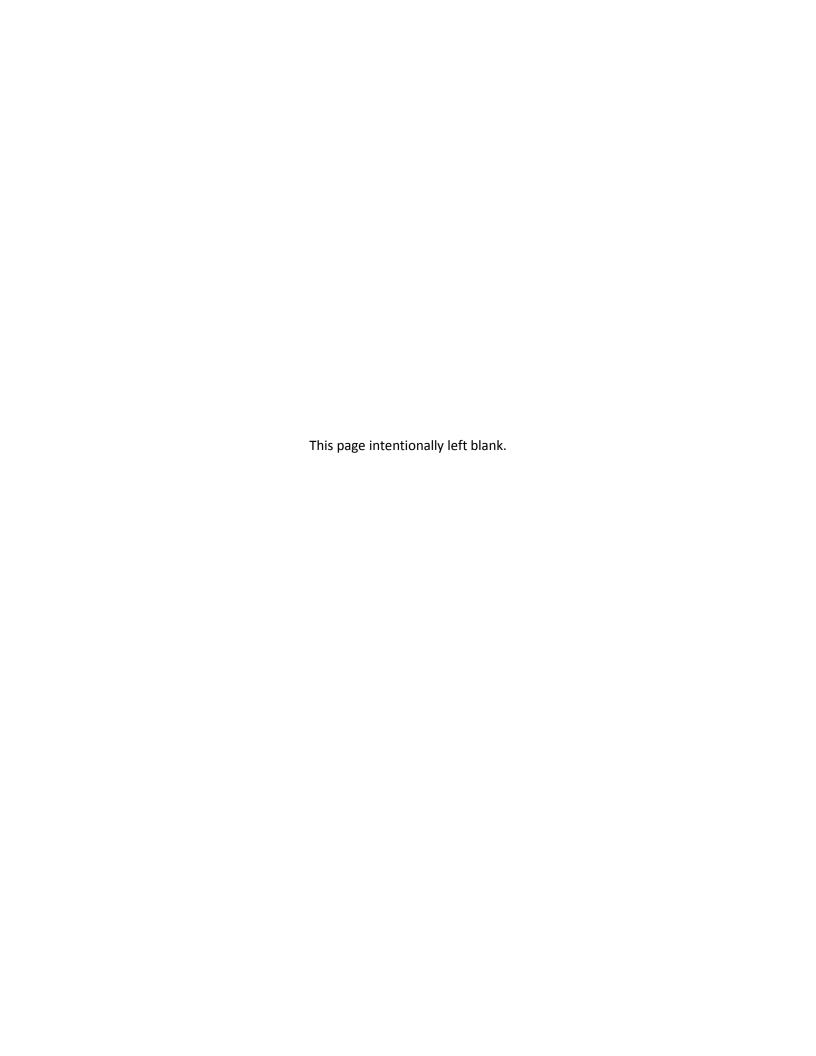
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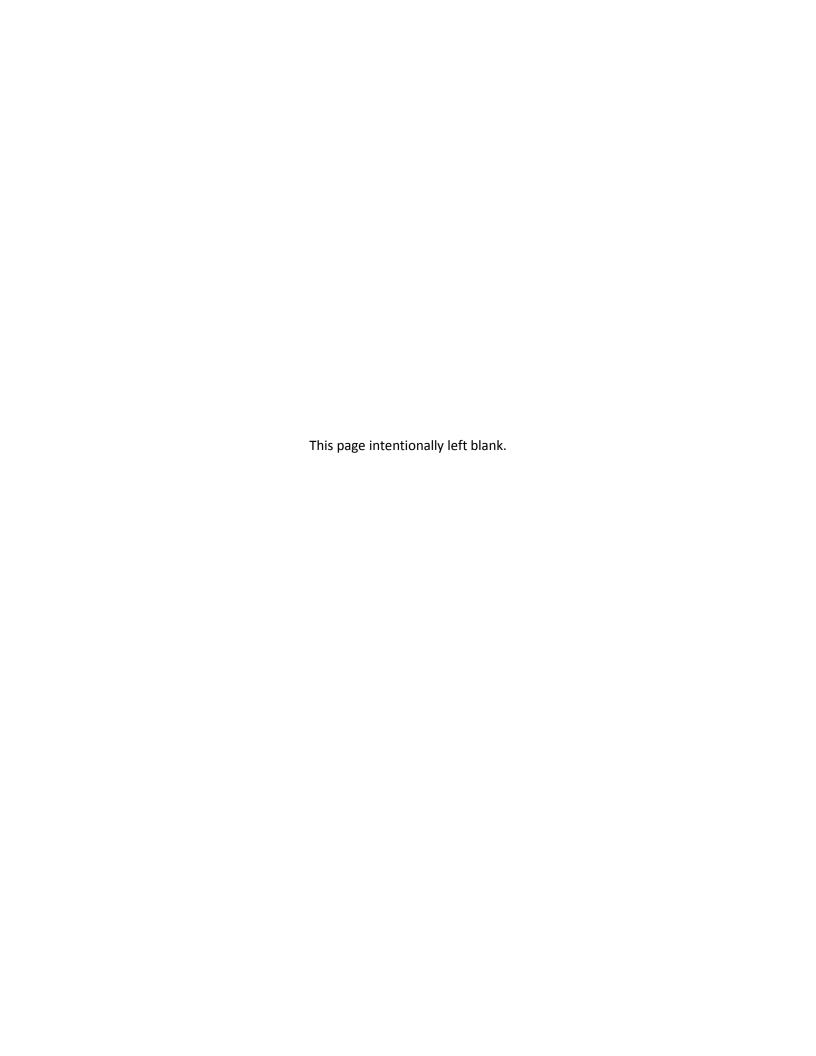
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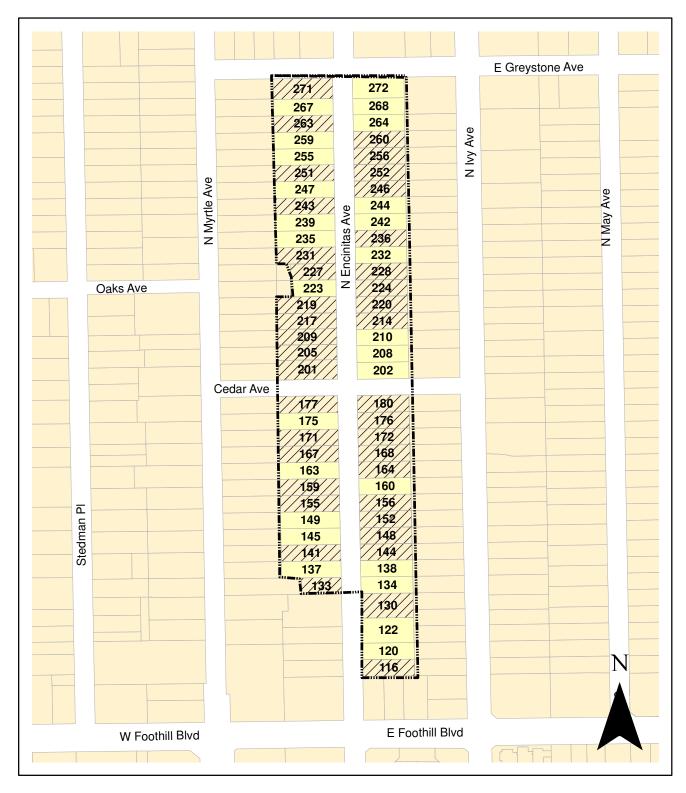


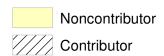
APPENDIX A – North Encinitas Historic District Map





NORTH ENCINITAS HISTORIC DISTRICT



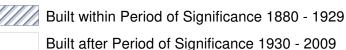




NORTH ENCINITAS HISTORIC DISTRICT PERIOD OF SIGNIFICANCE



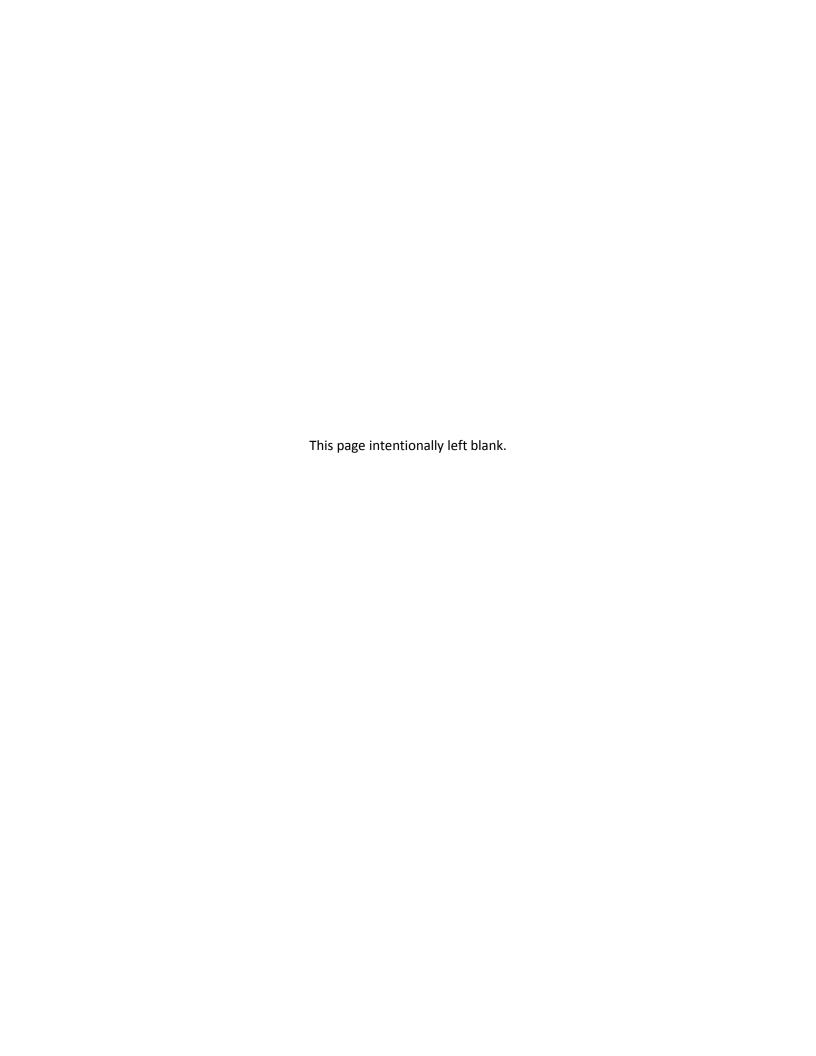
Year Built by Decade





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





State of California Department of Parks and Recreation

PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5S1

Date

Other Listings Review Code

Reviewer

Page	1 of 4 *Resource Name or #: North Encinitas Historic District				
P1	Other Identifier: 100 & 200 block of North Encinitas Avenue				
*P2	Location: Not for Publication Unrestricted				
	a. County: Los Angeles				
	c. Address: 116-272 North Encinitas Avenue City: Monr	ovia Zip:	91016		
	e. Other Locational Data: North Encinitas Avenue bounded by Foothill Boulevard on north	the south and Greystone Aver	nue on the		
P3a	Description: (Describe resource and its major elements. Include design, materials, conditions)	on alterations size setting an	d houndaries)		
ı Ja			,		
	The North Encinitas Historic District is comprised of the residential properties on of both side Boulevard and Greystone Avenue. These blocks were created on April 28, 1887 with the rec				
	Rancho Santa Anita. The majority of these two blocks were developed with single family resiductorian-era and Craftsman architecture. 38 (out of 64) properties are contributing. The	dences between 1888 and 192	2 and represent		
	examples of the housing stock built during the first quarter of the 20th century. However, ther	e are several dwellings that sh	ow adept use of		
	materials and craftsmanship of Queen Anne and Craftsman architectural styles. The district density residential neighborhood of the early 20 th century. Consistent building setbacks providensity residential neighborhood of the early 20 th century.	t can be described as a typica ide a linear view corridor from t	l suburban low- he street. Most		
	of the properties have detached garages accessed by driveways from the street; neither features include concrete sidewalks, with a narrow parkway strip and concrete curb and gutte	side of the street has an alle	y. Other street		
	reacures include concrete sidewarks, with a harrow parkway strip and concrete curb and guite	<i>1.</i>			
P3b	Resource Attributes: (List attributes and codes) HP2. Single family property				
*P4 P5a	Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ Dis Photograph	strict			
. • •		date)	•		
		Facing southeast in the 200 3/15/2017	block,		
		P6 Date Constructed:	1888-1922		
		Source: Tax Asse			
		P7 Owner and Addres			
		See individual DPRs			
		P8 Recorded by:			
		Craig Jimenez, AICP			
		City of Monrovia 415 South Ivy Avenue			
		Monrovia, CA 91016			
		P9 Date Recorded:	2/2017		
		P10 Survey Type:	District		
D44 5	on out Citation.				
P11 R	eport Citation:				
Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record					
	☐ Artifact Record ☐ Photograph Record ☐ Other (List):				

State of California
Department of Parks and Recreation
DISTRICT RECORD

Primary # HRI # Trinomial

Page 2 of 4

D1. Historic Name:

D2. Common Name: North Encinitas Historic District

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

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

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

D4. Boundary Description:

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

D5. Boundary Justification:

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

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

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

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

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

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

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

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

See continuation sheet

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

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

State of California
Department of Parks and Recreation
Continuation Sheet

Primary # HRI # Trinomial

Page 3 of 4

Resource Name: North Encinitas Historic District

D3 Detailed Description (continued)

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

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

```
130 North Encinitas Avenue (Transitional Victorian)
155 North Encinitas Avenue (Transitional Victorian)
156 North Encinitas Avenue (Craftsman)
159 North Encinitas Avenue (Transitional Victorian)
164 North Encinitas Avenue HL-92 (Craftsman)
167 North Encinitas Avenue (Queen Anne)
172 North Encinitas Avenue (Transitional Victorian)
176 North Encinitas Avenue (Craftsman)
177 North Encinitas Avenue (Craftsman)
201 North Encinitas Avenue HL-68 (Queen Anne)
205 North Encinitas Avenue HL-39 (Craftsman)
214-216 North Encinitas Avenue HL-114 (Craftsman)
220 North Encinitas Avenue HL-105 (Vernacular Cottage)
224 North Encinitas Avenue HL-72 (National/Craftsman)
227 North Encinitas Avenue (Folk Victorian)
231 North Encinitas Avenue (Queen Anne/Transitional)
243 North Encinitas Avenue HL-38 (American Foursquare)
251 North Encinitas Avenue HL-31 (Craftsman)
263 North Encinitas Avenue HL-75 (Craftsman)
271 North Encinitas Avenue (Tudor Revival)
```

The following 18 properties are significant as contributors to the district, however, would not qualify individually for designation based solely on their architectural merits. Therefore, these properties were assigned a CHRS of 5D1:

```
116 North Encinitas Avenue (Craftsman)
133 North Encinitas Avenue (Transitional Victorian)
141 North Encinitas Avenue (Craftsman)
144 North Encinitas Avenue (Craftsman)
148 North Encinitas Avenue (Craftsman)
152 North Encinitas Avenue (Craftsman)
168 North Encinitas Avenue (Craftsman)
171 North Encinitas Avenue (Transitional Victorian)
180 North Encinitas Avenue (Craftsman)
209 North Encinitas Avenue (Transitional Victorian)
217 North Encinitas Avenue (Transitional Victorian)
219 North Encinitas Avenue (Craftsman)
228 North Encinitas Avenue (Craftsman)
236 North Encinitas Avenue (National/Craftsman)
246 North Encinitas Avenue (National/Craftsman)
252 North Encinitas Avenue (Craftsman)
256 North Encinitas Avenue (Craftsman)
260 North Encinitas Avenue (Craftsman)
```

The remaining 26 noncontributing properties do not fit into the theme of the district or have been altered so that they no longer retain sufficient integrity to convey the significance of the theme of the district. These properties were assigned a status code of 6L or 6Z.

D7. References (continued)

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State of California
Department of Parks and Recreation
Continuation Sheet

Primary # HRI # Trinomial

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Resource Name: North Encinitas Historic District

D7. References (continued)

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Seifert, Donna J. Defining Boundaries for National Register Properties, National Register Bulletin 21. Washington DC: National Park Service, 1995.

Starr, Kevin. Inventing the Dream: California Through the Progressive Era. New York: Oxford University Press, 1985.

South Carolina Department of Archives and History. *National Register Historic Districts Questions and Answers.* http://www.state.sc.us/scdah/NRhdQ&A.htm, retrieved 09 Aug 2007.

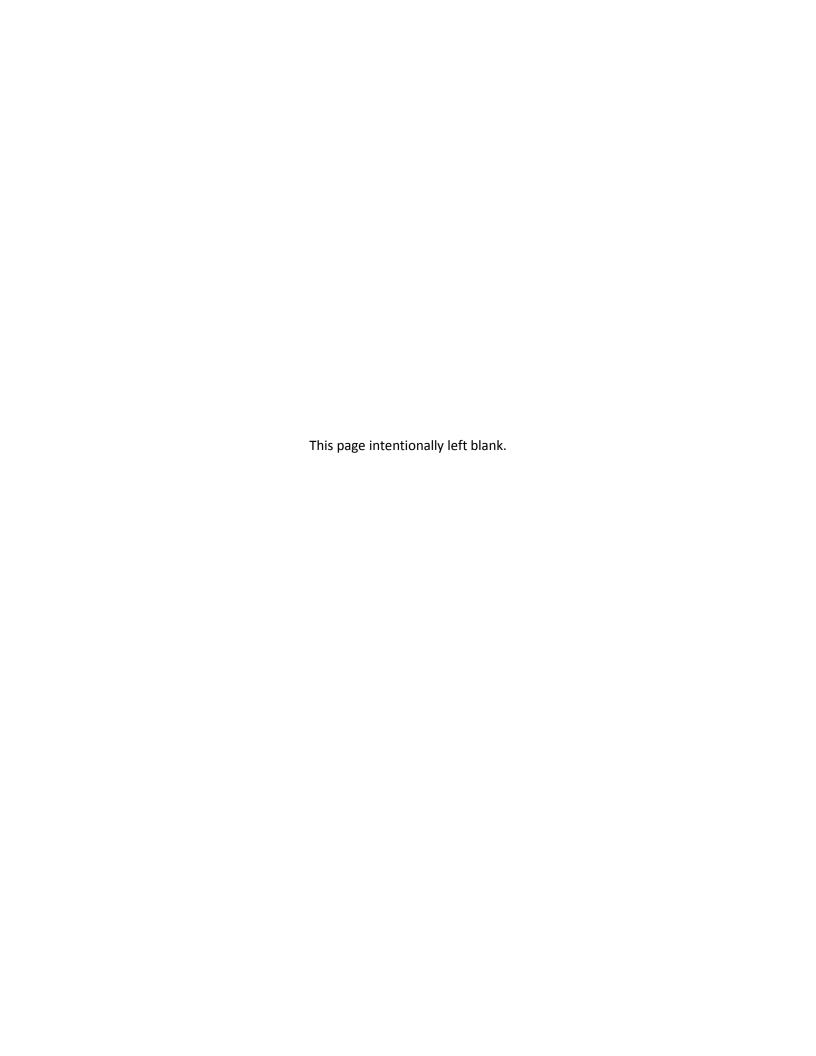
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Appendix C – California Parks and Recreation 523A (Primary) and 523B (Building, Structure, Object) Records

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





State of California Department of Parks and Recreation

PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Other Listings Review Code

Reviewer

Date

Page	1 of 2 *Resource Name or #: 116 North Encinitas Avenue		_
P1	Other Identifier:		
*P2	Location: Not for Publication Unrestricted	Encinitas Historic	District
	a. County: Los Angeles		
	c. Address: 116 North Encinitas Avenue City:	Monrovia Zip:	91016
	e. Other Locational Data: APN # 8519-027-035		
P3a	Description: (Describe resource and its major elements. Include design, materials, c	ondition, alterations, size, setting, and	boundaries)
	This single story, 909 square foot California Bungalow was erected in 1921. The gabled low pitched roof has a simple bargeboard with wide eaves and exposed rafter Tuscan columns. It is enclosed by a wide slatted handrail. The concrete porch land and sit below a vertical slatted attic vent. The porch is accessed from the south sid The front door and surround with tall narrow partial sidelights and shutters on each s windows on the front elevation have been replaced by vinyl windows with internal g surrounds are wide and plain. The siding is medium width clapboard. The property face block foundation. The roof is asphalt shingled. There is no garage.	s. The partial width, front gable porching and front door are centered on the le facing steps and walk way leading tide of the door dominate the front porcific and are on each side of the porcific and the partial with th	is supported by front elevation to the driveway. ch. The original h. The window
Dah	Page uses Attributes: (List attributes and codes) UP2 Single family property		
P3b *P4	Resource Attributes: (List attributes and codes) HP2. Single family property Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ Distriction	ct ☐ Element of District ☐ Other	
P5a	Photograph	P5b Description of Photo	: (view, date)
in the		Facing east, 1/31/2017	
		P6 Date Constructed:	1921
		Source: Building P	Permit
		P7 Owner and Address:	
1		Aslan and Rania Khamo	
n Ma		1426 Peppertree Dr. La Habra Heights, CA 9063	1
**		P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016	
A	The same of the sa	P9 Date Recorded:	1/2017
		P10 Survey Type:	District
	eport Citation:		
☐ Arc	Iments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Build haeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Ref fact Record ☐ Photograph Record ☐ Other (List):		

State	of California			Primary #								
Depar	tment of Parks	and Recrea	ation	HRI #								
BUIL	DING, STR	JCTURE	E, AND OBJECT RE	CORD Trinon	nial							
Page	2 of 2	*Resource	e Name or #:116 North	Encinitas Avenue								
B1	Historic Name:											
B2	Common Name:											
В3	Original Use	Singl	e Family Residential									
В4	Present Use	Singl	e Family Residential									
B5	Architectural Sty	le Califo	ornia Bungalow									
В6	B6 Construction History (Construction date, alterations, and date of alterations)											
	6/2/1938 – Perm 1948 – permit is 1987 – request of Occupant Histor 1924 -1931 Tilli 1938 Ch	it issued to T sued to Chai lenied by Pla L ord Bros. arles W. Tillf	Tillford Brothers builders to co illford Brothers to construct a rles Tillford to extend rear wall nning Commission to demolis ord (per building permit) ford (clerk El Rancho Pharma	hot house (permit # l h house for parking l	590)							
В7	Moved: No	Date	Moved	Original Lo	ocation							
В8	Related Feature None	es:										
В9а	Architect:	Unknown		b. Builder:	Dellford Brothers							
B10	Significance:	Theme:	Residential Development	Area:	Monrovia/Encinitas District							
	example of the h	oears ineligib ousing stock	constructed in Monrovia duri	ng the first quarter of	Single Family r, and for local designation. The property is a typical the 20 th Century. It lacks integrity and does not exhibit wever of interest as a contributor to one of the periods of							

significance to the North Encinitas Historic District.

B11 **Additional Resource Attributes:**

B12 References:

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

B13 Remarks

B14 Evaluator/Date

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



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 6Z

Other Listings

oviower.

					Review Cod	de	Reviewer			Date)	
Page	1	of	2	*Resour	ce Name or #:	120 North E	ncinitas Avenue					
P1	Othe	r Iden	tifier:									
*P2	Loca			-	t for Publication	⊠ U	nrestricted		_	Encinitas	Historic D	District
	a. Co	unty:		Los Angele	S							
	c. Ad	dress	: _	120 North E	Encinitas Avenue			City:	Monrovia		Zip:	91016
	e. Otl	ner Lo	catio	onal Data:	APN # 851	9-027-032						
P3a	Desc	riptio	n: (De	escribe resou	urce and its major	elements. Inc	lude design, mat	terials, co	ondition, alto	erations, size, settir	ng, and b	oundaries)
	the 1: wall s plan	970s. surroui with th	The landing attached	ow pitched I the front fac ached garag	nipped roof has sl cing garage is red	hallow eaves fi I brick with a ru If the living area	nished with a sir Inning bond as is a and making it i	mple faso s the chii the domi	cia. The str mney on the nant feature	al detailing and reso ructure is primarily e north wall. The s e of this house. The lt shingles.	sided witi tructure i	h stucco. The s an L-shaped
P3b *P4 P5a		urces	Pres	,	ttributes and code	,		, □ Distric		nent of District Sb Description o]Other f Photo:	(view, date)
		1					4		THE RESERVE TO SERVE	acing East, 1/31/20	017	
		Y				*	-	The state of		P6 Date Construc		1976
-		-									uilding Pe	rmit
							10	X16:34		7 Owner and Ad Jreta Family Trust	aress:	
									1	20 N. Encinitas Av		
100		les I	и			12			9 10	Monrovia, CA 91016	5	
					100					P8 Recorded by: City of Monrovia		
			Ů.				19			Planning Division 15 South Ivy Aven	ue	
		Щ	W.	mm i		March 1	11			Monrovia, CA 91016		
П		P	1						F	9 Date Recorded	d:	1/2017
П					H. B.			-	-	210 Survey Type:	-	District
		Т	П									
			L		98	23 74	1	000				
P11 R	eport (Citatio	n:									
										ıre, and Object Red	cord	
☐ Arc	haeolo	gical F	Recor	d 🗌 Distric	t Record Linesecord Other (I	ar Feature Rec						
_			_	٠,	_	,						

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial 120 North Encinitas Avenue Page 2 of 2 *Resource Name or #: **B1 Historic Name:** B2 **Common Name: Original Use B3** Single Family Residential **Present Use** B4 Single Family Residential **B5 Architectural Style** Ranch **B6** Construction History (Construction date, alterations, and date of alterations) 1976 - permit issued to Fred Bowden to construct the house on a vacant lot. Moved: No **Date Moved Original Location B8 Related Features:** n/a B9a Architect: Unknown b. Builder: Fred Bowden **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1976 **Property Type** HP2. Single family property

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

This property does not exhibit sufficient historical or architectural significance necessary at any level for individual designation. Although it maintains its aspects of integrity, it is a modest example of its style and does not contribute to the period of significance of the North Encinitas Historic District.

B11 **Additional Resource Attributes:**

B12 References:

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

B13 Remarks

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



PRIMARY RECORD

Primary # HRI#

P9 Date Recorded:

P10 Survey Type:

1/2017

District

Trinomial

CHR Status Code 6L

				Other Listing Review Code		iewer		Date		
Page	1 of	2	*Resource N	ame or #:	122 North Encinita	s Avenue				
P 1	Other Ide	entifier:					_	Encinitas His	toric C	District
*P2	Location			Publication	□ Unrestr	icted		Endintas i iis	toric L	istrict
	a. Count	•	Los Angeles							
	c. Addres	_	122 North Encin			City:	Monrovia		Zip:	91016
	e. Other			APN # 8519						
P3a	Descript	on: (De	scribe resource a	and its major e	elements. Include de	esign, materials, c	condition, altera	ations, size, setting, a	and bo	oundaries)
	the centure Roof eler gable per era influe	ry, origir nents in ak. A tri nce, con	nal windows hav clude overhangi partite window o sistent with the l	e been replac ng eaves with of double-hung building permit	ed and the original exposed rafter tail sash is located on	front porch has b s, projecting bear the north end of blestone wall retai	een completely m-ends and a the primary fac- ins the front ya	econd story was add y enclosed and is si triangular lattice wo pade. These elemer rd. This house has l	ded work ver	ith clapboard. nt in the front ow Craftsman
P3b	Resource	e Attribu	utes: (List attribu	ites and codes) HP3. Multi-family	property				
*P4 P5a	Resource Photogra		ent: 🛚 Buildin	g 🗌 Structu	ıre ☐ Object ☐	☐ Site ☐ Distri		nt of District Ot Description of Pr		(view, date)
	7779	_	-	-	STATISTICS.		Fac	cing east, 1/31/2017		
							P6	Date Constructed	: .	1888
	- 18			-				Source: Tax A	ssess	or
							P7	Owner and Addre	ss:	
			THE REAL PROPERTY.	1		TIN		azar Living Trust 36 Michillinda Ave.		
	7							adia, CA 91006-192	21	
							City Pla 415	Recorded by: y of Monrovia nning Division 5 South Ivy Avenue nrovia, CA 91016		

P11 Report Citation:

Attachments:	☐ NONE [Location Map	☐ Sketch Map	☐ Continuation S	Sheet 🛛 Buildi	ing, Structure,	and Object	Record
☐ Archaeologic	cal Record [☐ District Record	Linear Featu	ire Record 🗌 Mill	ling Station Re	cord Rock	Art Record	
☐ Artifact Reco	ord \square Photo	ograph Record 🔲	Other (List):		_			

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

Page	2 of 2 *I	Resource Name or #: 122 Nort	th Encinitas Avenue									
В1	Historic Name:											
В2	Common Name:											
ВЗ	Original Use	Multi-family property										
В4	Present Use	Multi-family property										
В5	Architectural Style	National										
В6	Construction Histo	ory (Construction date, alterations, ar	nd date of alterations)									
	1907 – Sanborn Map indicate a single story structure 1913 – Sanborn Map indicate a 1½ story structure 2/9/1914 – permit issued to owner F.A. Slosson to construct garage and sleeping rooms 6/19/1924 – permit issued to J.P. Daniel (contractor) to remodel house 9/13/1924 – permit issued to J.P. Daniel (contractor) to remodel house (possible second story addition based on Sanborn) 12/3/1936 – permit issued to J.P. Daniel (contractor) for reroof 1955 – convert 2 apartments above garage 2005 – foundation bolting/seismic											
В7	Moved: No	Date Moved	Original Lo	ocation								
В8	Related Features:	ver rock retaining wall at the front of the		the wall in front of 130 and 134 and is a contributing								
В9а	Architect:	Unknown	b. Builder:	Unknown								
B10	Significance: T	Theme: Residential Development	t Area:	Monrovia/Encinitas District								
	This structure has b National Register ar however appear elig "Monrovia's First Ho	e in terms of historical or architectural been significantly altered and lacks su nd the California Register. Further it gible for special consideration in the l	ufficient architectural qua lacks sufficient integrity local planning process;	HP3. Multi-family property grity. I alities and historical associations to warrant listing in the or for designation as a Monrovia historic landmark. It does it was also identified in the Monrovia Legacy Project's e of the periods of significance, it no longer retains the								
B11	Additional Resource	ce Attributes:		Sketch Map with north arrow:								
B12	References: Sanborn Maps, LA (County Tax Assessor Records,		Z 2								

Monrovia Building Permits, Monrovia phone directories, Monrovia Planet

B13 Remarks

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings Review Code

Reviewer

Date

Page	1 of 2	*Resource Na	me or #:	130 North Encinitas	Avenue			_
P1	Other Identifier	·:						
*P2	Location:	☐ Not for F	Publication	⊠ Unrestric	cted	_	Encinitas Histor	ric District
	a. County:	Los Angeles						
	c. Address:	130 North Encinit	as Avenue		City:	Monrovia	Zi	p : 91016
	e. Other Locati	onal Data:	APN # 8519	-027-041				
P3a	Description: (D	escribe resource a	nd its major e	elements. Include des	sign, materials, c	ondition, altera	ations, size, setting, an	d boundaries)
	Transitional (15 rafters. The hippon each side. To center, and with three small ven windows are loot three matching gage clapboard wall contains ya	of sq. ft.) single far bed dormer is cente he recessed, L sha in the porch area is are on the south cated on the left sid panels. The siding continues around	nily dwelling red on the praped partial s the south facing side de of front elg is clapboar the porch and walkway wi	was built in 1906. The rimary (west) elevation width porch on the vacing front entrance abelow the porch rail. evation, a 4/1 with the divided by a coarsed extends down to a	ne pyramidal hipp n and has a wind vest side of hous and a large sing Wide river rock ne upper panels be belt (sill course new concrete fo	ped roof has a dow with six dia se has five sulted light picture low walls flank matching the e); the upper is bundation. The	Victorian period and low pitch with wide ea amond panes flanked pport square beams. window. Three small a each side of the condormer window and a a narrower gage than on a lot and half. Ther	aves and exposed by louvered vents The steps are off porch drains and crete steps. Two smaller one with a lower. The wide igles. A river rock
P3b	Resource Attri	butes: (List attribute	es and codes	s) HP2. Single family	property			
*P4 P5a		sent: 🛛 Building		ure			nt of District Othe Description of Pho	
	J AVA	N 742	A 100			Fac	sing North,1/31/2017	
						P7 Kur 130 Moi P8 City Pla 415	Date Constructed: Source: County Owner and Address t and Sonia Luginbuhl N. Encinitas Ave nrovia, CA, 91016 Recorded by: of Monrovia nning Division South Ivy Avenue nrovia, CA 91016	3:
			-44-44	tass.	2000	P9	Date Recorded:	1/2017
E			28483	125	明對第	P10	Survey Type:	District
Attach				n Map Continuation				
		ord District Reco Photograph Record		r Feature Record st):	Milling Station R	ecord Rock	k Art Record	

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 130 North Encinitas Avenue **Historic Name: B1** B2 Common Name: **Original Use B3** Single Family Residential **Present Use** B4 Single Family Residential **B5 Architectural Style** Transitional Victorian **B6** Construction History (Construction date, alterations, and date of alterations) 1906 - House constructed (Tax Assessor) 1912 - sewer permit issued to owner Campbell 1937 – permit issued to owner L. Montgomery for garage alteration 1944 – permit issued to owner L. Montgomery for interior alterations 1971 - permit issued to owner L. Montgomery to rebuild foundation Residents 1911, Leroy M. Banks (L.M. & C.O. Banks Co.); 1944, vacant; 1950-1961, Lawrence H. Montgomery **B7** Moved: No **Date Moved Original Location**

B8 Related Features:

The cobblestone river rock retaining wall at the front of the property is continuous to the wall in front of 134 and similar to the wall at 122 and is a contributing feature to the property and the district.

B9a Architect: Unknown b. Builder: Unknown

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

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

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

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

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

PRIMARY RECORD

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

Other Listings Review Code

Reviewer

				Review Cod	e	Reviewer			Dat	te	
Page	_1_ of	2	*Resource	Name or #:	133 Nort	h Encinitas Avenu	ıe				
P1	Other Ide	ntifier	<u>.</u>								
*P2	Location			for Publication		Unrestricted		_	Encinitas	s Historic I	District
	a. County	<i>r</i> :	Los Angeles								
	c. Addres	ss:	133 North En	cinitas Avenue			City:	Monrovia		Zip:	91016
	e. Other I	ocatio	onal Data:	APN # 8519	9-026-025						
P3a	Descripti	on: (De	escribe resourc	ce and its major	elements.	Include design, m	aterials, co	ondition, altera	ations, size, sett	ing, and b	oundaries)
	family res overhange diamond-peaves. Fo (obscured on a raise	idence ing flart paned l our rou I by a i ed natui	is capped by a ed eaves and a center window and posts supp metal security ral rock founda	a pyramidal hipp a pyramidal hippo of flanked by narro ort the porch roo door) and flankin trion.	ed roof and ed dormer ow vents. of and a stic ng windows	turn-of-the centud sheathed in both that punctuates the A partial front prock rail balustrade is that have been in	n non-origin ne roof on t ojecting eni encloses th replaced w	nal stucco an he primary (e trance porch he space. Wi	d a rock veneer ast) elevation. is capped with a ithin the porch a	. Roof ele The cente a hipped i area is the	ements include r dormer has a roof with flared front entrance
P3b						ngle family proper		_		_	
*P4 P5a	Resource Photograp		sent: 🛚 Build	ding	ure 🗌 C	Object	☐ Distric	t	ent of District b Description	☐Other of Photo:	(view, date)
					- '	60 - 45 M	4 3	Fac	cing west, 1/21/2	2017	
					L		. 10	P6	Date Constru	cted:	1908
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	100	-				-	Alle man	alan.	Owner and A		
- 2	F	4							an and Teresa D S. 1 st Avenue	De Anda	
-	200			7	ī n	7		7.7	adia, CA 9100		
a di			1						Recorded by: y of Monrovia	:	
		4					1	Pla	nning Division		
	(A)(00000)	8 / T		1 3	48115	115 70 500			5 South Ivy Aver nrovia, CA 9101		
		Le				III C		PO	Date Recorde	nd.	1/2017
	-			34	NEW YORK	2			Survey Type	_	District
	15位	211			10.5		E Programme		o Survey Type	-	District
-			W.	La	A. C.						
					10.00						
P11 R	eport Citat	ion:									
☐ Arc	haeologica	Recor	d 🔲 District F	Record 🔲 Linea	r Feature F	Continuation Shee				ecord	
☐ Arti	fact Record	l 🗌 PI	hotograph Red	ord 🗌 Other (Li	ist):						

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 133 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use B3** Single Family Residential **Present Use** B4 Single Family Residential **B5 Architectural Style** Victorian Transitional Construction History (Construction date, alterations, and date of alterations) **B6** 1908 - House constructed (Tax Assessor) 1913 - Sewer permit issued to owner C.R. Norris 1982 - permit issued to owners Teresa and Juan DeAnda to add stone veneer and change out windows **B7** Moved: No **Date Moved Original Location Related Features:** b. Builder: B9a Architect: Unknown Unknown **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District

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

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

This structure appears ineligible for the National Register and the California Register. The property also lacks sufficient integrity necessary for individual designation at the local level. Those historical and architectural characteristics that would make it significant have been modified, removed and/or destroyed. It is however of local interest as a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings Review Code

Reviewer

Date

Page	1	of	2	*Resour	ce Name or #:	134 North Encinita	s Avenue				
P1	Other	lden	tifier	<u>.</u>							
*P2	Locat				t for Publication	⊠ Unrestri	icted		Encinitas	Historic	District
	a. Co	untv:		Los Angele	s	_					
	c. Add	-	:	•	Encinitas Avenue		City:	Monrovia		Zip:	91016
	e. Oth	er Lo	catio	onal Data:	APN # 8519	-027-023				·	
РЗа	Desci	iptio	n: (D	escribe reso	·	elements. Include de	esign, materials, c	ondition, altera	ations, size, sett	ing, and b	oundaries)
	The e six 4x addition 1998. accome solid with door a rear of the six 4x addition 1998.	aves a pose on all	are sits sure the time are the arrow r to be proper to the control of the control	hallow with e pporting roof f French doc te of the 199 te addition. v slats. Rive te in their ori terty which is nged severa	xposed rafters cap The railing consists with divided side 8 addition, the maj The chimney on the rock veneer was ginal location. The accessed by a con	rage with a low pitch ped with a simple fasts of vertical wood selights forms a bay cority of the roof struct e south that punctual added along the four siding on house and increte driveway along the four that punctual added along the four siding on house and increte driveway along the four that punctual factors are the four that the fo	scia. The porch is plats. Two pair of on the south end cture was replace ates the roof was indation of the port the fireplace are g the north prope	s supported by ten light Frenc of the porch. d (possibly ch- likely on the e rch. The step wide lapped c erty line. The	r six square woo ch doors flanks the This portion of the anging from a greaterior at one times be leading to the clapboard. A det troof is asphalter	d piers at the wood the house able to a me. The front doc ached gad. This h	rail height and front door. An e was added in hipped roof) to porch ceiling is or and the front rage sits at the nome has been
P3b	Reso	urce /	Attrib	outes: (List a	ttributes and codes	s) HP2. Single family	/ property				
*P4		urces	Pres	sent: 🛭 B		, ,	Site Distric		ent of District [b Description of	Other	(view, date)
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	Len	1				W.	121	P6	Date Constru	cted:	1908
								De 134 <u>Mo</u> P8 City Pla 418	Source: C Owner and Ad nnis and Kathled 4 N. Encinitas Av norovia, CA 9101 Recorded by: y of Monrovia anning Division 5 South CA Advan-	ddress: en Sanch ve 6	
Sale.			1	44		Activities AND	ACCES.	Last	nrovia, CA 9101	·	
30	No			DELEG	一 发生之			\$1.00 m.S	Date Recorde	-	1/2017
200	4	혛		1		A STATE OF		LE SHIP	0 Survey Type:		District
P11 Re	eport C	Citatio	on:								
☐ Arc	haeolo	gical F	Recoi	rd 🗌 Distric		n Map ☐ Continuati r Feature Record ☐ st):				cord	

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 134 North Encinitas Avenue **Historic Name: B1** B2 Common Name: **Original Use** Single Family Residential **Present Use** B4 Single Family Residential **B5 Architectural Style** Transitional Victorian **B6** Construction History (Construction date, alterations, and date of alterations) 1912 - sewer permit issued to owner Pat Davies 1921 – permit issued to owner Hiram Newman for an alteration (unspecified) to the house 1933 - permit issued to Geo. Gorsyth for alterations (unspecified) 1935 – permit issued to owner G.R. Forsyth for alterations 1970 - permit issued to owner Mr. Smith to add 70 SF service porch to rear of house 1983 - permit issued to owner John Molden for fire damage repair 1983 - permit issued to owner John Molden to demolish garage, back bedroom and fireplace 1988 – permit issued to owner John Molden for a 500 SF two-car garage 1988 - permit issued to owner John Molden for earthquake repairs (chimney and foundation) 1998 - permit issued to owner Brent Thompson for a 498 SF addition to the south elevation (Jim Kuhn, architect)

B7	Moved: No	Date Moved	Original Location	

B8 Related Features:

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

B9a	Architect:	Unknown/J	im Kuhn 1998 addition	b. Builder:	Unknown
B10	Significance:	Theme:	Residential Development	Area:	Monrovia/Encinitas District

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

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

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

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

B14

Craig Jimenez, AICP
City of Monrovia

Evaluator/Date 415 South Ivy Avenue
Monrovia, CA 91016

1/2017

PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 6Z

Other Listings

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			Review Code	Reviewer		Date		
Page	1 of	3 *Resou	rce Name or #:	137 North Encinitas Avenue				
P1	Other Ider	ntifier:						
*P2	Location:		Not for Publication	□ Unrestricted □		Encinitas F	listoric I	District
	a. County:							
	c. Address		n Encinitas Avenue		City:	Monrovia	Zip:	91016
	e. Other L	ocational Da	ta: APN # 8519-	026-021	-		-	
Р3а	Description	on: (Describe re	esource and its major e	elements. Include design, m	aterials,	condition, alterations, size, sett	ng, and	boundaries)
	with a project has a small entry is slight elevation.	cting beam at the rhipped gable of the recessed. If the primary ele	ne ridge and a fascia a e which is centered or A river rock veneer wa	long the overhanging eaves the primary (east) elevations added as wainscot on the siding with a simple trim.	. The ro n that is front an	was built in 1947. The house hof has asphalt shingles. A sma supported by square posts wit d applied to porch piers and the ainder of the structure is stucce	I projec h batter chimne	ting porch also red piers. The ey on the north
P3b *P4 P5a		s Present:		es) HP3. Multi-family prop ructure ☐ Object ☐	perty Site	☐ District ☐ Element of P5b Description Facing West, 1/31/20	of Pho	
- 10		- No.			莊	P6 Date Constru	cted:	1988/1947
					1720	Source: Bu	Iding Pe	ermit
抗原	No. Company				- 30	P7 Owner and A	ddress	S:
						Rocco and Kathleen 137 N Encinitas Ave	Liberio	
				TY III		Monrovia, CA 91016	;	
		1				P8 Recorded by	:	
4						City of Monrovia Planning Division		
		可分分			報	415 South Ivy Avenu Monrovia, CA 91016	е	
	F	がから	E	位为黑旗			d.	1/0017
	2000					P9 Date Recorde P10 Survey Type	_	1/2017 District
	-	200		THE CHILDREN		Pio Survey Type	-	DISTRICT
P11 R	eport Citat	ion:						
☐ Arc	chaeologica	l Record 🔲 🛭		inear Feature Record		et ⊠ Building, Structure, an Station Record ☐ Rock Ar		

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial 2 of 3 *Resource Name or #: Page 137 North Encinitas Avenue **B1 Historic Name: B2** Common Name: **B3 Original Use** Multi-family property **B4 Present Use** Multi-family property Architectural Style Vernacular **B**5 Construction History (Construction date, alterations, and date of alterations) 1947 - permit issued to owner Gordon Ebbe to construct a 720 SF house at the rear of the lot. 1988 - permit issued to owners Steve Morefield/Clyde Stelling to build a 1309 house and four car garage attached to existing house. **B7** Moved: No **Date Moved** Original Location **B8** Related Features: B9a Endre Hajagos (front unit) Architect: b. Builder: Morefield & Associates (front unit) **B10** Significance: Theme: Area: District Monrovia/Encinitas District Period of Significance: 1988 **Property Type** HP3. Multi-family property Discuss importance in terms of historical or architectural context as well as integrity. This property does not exhibit sufficient historical or architectural significance necessary at any level for individual designation. Although it maintains its aspects of integrity, it is a modest example of its era and does not contribute to the period of significance of the North Encinitas Historic District. **B11 Additional Resource Attributes:** Sketch Map with north arrow: **B12** References: Sanborn Maps, LA County Tax Assessor Records,

Monrovia Building Permits, Monrovia phone directories

B13 Remarks

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

Date 1/2017



CONTINUATION SHEET

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

P5a Photograph



P5b Description of Photo:

Rear house before addition, facing west. Circa 1987

P6 Date Constructed: 1947 Source: Building Permit



PRIMARY RECORD

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

					Other Listing Review Code			Date		
Page	1	of	2	*Resource	Name or #:	138 North Encinitas Avenue				
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P1		r Iden	tifier:					_ Encinitas H	storic [District
*P2		tion:		_	or Publication	□ Unrestricted				
		ounty:		Los Angeles			0:4		7:	04040
		ldress	-		cinitas Avenue		City:	Monrovia	Zip:	91016
D0 -				onal Data:	APN # 8519					
P3b *P4	*P4 Resources Present: ⊠ Building □ Structure □ Object □ Site □ District □ Element of District □ Other									
P5a	Photo	grapi	1					P5b Description of I	hoto:	(view, date)
								P6 Date Constructe Source: Buil P7 Owner and Addi Sean E and Joan O S 138 N. Encinitas Ave Monrovia, CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: P10 Survey Type:	ed: ding Peress: ullivan	
P11 R	eport (Citatio	on:							
☐ Arc	haeolo	gical	Recor	d 🗌 District R		r Feature Record Milling Sta		ding, Structure, and Object Reco ecord	rd	

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

Page	2 of 2	*Resource	e Name or #:	138 North E	Encinitas Avenue	
B1	Historic Name:	-				
B2	Common Name:					
В3	Original Use	Single	e Family Resider	tial		
В4	Present Use	Single	e Family Resider	tial		
В5	Architectural Styl	e New	Traditional Crafts	man		
В6	Construction His	story (Const	truction date, alte	rations, and o	date of alterations)	
	1999 – permit iss	nit issued to I nit issued to a nit issued to a ued to owne ued to owne	Mrs. Hall to consing Jno E. Rash to consing E. Rash to congressiter to reash to congressiter to reash to congressiter to the congressite to t	truct alteration onstruct altera onstruct altera demolish a S construct a 3	ns ations ations SFR and garage (Re 3,488 SF SFR	enko Development/Ken Yankowski) enko Development/Ken Yankowski)
В7	Moved: No	Date	Moved		Original L	ocation
В8	Related Feature	s:	_			
39a	Architect:	David Li			b. Builder:	Renko Development/Ken Yankowski
310	Significance:	Theme:	Desidential De		_ A	
310	Significance.	meme.	Residential De	veiopment	_ Area:	Monrovia/Encinitas District
		ce in terms o bears ineligib			_ Property Type ntext as well as integer at any level and does	HP2. Single family property grity. s not contribute to the period of significance of the North
	LIIGIIIIIAS FIISIONO	DISTRICT.				
311	Additional Reso	urce Attribu	ıtes:			

B12 References:

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

B13 Remarks

B14 Evaluator/Date

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5D3

Other Listings Review Code

Reviewer

Date

Page	1 of 2	*Resource Name or #:	141 North Encinitas Avenue	е			
P1	Other Identifier:						
*P2	Location:	☐ Not for Publication	□ Unrestricted		Encin	itas Historic I	District
	a. County:	Los Angeles					
	c. Address:	141 North Encinitas Avenue		City:	Monrovia	Zip:	91016
	e. Other Location	nal Data: APN # 8519	-026-020				
P3a	Description: (Des	scribe resource and its major e	elements. Include design, ma	aterials, co	ondition, alterations, size, s	etting, and b	oundaries)
	eaves, exposed resided with clapboo pairs of double sq accessed by cond The original windout appears to have be the house is the co	man bungalow has a front gather tails, knee braces, carve ard; the gable is sheathed with uare posts with carved bracke erete steps with low river rock lows include a 10 over 1 fixed leen modified, leaving only the original brick chimney for the of North Encinitas Avenue.	nd bargeboard, and a rectang in shingles. The full width, fla hts sit atop river rock piers wit walls with a concrete cap. I window flanked by narrow of the upper fixed 14-paned ribbor	gular vent It roof, pro Ith concrete The gable Houble hur In window.	with a grid screen in the jecting porch is on the prine caps. The railing is decis shingle sided; the walling windows. The fenestra The foundation is of pain	gable peak. mary (east) e orative wood s are sided v ation north of ted river rock	The house is levation. Four I. The porch is with clapboard. In the front door it. In the rear of
P3b *P4 P5a	Resource Attribu Resources Prese Photograph	tes: (List attributes and codesent: ⊠ Building ☐ Structu	, , , , ,	•	t ☐ Element of District P5b Description	□Other on of Photo:	(view, date)
16 56		h V		3	Facing North, 1/	31/2017	
					P6 Date Cons	tructed:	1912
300	Name of the last	MAN NO.			Source:	County Ass	sessor
X .	智度。少是自				P7 Owner and	Address:	
					Sarafina Jones		
100		N. A. T. WALLEY			141 N Encinitas Monrovia, CA 9		
					P8 Recorded City of Monrovia Planning Divisio 415 South Ivy A Monrovia, CA 9	by: I In venue	
				*	P9 Date Reco	rded:	1/2017
		, A			P10 Survey Ty	pe:	District
P11 R	eport Citation:					_	
☐ Arc	haeological Record	☐ Location Map ☐ Sketch☐ District Record ☐ Linear otograph Record ☐ Other (Linear Inc.)	Feature Record Milling S			Record	

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

Page	2 of 2	*Resource Name or #:	141 North Encinitas Avenue					
B1	Historic Name:							
B2	Common Name:							
В3	Original Use	Single Family Reside	ntial					
В4	Present Use	Single Family Reside	ntial					
В5	Architectural Styl	e Craftsman						
В6	Construction Hi	story (Construction date, alt	erations, and date of alterations	s)				
	1912 – built (Tax Assessor)							
В7	Moved: No	Date Moved	Origina Origina	Location				
В8	Related Feature	s:						
В9а	Architect:	Unknown	b. Builder:	Unknown				
B10	Significance:	Theme: Residential D	evelopment Area:	Monrovia/Encinitas District				
	Period of Signifi	cance: 1900-1929	Property Type	HP2. Single family property				

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

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

B11 **Additional Resource Attributes:**

B12 References:

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

B13 Remarks

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



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Other Listings Review Code

Reviewer Date

Page	1 of 2	*Resource Name or #:	144 North Encinitas Avenue		
P1	Other Identifier:				
*P2	Location:	☐ Not for Publication			Encinitas Historic District
	a. County:	Los Angeles			
	c. Address:	144 North Encinitas Avenue		City: Monrovia	Zip: 91016
	e. Other Location	onal Data: APN # 85°	9-027-019		
P3a	Description: (De	escribe resource and its majo	r elements. Include design, mate	erials, condition, alterations, siz	ze, setting, and boundaries)
	elements include projecting entran stucco-sided pier entrance and adj	e overhanging eaves and know porch is located on the some supporting the hipped roof jacent window. The steps are	ow was erected in 1921 and ca nee braces. On the larger gal buth end of the primary (west) of porch. The porch balustrade is d door are centered on the hous hal stucco. The roof has asphalt	ole, is a wooden crosshatche elevation. Three pairs of squa also stucco-sided. Within the se, but off centered to porch. T	d lattice vent. A partial width re wood posts sit atop square, porch area is the panel wood the doors and windows appear
P3b	Resource Attrib	outes: (List attributes and cod	es) HP2. Single family property		
*P4 P5a		•	cture Object Site		rict □Other ption of Photo: (view, date)
			4.	Facing east,	1/31/2017
	線	Se Carrier and		· 一种 · · · · · · · · · · · · · · · · · ·	onstructed: 1921
	-	10000		Source Source	e: Building Permit
2	ROLL REAL			P7 Owner	and Address:
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				144 N. Encir Monrovia, C	
				P8 Record City of Monr Planning Div 415 South Iv	led by: ovia vision vy Avenue
	ALC: Y			Monrovia, C	A 91016
				P9 Date Re	ecorded: 1/2017
	-			P10 Survey	Type: District
			AVECTED !		
PERSON				AND THE PARTY OF T	
P11 R	eport Citation:				
☐ Arc	haeological Recor		ch Map ☐ Continuation Sheet ar Feature Record ☐ Milling St List):		

State of California	Primary #					
Department of Community Development	HRI#					
BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial						
Power 2 of 2 *Possesses Name on # 444 North F	a sinita a Augusta					

DUII	LDING, STRUCT	TURE, AND OBJECT REC	CORD Trinon	niai
Page	_2 of _2 *Re	esource Name or #: 144 North E	ncinitas Avenue	
В4	Llioteria Nome:			
B1	Historic Name:			
B2	Common Name:			
В3	Original Use	Single Family Residential		
В4	Present Use	Single Family Residential		
B5	Architectural Style	California bungalow		
В6	Construction History	y (Construction date, alterations, and date	ate of alterations)	
	1921 – permit issued	d to owner James Huffman to constru	uct the house (J.J.	. Tomlinson, contractor)
D-7	Marray I. No.	Data Marra I	Ontoin all a	
B7 B8	Moved: No Related Features:	Date Moved	Original Lo	ocation
В9а	Architect: Un	nknown	b. Builder:	J.J. Tomlinson
B10	Significance: Th	Residential Development	Area:	Monrovia/Encinitas District
	Period of Significand		Property Type	HP2. Single family property
	This property appears	n terms of historical or architectural con is ineligible for the National Register,	the California Regi	ister, and for local designation. The property is a typical
	notable architectural s	styling or features to merit designation		of the 20 th Century. It lacks integrity and does not exhibit nowever of interest as a contributor to one of the periods of
	significance to the No.	rth Encinitas Historic District.		
B11	Additional Resource	Attributes:		Olarich Manusiit annt
B12	References:			Sketch Map with north arrow:
	Sanborn Maps, LA Co Monrovia Building Per	ounty Tax Assessor Records, rmits, Monrovia phone directories	. 1	z •
			SMyrbi	1 144 North Encinttes Avenue
B13	Remarks		Are	

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings

		Review Cod	e Reviewer		Date	
Page	_1 of _2	*Resource Name or #:	145 North Encinitas Avenu	ıe		
P1	Other Identifier:					
*P2	Location:	☐ Not for Publication	□ Unrestricted		Encinitas Histor	ic District
	a. County:	Los Angeles				
	c. Address:	145 North Encinitas Avenue		City: Monrov	ria Zi	9 1016
	e. Other Locatio					
P3a	Description: (De	escribe resource and its major	elements. Include design, m	aterials, condition,	alterations, size, setting, an	d boundaries)
	hipped roof appe iron balustrade e	rernacular residence may have ars to retain no original feature incloses the porch. The front of the wood frame structure rests of the control of the wood frame structure rests of the wood frame structure rests of the wo	res. The full width shed roo elevation contains the front o	f porch is supporte	d by decorative wrought ire	on and a wrought
P3b *P4 P5a		utes: (List attributes and code ent: ⊠ Building ☐ Struct	s) HP2. Single family prope ture ☐ Object ☐ Site		lement of District	
			M.		Facing west, 5/14/2015	
	prairie.	M			P6 Date Constructed: Source: Tax Ass P7 Owner and Address Adrienne M Hatch Trust 441 La Mesa Drive Portola Valley, CA 94028	:
				260	P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016	
		有工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工工		9	P9 Date Recorded:	1/2017
P11 Re	eport Citation:	JOE			P10 Survey Type:	District
☐ Arc	haeological Recor	E	ar Feature Record Milling			

	of California									
•	rtment of Community I	•	HRI#	sial .						
DUII	LDING, STRUCTO	JRE, AND OBJECT RE	CORD I finom	ılaı						
Page	of *Res	ource Name or #: 145 North E	Encinitas Avenue							
B1	Historic Name:									
B2	Common Name:									
В3	Original Use	Single Family Residential								
В4	Present Use	Single Family Residential								
В5	Architectural Style	Mass-plan vernacular/Folk Victorian	1							
	_									
В6	B6 Construction History (Construction date, alterations, and date of alterations)									
	1910 – constructed (Tax									
	1911 – sewer permit issi 1977 – permit issued to	ued to owner F.W. Burr (John Jacks owner Oscar F. Mena to construct a	son, contractor) a 2-car carport.							
	·		·							
В7	Moved: No	Date Moved	Original Lo	ocation						
В8	Related Features:									
B9a	Architect: Unkno	wn	b. Builder:	Unknown						
	<u> </u>	····	_ ~ ~	- Children						
B10	Significance: Then	ne: Residential Development	Area:	Monrovia/Encinitas District						
	Period of Significance:	1910	Property Type	HP2. Single family property						
		erms of historical or architectural cor		rity.						
		vas onginally built during one of the dividually at any level of designation		nce, it has been significantly altered and no longer retains to a historic district.						
	- · · ·									
B11	Additional Resource A	ttributes:								
-				Sketch Map with north arrow:						
B12	References:	atu Tay Assassar Basarda	80							
	Samborn waps, LA Cour	nty Tax Assessor Records,	2	5 - 5						

Monrovia Building Permits, Monrovia phone directories

B13 Remarks

B14 Evaluator/Date

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5D3

Other Listings

					Review Code	e Reviewer			Date		
Page	1	of	2	*Resource	e Name or #:	148 North Encinitas Avenue					
P1	Othe	r Iden	tifier:								
*P2	Loca				for Publication			=	Encinitas Histo	ric D	istrict
. –	a. Co			Los Angeles		<u></u>					
	c. Ad	dress	:	148 North Er	ncinitas Avenue		City:	Monrovia	Z	ip:	91016
	e. Otl	her Lo	ocatio	onal Data:	APN # 8519-	-027-018					
P3a	Desc	riptio	n : (De	escribe resour	ce and its major e	lements. Include design, mat	erials, co	ondition, altera	ations, size, setting, ar	nd bo	oundaries)
	pitch round porch from with r	and o I colui i is ac the ce non-pe	verhamns verhamns verseseeseeseeseeseeseeseeseeseeseeseesee	nging eaves. vith a stippled d by concrete of the elevatio vinyl. The sidi	A projecting, fron finish atop a con stairs flanked by on. The fenestration ing is lapped clap	bungalow was erected in 19 t gabled partial porch is cente cerete base. The gable end flow concrete walls. Within the on on the front elevation appearance. The top of a brick fire and garage is at the rear behind	ered on the features e porch is ears to be place car	ne primary (wa plain barge sthe off-set e e original; ho n be seen at	est) elevation and is seboard, and shingles entry which appears to owever, the sashes hathe back wall. A trellis	uppo n the have ive b	orted by stout, e gable. The e been moved been replaced
P3b	Reso	urce	Attrib	utes: (List att	ributes and codes) HP2. Single family property					
*P4 P5a	Reso Photo			sent: 🛚 Buil	ding Structu	ıre ☐ Object ☐ Site [Distric		ent of District		(view, date)
				-	~			Fa	cing east, 1/31/3017		
in .				A STATE OF THE PARTY OF THE PAR			12	P6	Date Constructed:	=	1912
天教			AND SERVICE SERVICES				S villa		Source: Building	g Pe	rmit
		No.	4			The state of the s		第二字	Owner and Addres	s:	
	Mrs.	4						THE RESERVE OF THE PARTY OF THE	talie Trofimoff 8 N. Encinitas Ave.		
	(33 <u>9</u>	-						The second secon	onrovia, CA 91016		
				H		and the last			Recorded by: y of Monrovia		
11		ĸ		Nr. 1				Pla	anning Division		
		<u>_</u>	9	0.53					5 South Ivy Avenue onrovia, CA 91016		
A de say		N						P9	Date Recorded:	_	1/2017
- 3	No. of	100				No and		P1	0 Survey Type:		District
P11 Re	eport (Citatio	on:		76	The second second					
☐ Arcl	haeolo	gical l	Recor	d 🔲 District I		Map ☐ Continuation Sheet Feature Record ☐ Milling Sist):					

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

B13 Remarks

City of Monrovia Planning Division 415 South Ivy Avenue

B14 415 South Ivy Avenue Monrovia, CA 91016

Evaluator/Date 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial

Other Listings Review Code CHR Status Code 6Z

Code Reviewer Date

Page	1 of 2 *Resource Name or #: 149 North Encinitas Avenue			
P1	Other Identifier:			
*P2	Location:		Encinitas Histo	ric District
	a. County: Los Angeles			
	c. Address: 149 North Encinitas Avenue	City:	Monrovia Z	p: 91016
	e. Other Locational Data: APN # 8519-026-016			
P3a	Description: (Describe resource and its major elements. Include design, m	aterials,	condition, alterations, size, setting,	and boundaries)
	This single story single family contemporary ranch was built in 1975. low pitched gabled hipped roof has shallow eaves finished with a sim stucco finish including the roof gables. The structure has an L-shape living area making it the dominant feature of this house. The front deprojects slightly from the front plane of the elevation. There is a rehouse sits on a slab foundation. This lot was a part of the propert 1970s.	ple fasced plan oor is reed brick	cia. The entire structure is sided with the attached garage situate ecessed with a large vinyl picture c chimney on the north side of	d with a textured ed in front of the e window which the home. The
P3b	Resource Attributes: (List attributes and codes) HP2. Single family pro	operty		
*P4 P5a	Resources Present: ⊠ Building □ Structure □ Object □ Photograph	Site	☐ District ☐ Element of Dis P5b Description of F date)	
		- 24	Facing west, 1/31/2017	
4		Service !	P6 Date Constructe	d: 1975
3010				g Permit
A			Owner and Addr	
11.			Juan and Florisabel Mor 49 N Encinitas Ave.	ntoya
1	all the second	, all	Monrovia, CA 91016	
L.			P8 Recorded by: City of Monrovia	
3			Planning Division	
Total Control	NAME OF THE PARTY		415 South Ivy Avenue Monrovia, CA 91016	
9			P9 Date Recorded:	1/2017
	And the second s		P10 Survey Type:	District
P11 R	eport Citation:	-		
☐ Ar	hments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuatichaeological Record ☐ District Record ☐ Linear Feature Record ☐ ifact Record ☐ Photograph Record ☐ Other (List):			

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

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

City of Monrovia Planning Division

415 South Ivy Avenue **B14** Evaluator/ Monrovia, CÁ 91016 Date

1/2017



PRIMARY RECORD

Primary # HRI# Trinomial CHR Status Code 5D3

Other Listings

	Review Cod							Date					
Page	e 1 of 2 *Resource Name or #:				Name or #:	152 North Encinitas Avenue							
P1	Other	· Iden	tifier:										
*P2	Loca	ion:		☐ Not fe	for Publication Unrestricted			Encinitas Historic District					
	a. Co	unty:		Los Angeles									
	c. Ad	dress	: _	152 North End	cinitas Avenue		City:	Monrovia	Zip : 91016				
	e. Otl	ner Lo	catio	nal Data:	APN # 8519	-027-015							
P3a	Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)												
	with a two small windows. A partial width projecting entry porch is covered by a shed roof which was originally supported by three pairs of square wood posts with decorative lattice work. The supports were replaced with single posts and a vertical slat balustrade. The porch was extended to wrap around the south elevation. That portion is covered by wide spaced vertical members. The approaching walk, steps and front door are centered on the house. Two large windows on the front, one is double hung on front gable and second is fixed on porch. The siding is medium gage clapboard. A river rock veneer was added to the porch foundation. The wood framed house rests on a raised foundation and the roof is asphalt shingled. The garage is at the rear of the property.												
P3b	Reso	urce .	Attribu	utes: (List attri	ibutes and codes	s) HP2. Single family property							
*P4 P5a	Reso Photo			ent: 🛚 Build	ding Structu	ure] Distric		ict Other otion of Photo: (view, date)				
-							2.00	Facing east,	1/31/2017				
•					1	St.		P6 Date Co	onstructed: 1921				
1	1			IN THE PARTY	NAME.	1 . 1	1	Source	e: Building Permit				
	S	-	-	annual los		4		P7 Owner a	and Address:				
JUSTICE EDWARD R JR 152 N. Encinitas Ave Monrovia, CA 91016													
								P8 Recorde City of Monro Planning Divis 415 South Ivy Monrovia, CA	ovia ision y Avenue				

P9 Date Recorded:

P10 Survey Type:

1/2017

District

P11 Report Citation:

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

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

Original Location

Moved: No **Related Features: B8**

B7

1952 - addition to back of house (1/2 bath)

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

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

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

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

B11 **Additional Resource Attributes:**

B12 References:

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

Date Moved

B13 Remarks

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings

		Review Code Reviewer							Date							
Page	1	of	2	*Reso	urce	Name or	#:	155 North	h Encinitas A	venue						
P1 Other Identifier:																
*P2	Location: Not for Publication Unrestricted Encinitas Historic District											strict				
	a. County: Los Angeles															
	c. Ad	ddres	s:	155 Nort	th Enc	initas Aver	nue			City:	: _	Monrovia		Zip	: _	91016
	e. Ot	ther L	_ocat	tional Da	ata:	APN#	8519-0	026-013								
P3a	Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries												oundaries)			
	This one story, mass plan transitional Victorian cottage was built in 1901. The house sits on a rubble raised foundation and retains the original narrow clapboard siding. The pyramidal bellcast hipped roof has asphalt shingles. The hipped dormer has a rectangular fixed, multi-paned window, boxed eaves, decorative surround and wood shingles on the return. An inset partial front porch occupies the north-east half of the front (east) elevation and supported by a single round corner post that appears to be metal. The front door is oriented to the side, facing north. The wrought iron porch balustrade is not original. Victorian era influences include the tall narrow double hung sash windows, details in the cornice and soffit and the diamond details above the large fixed front picture window with wide window surrounds. There are two sets of French doors on the south elevation. The original property included the lot to the south (149) that was sold in the early 1970s. This house is extremely similar to the house at 159 North Encinitas Avenue.															
P3b	Reso	ource	Attr	ibutes:	(List a	ttributes ar	nd code	s) HP2.	. Single fan	nily property						
*P4 P5a	Res		s Pre		•	uilding		•	☐ Objec	· · _ · ·		_	☐ Eleme b Descrip e)			☐Other D: (view,
		2								(7) (3)	1	Fac	cing west,	1/31/2017		
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100			(i.		1/4						調	155	ry Stohlman N Encinitas	s Ave.		
	1	Σħ.,		1000				خ		医	The second	ASSESSED NO.	nrovia, CA 9			
		2	<i>a</i> .								1	City	Recorde of Monrovi	a		
Planning Division 415 South Ivy Avenue																
	415 South My Avenue Monrovia, CA 91016															
			热		1						V	P9	Date Red	corded:	1	/2017
11	16			-		8	27				P.	P10	Survey	Туре:		District
W.		100	4			1			1		oá					
	3/8/	-	SI CANA		-			C. Street	Latine to	35	and the					
P11 Report Citation:																
			_	=			_		_			_	_			
Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):																

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

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

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

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



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Other Listings Review Code

Reviewer

		IVEA	iew code		IVEAIGMEI			Date	
Page	1 of 2	*Resource Nam	e or #:	156 North	Encinitas Aven	ue			
P1	Other Identifie	er:							
*P2	Location:	☐ Not for P	ublication		Unrestricted			Encinitas Historio	District
	a. County:	Los Angeles		_					
	c. Address:	156 North Encinitas	Avenue			City:	Monrovia	Zip	91016
	e. Other Loca	tional Data: A	PN # 8519	-027-014					
Р3а	Description: (Describe resource ar	nd its major	elements.	Include design,	materials,	condition, alterati	ons, size, setting, ar	nd boundaries)
	wide eaves, exp vent, atop the po posts atop squa accessed from t upper lights. To surrounds. A sq	r (1322 sq. ft.) Crafts osed rafter tails, pro orch roof. The partia re brick piers suppor he side (south). Wit to the right of porch uare bay is located neelling sits on a raise	jecting beat, recessed to the porch the porch thin the porch is a large tear the cen	m-ends ar front porch roof. A s ch area is original sir ter of the s	nd a shallow from is located on the colid brick balust the front entrangule hung 6/1 lies outh elevation.	nt-gabled one south entrade with ce, flanked ght window The house	dormer under the nd of the front (we an eyebrow drain on both sides by w. Windows and e is sheathed in sp	front gable with a set) elevation. Six-in encloses the porch narrow casements doors exhibit tradit pecialty siding (two r	vertical slat attic ch square wood space which is with three-pane ional Craftsman
P3b	Resource Attr	ributes: (List attribu	tes and cod	es) HP2.	Single family	property			
*P4 P5a	Resources Pr Photograph	<u> </u>		ructure		☐ Site		Element of Distri Description of Ph	
ASA						T A STATE	Facing	east, 1/31/2017	<u> </u>
	12				I see	174天景	P6 D	ate Constructed	1913
/					MEANING!	W. Alle	S	Source: Building	Permit
1		-			-	AVXVI	P7 C	wner and Addres	ss:
S.W.						TANK A		Marples Family Trus Encinitas Ave	st
				1-17		THE REAL PROPERTY.		via, CA 91016	
	STERE STATE	9 300					A STATE OF THE STA	Recorded by:	
A Line		Wer	TV MAN	UNIXW				Monrovia ng Division	
1		2010年	KA	TWO IS	A STATE OF	13 20/3	415 Sc	outh Ivy Avenue	
** 5%			Series .	Marie Sale			Monro	via, CA 91016	<u></u>
	AND THE PERSON NAMED IN		1	100				ate Recorded:	1/2017
Diego.			200	M	2 more to the		P10 \$	Survey Type:	District
				. Menia		W ₁	100		
Attacl		ONE ☐ Location l							
		Photograph Reco					, _ 1		

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

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

B14 Evaluator/ Date



PRIMARY RECORD

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

Other Listings **Review Code**

*Resource Name or #: 159 North Encinitas Avenue 1 of 2 **P1** Other Identifier: **Encinitas Historic District** Location: ☐ Not for Publication □ Unrestricted a. County: Los Angeles c. Address: 159 North Encinitas Avenue City: Monrovia **Zip**: 91016 e. Other Locational Data: APN # 8519-026-012

Reviewer

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

This is a one-story, mass plan transitional Victorian cottage built in 1906 (Tax Assessor.) The house sits on a chiseled granite raised foundation and retains the original narrow wood clapboard siding. The pyramidal bellcast roof has asphalt shingles. The hipped dormer has a square multi-pane window in an elongated diamond pattern flanked by slatted wood attic vents. An inset partial front porch occupies the southeast half of the street (east); elevation is supported by a single square corner wood post and contains the front facing entry and a large picture window with a diamond pattern at the top. The wrought iron porch balustrade is not original. There is a bay window on the south side of the house. A second bay window has been recently added to the south side to match the original bay window. Other Victorian influences include the wide decorative window surrounds, detailed cornice, soffits and boxed eaves. The yard is surrounded by wrought iron and cement block post fence. This house is extremely similar to the house at 155 North Encinitas Avenue.

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

*P4 **Resources Present:** ⊠ Building □ Structure □ Object □ Site District ☐ Element of District ☐ Other P5b Description of Photo: (view,

P5a **Photograph**

Facing west, 1/31/2017

Date

P6 Date Constructed: 1906

Source: Tax Assessor P7 Owner and Address:

Michael Harrington Company Trust; Harrington Felzer Family Trust 159 N Encinitas Ave

P8 Recorded by: City of Monrovia Planning Division

Monrovia, CA 91016

415 South Ivy Avenue Monrovia, CA 91016

P9 Date Recorded: 1/2017

P10 Survey Type: District

W. Andrews		
1 1 1 10 10	Land of the same of	Marie T.

P11 Report Citation:

Attachments:	□ NONE [Location Map	☐ Sketch Map	☐ Continuation Sheet	⊠ Building,	Structure,	and Object Re	ecord
Archaeologi	cal Record [District Record	☐ Linear Featu	ure Record Milling S	tation Record	d 🗌 Rock	Art Record	
Artifact Rec	ord \square Photo	graph Record	Other (List):	_				

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

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

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

Additional Resource Attributes:

B12 References:

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

B13 Remarks

B14 Evaluator/ Date



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings

			Review Code	Revie	wer		Date	
Page	1 of 2	*Resource N	lame or #:	160 North Encinitas	Avenue			
P1	Other Identific	er:						
*P2	Location:	☐ Not fo	r Publication		cted		Encinitas Histor	ic District
	a. County:	Los Angeles		_				
	c. Address:	160 North Encir	nitas Avenue		City:	Monrovia	Zip) : 91016
	e. Other Loca	tional Data:	APN # 8519	027-011				
Р3а	Description: (Describe resourc	e and its major	elements. Include de	sign, materials,	condition, alte	rations, size, setting, a	nd boundaries)
	wide board fas south side has four turned spi south off the clapboard. Th	scia covering en s a large brick f indles and enclo driveway. Two ne roof is aspha	ids of the rafte ireplace. A b osed by a low large window lted shingled.	ers. Facing west (from rick wainscot runs brick wall. The do ware on the fron	ont) are three galong the from our is centered t. All windows he rear of the	gabled dorme it. A full widt I to porch fac s are non-or property beh	ep pitched, with narers with vinyl sliding the shed roof porch is sing west while the siginal. The house is ind a lattice covere	windows. The s supported by steps are to the s clad in wide
P3b *P4	Resources Pr			es) HP2. Single far		☐ District	☐ Element of Dist	
P5a	Photograph					P5k date	Description of Pl	noto: (view,
10			- 3	2 10	XXXV	Fac	ing east, 1/31/2017	
1				一人人。	JOY 1	P6	Date Constructed	l: 1922
No.						7	Source: Building	Permit
*			Han i			P7	Owner and Addre	ess:
and the sale			E Bliff	FIRE STATE			rry Brodek	
	247	-	VISIO.		-	CONTRACTOR OF THE PARTY OF THE	N Encinitas Ave nrovia, CA 91016	
				No.	1	THE STREET	Recorded by:	
- 10			State of the				of Monrovia	
						415	South Ivy Avenue	
2.0		CONT.	學是一个	10000000000000000000000000000000000000		Mor	nrovia, CA 91016	
		La V		一 次带。		P9	Date Recorded:	1/2017
				A REAL PROPERTY.		P10	Survey Type:	District
P11 R	eport Citation:				Trans II	10		
☐ Arc	chaeological Re		t Record 🔲 L	inear Feature Rec			g, Structure, and Ob ord ☐ Rock Art Red	

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

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

B13 Remarks

B14 Evaluator/ Date



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6L

Other Listings Review Code

Reviewer

Date

			_						
Page	1 of 4	*Resource Name or #:	163 North	Encinitas Avenue					
P1	Other Identific	er:							
*P2	Location:	☐ Not for Publication	n 🖂	Unrestricted		_	Encinita	s Historic I	District
	a. County:	Los Angeles	_						
		163/163½ North Encinitas Av	enue/		City:	Monrovia	l	Zip:	91016
	e. Other Loca							- •	
P3a	Description: (Describe resource and its majo	r elements.	Include design, ma	aterials,	condition,	alterations, size, s	etting, and	boundaries)
	asphalt shingles recessed into th rustic siding on t flanked by two r double hung wir	ched houses on this property. s with shallow eaves and a nar he front gable and supported by the gable with a simple attic ve- her parrow jalousie windows, which hodows. A planter shelf below the hed by a wrought iron fence and	row fascia on a single squart. The rest on replaced for the single with the si	on the down slope. Juare wood porch. of the house is stu- pur-light windows. Indow has been rei	The ga The from sicco side The rest moved.	ble ends nt door fact d. There of the fer The windo	have overhang. The from the fr	The small pont gable livindow on ront elevations.	partial porch is has wide gage the front gable ion consists of
	was changed an curved flat meta	(163½ N. Encinitas) is also a N and the primary elevation faces to all canopy over the entry stoop house and the detached garage	he north pro . The house	perty line. The win	idows ap ith a wo	pear to be	e single hung with that runs along the	double ligh	nts. There is a
P3b	Resource Atti	ributes: (List attributes and co	des) HP3.	Multi-family prop	erty				
*P4 P5a	Resources Pr Photograph	resent: 🛛 Building 🔲 🤄	Structure	☐ Object ☐	Site		ct		_
			Stan St				Front house facino	g west, 1/3	1/2017
	V/	LANCE MANAGEMENT	1.00	ALC: NOT A COM		w.	P6 Date Const	tructed:	1942
200	$>\!\!\!>$ $ \!\!>$				-	150	Source:	Tax Asses	sor
						Billion	P7 Owner and	Address	3 :
		16				13 M	Mankarious Family	y Trust	
							11427 Candela Dr Rancho Cucamon		701
							P8 Recorded I City of Monrovia Planning Division 415 South Ivy Ave Monrovia, CA 910	by: enue	701
	a la					The same	P9 Date Recoi	rded:	1/2017
	BOHE BEACH	MERICAN CHES		1			P10 Survey Ty	pe:	District
P11 R	Report Citation:								
☐ Ar	chaeological Re	ONE Location Map cord District Record Ohntograph Record Ohntograph Record Ohntograph Record Ohntograph Record District Record	Linear Fea						

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

B12 References:

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

B13 Remarks

B14 Evaluator/



CONTINUATION SHEET

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

P5a Photograph



P5b Description of Photo:

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

P6 Date Constructed: 1942 Source: Tax Assessor

P5a Photograph



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

P6 Date Constructed: 1942 Source: Tax Assessor

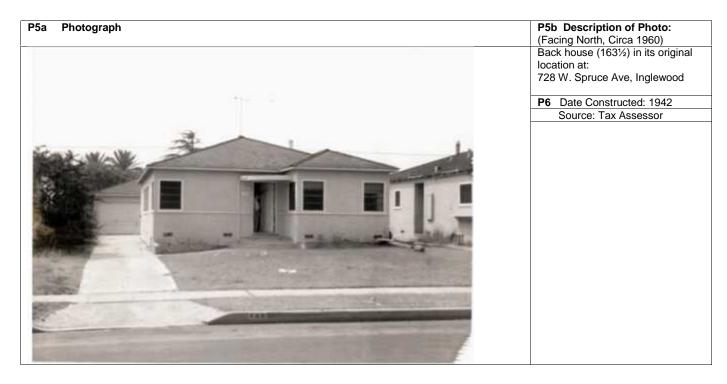
CONTINUATION SHEET

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



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

P6 Date Constructed: 1942 Source: Tax Assessor



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Other Listings Review Code

Reviewer

Date

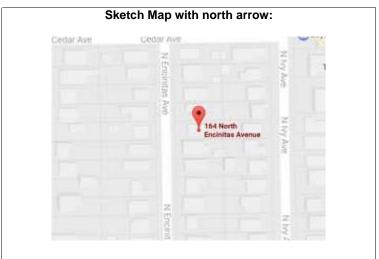
Page	1 of 2	*Resource Name or #:	HL -92; 1	64 North Encinita	s Avenue			
P1	Other Identifie	or.						
*P2	Location:	□ Not for Publication	\boxtimes	Unrestricted		_	Encinitas Historio	District
	a. County:	Los Angeles						
	c. Address:	164 North Encinitas Avenue			City:	Monrovia	Zip	91016
	e. Other Loca	tional Data: APN # 8519-	027-010					
P3a	Description: (Describe resource and its major e	lements.	Include design, r	materials,	condition, alteration	ıs, size, setting, ar	d boundaries)
	elements include face. The partial piers supports the sash windows of surrounds. The	1220sq.ft.) California bungalow we e overhanging eaves, exposed rate projecting front gabled entrance he porch roof. Within the porch at a property of the porch side. Similar windows house rests on a raised concrete e second floor is situation at the side.	ofter tails, borch is le rea a Fre are locate foundat	projecting beam ocated on the prine ench door serves ed on the north ion. Walk from so	ends and nary (wes as the preduction of the outh driver	d a triangular lattice t) elevation. Square imary entrance with e primary façade.	ework grid that pie wood posts atop to two pair of narro Windows and doo	rces front gable square concrete ow, double hung ors exhibit plain
P3b *P4 P5a		ributes: (List attributes and code resent: ⊠ Building ☐ Str	s) HP3. ucture	′ ′ _	perty] Site		Element of Distri	_
			- ear-w			date)		(,
St. St.		The state of the s	180	四 如	7	Facing e	ast, 1/31/2017	
		A		W. 3		P6 Dat	te Constructed:	1920
						So	urce: Building F	Permit
WA.			111111111111111111111111111111111111111	HINIHIII		P7 Ow	ner and Addres	ss:
					1		d Cynthia Rude Fa	mily Trust
100							ncinitas Ave. a, CA 91016	
					/	P8 Rec City of M Planning	corded by: lonrovia Division	
100				-	-		th Ivy Avenue a, CA 91016	
11/1		A STATE OF THE STA						
A							te Recorded:	1/2017
	See and the	A COMPANY STATES OF		ERICH LOS		P10 Su	ırvey Type:	District
			THE N	THE PERSON NAMED IN				
- TOTAL	SIMP PROPERTY	CHARLES - CONTENT	Sec. 1	Lais, Laboratoria	The same of	400		
P11 R	Report Citation:	:						
☐ Are	chaeological Re	ONE Location Map Slecord District Record L L Photograph Record District Cord District Record District Record District Record District Record District Record Record Record District Record Rec	inear Fe					

State	of California		Primary #								
_	tment of Communit	•	HRI #								
BUIL	LDING, STRUC	TURE, AND OBJECT R	ECORD Trinom	ial							
Page	2 of 2 *Re	esource Name or #: HL-92; 16	64 North Encinitas Aven	ue							
B1	Historic Name:										
B2	Common Name:										
		0: 1 5 3 0 11 51									
В3	Original Use	Single Family Residential									
B4	Multifamily Residential Multifamily Residential										
В5	B5 Architectural Style California Bungalow										
В6	B6 Construction History (Construction date, alterations, and date of alterations)										
В7	11/2/1935 - permit issued to L.L. McBurney to construct alterations to garage 1947 - permit issued to owner E.K. Pier to construct garage with loft above (21' x 21') 1948 - permit issued to owner E.K. Pier to add windows and construct partitions to apartment 1948 - permit issued to owner E.K. Pier to add bathroom to house (144 SF) 1951 - permit issued to owner E.K. Pier to construct new rear porch (George Floyd Porter, contractor)										
B8	Moved: No Related Features:	Date Moved	Original L								
_		nknown	b. Builder:	W.H. McCune							
В9а	Architect. Of	IIKIIOWII	D. Builder.	W.n. McCune							
B10	Significance: Th	heme: Residential Development	Area:	Monrovia//Encinitas District							
	Period of Significa		Property Type	HP3. Multi-family property							
	This property appears		and the California Regis	ster. It is designated Monrovia Historic Landmark No. 92 ds of significance to the north Encinitas Historic District.							
B11	Additional Resour	rce Attributes:		Obstala Managerith manth							
B12	References:			Sketch Map with north arrow:							
		County Tax Assessor Records,	Cedar Ave	Cedar Ave							

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

B13 Remarks

B14 Evaluator/ Date



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings

		Re	eview Code	Reviewer			Date	
Page	_1 of _2	*Resource Na	me or #:	167 North Encinitas Avenu	ıe			
P1	Other Identifier	:						
*P2	Location:	☐ Not for F	Publication	□ Unrestricted		_	Encinitas Historic	District
	a. County:	Los Angeles						
	c. Address:	167 North Encinit	as Avenue		City:	Monrovia	Zip:	91016
	e. Other Location	onal Data:	APN # 8519-0	026-008				
P3a	Description: (De	escribe resource a	nd its major ele	ements. Include design, m	aterials, c	ondition, alterations,	size, setting, and	boundaries)
	clapboard siding portico features A pair of round	. Roof elements in a cornice return an wood columns sup	clude overhand a plain entab oports the porc	entury Queen Anne dwell aging boxed eaves, and a polature, a large rectangular ch roof. Within the porch (east) elevation; a picture v	oartial-wid slatted ve area is th	th projecting front-ga ent, and diamond-pa e multi-panel front e	abled porch roof. I tterned shingles in entrance. A pair of	The pedimented the gable face. narrow double
P3b *P4 P5a		outes: (List attributesent: ⊠ Building		HP2. Single family proper e ☐ Object ☐ Site	-		District ☐Other	: (view, date)
						Facing w	est, 1/31/2017	
						P7 Own Jayson at 167 N En Monrovia P8 Recc City of Mo Planning 415 South Monrovia P9 Date		
P11 Re	eport Citation:							
☐ Arc	haeological Reco		rd 🗌 Linear I	Map ☐ Continuation Shee Feature Record ☐ Milling				

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

B9a Architect: Unknown b. Builder: Unknown

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

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

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

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



PRIMARY RECORD

Primary # HRI# **Trinomial**

Other Listings Review Code

CHR Status Code 5D3

				Review Cod	e R	Reviewer			Da	ite	
Page	_1_ of	2	*Resource	Name or #:	168 North Enci	nitas Avenue					
P1	Other Iden	tifier:									
*P2	Location:		☐ Not f	or Publication	⊠ Unre	estricted		=	Encinita	s Historic [District
	a. County:		Los Angeles								
	c. Address		_	cinitas Avenue		C	City:	Monrovia		Zip:	91016
	e. Other Lo	catio	nal Data:	APN # 8519	-027-007						
P3a	Description	n: (De	scribe resourd	e and its major	elements. Include	e design, materia	als, co	ndition, altera	ations, size, set	tting, and b	oundaries)
	overhanging The partial, large lattice chimney is windows wi traditional (canted bay) A detached	g eave project attict on the ith gla Craftsr windo	es, exposed racting front-gate screen in the e south elevanzing divided man surround ew. The house	after tails, and poled entrance por primary façade. tion. Within the into three paness, are located one rests on a raise of property was e	was erected in 1 rojecting beam-erch is located on Doubled square porch area is a concrete from the north end ed concrete found erected similar to	nds. The house the south end o wood posts ato glazed front en t and side steps of the primary fa- lation.	e is side of the pop batte otrance s lead acade.	ded with 36" lorimary (west ered river roce e (non-original to porch co . A peaked	long narrow re b) elevation. Un ck piers suppor al) and a pair ncrete floor. gable on the r	ctangular vander the port the porch of flanking. Similar windorth elevan	vood shingles. orch gable is a a. A river rock narrow, fixed dows, all with tion shelters a
P3b	Resource	Δttribı	u tes: (List attr	ihutes and codes	s) HP2. Single fa	mily property					
*P4 P5a		Prese	ent: 🛭 Build		ure	, ,	District	t 🗌 Eleme P5 I	nt of District Description	☐Other of Photo:	(view, date)
								P6 P7 Ricc 168 Mo P8 City Pla 415 Mo P9	Date Constru Source: Owner and A ky and Kristin N B N. Encinitas A nrovia, CA 910 Recorded by y of Monrovia nning Division 5 South Ivy Ave nrovia, CA 910 Date Record	ucted: Building Pe Address: Wullschlege Ave 116 7: enue 116	
P11 R	eport Citatio	n:									
☐ Arc	haeological F	Record	d 🔲 District F		n Map Continer Feature Record ist):					ecord	

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 168 North Encinitas Avenue **Historic Name:** B2 **Common Name: B3 Original Use** Single Family Residential **Present Use B4** Single Family Residential

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

6/19/1912 – permit issued to F.M. Kemper to construct Residence

1/29/1924 - permit issued to E.B. Cole to construct garage

Craftsman Bungalow

B7	Moved: No	Date Moved	Original Location	

B8 Related Features:

Architectural Style

B5

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

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

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

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

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5D3

Other Listings

				Review Code	e Reviewer		Date	;
Page	1 of	2	*Resourc	e Name or #:	171 North Encinitas Avenue	Э		
P1	Other Iden	tifior:						
*P2	Location:			for Publication	⊠ Unrestricted		Encinitas	Historic District
	a. County:		Los Angeles		□ Omesmoted			
	c. Address		•	ncinitas Avenue		City:	Monrovia	Zip : 91016
	e. Other Lo	ocatio	nal Data:	APN # 8519	-026-005	-		·
P3a	Descriptio	n : (De	escribe resou	rce and its major e	elements. Include design, ma	aterials, c	ondition, alterations, size, settir	ng, and boundaries)
	clapboard s centrally lo recessed fr an added s not original upper light	siding cated ont posted to the control of the contr	and non-origion the roof corch is located oof. Within the octagonal fixecated on the	inal wood shingles on the primary (ea d on the northeast ne porch area is the xed window adjac e south end of the	s. Roof elements include over ast) elevation. The center do t corner of the house. Score the front entrance which is no tent to the entrance. A large	erhanging ormer has d square w diagon picture w trance ar	a normal pitch bellcast hipped flared eaves and a pyramidal a square center window flank wood posts atop clapboard-sid ally positioned (and not the original picture window feature classed in the house.	bellcast hipped dormer ked by vents. A partial led balustrades support ginal orientation). Also and narrow hexagonal
P3b	Resource	Attrib	utes: (List at	tributes and codes	s) HP3. Multi-family property			
*P4		Pres	ent: 🛭 Bui		ure Object Site	☐ Distric	ct Element of District P5b Description of	Other f Photo: (view, date)
				Die		是要 不	Facing west, 1/31/20	017
			_	Links Ball			P6 Date Construc	ted: 1910
					全国		Source: Ta	ıx Assessor
		esti.					P7 Owner and Ad	dress:
1	10.7			I Sesso I	- 60	X I	Nielson Trust 270 N Canyon Blvd.	
			-			5	Monrovia, CA 9101	
							P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenu Monrovia, CA 91016	
						1	P9 Date Recorded	d: 1/2017
	36-19-0-1	214	建筑物	37	A. Contract		P10 Survey Type:	District
P11 Re	eport Citatio	on:						
☐ Arc	haeological	Recor	d District		r Feature Record Milling S		ding, Structure, and Object Rec ecord ☐ Rock Art Record	ord:

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial 2 of 2 *Resource Name or #: 171 North Encinitas Avenue **Historic Name: B1** B2 **Common Name: Original Use** Multi-family property **Present Use** B4 Multi-family property

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

Transitional Victorian

8/12/1941 – permit issued to E.E. Harper to construct workshop and house repair

3/19/1942 – permit issued to E.E. Harper to construct alteration to workshop (converted to unit in c.1945)

1/12/1943 – permit issued to E.E. Harper to construct alteration to garage

B7 Moved: No Date Moved _____ Original Location _____

B8 Related Features:

Architectural Style

B9a Architect: Unknown b. Builder: Unknown

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

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

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

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

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings Review Code

Reviewer Date

Page	1 of 2 *Resource Name or #: 172 North Encinitas Avenue	
P1	Other Identifier:	
*P2	Location: Not for Publication Unrestricted	Encinitas Historic District
	a. County: Los Angeles	
	c. Address: 172 North Encinitas Avenue City: 1	Monrovia Zip: 91016
	e. Other Locational Data: APN # 8519-027-006	
P3a	Description: (Describe resource and its major elements. Include design, materials, con-	dition, alterations, size, setting, and boundaries)
	This single-story (1420 sq. ft.) Transitional Victorian was erected in 1906. It is capped to Anne-influenced front gable with wood shingles and an arched attic vent with narrow ho overhanging boxed eaves and decorative scrollwork at the corners. The mass-plan verpartial recessed front porch is located on the northwest corner of the primary (west) ele atop clapboard-sided balustrades support the porch. Within the porch is the side far window. A large picture window with fixed lower glazing and a leaded glass upper light. The entrance and windows feature traditional plain wood surrounds. The house sits on a with a shared driveway.	rizontal slats. Other roof elements include shallow tracular dwelling has narrow clapboard siding. A vation. Round wood columns (Colonial influenced) cing front entrance and a narrow double hung sash it is located on the south end of the primary façade.
P3b *P4 P5a	Resource Attributes: (List attributes and codes) HP2. Single family property Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District Photograph	☐ Element of District ☐ Other P5b Description of Photo: (view, date)
8/8/		Facing east, 1/31/2017
		P6 Date Constructed: 1906
		Source: County Assessor
		P7 Owner and Address:
		Jennifer Paige 172 N. Encinitas Ave
		Monrovia, CA 91016
1		P8 Recorded by: City of Monrovia
		Planning Division
6		415 South Ivy Avenue Monrovia, CA 91016
- 4		4.00
		P9 Date Recorded: 1/2017
-54/65		P10 Survey Type: District
	THE WAR STREET	
100		
D11 D	eport Citation:	
	port oration.	
		0
☐ Arc	uments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Buildin haeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Recoffact Record ☐ Photograph Record ☐ Other (List):	

	of California			•	#			
-		nunity Development		HRI#_	Trinomial			
DUIL	O NO.	UCTURE, AND O	BJECT REC	עאט	i rinomiai			
Page	2 f 2	*Resource Name or #:	172 North Encin	itas Aveni	ue			
B1	Historic Name:	None found						
B2	Common Name:			_				
В3	Original Use	Single Family Reside	ential					
B4	Present Use	Single Family Reside	ential					
B5	Architectural Sty	/le Transitional Victoria	n Colonial					
В6	Construction H	istory (Construction date, a	alterations, and dat	e of altera	ations)			
B7 B8	Moved: No Related Feature	Date Moved es:		_ Origin	nal Location			
В9а	Architect:	Unknown	b.	Builder:	Unknow	1		
B10	Significance:	Theme: District	Are	ea:	Monrovia	a/Encinitas District		
	Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. Though this building appears ineligible for the National Register and the California Register, it does appear eligible for loc designation as a historic landmark due to its unaltered Queen Anne inspired architectural styling and association with earesidential development of Monrovia. Additionally, it is of interest as a contributor to one of the periods of significance to the Not Encinitas Historic District.							
B11	Additional Res	ource Attributes:			Sketch	Man with north arrow		

B12 References:

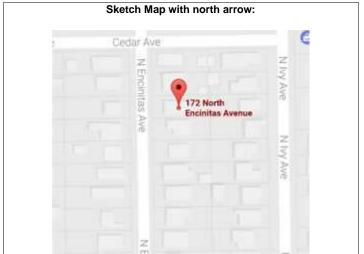
Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories

B13 Remarks

B14

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

1/2017



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings

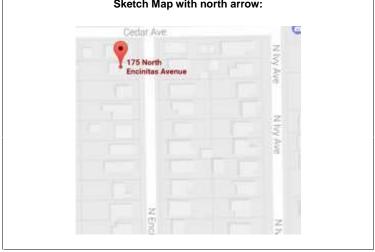
					Review Code	e Reviewer			Date		
Page	1	of	2	*Resourc	e Name or #:	175 North Encinitas Avenue					
P1	Othe	r Iden	tifier:					_			
*P2	Loca	tion:		☐ Not	for Publication	□ Unrestricted		_	Encinitas His	oric [District
	a. Co	unty:		Los Angeles							
	c. Ad	ldress	: -	175 North E	ncinitas Avenue		City:	Monrovia		Zip:	91016
	e. Ot	her Lo	catio	onal Data:	APN # 8519	-026-004					
P3a	Desc	riptio	n: (De	escribe resoul	rce and its major of	elements. Include design, mat	erials, co	ondition, altera	tions, size, setting,	and b	oundaries)
	famil shing over locat wind the s singl	y dwe gles in hangi ed or ow. A south e fam	elling n the ng ea n the A larg end illy re	has a pyrar gable. Non aves, expos northeast o ge tripartite p of the prim sidence sits	midal hipped roc original rock ve ed rafter tails, a corner of the pri picture window ary façade. Th on a raised fou		nt gable stalled he from thin the e with f tradition	. The house beneath the t gable face. porch area lanking narro	is sided with clap sill course. Roof A partial recess is the front entra by double-hung s	oboai elem sed fi nce, sash i	rd with wood nents include ront porch is and a porch is located on
P3b	Reso	urce	Attrib	utes: (List att	tributes and codes	s) HP2. Single family property					
*P4 P5a	Reso Photo			ent: 🛚 Bui	Ilding	ure 🗌 Object 🔲 Site [Distric		nt of District Ot Description of Pl		(view, date)
100				194	Child			Fac	ing west, 5/14/2015		
	nit.		229				3	P6	Date Constructed	:	1910
	100	L E	1				- 10	*	Source:		
	arn	d							Owner and Addre	ss:	
									e Virgen N Encinitas Ave		
	and the last					low ti			nrovia, CA 91016		
				Q.				City Plar	Recorded by: of Monrovia nning Division South Ivy Avenue		
137		-	H				1		rovia, CA 91016		
1341		1	200	经和市民			THE	P9	Date Recorded:		1/2017
	A	9		头上				P10	Survey Type:	_	District
			W.		ATOMA N	NI THE		N. C.	,	_	
-	-			No.	Self William	Jan		Val.			
P11 Re	eport (Citatio	on:								
☐ Arcl	haeolo	gical l	Recor	d District		n Map					

Ctata	of California				Duine a m / #	ш					
	of California tment of Commu	ınitv Devel	opment		Primary # HRI #						
_	DING, STRU	_	-	BJECT RE		Trinomial					
Page	_2 of _2_	*Resource	Name or #:	175 North Er	ncinitas Avenu	nue					
В1	Historic Name:										
B2	Common Name:										
В3	Original Use	Single	Family Resid	dential							
В4	Present Use	Mass-r	Family Residual	lar/							
B5	Architectural Style			an/Craftsman							
В6	B6 Construction History (Construction date, alterations, and date of alterations)										
	1910 – house con 6/12/1939 – permi 10/10/1944 – perm	it issued to o	wner George								
В7	Moved: No	Date N	/loved		Origi	ginal Location					
В8	Related Features										
В9а	Architect:	Unknown			b. Builder:	: Unknown					
B10	Significance:	Theme:	Residential	Development	Area:	Monrovia/Encinitas District					
	Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. Although the structure was originally built during one of the periods of significance, due to the extensive alterations, this building no longer retains integrity and has no historical or architectural significance. Therefore, this building appears ineligible for individually at any level of designation or as a contributor to the North Encinitas Historic District.										
B11	Additional Resou	ırce Attribut	es:			Sketch Map with north arrow:					
B12	References: Sanborn Maps, LA Monrovia Building					Cedar Ave					

B13 Remarks

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

Evaluator/Date B14



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Other Listings Review Code

Reviewer

Date

Page	_1_ o	f <u>2</u>	*Resource I	Name or #:	176 North Encinitas Avenue	е				
P1	Other Id	entifier	:							
*P2	Location	1:	☐ Not fo	r Publication			_	Encinitas	Historic [District
	a. Count	y:	Los Angeles							
	c. Addre	ss:	176 North Enci	nitas Avenue		City:	Monrovia		Zip:	91016
	e. Other	Locati	onal Data:	APN # 8519	0-027-003					
РЗа	Descript	ion: (D	escribe resource	and its major	elements. Include design, ma	aterials, c	ondition, alte	erations, size, settir	ng, and b	oundaries)
	rafter tail gable pe support to porch are wide trips elevation. The linte	s, project ak. The porce is the porce is the artite pin. The color between the project is the color between the project is the project in the color between the project is the project in	ecting carved beane projecting from the projecting from the projecting of the front entrance in the projection with the projection of the	am-ends, a shant porch is locally beams, and a and several nath fixed center a narrow panded beam. The	alow was built in 1912. The not allow front-gabled dormer with ated on the south end of the curved lintel above the entry arrow multipane fixed window pane flanked by two-over on ed light and a double hung two roof is asphalt shingles. The on the south side of the house	n a vertical e primary to the po es with trans ne window vo/one lig e siding is	al slat vent, (west) eleverch. The staditional Craws. A natur ht. The po	and triangular lattic ation. Slightly bate eps are centered or oftsman surrounds. al rock chimney is rch extends beyond	cework votered cut n the por North of visible a d the side	ent in the front granite posts ch. Within the the porch is a long the south of the house.
P3b *P4 P5a		es Pre	butes: (List attrib sent: ⊠ Buildi		s) HP2. Single family propert ure Object Site	y □ Distrio		nent of District P5b Description of]Other f Photo :	(view, date)
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Acc.	7	S. V		1	The state of the s		Vev. − F	P6 Date Construc	ted:	1912
4		進	注意	3				Source: Bu	uilding Pe	ermit
	S SEN		M 160				F	7 Owner and Ad	dress:	
-	CA MA	/ mm	- WHO MAN					odd and Melissa W		
	- 15-11			À	HIRITAGE AND AND ADDRESS OF STREET			76 N. Encinitas Avo Monrovia, CA 91016		
		, e				1	F (4)	P8 Recorded by: City of Monrovia Planning Division 15 South Ivy Avenu Monrovia, CA 91016	ue	
							F	9 Date Recorded	d:	1/2017
	- N		and the same	-N -A				P10 Survey Type:	_	District
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P11 R	eport Cita	tion:								
☐ Arc	haeologic	al Reco		cord 🗌 Linea	n Map ☐ Continuation Sheet r Feature Record ☐ Milling S				cord	

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

B9a Architect: Unknown b. Builder: Mac Intyre Building Company

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

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

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

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

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

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

Evaluator/Date 1/2017



PRIMARY RECORD

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

Other Listings

					Review	Code		R	Revie	ewer								Da	te			
Page	1 (of 2	*	Resource	Name or	#: 1	77 Nor	th Enci	initas	Avenu	ue											
P1	Other lo	dentifier:	=										_									
*P2	Locatio	n:		☐ Not f	or Publica	tion	\boxtimes	Unre	estric	ted			Encinitas Historic District									
	a. Cour	ty:	Los	Angeles																		
	c. Addr	ess:	177	North En	cinitas Ave	nue					_ (City:	Mor	nrovi	a				Zi	p:	91016	6
	e. Othe	r Locatio	nal I	Data:	APN#	8519-02	6-001															
P3a	Descrip	tion: (De	escrib	e resourc	e and its m	najor elen	nents.	Include	le des	ign, m	nateri	als, c	onditi	on, a	ltera	tions	, size,	set	ting, an	d bo	oundari	es)
	overha gable p porch is concre- concre- the no	nging eace on the caps. the caps. the cap. the cap. the cap. the cap. the cap.	aves he h prim The The e er	expose nouse is nary (eas railing is windows atry has a	palow has d rafter ta sided with t) elevation s decorate include a a fixed lo ption of th	ails, kneo h clapbo on. Four tive woo a large fi wer par	e brace bard; to pairs to the p	ces, ca the ga of dou ne por indow n sixte	arved able i uble rch is on e een s	barg s she squar acce either square	geboareathe re po esse side e up	ard, and with sets with the sets with the sets with the sets and the s	and a th sh vith c cond ne fro ights.	a rec lingle arve crete nt do	tanges. d brestepoor. ne d	julai The acki ps v The well	vent full vets sit vith lo rectaing si	with widt atcome and a with a wind a with a	th a grich, flat op river roull op river roull op record of the contract of th	id some room room room room room room room r	creen of, proj ck pier walls re wince ed rive	in the ecting s with with a dow to r rock
P3b	Resour	ce Attrib	utes	: (List attri	butes and	codes) H	HP2. Si	ingle fa	amily	prope	rty											
*P4 P5a	Resour Photogr	ces Pres aph	ent:	⊠ Build	ding 🗌 S	Structure		Object		Site		Distri	ct [] Ele			Distric script	-	□Othe of Pho		(view, c	date)
								(16)	300			8 -	Faci	ing v	vest, 1	/31/	2017					
								- 1			-		j.		P6	Dat	e Con	stru	ıcted:	-	1910	
		35												\$		S	ource:	: 7	Tax Ass	sess	or	



Doyle Johnson 177 N Encinitas Avenue Monrovia, CA 91016 P8 Recorded by: City of Monrovia

P7 Owner and Address:

Planning Division 415 South Ivy Avenue Monrovia, CA 91016

P9 Date Recorded: 1/2017 P10 Survey Type: District

P11 Report Citation:

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

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

B12 References:

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

B13 Remarks

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

415 South Ivy Avenue Monrovia, CA 91016 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3
Other Listings

Review Code

Date

Page	1 of 2	*Resource Name or #:	180 North Encinitas Avenue				
P1	Other Identifier:	:					
*P2	Location:	☐ Not for Publication	☑ Unrestricted Encinitas Historic Dist				
	a. County:	Los Angeles					
	c. Address:	180 North Encinitas Avenue		City:	Monrovia	Zip: 91016	
e. Other Locational Data: APN		onal Data: APN # 8519	9-027-002				

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

Reviewer

This one story (1126 sq. ft.) Craftsman Bungalow was built in 1920. It is situated on a corner lot. The front gabled roof has a normal pitch. Roof elements include overhanging eaves, exposed rafter tails, projecting beam ends, and a slatted triangular attic vent at the top of the front gable. The full width projecting front porch is supported by wood posts with knee braces that sit atop square piers, which have been faced with non-original stack stone veneer. A secondary knee brace and decorative lattice work was recently added. The porch is enclosed by low wood beam across the entire front. The foundation has also been faced with non-original stack stone veneer. A planter was added in front of the porch. The entry door is centered and flanked by double hung sash picture windows. Door and windows have battered Craftsman surrounds. The steps are to the south side of porch with a wrought iron rail leading to a brick landing and walkway. The roof consists of asphalt shingle. The siding is clapboard. The driveway and garage enter off the side street (Cedar Ave).

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

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

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



Facing east, 1/31/2017

P6 Date Constructed: 1920

Source: Building Permit

P7 Owner and Address:

Oracle Communities Corporation 2275 Huntington Dr., Unit 535 San Marino, CA 91108

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

P9 Date Recorded: 1/2017

P10 Survey Type:

District

P11 Report Citation:

Attachments:	■ NONE	☐ Location Map	☐ Sketch Map ☐	☐ Continuation Sheet	⊠ Building,	Structure,	and Object Record
☐ Archaeologic	cal Record	☐ District Record	☐ Linear Feature	e Record Milling S	tation Record	d □ Rock	Art Record
☐ Artifact Reco	ord 🗌 Pho	tograph Record	Other (List):	•			

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

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

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

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

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

B14 Evaluator/Date



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings Review Code

Reviewer

Date

Page	_1 of 2	*Resource Name or #:	HL-68; 201 North Encinitas Aven	ue		
P1	Other Identifier:	Howard S. Woodrow Hou	ise			
*P2	Location:	☐ Not for Publication	□ Unrestricted		Encinitas Histo	ric District
	a. County: Lo	s Angeles				
	c. Address: 20	1 North Encinitas Avenue	City	: Monrov	ria Z	ip : 91016
	e. Other Locational	I Data:APN # 8519	-025-034			
P3a	Description: (Descri	ribe resource and its major e	elements. Include design, materials	, condition, a	alterations, size, setting, ar	nd boundaries)
	structure is cappe boards, standard Roof elements ind face. The project wood columns atd fixed picture winds trio of windows co side gable on the	ed with a combination hip clapboard on the porch clude overhanging flared ting front entrance porch to the balustrade supportion. All doors and fenes consisting of a pair of nar south elevation is over a sts on a raised foundation.	style residence exhibits classioned and cross-gabled roof. Exibalustrade, and both fish scale eaves, carved brackets and a is located on the south end of the porch roof. Within the port tration features classical surrour double-hung sash on either square bay. A small interior chan. All the exterior movable with	terior siding le and dian rectangula the primar ch area is tunds. On the side of a sid	g includes narrow clapb mond shingles on the f ar multi-pane window in by (east) elevation. Fou the angled, glazed entra the north end of the prin a small, fixed rectangula trees the roof at the ridge	oard with corner front gable face. In the front gable for tapered round fance and a large mary façade is a far window. The wood-
P3b	Resource Attribute	es: (List attributes and codes	s) HP2. Single family property			
*P4 P5a	Resources Present Photograph	t: 🛚 Building 🔲 Structu	ure 🗌 Object 🔲 Site 🔲 Dis	strict	lement of District Other P5b Description of Pho	
*	The same		A Maria		Facing west, 1/31/2017	
- *		- 1		1	P6 Date Constructed:	1903
100		24 T	The sea		Source: County	Assessor
4					P7 Owner and Address	s:
				11/2	Scott & Deana Curry	
					201 N. Encinitas Ave. Monrovia, CA 91016	
					P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016	
-			adding the same of		P9 Date Recorded:	2/2017
6					P10 Survey Type:	District
P11 Re	eport Citation:					

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

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

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

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



PRIMARY RECORD

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

Other Listings

					Review Code	e Reviewer			Date		
Page	_1	of	2	*Resource	Name or #:	202 North Encinitas Avenu	ıe				
P1	Othe	r Iden	tifier:	}							
*P2	Loca	tion:		☐ Not f	or Publication			_	Encinitas H	listoric l	District
	a. Co	unty:		Los Angeles							
	c. Ad	dress	s: _.	202 North En	cinitas Avenue		City:	Monrovia		Zip:	91016
	e. Ot	her Lo	ocatio	onal Data:	APN # 8519	-028-035					
P3a	Desc	riptio	n : (De	escribe resour	ce and its major e	elements. Include design, m	aterials, c	ondition, altera	ations, size, setting	g, and b	oundaries)
	mod the p orier wind south appe	erate prope ited s ows. n. All ear to	pitch rty ar outh Seve arge be vi	and has asp nd is attached toward Ceda eral windows picture windonyl. The por	chalt shingles a d with a breezed r Avenue as op are shaded by bw on the porch ch is supported	ional single family dwellind has shallow eaves wit way which forms a cross posed to Encinitas Aven appurtenant metal awning is made up of one larged by three square posts a ecessed porch has clapt	h a fascia gable. Tue. The ngs. The sash flan nd has w	a. The garagine property in west wall has partial porchinked by two wood slat balu	ge is situated at s a corner lot ar s a brick fireplaction is recessed and narrow sashes.	the reand the had the	r (east) of nouse is sed by two sed from the windows orimarily
P3b	Resc	urce	Attrib	utes: (List attr	ibutes and codes	s) HP2. Single family prope	ty				
*P4 P5a	Resc Photo			sent: 🛚 Build	ding	ure	☐ Distric		ent of District b Description of	Other Photo :	(view, date)
				-		100 M		Fac	cing north, 1/31/20)17	
The same						100		P6	Date Construct	ed:	1951
						Adjust 1			Source: Bui	Iding Pe	ermit
	-							300 mm	Owner and Add	lress:	
		10000		-	a Million -		4.7		geline Ang Trust 4 N Primrose Ave.		
						- man		The second second	onrovia, CA 91016		
	100					-	-		Recorded by: y of Monrovia		
			-			The same of	1	Pla	nning Division		
	- 30		di.						5 South Ivy Avenu nrovia, CA 91016	е	
				WIND AND	7.	- I		P9	Date Recorded	:	2/2017
					STATE OF THE PARTY OF	Harris Marie Tar	20.00	P10	0 Survey Type:	_	District
P11 Re	eport (Citatio	on:		99						
☐ Arcl	haeolo	gical	Recor	d 🗌 District F		n Map				ord	

	of California				<u> </u>	
-	rtment of Comm	-	•	JECT RE	HRI# CORD Trinom	nial
	•		Name or #:		ncinitas Avenue	
Page	01	Resource	Name or #.	202 NOITH	ncinitas Avenue	
B1	Historic Name:					
B2	Common Name:					
В3	Original Use	Single	family property	,		
В4	Present Use	Single	family property	,		
В5	Architectural Sty	rle Minim	al Traditional			
В6	Construction H	istory (Consti	ruction date, alt	erations, and d	ate of alterations)	
В7	Moved: No	Date I	Moved		Original Lo	ocation
В8	Related Feature	es:	_			
B9a	Architect:	Clayton Sm	nith (engineer)		b. Builder:	J.M Reniczek
	0: '"		, ,	<u> </u>	=	
B10	Significance:	Theme:	Residential	Development	Area:	Monrovia/Encinitas District
	This structure ap	nce in terms o opears to be ir period of sign	neligible for the nificance of the	National Regisi North Encinitas	Historic District. He	HP2. Single family property rity. egister and for local designation. Additionally, it does not owever, it appears eligible for special consideration in the he early post-war era.
B11	Additional Reso	ource Attribu	tes:			Sketch Map with north arrow:
B12 References: Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.						

Sketch Map with north arrow: 202 North Encinitas Avenue Neptonitas Avenue Neptonitas Avenue

Remarks

Evaluator/Date

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

B13

B14

PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Other Listings Review Code

Reviewer

Date

Page	_1 of _2	*Resource Name	or#: <u>H</u> L	39; 205 North	n Encinitas Av	enue						
P1	Other Identifier:	H.S. Woodrow	House				_					
*P2	Location:	☐ Not for Pub	lication	Unrest	ricted		Encinitas Historic District					
	a. County:	os Angeles										
	c. Address: 2	205 North Encinitas	Avenue			City:	Monrovi	a	Zip:	91016		
	e. Other Location	al Data: AF	PN # 8519-025	-035								
P3a	Description: (Des	cribe resource and	its major elem	ents. Include o	design, materi	als, co	ndition, a	Iterations, size, setting	, and b	oundaries)		
P3b	This one-and-a-half story Craftsman residence has a steeply-pitched side gable roof clad in a combination of narrow, rectangular wood shingles and standard wood shingles. Roof elements include overhanging eaves, exposed rafter tails and beam-ends, and a prominent front-gabled dormer. The dormer is in the center of the primary (east) elevation and has carved bargeboards, carved vertical vents, and a fixed tripartite window grouping. North of the dormer is an open sleeping porch with a closed, shingled-clad railing. The recessed front entrance porch is located on the southeast corner of the house. Square wood posts support extended porch roof beams. Within the porch area is the glazed front entrance and a small horizontal fixed window. A tripartite picture window of three double hung sashes is located on the north side of the primary façade. A cantilevered second floor balcony is located on the south elevation. The residence sits on a raised foundation.											
*P4 P5a	Resources Prese Photograph	tes: (List attributes ant: Building	Structure	ŭ	, , ,	District	t 🗌 Eld	ement of District Description of P5b Description of Facing west, 1/31/20		(view, date)		
							4	P6 Date Constructe		1911		
Source: Cour												
	1							P7 Owner and Add	•			
							1	Helen and Peter Falc	0			
	A					16	Z.	205 N. Encinitas Ave				
		a		200				Monrovia, CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016)			
								P10 Survey Type:	-	1/2017 District		
								P10 Survey Type:	_	District		

P11 Report Citation:

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

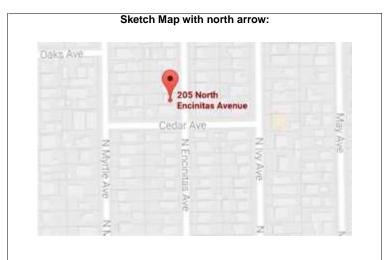
State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 2 *Resource Name or #: 205 North Encinitas Avenue/ HL39-MA37 **Historic Name: B1** H.S. Woodrow House B2 **Common Name: Original Use B3** Single Family Residential **Present Use** B4 Single family Residential **B5 Architectural Style** Craftsman Bungalow **B6** Construction History (Construction date, alterations, and date of alterations) 9/27/11 - permit issued to owner H.S. Woodrow to construct house (address on permit is 207 N. Encinitas), Charles Cramlet, builder. 1911 – House constructed (Tax Assessor) 1937 - Alter Garage 1960 - Electrical Outlets 1966 - New Roof 1969 - Electrical 1992 - Reinforce Chimney Moved: No **B7 Date Moved Original Location B8 Related Features:** Carriage house (garage) at the south west corner of property. Built contemporary with house. B9a Architect: b. Builder: Unknown **Charles Cramlet** Significance: **B10** Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 **Property Type** HP2. Single family property This property appears to be ineligible for the National Register and the California Register. It is however locally significant due to its adept use of Craftsman bungalow styling and features in its overall design and is designated Monrovia Historic Landmark No. 39. Additionally, it is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District. B11 **Additional Resource Attributes:** Sketch Map with north arrow:

B12 References:

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

B13 Remarks

B14 Evaluator/Date



PRIMARY RECORD

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

Other Listings Review Code

				Review Cod	e Re	viewer		Date		
Page	_1_ of	2	*Resource	Name or #:	208 North Encinit	as Avenue				
P1	Other Ide	ntifier:								
*P2	Location:		☐ Not f	or Publication	□ Unrest	ricted	_	Encinitas His	toric E	District
	a. County	:	Los Angeles							
	c. Addres	s: _	208 North En	cinitas Avenue		City:	Monrovia		Zip:	91016
	e. Other L	.ocatio	nal Data:	APN # 8519	-028-034					
P3a	Description	on: (De	escribe resourd	ce and its major	elements. Include	design, materials, co	ondition, altera	tions, size, setting,	and bo	oundaries)
P3b	This (1548 sq. ft.) minimal traditional, single story home was built in 1945. The roof is low hipped with narrow eaves and enclosed rafters and fascia at the rafter ends. The partial porch has both an offset front facing and south side approach off the driveway. Two decorative columns support the porch roof. Within the porch area is an offset front facing entry and a multi-pane sash picture window. The porch is enclosed with a picket balustrade. All the windows are double hung, the roof is asphalt shingles, and the siding is stucco. There are three small rectangular basement vents level with the porch flooring. The detached garage is at the rear. P3b Resource Attributes: (List attributes and codes) HP2. Single family property									
	*P4 Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other P5a Photograph P5b Description of Photo: (view, date)									
3. 303			7					ing east, 1/31/2017		1045
	11	1.56	THE RES	T.			Po	Source: Build	ing Pe	1945 rmit
4			Name of the last				P7	Owner and Addre	-	.
) -	Daniel and Carmen Ray 208 N. Encinitas Ave Monrovia, CA 91016									
P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016										
-	No. Oak	1					P9	Date Recorded:		1/2017
	1		Terris					Survey Type:	_	District
P11 Re	eport Citati	130								
☐ Arc	Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):									

	State of California Primary #									
Department of Community Development HRI#BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial										
	•		•							
Page	of	*Resource	Name or #:	208 North E	Encinitas Avenue					
В1	Historic Name:									
										
B2	Common Name:									
В3	Original Use	Singl	e Family Resid	ential						
В4	Present Use	Singl	e family Reside	ential						
В5	Architectural Sty	le Minin	nal Traditional							
В6	Construction H	istory (Cons	ruction date, a	Iterations, and o	date of alterations)					
					Joseph Thompson	, contractor)				
	2004 – permit is					•				
	2005 – front por		idulion of a bc	aroom and batt	1100111					
В7	Moved: No	Date	Moved		Original L	Location				
В8	Related Feature	es:								
В9а	Architect:	Unknown			b. Builder:	Joseph Thompson				
B10	Significance:	Theme:	Residential [Development	Area:	Monrovia/Encinitas District				
	J		- Trooladinia i	20 voiopinone	_ 1	Monoral Enternate Status				
	Period of Signif		1930-1965 of historical or a	architectural cor	Property Type ntext as well as inte	HP2. Single family property earlity.				
	Register and for local designation. Additionally, it does not									
						However, it appears eligible for special consideration in the the early post-war era.				
B11	Additional Reso	ource Attribu	ıtes:							
Sketch Map with north arrow:										
B12	References: Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories.				Oaks Ave					
					59058.000					
						208 North				
B13	Remarks					Encinitas Avenue				

Oaks Ave Cedor Ave Report Av

Date

B14

Evaluator/

PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Other Listings Review Code

Reviewer

Date

Page	1 of 2	*Resource Name or #:	209 North Encinitas Avenue				
P1	Other Identifier:						
*P2	Location:	☐ Not for Publication			_	Encinitas Histor	ric District
	a. County:	Los Angeles					
	c. Address:	209 North Encinitas Avenue		City:	Monrovia	Zi	p: 91016
	e. Other Location	nal Data: APN # 8519	9-025-036				
P3a	Description: (Des	scribe resource and its major	elements. Include design, ma	terials, co	ndition, alteration	s, size, setting, an	d boundaries)
P3b	eras. The pyrar (east) elevation has a window or supported pairs sidelights along surrounds. This inspired from the	nidal roof has overhanging and has a Craftsman style neach side. The shed roo of square posts atop claps with a single double hung dwelling was substantially e first quarter of the 20 th Cr		tails. A ing. The north porth porce the porce clapboar	gabled dormer is original dorme rition of the primal hare the lighted siding and sin	s centered over r was hipped. A ary elevation an I entry flanked b nple Craftsman	the primary canted bay d has y stained glass nspired
		`	s) HP3. Multi-family property	□ Diatria		Diatrict Doth	
*P4 P5a	Resources Prese Photograph	ent: 🖂 Building 🔲 Struct	ure			District ☐Othe escription of Pho	
					Facing	west, 1/31/2017	
					P6 Da	te Constructed:	1907
			Marie Marie Land		s	ource: County	Assessor
		1 1 1		-	7 P7 Ow	ner and Address	s:
E.				- 1		mily Trust	
						Encinitas Ave ia, CA 91016	
NN					P8 Re City of N Plannin 415 Sou	corded by: Monrovia g Division uth Ivy Avenue ia, CA 91016	
	A STATE OF THE STA				P9 Da	te Recorded:	1/2017
	1 1				100 mg	rvey Type:	District
			THE STATE OF THE S	-			

P11 Report Citation:

Attachments:	☐ NONE ☐ Location Map	☐ Sketch Map [☐ Continuation Sheet	□ Building, S	Structure, and 0	Object Record
☐ Archaeologie	cal Record District Record	☐ Linear Featur	e Record Milling S	tation Record	☐ Rock Art R	ecord
☐ Artifact Reco	ord Photograph Record F	Other (List):	_			

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

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



Evaluator/

1/2017

Date

B14

PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6L

Other Listings

		Review Cod	e Reviewer		Date	Date							
Page	1 of 2	*Resource Name or #:	210 North Encinitas Avenue										
P1	Other Identifie	•											
*P2	Location:	Not for Publication	⊠ Unrestricted		_ Encinitas H	listoric District							
	a. County:	Los Angeles	om comotou										
	c. Address:	210 North Encinitas Avenue		City:	Monrovia	Zip : 91016							
	e. Other Locat	onal Data: APN # 8519	9-028-033	•									
Р3а	Description: (Describe resource and its major	elements. Include design, mate	erials, co	ondition, alterations, size, setting	g, and boundaries)							
P3b	sided with narrow clapboard with corner boards on the second floor and a wide specialty siding on the ground floor. Roof elements include overhanging eaves and projecting wood beams. A projecting entrance porch wraps around the southwest corner of the dwelling. A series of square wood posts supports the shed porch roof. Within the porch area is the glazed front entrance and a number of narrow double-hung sash windows. The front entrance and most fenestration have plain surrounds. The second floor appears to be later addition. P3b Resource Attributes: (List attributes and codes) HP3. Multi-family property												
*P4 P5a	Resources Pro Photograph	sent: 🛛 Building 🔲 Struc	ture] Distric	P5b Description of								
Facing east, 1/31/2017 P6 Date Constructed: 1888 Steve Baker, Monrovi Source: City Historian P7 Owner and Address: One Red Dog, LLC 210 N. Encinitas Ave Monrovia, CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue													
					Monrovia, CA 91016 P9 Date Recorded: P10 Survey Type:	1/2017 District							

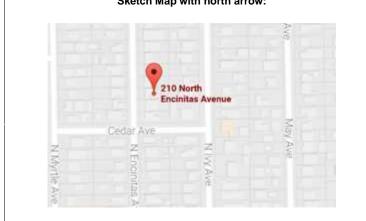
P11 Report Citation:

Attachments:	■ NONE	☐ Location Map	☐ Sketch Map	☐ Continu	uation Sheet	□ Building,	Structure,	and Object	Record
☐ Archaeologic	al Record	☐ District Record	☐ Linear Feat	ure Record	☐ Milling S	tation Record	l 🗌 Rock	Art Record	
☐ Artifact Reco	rd 🗌 Phot	tograph Record 🗌	Other (List):		_				

State of California Primary #														
				ınitv	Development		HRI#							
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Page	2	of _	2	*Re	source Name or #:	210 North E	ncinitas Avenue							
B1	Histori	c Na	me:											
	_													
B2	Comm	on N	ame:	-										
В3	Origina	al I le	۵.		Single Family Reside	ntial								
В3	Origine	ai 03		-	Origic Farmiy Reside	Titiai								
В4	Presen	t Use	9		Multifamily Residentia	al								
				· ·										
B5	Archite	ectur	al Styl	e	Folk Victorian									
D.C	Cana	44	ian Uid	-4-w.	(Construction data alt	arations and d	ata of alterations)							
В6	Cons	truct	ION HIS	story	(Construction date, alt	erations, and da	ate of alterations)							
			use co											
	1913 – Sewer permit issued to R.C. Seem (R.C. Seem, contractor) 9/11/19/1923 – permit issued to R.C. Seems to construct addition to house													
	9/29/19/1943 – permit issued to Mrs. Sarah Seems to construct alteration to house													
	2/1/191944 – permit issued to Mrs. Sarah Seems to construct fire repair damage 1943 – permit issued to owner Sarah Seem to move house from "county territory"													
	Sanbo													
	1907 – Dwelling at the northeast corner of Encinitas and Cedar, wraparound porch shown and porch on north elevation. 1913 – Dwelling moved approximately 100 feet north; 1½ story dwelling													
	1927 – Two story, two unit dwelling.													
			,	•	J									
D.7	Marra	al. Ni	_		Data Mayad		Oniminal La	tion						
В7	Move				Date Moved		Original Lo							
В8	Relate	ed Fe	eatures	s:										
D0a	Arabi	4004.		N.			h Duildon	Nama farmal						
B9a	Archi	tect:		Nor	ne found		b. Builder:	None found						
B10	Signif	fican	ce:	The	eme: Residential D	evelopment	Area:	Monrovia/Encinitas District						
	J						•							
			Signifi				Property Type	Multifamily property						
								lities and historical associations to warrant listing in the						
								for designation as a Monrovia historic landmark. It does ince it is a partially intact example of the early housing						
	stock	cons	tructed	in M	onrovia prior to the turi	n of the 20 th cen	itury. It was also ide	entified in the Monrovia Legacy Project's "Monrovia's Firs						
						/ built during on	e of the periods of s	significance, it no longer retains the integrity to qualify as						
	contri	butor	to a ni	storic	district.									
B11	Addit	ional	Reso	urce	Attributes:									
								Sketch Map with north arrow:						
B12	Refer			۸ ۲۰۰۰	unty Toy Assesser Des	ordo		30						
					unty Tax Assessor Red mits, Monrovia phone d									
			18	,	,									

B13 Remarks Structure is the oldest remaining dwelling in the North Encinitas Historic District City of Monrovia Planning Division 415 South Ivy Avenue Evaluator/ Monrovia, CA 91016

1/2017



Date

PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Other Listings Review Code

Reviewer

Date

County: Lo Address: 2 Other Locationa scription: (Description: necessary), Cements include nt-gabled porce rch roof is chae the glazed fro	ribe resource and raftsman duple overhanging ea n roof is suppor racterized by ea out entrances w	Encinitas Avenu PN # 8519-028- I its major elements ix is capped waves, knee bratted by an exototensive beam	onts. Include design, with a front-gabled ces, and a triangu ic, stucco-sided er	City: materials, corroof and colar slat vent	Monrovia ondition, alterations, siz	e, setting, and): _ d bo	91016 undaries)
County: Lo Address: 2 Other Locationa scription: (Description: necessary), Cements include nt-gabled porce rch roof is chae the glazed fro	Angeles 4 and 216 North I Data: Aribe resource and raftsman duple overhanging ear roof is supportacterized by eart entrances w	Encinitas Avenu PN # 8519-028- I its major elements ix is capped waves, knee bratted by an exototensive beam	ue 1029 Ports. Include design, with a front-gabled ces, and a triangulic, stucco-sided er	City: materials, corroof and colar slat vent	Monrovia ondition, alterations, siz	Zip): _ d bo	91016 undaries)
Location: a. County: b. Address: c. Other Locations Description: (Description: (Description) Description: (De	4 and 216 North I Data: A ribe resource and raftsman duple overhanging early roof is supportacterized by early entrances were and rances with the support of the support	PN # 8519-028- I its major elements ix is capped waves, knee bra ted by an exot ktensive beam	onts. Include design, with a front-gabled ces, and a triangu ic, stucco-sided er	materials, co	ondition, alterations, siz	e, setting, and	d bo	undaries)
Other Locational scription: (Description: (D	I Data: A ribe resource and raftsman duple overhanging ea n roof is suppor racterized by ea out entrances w	PN # 8519-028- I its major elements ix is capped waves, knee bra ted by an exot ktensive beam	onts. Include design, with a front-gabled ces, and a triangu ic, stucco-sided er	materials, co	ondition, alterations, siz	e, setting, and	d bo	undaries
is one-story, Comments include nt-gabled porcinch roof is chapted the glazed from	ribe resource and raftsman duple overhanging ea n roof is suppor racterized by ea out entrances w	d its major elements ax is capped waves, knee bra ated by an exot atensive beam	ents. Include design, vith a front-gabled ces, and a triangu ic, stucco-sided er	roof and c lar slat vent	lad in narrow rectan			
is one-story, Coments include nt-gabled porcinch roof is chapter the glazed from	raftsman duple overhanging ea roof is suppor racterized by ea ont entrances w	ex is capped waves, knee brated by an exototensive beam	vith a front-gabled ces, and a triangu ic, stucco-sided er	roof and c lar slat vent	lad in narrow rectan			
ements include nt-gabled porc rch roof is cha e the glazed fro	overhanging ean or roof is suppor facterized by each ont entrances w	aves, knee bra ted by an exot ktensive beam	ces, and a trianguic, stucco-sided er	lar slat vent		igular wood	shi	
				ork showing	that the front gable pich wall with an upwa g a Japanese influer I visible fenestration	rd curving cence. Within	rtia ente the	l, projec er pier. T porch a
sources Presen	•	and codes) HF		•				view, dat
Sino.	1 200	1			Facing East,	1/31/2017		
	A PARTY	CIA CON			P6 Date Co	onstructed:	_	1913
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	7.4							
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	A MARKETON AND ADDRESS OF THE PARTY OF THE P	1		(3)				
		1	A SPECIAL SPACE					
		State of the state	H A STATE OF THE S	No.	400		-	2/2017
			A The	-	P10 Survey	rype:	_!	District
	sources Presen	sources Present: Building	sources Present: Building Structure	sources Present: Building Structure Object Site		Sources Present: Building Structure Object Site District Element of District P5b Descri	Sources Present: Building Structure Object Site District Element of District Other P5b Description of Photo P5b Description of Photo P6 Date Constructed: Source: Building P7 Owner and Address:	Sources Present: Building Structure Object Site District Element of District Other P5b Description of Photo: (v

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial 2 of 2 *Resource Name or #: HL-114 214-216 North Encinitas Avenue **Historic Name: B1** B2 **Common Name: Original Use** Multi-family property **Present Use** B4 Multi-family property **Architectural Style** Craftsman **B6** Construction History (Construction date, alterations, and date of alterations) 1913 - permit issued to owner Tifal Building & Investment Co. to construct apartments (216 N. Encinitas) 1913 - permit issued to owner Tifal Building & Investment Co. to construct garage **B7** Moved: No **Date Moved Original Location B8 Related Features:** Tifal Brothers B9a **Architect:** Tifal Brothers b. Builder: **B10** Significance: Residential Development Monrovia/Encinitas District Theme: Area: Period of Significance: **Property Type** Multi-family property 1900-1929 Discuss importance in terms of historical or architectural context as well as integrity. This structure does not appear eligible for listing in the National Register or California Register. It is however locally significant as a rare example of a Craftsman duplex and use of unique styling a and features in its overall design and is designated Monrovia Historic Landmark No. 114. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. **B11 Additional Resource Attributes:** Sketch Map with north arrow: **B12** References:

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

B13 Remarks

B14 Evaluator/Date

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5D3

Other Listings

		Review	v Code	Reviewer			Date							
Page	_1 of 2	*Resource Name or	r#: _2	217 North Encinitas Avenue										
P1	Other Identifier:													
*P2	Location:	☐ Not for Public	ation	□ Unrestricted		En	cinitas Historio	District						
	a. County:	Los Angeles												
	c. Address:	217 North Encinitas Av	enue		City:	Monrovia	Zip	91016						
	e. Other Locatio	nal Data: APN	# 8519-02	25-037										
P3a	Description: (De	escribe resource and its	major ele	ments. Include design, mate	erials, co	endition, alterations, siz	e, setting, and	boundaries)						
	This one-story, transitional mass-plan vernacular cottage exhibits Queen Anne styling in its design. The wood-framed dwelling has a cross-hipped and front gabled roof. The house is sided with narrow clapboard siding with corner boards. Diamond shingles clad the gable face. Roof elements include overhanging flared and boxed eave, a plain entablature and a rectangular vent in the gable face. A small front entrance porch is located on the southeast corner of the primary (east) elevation. Non-original posts support the porch roof. Based on the Sanborn maps, it appears that the porch has been partially enclosed. Within the porch area is a glazed front entrance. On the north side of the primary façade, a large picture window with diamond upper lights is flanked by smaller casement windows with a similar design. There is a canted bay on the south elevation. Tax Assessor records indicated there are two units on the property. Resource Attributes: (List attributes and codes) HP3. Multi-family property													
P3b	Resource Attrib	utes: (List attributes and	d codes)	HP3. Multi-family property										
*P4 P5a	Resources Pres Photograph	ent: Building	Structure	e	Distric		ict □Other otion of Photo	: (view, date)						
die	631		area.	w.		Facing west,	1/31/2017							
						P7 Owner a	e: Tax Asse and Address: sen acinitas Avenuda 4 91016 ed by: ovia sision y Avenue							
						P9 Date Re	corded:	1/2017						
-314				A STATE OF THE STA		P10 Survey	Туре:	District						
P11 Re	eport Citation:		- TV											
☐ Arcl	naeological Recor] Linear F	Map ☐ Continuation Sheet eature Record ☐ Milling St:										

Depar		unity Development UCTURE, AND OB	Primary # HRI # JECT RECORD Trir	nomial								
Page		*Resource Name or #:	217 North Encinitas Avenue									
В1	Historic Name:											
B2	Common Name:											
В3	Original Use	Single family Reside	ntial									
B4	Present Use	Multifamily Residenti										
В5	Architectural Sty	Mass-plan Victorian de Anne)	Transitional (Queen									
В6	Construction His	story (Construction date, alte	erations, and date of alterations)									
	1904 – House bui 2/5/1914 – permit	lt (Tax Assessor) issued to Geo. Ira Adams to	construct garage									
В7	37 //Moved: No Date Moved Original Location											
B8	Related Features	::										
В9а	Architect:	Unknown	b. Builder:	Howard S. Woodrow								
B10	Significance:	Theme: Residential De	velopment Area:	Monrovia/Encinitas District								
	warrant local desi housing stock cor	es not appear eligible for listing gnation. It does however ap	pear eligible for special conside the turn of the 20 th Century. A	e Multifamily residential alifornia Register. Further, it lacks sufficient integrity to tration in the local planning process as an example of typical additionally, it is a contributor to one of the periods of								
B11	Additional Resou	urce Attributes:		Sketch Map with north arrow:								
B12		A County Tax Assessor Reco Monrovia phone directories.	ords, Monrovia	экесті мар жил погиталож.								
B13	Remarks											
B14	Evaluator/Date	Craig Jimenez, AICP City of Monrovia 415 South Ivy Avenue Monrovia, CA 91016 1/2017										

PRIMARY RECORD

Primary # HRI # **Trinomial**

CHR Status Code 5D3

Other Listings

Page 1 of 2 *Resource Name or #: 219 North Encinitas Avenue P1 Other Identifier:				Review Code		r	Date							
P22 Location:	Page	_1_ of _2	2*Resourc	e Name or #:	219 North Encinitas Ave	nue								
P22 Location:	P1	Other Identif	ier·											
a. County: Los Angeles c. Address: 219 North Encinitas Avenue				for Publication	⊠ Unrestricted		 En	cinitas Historic	District					
c. Address: 219 North Encinitas Avenue														
P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This symmetrical, one-story Craftsman residence has a cross gabled roof and is sided with narrow rectangular wood shingles. Roof elements include overhanging eaves and exposed rafter tails and knee braces. The recessed center entrance porch is enclosed by a non-original metal fence/gate. Within the porch area is the front entrance and flanking pairs of 4 over 1 narrow casement. On the north and south ends of the primary (east) elevation are ribbons of four narrow casements that form picture windows. They carry the same design as the fenestration on the porch. There is a vent with lattice at each gable peak. The house sits on a concrete foundation. The wide front entry stairs are flanked by low walls that appear to have been faced with non-original river rock veneer. P3b Resource Attributes: (List attributes and codes) HP2. Single family property Resources Present: Building Structure Object Site District Element of District Other P5b Description of Photo: (view, date) Facing west, 1/31/2017 P6 Date Constructed: 1911 Source: County Assessor P7 Owner and Address: Joe and Angelina Guerrero 219 N. Encinitas, Ave Monrovia CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017		•	· ·			City:	Monrovia	Zip:	91016					
This symmetrical, one-story Craftsman residence has a cross gabled roof and is sided with narrow rectangular wood shingles. Roof elements include overhanging eaves and exposed rafter tails and knee braces. The recessed center entrance porch is enclosed by a non-original metal fence/gate. Within the porch area is the front entrance and flanking pairs of 4 over 1 narrow casement. On the north and south ends of the primary (east) elevation are ribbons of four narrow casements that form picture windows. They carry the same design as the fenestration on the porch. There is a vent with lattice at each gable peak. The house sits on a concrete foundation. The wide front entry stairs are flanked by low walls that appear to have been faced with non-original river rock veneer. P3b Resource Attributes: (List attributes and codes) HP2. Single family property Resources Present: Suilding Structure Object Site District Element of District Other P5b Description of Photo: (view, date) Facing west, 1/31/2017 P6 Date Constructed: 1911 Source: County Assessor P7 Owner and Address: Joe and Angelina Guerrero 219 N. Encintas, Ave Monrovia CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South lvy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017		e. Other Loca	ational Data:	APN # 8519	-025-038									
shingles. Roof elements include overhanging eaves and exposed rafter tails and knee braces. The recessed center entrance porch is enclosed by a non-original metal fence/gate. Within the porch area is the front entrance and flanking pairs of 4 over 1 narrow casement. On the north and south ends of the primary (east) elevation are ribbons of four narrow casements that form picture windows. They carry the same design as the fenestration on the porch. There is a vent with lattice at each gable peak. The house sits on a concrete foundation. The wide front entry stairs are flanked by low walls that appear to have been faced with non-original river rock veneer. P3b Resource Attributes: (List attributes and codes) HP2. Single family property P4 Resources Present: Building Structure Object Site District Element of District Other P5b Description of Photo: (view, date) Facing west, 1/31/2017 P6 Date Constructed: 1911 Source: County Assessor P7 Owner and Address: Joe and Angelina Guerrero 219 N. Encinitas, Ave Monrovia CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017	P3a	Description:	(Describe resour	ce and its major	elements. Include design,	materials, c	ondition, alterations, siz	e, setting, and b	ooundaries)					
Facing west, 1/31/2017 P6 Date Constructed: 1911 Source: County Assessor P7 Owner and Address: Joe and Angelina Guerrero 219 N. Encinitas, Ave Monrovia CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017	*P4	of 4 over 1 narrow casement. On the north and south ends of the primary (east) elevation are ribbons of four narrow casements that form picture windows. They carry the same design as the fenestration on the porch. There is a vent with lattice at each gable peak. The house sits on a concrete foundation. The wide front entry stairs are flanked by low walls that appear to have been faced with non-original river rock veneer. P3b Resource Attributes: (List attributes and codes) HP2. Single family property *P4 Resources Present: Building Structure Object Site District Element of District Other												
Source: County Assessor P7 Owner and Address: Joe and Angelina Guerrero 219 N. Encinitas, Ave Monrovia CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017							Facing west,	1/31/2017						
P7 Owner and Address: Joe and Angelina Guerrero 219 N. Encinitas, Ave Monrovia CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017							P6 Date Co	onstructed:	1911					
Joe and Angelina Guerrero 219 N. Encinitas, Ave Monrovia CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017		2	~				Sourc	e: County As	sessor					
219 N. Encinitas, Ave Monrovia CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017							P7 Owner a	and Address:						
Monrovia CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017														
City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017	81			THE REAL PROPERTY.				,						
Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017							P8 Record	ed by:						
415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017		THE PERSON	THE STATE OF	Talling IIII		NAME OF								
P9 Date Recorded: 1/2017			7-2											
	1	TO THE	AND MARKET		-	A								
		CONTRACTOR OF THE PARTY OF THE				-	P9 Date Re	corded:	1/2017					
Entroy Types		-			-	No.	P10 Survey	Type:						

P11 Report Citation:

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

	Of California			Primary #								
•		unity Developmer		HRI#	· .							
BUIL	DING, STRU	JCTURE, AND	O OBJECT RE	CORD Trinon	niai							
Page	_2 of _2_	*Resource Name	or #: 219 North E	Incinitas Avenue								
B1	Historic Name:	-										
B2	Common Name:											
В3	Original Use	Single family I	Residential									
В4	Present Use	Single family I	Residential									
B5	Architectural Styl	e Craftsman										
В6	Construction Hi	story (Construction o	date, alterations, and c	date of alterations)								
	1911 – house built (Tax Assessor) 11/28/1917 – permit issued to owner C.E. Plummer for house repairs 2012 – permit for extensive remodel											
В7	Moved: No	Date Moved		Original Lo	ocation							
В8	Related Feature	s:										
В9а	Architect:	Unknown		_ b. Builder:	Unknown							
B10	Significance:	Theme: Reside	ential Development	Area:	Monrovia/Encinitas District							
	Period of Signifi Discuss importar This property lac Register. It also eligible for specia	cance: 1900- ce in terms of historic ks sufficient architect appears ineligible for	1929 cal or architectural cor ural qualities and histo local designation bec e local planning proces	orical associations to ause of its standard as as an intact exam	HP2. Single family property grity. b warrant listing in the National Register and California lized design and characteristics. It does, however, appear ple of typical housing stock constructed in Monrovia during periods of significance to the North Encinitas Historic							

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

B14 Evaluator/Date 415

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



PRIMARY RECORD

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

Other Listings

						Rev	iew Cod	de		Re	eviewe	er						Date	е		
Page	1	of	2	*R	esourc	e Nam	e or #:	HL	-105 2	220 Nor	th Enci	nitas /	Avenue								
P1	Other	lder	ntifie	r:																	
*P2	Locat			•	☐ Not	t for P	ublication	on	\boxtimes	Unre	stricte	ed		_				Encin	itas Histo	oric District	
	a. Co	unty:		Los	Angele	es															
	c. Add	dres	s: _	220	North E	ncinitas	Avenue						City:	Moni	ovia				Zip:	91016	
	e. Oth	er L	ocati	iona	ıl Data:	_A	PN # 85	19-028	3-027												
P3a	Descr	iptic	n: (D	Desc	ribe reso	urce ar	nd its maj	jor eler	nents.	Includ	e desig	n, ma	terials,	condition	on, alte	eratio	ns, siz	e, set	tting, and	boundaries	s)
	This transitional one-story, mass-plan Vernacular Cottage is capped with a pyramidal hipped roof and clad in clapboard siding. Roof elements include exposed rafter tails beneath overhanging eaves. The full-width recessed front entrance porch is located on the primary (west) elevation. Square wood posts atop clapboard-sided balustrades support flattened arch porch roof beams. An unusual partial arch is located on the north side of the front porch. Within the porch area is the front entrance and several picture windows. The wood-frame house rests on a raised foundation. P3b Resource Attributes: (List attributes and codes) HP2. Single family property																				
P3b	Reso	urce	Attri	but	es: (List	attribu	tes and c	odes)	HP2.	Single	e famil	y pror	perty								
*P4 P5a	Resor			esen	nt: 🖂	Buildir	ng 🗌	Struc	ture	°	bject		Site	☐ Dis	strict P5 dat	b D			of Distric	t □Oth to: (view,	er
1	15		1												Fac	cing	east, 1	/31/20	017		
	Y.														P7 Kris 220 Mo P8 City Pla 415 Mo	Stine ON Enrov Roy of I	Mer a Kelly Encinita ia, Ca ecord Monrov g Divis uth Ivy ia, CA	as Ave 9101 ed by via ion Aven 91016	ounty A Address 6 y: ue 6	3:	
										#	20		27 6		P9		ate Re		-	1/2017	
P11 R	eport (Citat	ion:											N	P1	US	urvey	Тур	e: ₋	District	
☐ Arc	haeolo	gica	Rec	ord	☐ Dis	trict Re	Map ecord rd O	Line	ar Fe											ct Record d	

	of California					
-		nity Development CTURE, AND		HRI#	 ial	
	· · · · · · · · · · · · · · · · · · ·	Resource Name o				
J						
B1	Historic Name:					
B2	Common Name:	<u>-</u>				
В3	Original Use	Single Family R	esidential			
В4	Present Use	Single family Re	esidential			
В5	Architectural St	/le Mass Plan Vern	nacular Cottage			
В6	Construction H	istory (Construction da	ate, alterations, and date	e of alterations)		
		structed (Tax Assessort issued to H.W. Smith		n to house		
	o, ,					
В7	Moved: No	Date Moved		Original Lo	ocation	
В8	Related Feature	es:				
Do-	Aughttaat			h Doddon		
В9а	Architect:	Unknown		b. Builder:	Unknown	
B10	Significance:	Theme: Reside	ential Development	Area:	Monrovia/Encinitas District	
	Period of Signi			Property Type	HP2. Single family property	
	This structure app	n terms of historical or ar ears ineligible for the	National Register and	d the California Regis	ster, however it is local interest of	lue to its unaltered
		g and association with Intributor to one of the			nrovia and is designated as Mon nitas Historic District.	rovia Historic Landmark
B11	Additional Res	ource Attributes:				
	Deference				Sketch Map with north ar	row:
B12	References: Sanborn Maps,	LA County Tax Ass	essor Records,			3
	Monrovia Buildir directories.	ng Permits, Monrovi	a phone			A A
	directories.					
B13	Remarks			I EU	220 North Encinitas Avenue	

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



PRIMARY RECORD

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

Other Listings

Review Code Reviewer **Date** Page 1 of 2 *Resource Name or #: 223 North Encinitas Avenue **P1** Other Identifier: **Encinitas Historic District** *P2 ☐ Not for Publication □ Unrestricted Location: a. County: Los Angeles c. Address: 223 North Encinitas Avenue City: Monrovia **Zip**: 91016 e. Other Locational Data: APN # 8519-025-026 P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This one-story Minimal Traditional single family dwelling was built in 1953. The hipped roof has asphalt shingles, shallow eaves with a narrow fascia. The projecting partial porch sits on the south portion of the primary (east) elevation and is supported by square posts atop piers faced with river rock stone veneer. The porch is enclosed by a picket balustrade. Two bays project from the north end of the primary elevation; each contain a divided light sash flanked by narrow canted divided light sash windows. The roof articulation follows the bays. The house is sided with clapboard with corner boards and a veneer river rock wainscot. The house was extensively remodeled in 1988. The renovation converted the one-car garage that was on the north end of the primary elevation, added the bays, extended the porch, and replaced the original stucco finish with siding and wainscot veneer. Resource Attributes: (List attributes and codes) HP2. Single family property P₃b *P4 ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other Resources Present: Building ☐ District P5a Photograph P5b Description of Photo: (view, date) Facing west, 1/31/2017 P6 Date Constructed: 1953 Source: Building Permit P7 Owner and Address: Helen Simmons Trust 223 N. Encinitas Ave Monrovia, CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 P9 Date Recorded: 1/2017 P10 Survey Type: District P11 Report Citation: Attachments: NONE Location Map Sketch Map Continuation 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										
-				-	elopment		HRI#			
DUIL	יאוט	G,	SIKU	CIURI	E, AND UB	SJECT REC	CORD Trino	omiai		
Page	2	of	2	*Resourc	ce Name or #:	223 North E	ncinitas Avenue			
B1	Histor	ic N	ame:							
B2	Comm	non	Name:	<u></u>						
D2	Origin	al II		Sina	do Eomily Booids	ontial				
В3	Origin	ai U	se	Sing	le Family Reside	enuai				
B4	Prese	nt U	se	Sing	le family Reside	ntial				
В5	Archit	ectı	ıral Styl	e Minii	mal Traditional					
			•							
В6	Cons	stru	ction His	story (Cons	struction date, al	terations, and d	ate of alterations)			
							t a garage (properanza, contractor)	rty owner live	d at 227 N. Encinitas)	
								room; add poi	ch; upgrade garage	
B7	Move	ad.	No	Date	e Moved		Original	Location		
B8			reature:		e woveu		Original	Location		
ь	Neia	leu	reatures	.						
В9а	Arch	itec	t:	Unknown	<u> </u>		b. Builder:	William (Costanza (1953)	
B10	Sign	ifica	nce:	Theme:	Residential D	Development	Area:	Monrovia	a/Encinitas District	
	J					'	=	-		
			f Signifi mportan		1930-1965 of historical or a	rchitectural con	Property Type text as well as interest.		mily property	
	The	struc	ture has	been signi	ificantly altered a	and no longer re	tains the integrity	to qualify indi	vidually at any level of d	esignation.
B11	Addi	tion	al Reso	urce Attrib	outes:			Sketch	n Map with north arrow	/:
B12	Refe							0		•
	Sanb	orn	Maps, L	A County T	ax Assessor Red Monrovia phone	cords,				\$
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B13 Remarks

B14 Evaluator/Date

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings Review Code

Reviewer

Date

Page	_1_ of	2	*Res	ource I	Name or #:	HL-7	72 224 No	orth Encinita	as Avenue							
P1	Other Iden	tifier:														
*P2	Location:			Not fo	r Publicatio	n	⊠ Unr	estricted					Enci	nitas His	toric D	District
	a. County:		Los An	geles												
	c. Address	s: _	224 No	rth Enci	nitas Avenu	е			City:	M	onrovia				Zip:	91016
	e. Other Lo	ocatio	nal Dat	a:	APN # 85	519-028-0	026									
P3a	Descriptio	n: (De	escribe r	esource	and its maj	or eleme	nts. Includ	le design, n	naterials, c	condi	ition, alte	erati	ons, size,	setting,	and bo	oundaries)
	has a stee tails, knee elevation a shed roof Beneath the	eply p brace and for supp he po	es, and eatures orted b	side-ga d a pror a trio d y a pail of is the	nal style re bled roof a ninent thro of double h r of square six-light fr atterned m	ind sided ugh-the- ung sas wood po ont entra	d with clap -roof shea hes. The osts with ance. No	pboard. Red dormer. Partial, processor bracket	Roof eleme The centerojecting of ackets; a to outh of the	ents ter d cent trelli e ent	s includ lormer i er entra is exter trance a	le oving le over in the le over in t	verhangii cated on e porch is on eithei tripartite	ng eave the prins charac r side of window	s, exp mary cterize the p s a co	oosed rafter (west) ed by a oorch. ommon
P3b	Resource	Attrib	utes: (L	ist attrib	utes and co	des) HP:	2. Single fa	amily prope	erty							
*P4	Resources		`_	_		•	•	☐ Site	•	ict	☐ Eler	ment	of Distric	t 🗆Ot	ther	
P5a	Photograph	1									F	P5b	Descript	ion of Pl	hoto:	(view, date)
											F C F 44 N	P7 (Laura 224 N Monr P8 I City (Planr 415 S Monr	Date Con Source: Owner ar a Martoral N Encinita ovia CA, Recorded of Monrov ning Divis South Ivy ovia, CA	c Coun nd Addre na ss Ave 91016 d by: ia ion Avenue 91016	ty Ass	
				PREFICE STATE OF							F	P9 I	Date Rec	orded:	_	1/2017
		5		No.	W III		IV	-		N.	F	P10	Survey T	уре:	_	District
	eport Citatio		E □Io	ocation N	/Jap ∏ Skø	etch Man	□ Contin	nuation She	eet ⊠ Build	lding	. Structi	ure.	and Objec	ct Record	1	
☐ Arc	haeological l fact Record	Recor	d 🔲 Di	strict Re	cord 🔲 Lin	ear Feat										

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	of California tment of Comn	nunity Dov	lonmont	Primary # HRI #	
-		_	E, AND OBJECT RE		mial
_	•				
Page	of	*Resourc	e Name or #: 224 North E	Encinitas Avenue/ F	HL-72-MA-69
В1	Historic Name:				
		-			
B2	Common Name:				
В3	Original Use	Sing	e Family Residential		
В4	Present Use	Sing	e family Residential		
В5	Architectural St	yle Natio	onal/Craftsman		
В6	Construction H	listory (Cons	truction date, alterations, and	date of alterations)	
B 7	2003 - stamped	retrofit se -6' cedar - 1 concrete driv pof and kitche	front fence - white picket / cent reway en cabinets - 1/2 bath downsta		Location
B8	Related Featur			Original	Location
Бо	Pointed rock for				
В9а	Architect:	Unknown		b. Builder:	Unknown
B10	Significance:	Theme:	Residential Development	Area:	Monrovia/Encinitas District
	This property ap	ince in terms opears ineligii residential de		nd the California Re d as Monrovia Histo	HP2. Single family property egrity. egister. It is of local interest because of its manifestation of oric Landmark No. 72. Additionally, it is a contributor to one
B11	Additional Res	ource Attrib	utes:		

B12 References:

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

B13 Remarks

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



PRIMARY RECORD

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

Other Listings Review Code

Reviewer

			Review Cod	e Revi	ewer		Date	
Page	_1 of _2	*Resource	e Name or #:	227 North Encinitas	Avenue			
P1	Other Identifier	:						
*P2	Location:	☐ Not t	for Publication		cted	_	Encinitas Histor	ic District
	a. County:	Los Angeles						
	c. Address:	227 North En	cinitas Avenue		City:	Monrovia	Zi	9 : 91016
	e. Other Location	onal Data:	APN # 8519	-025-025				
P3a	Description: (D	escribe resour	ce and its major	elements. Include de	sign, materials, o	ondition, altera	itions, size, setting, an	d boundaries)
	include a single entrance porch is the porch area is elevations. Woo emerges near the	finial, overhang s located on th s the three-ligh od rail balustrad e south end of	ging eaves and a e northeast corn t front entrance a des on both floors the roof. The ho	small gabled dormer er of the house. Squa and a tall, narrow doub and red brick porch	located on the p re wood posts w ble-hung sash wi entrance steps a square cut artifi	rimary (east) el ith carved brack ndow. Similar ppear to be rep cial stone found	ling with corner boards levation. The partial, pkets support the balco windows are located oblacements. An interiodation. Tax Assessor	orojecting front ny above. Within n all visible or chimney
P3b	Resource Attrib	outes: (List att	ributes and codes	s) HP2. Single family	property			
*P4 P5a	Resources Pres Photograph	sent: 🛚 Buil	ding Struct	ure Object	Site		nt of District Othe O Description of Pho	
	10 N					Fac	sing southwest, 1/31/20)17
						P6	Date Constructed:	1905
							Source: Tax Ass	essor
	A. A.	.自体				P7	Owner and Address	:
-	4	108					pot Family Trust N. Encinitas Ave	
	\$	The same		Husti			rovia, CA 91016	
	*					City Plan 415	Recorded by: of Monrovia nning Division South Ivy Avenue nrovia, CA 91016	
						P9	Date Recorded:	1/2017
P. Bell			10000				Survey Type:	District
P11 R	eport Citation:							

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

	of Califo								Primar	/#		
-	tment o			_		•			HRI#_			
BUIL	DING	, S1	RU	CTU	JRE,	AND	OBJE	CT RE	CORD	Trinom	nial	
Page	2 0	f 2	<u> </u>	*Resc	ource	Name or	#: _2	227 North E	ncinitas A	venue		
D4	Historia	Mana										
B1	Historic	Nam	e:	_								
B2	Commo	n Nar	ne:	_								
В3	Original	Use		_	Single	Family R	esidentia	l				
В4	Present	Use		_	Single	family Re	esidential					
В5	Archited	tural	Style	· _F	Folk Vi	ctorian						
В6	Constr	uctio	n His	tory (C	Constri	uction dat	te, alterat	ions, and d	ate of alte	rations)		
	1905 – 1987 –	Hous	e buil	t (Tax	Asses	sor)						
	1990 –	Addit	ge bu ion to	rear o	f hous	е						
В7	Moved	: No		ı	Date N	loved			c	riginal Lo	ocation	
В8	Relate	d Fea	tures							Ū		
20	relate	u i cu		•								
В9а	Archite	ect:	-	Unkn	own				b. Build	ler:	Unknow	/n
B10	Signifi	cance	e :	Them	ne:	Residen	itial Deve	lopment	Area:		Monrov	ia/Encinitas District
	Period	of Si	gnific	ance:		1900-19	29		Proper	у Туре	Single f	amily residential
								tectural con				es appear eligible for local designation due to its
	unalter	ed ard	chitec	tural si	tyling a	and assoc	ciation wi	th the early				onrovia. Additionally, it is a contributor to one of
	the per	iods d	of sign	ificand	ce to th	e North E	Encinitas	District.				
B11	Additio	onal F	Resou	ırce At	ttribut	es:						
											Sketc	h Map with north arrow:
B12	Refere			Cour	ty Toy	Assesso	r Doord	6				
						nrovia ph						

Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directoric B13 Remarks

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



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Date

Other Listings Review Code

Reviewer

Page	1 of 2 *Resource Name or #: 228 North Encinitas Avenue		
P1	Other Identifier:		
*P2	Location: Not for Publication Unrestricted	Encinitas Histori	c District
Γ 2	a. County: Los Angeles		
	c. Address: 228 North Encinitas Avenue City: Monrov	vio 7i n	: 91016
	e. Other Locational Data: APN # 8519-028-023	<u> </u>	. 91010
P3a	Description: (Describe resource and its major elements. Include design, materials, condition	a alterations size setting a	nd houndaries)
ГЈа		· · · · · · · · · · · · · · · · · · ·	,
	This one-story Craftsman bungalow has a combination hipped and front-gabled roof. Siding ap elements include overhanging eaves, exposed rafter tails, knee braces, and two vertical slat ve front porch is located on the south end of the primary (west) elevation. Square wood posts with support the porch roof. Within the porch area is the four-light front entrance and adjacent doub located on the north end of the primary façade. The wood-frame house rests on a raised natural porch roof.	nts in the gable face. The part in the braces atop shingle-sale-hung sash window. A sim	artial, projecting ided balustrades
P3b *P4 P5a	Resource Attributes: (List attributes and codes) HP2. Single family property Resources Present: ⊠ Building □ Structure □ Object □ Site □ District Photograph	rict	
500	ASSESS OF THE PROPERTY OF THE	Facing east, 1/31/2017	
		P6 Date Constructed	1914
149		Source: County A	Assessor
1		P7 Owner and Addre	ss:
2 19		George and Denise Mark	
B==	1224	228 N. Encinitas Ave Monrovia, CA 91016	
		P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue	
116		Monrovia, CA 91016	
		P9 Date Recorded:	1/2017
		P10 Survey Type:	District
P11 R	eport Citation:		
☐ Are	nments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Buchaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station ifact Record ☐ Photograph Record ☐ Other (List):		

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

directories.

B13 Remarks

> City of Monrovia Planning Division

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

Date 1/2017



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Other Listings Review Code

Reviewer Date

Page	_1_ of _2_	*Resource Nan	ne or #:	231 North Encinita	as Avenue		
P1	Other Identifier:						
*P2	Location:	☐ Not for P	ublication	⊠ Unrest	ricted	Encinitas	Historic District
	a. County:	Los Angeles					
	c. Address:	231 North Encinita	s Avenue		City:	Monrovia	Zip: 91016
	e. Other Location	onal Data:	APN # 8519-	-025-021	-		-
P3a	Description: (De	escribe resource an	d its major e	elements. Include d	esign, materials, c	ondition, alterations, size, setti	ng, and boundaries)
	siding with corne The gable face is porch roof sectio support the porch	r boards. Roof eler s also characterized n of the gable. The n roof. Within the pe	nents includ by a pair of partial, proj orch area is	e overhanging boxe narrow windows w ecting front entranc the paneled front e	ed eaves, a plain e th non-original sta e porch is located ntrance with fan lig	ont-gabled roof and is sided in intablature, and a triangular ve ined glass and fish scale shing on the primary (east) elevation that, and flanking double-hung se rests on a raised foundation	nt at the gable peak. gles on the lower hipped a. Square wood posts sash windows with non-
P3b	Passuras Attrib	utas. (Liet attributa	o and aadaa) UD2 Single femi	ly proporty		
*P4	Resources Pres	utes: (List attribute ent: 🛛 Building	s and codes	,	g property ☐ Site ☐ Distric	ct	Other
P5a	Photograph	Danaing	Curdou				of Photo: (view, date)
10		And I server	SW SW	THE THE		Facing west, 1/31/2	2017
				1.	4.3	P6 Date Constru	
See your						P7 Owner and Adadrew Gagne and 231 N. Encinitas Admonrovia, CA 9401 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Averdent Monrovia, CA 9101 P9 Date Recorde P10 Survey Type:	Alyssa Tomoff re 6 de d: 1/2017
P11 R	eport Citation:						
☐ Arc	haeological Recor		d 🗌 Linear	Feature Record [ding, Structure, and Object Re ecord	cord

State								Primary #							
-				_		opment	D IEOT DE	HRI#							
BUIL	-DIN	خ,	SIRU	JCT	UKE	, AND C	BJECT RE	CORD	Trinomia	al					
Page	2	of	2	*Res	source	Name or #:	231 North E	ncinitas Ave	nue						
B1	Histor	ic N	ame:	=											
B2	Comm	on	Name:	_											
Da	Outuin	-111			C:! -	Family Dan	:-								
В3	Origin	ai U	se	=	Single	Family Res	identiai								
B4	Presei	nt U	se	=	Single	family Resi	dential								
В5	Archit	ectu	ıral Styl	le	Queei	n Anne Tran	sitional								
В6	Cons	truc	ction Hi	story	(Const	ruction date,	alterations, and o	date of alterat	tions)						
	1896	– ho	ouse cor	nstruc	ted (Ta	x Assessor)									
	10/5/	1936	6 – perm	nit issu	ied to c	wner Wm Éi	sher for alteration		Dunk n		۸				
			– permi ew garag		ea to ov	vner ivirs. ivia	aude Keogh for al	terations (v.F	k. Busn, c	ontractor)				
В7	Move	ed:	No		Date I	Moved		Orio	ginal Loc	ation					
В8	Relat	ed	Feature	s:											
B9a	Arch	itor	. .	Llok	nown			b. Builder		Unknow	n				
Бэа	AICII	ilec		UIK	HOWH			_ b. Dulldel	-	OTINITOW	11				
B10	Sign	ifica	nce:	The	me:	Residentia	l Development	_ Area:	=	Monrovi	a/Encinita	s District			
	Perio	d o	f Signifi	icance	e:	1886-1899)	Property ¹	Туре	Single fa	amily resid	dential			
	Discu	ıss i	mportan	nce in t	terms o	f historical o	r architectural cor tional Register an	ntext as well a	as integrit	y.		امممال مند	unificant c	dua ta ita adamt	
	interp	reta	ition of t	he Qu	een Ar	ne style as i	incorporated into a	a small cottag	ge and the	erefore a _l	opears eliç	gible for l	local desi	ignation.	•
	Addit	iona	ılly, it is i	a cont	ributor	to one of the	e periods of signifi	cance to the	North End	cinitas Hi	storic Dist	rict.			
B11	Addi	tion	al Reso	urce /	Attribu	tes:									
										Sketc	h Map wit	h north	arrow:		
B12	Refe			A Cou	ıntv Ta	x Assessor F	Records.				100		-	7-32	
							e directories.			Z	0		3		
										The			AVE		

B13 Remarks

B14 Evaluator/Date

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings

						Revi	ew Cod	е		Reviewer			D	ate		
Page	1	of	3	*R	esource	e Nam	e or #:	232 No	orth	n Encinitas Ave	enue					
P1	Othe	er Ide	ntifie	r:												
*P2	Loca	ation:			☐ Not	for Pu	ıblicatio	n [\boxtimes	Unrestricted		_	Encinit	tas Historio	: Distr	ict
	a. Co	ounty	' :	Los	Angele	s										
	c. A	ddres	s:	232	North E	Encinita	as Avenu	ıe			_ City:	Monrovia		Zip	91	1016
					al Data:			9-028-022								
P3a	Des	cripti	on: ([Desc	ribe reso	urce an	d its majo	r element	ts.	Include design,	materials,	condition, alte	erations, size,	setting, ar	d bou	ındaries)
	brace partis supp gara	es, bo al pro orted ge do	ard a jectin by th	and I g po ree cupi	batten a orch is o battered	nd a sl n the s d colun	atted ver outhern nns atop	nt in the half of th brick pie	gal ne p ers.	ing (2,718 SF) ble, and an ov primary (west) The porch is vation. A brick	erhanging elevation enclosed	g eaves with and is cove by a picket	rafters enclored by a secondary balastrade.	osed with condary h A lighted	fasci ip roo doub	ia. The of ole
P3b	Pos	ource	. Attri	hut	oc: /Lict	attribut	os and so	dos) HD	1	Unknown						
*P4 P5a	Res		s Pre		`	Buildin		Structure			Site		☐ Elemen b Descripti e)			□Other (view,
											1	Fac	ing North, 5/	14/2015		
		100	No.	عف								P6	Date Con			
	-7	1	3		Sec.		Timbe.						Source:	ŭ		t
1	4 10					100	1	1				BANK THE REAL PROPERTY.	Owner an			ly Truot
		N.	-	AV-				كالمحك				232	uglas and Edr N. Encinitas	Ave	гапп	ly Trust
	1		11	==				74			N. W.	P8 City Pla 415	Recorded of Monrovia nning Division South Ivy Av nrovia, CA 91	l by: n venue		
			=	=11	gm :	0.00		No.				P9	Date Reco	orded:	1/20	017
					- 10	Mary I		co.		Contract		P1	O Survey T	уре:	Dist	trict
P11 R								Olestels A			ation Observed		Q inadana			ad
☐ Arc	haeo	logica	al Rec	cord	□ Dist	trict Re	cord		-ea	p ⊠ Continua ature Record [ecoid

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial 2 of 3 *Resource Name or #: Page 232 North Encinitas Avenue **Historic Name: B1 Common Name: B2 B3 Original Use** Residential **Present Use B4** Residential Architectural Style New Traditional **B5** Construction History (Construction date, alterations, and date of alterations) 2000 - permit issued to demolish house 2001 – permit issued for the construction of single family residence **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a **Architect:** b. Builder: Robert Tong Mur-Sol Construction **B10** Significance: **Theme:** Residential Development Area: Monrovia/Encinitas District Period of Significance: **Property Type** 2001 Single family residential Discuss importance in terms of historical or architectural context as well as integrity. Built in 2001, this structure is not eligible for designation at any level. Additionally, it does not contribute to any of the periods of significance of the North Encinitas Historic District. **B11 Additional Resource Attributes:** Sketch Map with north arrow: **B12** References: Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directories. **B13**

232 North Encinitas Ave

B14

Remarks

Evaluator/

Date

City of Monrovia

1/2017

415 South Ivy Avenue

Monrovia, CA 91016

Planning Division

CONTINUATION SHEET

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

P5a Photograph

P5b Description of Photo:

Facing north, 5/24/2000

House prior to demolition



PRIMARY RECORD

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

Other Listings

					Review Code	e Reviewer		Da	ate	
Page	1	of	3	*Resource N	lame or #:	235 North Encinitas Avenue				
P1	Othe	r Iden	tifier	:						
*P2	Loca			-	r Publication	□ Unrestricted		Encinit	as Historic D	District
	a. Co	unty:		Los Angeles						
	c. Ad	dress	: :	235 North Encir	nitas Avenue		City:	Monrovia	Zip:	91016
	e. Otl	her Lo	ocatio	onal Data:	APN # 8519-	-025-020				
P3a	Desc	riptio	n : (D	escribe resource	and its major e	lements. Include design, mate	erials, co	ondition, alterations, size, se	tting, and b	oundaries)
	close width door	ly rese reces with a	emble ssed p a woo	es a New Tradition Dorch has an offs Dod and glazing s	onal Craftsman. set front gable s sidelight. Ther	al Traditional dwelling was su It has a gabled hipped roof w situated at the north half of the e is a pair of sashes forming ch. The house is sided with a	vith shai primary a picti	llow eaves, simple bargeboa y (east) elevation. Within the ure window on each side o	ard and fasc e porch area	ia ends. A full a is the lighted
P3b *P4 P5a		urces	Pres	outes: (List attrib sent: Buildir) HP2. Single family property ıre □ Object □ Site □] Distric	ct Element of District P5b Description Facing west, 1/31	of Photo:	(view, date)
					-	A		P6 Date Constr		1948/2008
		1	Ł.	di .				Source:	County Ass	essor
								P7 Owner and	Address:	
No.	_	No. III						Robert Ike and Ki		a
	ST					.755		235 N. Encinitas A Monrovia, CA 910		
			Т				21	P8 Recorded b	y:	
								City of Monrovia Planning Division		
Serv	N.	THAI	HIII		iv.	VIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	WILLIAM WILLIAM	415 South Ivy Av Monrovia, CA 910		
	. #	lhi				In a substitution of		Worllovia, CA 910	710	
1	Y's		8.		VIII			P9 Date Record	-	1/2017
1	3	樓			T.			P10 Survey Typ	e: _	District
30			THE REAL PROPERTY.					STATE OF THE PARTY		
The same	24/56		0/2	1000000	AND PARTY.					
D44 5		S								
P11 R	eport (ıtatıc	on:							

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

Page	2 of 3	*Resource	Name or #:	235 North Enci	nitas Avenue				
B1	Historic Name:								
B2	Common Name:								
В3	Original Use	Single	e Family Reside	ntial					
В4	Present Use	Single	e family Resider	ntial					
В5	Architectural Styl	e New	Traditional Craft	sman					
В6	Construction His	story (Cons	ruction date, alt	erations, and date	of alterations)				
	1948 – permit iss 2007 – demolitior 2008 – addition o	of garage		construct a reside	ence				
В7	Moved: No	Date	Moved		Original Lo	ocation			
В8	Related Features	s:	_						
В9а	Architect:	Unknown		I	o. Builder:	Unknowr	า		
B10	Significance:	Theme:	Residential D	evelopment	Area:	Monrovia	a/Encinitas Dis	strict	
	Period of Signifi Discuss importan The structure has	ce in terms				grity.	mily residentia		ation.
B11	Additional Reso	urce Attribu	ıtes:						
B12	References: Sanborn Maps, L Monrovia Building					Nayate	Map with no	orth arrow:	and the
B13	Remarks					8	IS AV		



Evaluator/Date

B14

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

State of Califor	nia		
DEPARTMENT	OF PARKS	AND REC	REATION

Primary# HRI # Trinomial

CONTINUATION SHEET

Page 3 of 3 *Resource Name or #:



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PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Other Listings Review Code

Reviewer

Date

Page	1	of	2	*Resource	e Name or #:	236 North Encinit	as Avenue						
P1	Other	· Iden	tifier:										
*P2	Locat				for Publication	⊠ Unrest	ricted		_	E	ncinitas	Historic D	District
	a. Co			Los Angeles									
	c. Ad	-	:	•	ncinitas Avenue		Cir	ty:	Monrovia			Zip:	91016
	e. Otł	ner Lo	catio	nal Data:	APN # 8519	9-028-019		•					
P3a	Desci	riptio	n: (De	escribe resour		elements. Include d	lesign, material	ls, co	ondition, alte	rations, s	ize, setti	ing, and b	oundaries)
	brace project large the side be a r	s, ove sting s single de ele iver ro	rhang hed p light vation ock fo	ging eaves cap orch is suppo picture windons are aluminu undation. The	pped with simple orted by square pows. The house hum um siding. River	esidence (1,180 SF) fascia and bargebo osts and enclosed w as board and batter rock veneer wainsconney which punctuane property.	ard, and a cent vith a picket bal n siding on the pot not has been add	ered lustra prima ded t	I shed dormed ade. In the pary (west) el to the porch	er with a hoorch is a evation in area. Th	norizonta paneled the side e base o	al vent. The description of the gables. of the porce	ne full width or flanked by The walls of h appears to
P3b *P4 P5a		urces	Pres	utes: (List att ent: ⊠ Bui		s) HP2. Single fami ure Object	ly property ☐ Site ☐ Di	istric		ent of Dis		☐Other	(view, date)
ı Ja	1 11010	grapi								JD Desci	ipuon	or r rioto.	(view, date)
	1	7	S		439				Fa	acing eas	t, 1/31/2	2017	
9									P	6 Date C			1910
9	4	1					The same			Sour	rce: C	County Ass	essor
	West	-								7 Owner			
	_	1/5							The second secon	torey Fam 36 N. Enc			
	2 - 2	N/15	5							onrovia, (
	1	4					USTRO		Ci FI 41	Recor ity of Mon lanning D I5 South onrovia, (irovia ivision Ivy Aver	nue	
						PROMINE			P	9 Date F	Recorde	ed:	1/2017
1000	25/								P	10 Surve	у Туре:	: <u> </u>	District
	ments	: 🗆	NON			h Map □ Continua						ecord	
☐ Arc	haeolo fact Re	gical f cord	Recor ☐ PI	d ∐ District∃ notograph Red	Record $\ \square$ Linea cord $\ \square$ Other (L	r Feature Record [ist):	_ Milling Statio	n Re	ecord 🗌 Ro	ck Art Re	cord		

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

early 20th Century and is a contributor to one of the periods of significance to the North Encinitas Historic District.

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

B14 Evaluator/Date

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings

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					Review Code	•	Reviewer		Date		
Page	_1	of	3	*Resource	Name or #:	239 North	Encinitas Avenu	e			
P1	Othe	r Iden	tifier:	<u> </u>							
*P2	Loca	tion:		☐ Not 1	for Publication	\boxtimes	Unrestricted		Encinitas H	listoric [District
	a. Co	unty:		Los Angeles		_					
	c. Ad	dress	:	239 North En	cinitas Avenue			City:	Monrovia	Zip:	91016
	e. Otl	ner Lo	catio	onal Data:	APN # 8519	-025-017					
P3a	Desc	riptio	n: (De	escribe resour	ce and its major e	elements. Ir	clude design, m	aterials, co	ndition, alterations, size, setting	g, and b	oundaries)
	eaves and e vinyl s story garag	s. The nclose sliding is can le plar	e parti ed wit pictu tileve ne. T	al recessed portion a picket baluate window. The red over the election has been been been been been been been bee	orch is on the sou ustrade. In the po ne lighted garage ntry and extends	th end of the rch area is t door occup beyond the ng with corn	e primary (east) he front entry do ies the northern ground floor. Th er boards, shutte	elevation a or with upp half of the ne north po	a complex hipped roof with shind is supported by square post per lights flanked by two narrow primary elevation. The center prion of the second floor is setby some windows. Some of the viscond floor is setby some windows.	s atop s sideligh portion o ack beh	stone piers hts and a large of the second ind the
P3b				`	ributes and codes	,	, , ,	•	. Delegand of District	O4h	
*P4 P5a	Photo			sent: 🛚 Buil	ding Structi	ure 🗌 Ob	ject ☐ Site	Distric	Element of District D P5b Description of		(view, date)
112		7	-				dis III	P. Carlot	Facing North, 1/31/20	017	
* 1/Z	<u></u>					E SAL			P6 Date Construct	ed:	2002
W				No.					Source: Co	unty Ass	sessor
		1							P7 Owner and Add	ress:	
B	-		12						O Neill Family Trust 239 N. Encinitas Ave		
		3						1	Mohrovia, CA 91016		
100									P8 Recorded by:		
	1955					-			City of Monrovia		
				235				STEE	415 South Ivy Avenu	е	
N/							100		Monrovia, CA 91016		
7				2					P9 Date Recorded:	: <u> </u>	1/2017
1/		util	W	6					P10 Survey Type:	_	District
Y	易修										
1		moto			September 1		-	1			
2016	100	- 22	1	HALL DIE							
P11 Re	eport (Citatio	n:								
Attach	ments	:	NON	E ☐ Location	n Map □ Sketch	п Мар □ С	ontinuation Shee	et ⊠ Build	ing, Structure, and Object Reco	ord	
☐ Arcl	haeolo	gical F	Recor	d 🔲 District F		Feature Re			cord ☐ Rock Art Record		

State				ınity D	evelopment		Primary # HRI #		-
-				_	RE, AND OB	JECT REC		ial	
Page	2				urce Name or #:		ncinitas Avenue		_
J									
B1	Histor	ic N	ame:						
B2	Comm	on l	Name:						
В3	Origin	al U	se	S	ingle Family Resider	ntial			
В4	Presei	nt U	se	S	single family Residen	tial			
В5	Archit	ectu	ral Style	e _A	merican Vernacular				
В6	Cons	truc	tion His	story (C	onstruction date, alte	erations, and da	ate of alterations)		
					onstruct a single fam house and two-car g				
					ew 2,890 SF residence		d garage		
В7	Move	ed:	No	D	ate Moved		Original Loc	cation	
В8	Relat	ed I	eatures	s:					
В9а	Arch	itect	:	Don C	renshaw		b. Builder:	Unknown	
B10	Sign	ifica	nce:	Them	e: Residential De	evelopment	Area:	Monrovia/Encinitas District	
			Significan		2002 ms of historical or are	chitectural cont	Property Type	Single Family Residential	
	Built	in 20	002, this	structur	re is not eligible for de Encinitas Historic Dis	esignation at an	ny level. Additionally	v, it does not contribute to any of the periods of	
B11	Vdqi	tion	al Reso	urce A u	tributos:				
B11 Additional Resource Attributes:								Sketch Map with north arrow:	
B12		orn	Maps, L		y Tax Assessor Reco			and the second s	
	Monr	ovia	Building	g Permit	s, Monrovia phone di	irectories.	Z	Greystone Ave	

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

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



CONTINUATION SHEET

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

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



PRIMARY RECORD

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

Other Listings Review Code

Reviewer

					Review Cod	e	Reviewer			Date		
Page	1	of	2	*Resourc	e Name or #:	242 North	n Encinitas Avenue	е				
P1	Othe	r Ident	ifier:									
*P2	Loca	tion:		☐ Not	for Publication	\boxtimes	Unrestricted		_	Encinitas I	Historic D	District
	a. Co	unty:		Los Angeles	i							
	c. Ad	dress	: _	242 North E	ncinitas Avenue			City:	Monrovia		Zip:	91016
	e. Otl	her Lo	catio	nal Data:	APN # 8519	9-028-018						
P3a	Desc	ription	ո։ (De	scribe resou	ce and its major	elements. I	nclude design, ma	aterials, c	ondition, altera	ations, size, settin	g, and b	oundaries)
P3b	on the roof e highe south	e south extends or wind or The	n side s over ows, t house	. Roof feature the central e to the south t e is sided with	res include overha entrance and stoo wo double hung s h stucco. The cur	anging eave p forming a :ashes form rved drivew:	built in 1953 and its with a narrow fat partial porch. Two a picture window, ay leads to a detact of the property of the prope	scia cove o pairs of There is ched gara	ering the rafter windows flan a single sash	tails. An unsupp k the lighted entry on the secondary	orted po	rtion of the north are two
*P4 P5a	Reso Photo			ent: 🛚 Bui	Iding Struct	ure 🗌 O	bject ☐ Site	Distric		ent of District b Description of	Other Photo:	(view, date)
									Fa	cing east, 1/31/20	17	
Lat. G	Sea.		-						P6	Date Construct	ted:	1953
			4	-		-	No.			Source: Co	ounty Ass	sessor
all.		A	-	Name of the local division in which the local division in the loca	No. of Concession, Name of Street, or other Designation, Name of Street, or other Designation, Name of Street,			-	N6	Owner and Add		
		-	-	-		lan par		_ 2	242	hn and Linda Parr 2 N. Encinitas Ave	•	
-Mass		m	m			- 11			N. BURNINGS	nrovia, CA 91016	<u> </u>	
in			y/a	- ALLE		de series	to in a		Cit Pla 41	Recorded by: y of Monrovia anning Division 5 South Ivy Avenu prrovia, CA 91016		
1000		The state of the s							P9	Date Recorded	l: _	District
	200			With the same		E COLUMN			P1	0 Survey Type:	_	1/2017
P11 Re	eport (Citatio	n:									
☐ Arc	haeolo	gical F	Record	d District		r Feature R	Continuation Sheet ecord				ord	

State								#	
-				•	elopment		HRI #		
BUIL	<u> DIN</u> O	3, S	<u>STRU</u>	<u>ICTUR</u>	E, AND OB	JECT REC	CORD	<u>Trinomi</u>	al
Page	2	of	2	*Resourc	ce Name or #:	242 North Er	ncinitas Ave	enue	
B1	Histori	c Na	ıme:						
B2	Comm	on N	lame:						
В3	Origina	al Us	se	Sing	le Family Reside	ential			
B4	Preser	nt Us	e	Sing	le family Reside	ntial			
В5	Archite	ectu	ral Style	e <u>Mini</u>	mal Traditional				
В6	Cons	truc	tion His	story (Con	struction date, alt	terations, and da	ate of altera	ations)	
				ilt (Tax Ass					
	1977	– AC	idition to	south side	e and covered pa	atio			
				5.4					
B7	Move				e Moved		Ori	ginal Loc	eation
В8	Relat	ed F	eatures	S:					
В9а	Archi	tect		Unknown			b. Builde	r:	Unknown
B10	Signi	ficaı	nce:	Theme:	Residential D)evelopment	Area:		Monrovia/Encinitas District
						•	=	-	
			Signifi		1939-1965 of historical or a	rchitectural cont	Property		Single Family Residential
	This p	orope	erty app	ears inelig	ible for the Nation	nal Register and	l California	Register a	and lacks sufficient architectural significance or styling
									al infill development in Monrovia during the immediate features of the dwelling's mass, proportion and roof
	shape		onou, l	no addition	i to the south ele	vadon impact th	o onaraciei	acining i	roataroo or the awelling a mass, proportion and roof
D14	4: اد A	ion	l Dess	uroo Attrib	utos				
B11	Addit	10116	ıı Resol	urce Attrib	uies.				Sketch Map with north arrow:
B12	Refer	enc	es:						•
	Sanb	orn N	Ларs, L	A County T	ax Assessor Red	cords,			

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

B13 Remarks

B14 Evaluator/Date



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 5B

Other Listings Review Code

Reviewer

						Verien Co	ue	Venieme	;1		Date		
Page	1	of	3	*F	Resource	Name or #:	HL-38	3 243 North Encin	itas Avenue				
P1	Othe	r Ider	tifier:										
*P2	Loca	tion:		=	☐ Not fo	or Publication	1			_	Encinitas I	Historic [District
	a. Co	unty:		Los	Angeles								
	c. Ad	dres	s: _	243	North End	cinitas Avenue			City:	Monrovia		Zip:	91016
	e. Ot	her L	ocatio	nal [Data:	APN # 85	19-025-01	6					
P3a	Desc	riptic	n: (De	escrib	e resourc	e and its majo	r element	s. Include design,	materials, co	ondition, altera	ations, size, settin	g, and b	oundaries)
	and volume	vood ed on or wa ment shed ned to levels ow. Co	shinglethe pulls flamed	es on rimar re ou sq. ft. with a itche ell as I ope ginal	n the seco y (east) e t in a man .). Believ an east fan n. Each t original 3 ration poc upstairs b	nd floor. Roo levation. The nner echoing the ed to have be cing window. bedroom door ¼" Douglas fill ket door betwalcony which	f element center de he flare de een built Four bed is accent plank flo een the donce over	80 sq. ft.) has a pus include overhand ormer features a reaves of the main in 1908, this home drooms, one and the drooms in the kitchen ining room and the looked the home's level and wood she included the same and the looked the home's level and wood she included the same and the looked the home's level and wood she home's level and wood she included the same are	ging flared e narrow cente roof. Upsta e is accente three quarter vindow. Exte and breakfas e foyer. All in s property to	aves, expose r window flan irs windows a d by a deep, bathrooms, sensive origina at room. Uniquiterior doors had the north (now	d rafter tails, and ked by slatted ve are primarily eight covered wrap all sunroom (upstairs I 1½ inch oak plaue large front do nave retained the	a front-quents. The tover-on round from the from	gabled dormer e second floor e with quarter ont porch, full, reakfast room vood floors on beveled glass I hardware. A
P3b	Reso	urce	Attrib	utes:	: (List attri	butes and cod	es) HP2.	Single family pro	perty				
*P4 P5a		urce	s Pres		,		•] Object ☐ Site	•		ent of District b Description of	Other Photo:	(view, date)
	-1						2			Fac	cing west, 1/31/20)17	
						/				P6	Date Construc	ted:	1908
											Source: Co	ounty Ass	sessor
								No. of the last of		P7	Owner and Add	dress:	
			-	7					5		n and Audrey Re		rust
				1				2000		CANADA TO THE PARTY	3 N Encinitas Ave nrovia, CA 9101		
	T								4	P8 City Pla 415	Recorded by: y of Monrovia Inning Division 5 South Ivy Avenu Inrovia, CA 91016	ıe	
縮	1			1	作息	a la	100			P9	Date Recorded	l: .	1/2017
	-			-3		100 × 10		*		P10	0 Survey Type:		District
P11 R	eport (Citatio	on:						4				
☐ Arc	haeolo	gical	Recor	d 🗌	District R		ar Featui					ord	

Page	_2 of _3	*Resource N	lame or #:HL-38 24	3 North Encinitas Ave	enue
B1	Historic Name:	F.N. Ha	wes House		
B2	Common Name:	-			
В3	Original Use	Single F	amily Residential		
B4	Present Use	Single fa	amily Residential		
В5	Architectural Sty	rle America	n Foursquare/Shingle		
В6	Construction H	istory (Constru	ction date, alterations, and	d date of alterations)	
B 7	1947 – Guest H	longer exists, bouse ng Pool (no long	quake damage)		the property, 247 N. Encinitas Ave.)
В8	Related Feature	as.			
B9a	Architect:	Unknown		b. Builder:	Unknown
B40	Cianificance	Thomas	Desidential Development	Area	Manuscia/Enginites District
B10	Significance:	Theme:	Residential Development	Area:	Monrovia/Encinitas District
	also exhibits tra rafter tails. Bas	epresents one on nsition elements sed on this arch anal Register and	s of the Craftsman style itectural significance, this	such as the asymme s property was desigi	HP2. Single family property in North Encinitas Avenue. Although, Foursquare in form, it trical wrap-around front porch, roof supports, and exposed nated Monrovia Historic Landmark No. 38. It also may be acture. Additionally, it is a contributing property to the North
D 44		A			

B11 **Additional Resource Attributes:**

B12 References:

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

B13 Remarks

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



State of California
DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

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

B10

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

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

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PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings Review Code

Reviewer

		ive view Con	I/C A ICAACI	Date	
Page	_1 of _3	*Resource Name or #:	244 North Encinitas Avenue		
P1	Other Identifier:	:			
*P2	Location:	☐ Not for Publication	□ Unrestricted	Encinitas Histor	ic District
	a. County:	Los Angeles			
	c. Address:	244 North Encinitas Avenue	City:	Monrovia Zi	p : 91016
	e. Other Location	onal Data: APN # 8519	-028-015		
P3a	Description: (De	escribe resource and its major	elements. Include design, materials, c	condition, alterations, size, setting, an	d boundaries)
	with the attached pitched cross-gal siding with corne door faces north. facing gable end door and a vinyl	d side-loading two-car garage p ble roof has overhanging eaves to boards. The primary (east) el The secondary front elevation The porch is supported by sq	elling was built in 1965 and substantial rominently situated on the south side of with narrow fascia and bargeboards, evation has a single vinyl sash with into its situated behind the driveway within uare posts and enclosed by a picket but sits in both front facing gable peaks. Seed with stack stone veneer.	of the property in front of the living are Originally stucco sided, the house haterior grids flanked by shutters. The line the recessed, partial porch contained balustrade. The porch area is contains	ea. The low- as wide plank ighted garage d in a front the lighted front
P3b	Resource Attrib	outes: (List attributes and codes	s) HP2. Single family property		
*P4		sent: 🛛 Building 🔲 Struct	, _ , , , ,	ct	r
P5a	Photograph	15.0	The Market of the Control of the Con	P5b Description of Pho	to: (view, date)
	The same	11		Facing east, 1/31/2017	
316	1			P6 Date Constructed:	1965
1			+ ~	Source: Building	Permit
SOLE S	10		W W	P7 Owner and Address	:
18				Kerry Endert and John Nie 244 N. Encinitas Ave Monrovia, CA 91016	ckerson
				P8 Recorded by:	
Laka	7	N C		City of Monrovia Planning Division	
7 - 1	1			415 South Ivy Avenue	
	100	256527		Monrovia, CA 91016	
	-			P9 Date Recorded:	1/2017
4				P10 Survey Type:	District
P11 Re	eport Citation:				
☐ Arcl	haeological Recor		n Map ☐ Continuation Sheet ☒ Buil r Feature Record ☐ Milling Station R st):		

State of California Primary # **Department of Community Development** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial Page 2 of 3 *Resource Name or #: 244 North Encinitas Avenue **B1 Historic Name:** B2 **Common Name: Original Use** Single Family Residential **Present Use** B4 Single family Residential **B5 Architectural Style** Ranch **B6** Construction History (Construction date, alterations, and date of alterations) 1912 - sewer permit issued to owner O.M. Eastenday 1949 - permit issued to owner R.G. Cooper to construct carport 1964 - permit issued to owner Guillermo Morgan to demolish SFR and carport 1965 - permit issued to owner Samuel Ajamian to construct 1,446 SF SFR (with 400 SF attached garage) (Nationwide Plan Book Co.) 2007 - permits issued to construct 406 square foot addition and vinyl window replacement **B7** Moved: No **Date Moved Original Location B8 Related Features:** B9a Architect: Nationwide Plan Book Co. (1965) b. Builder: Samuel Ajamian (1965) **B10** Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: **Property Type** HP2. Single family property 1930-1965 Discuss importance in terms of historical or architectural context as well as integrity. The structure has been significantly altered and no longer retains the integrity to qualify individually at any level of designation. B11 **Additional Resource Attributes:** Sketch Map with north arrow: **B12** References:

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

B13 Remarks

Evaluator/ **B14** Date

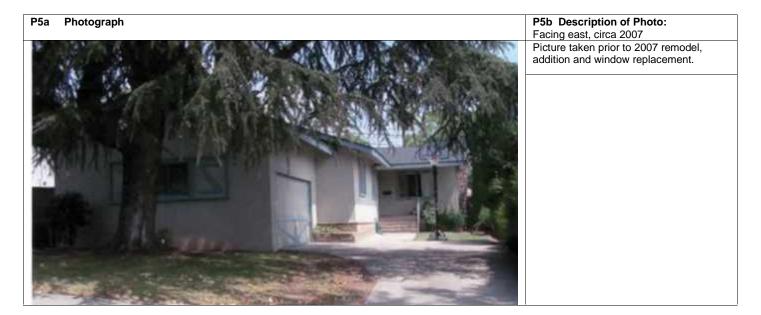


State of California
DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

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





PRIMARY RECORD

Primary # HRI # Trinomial

Reviewer

CHR Status Code 5D3

Date

Other Listings Review Code

Page	e 1 of 2 *Resource Name or #: 246 North Encinitas Avenue		
P1	Other Identifier:		
*P2	Location: Not for Publication Unrestricted	Encinitas Histo	ric District
1 2	a. County: Los Angeles		
	c. Address: 246 North Encinitas Avenue City: Monro	via 7i	p: 91016
	e. Other Locational Data: APN # 8519-028-014	<u> </u>	p . <u>31010</u>
P3a	Description: (Describe resource and its major elements. Include design, materials, condition	alterations size setting	and houndaries)
rsa	This one-and a half story National style dwelling with early Craftsman influences is capped w roof and sided in narrow clapboard. Roof elements include overhanging eaves, knee braces, on the primary (west) elevation. The shed dormer features a pair of windows. The partial, pr façade. Square wood posts atop a clapboard-sided balustrade support the front gabled porch in a 3-1 pattern. Within the porch area is the lighted front entrance. The entry has been wide panels. There are picture windows on each side of the entry, each made up of two sets of nexterior red brick chimney is located on the north elevation. The low brick wall paralleling the The wood fame dwelling sits on a raised foundation.	ith a hipped (north) and si and a through-the roof she ojecting porch occupies m roof. The gable is enclose ened with the addition of n non-original windows with i	de-gabled (south) ed dormer located ost of the primary ed by wide pickets arrow lighted side nterior grids. An
P3b *P4 P5a	Resource Attributes: (List attributes and codes) HP2. Single family property Resources Present:	P5b Description of P date)	
		Facing east, 1/31/2017	
		P6 Date Constructe Source: County P7 Owner and Addr Joshua and Karen Qunor 246 N. Encinitas Ave Monrovia, CA 91016 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016	Assessor
		P9 Date Recorded:	1/2017
		P10 Survey Type:	District
P11 5	Report Citation:	, , , , , , , , , , , , , , , , , , , ,	
Attac □ Ar	hments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Buchaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station tifact Record ☐ Photograph Record ☐ Other (List):		

State											
-				_		Popment	IECT RE	HRI# CORD Trinon			
									IIai		
Page		OT _		Resou	urce	Name or #:	246 North E	ncinitas Avenue			
В1	Histor	ric N	ame:								
B2	Comn	non	Name	:							
В3	Origin	nal U	se	S	Single	Family Reside	ential				
B4	Prese	nt U	se	S	Single	Family Reside	ential				
B5	Archi	tectu	ıral St	t yle N	lationa	al/Craftsman E	Elements				
В6	B6 Construction History (Construction date, alterations, and date of alterations)										
	12/29	9/19:	30 – p	ermit is:	sued	een room to owner Mrs nge windows		nstruct house alte	ation		
В7	Mov	ed:	No	D	Date N	Moved _		Original L	ocation		
В8	Rela	ted	Featui	res:							
В9а	Arch	itec	t:	None	found			b. Builder:	None found		
B10	Sign	ifica	nce:	Them	ne:	Residential D	evelopment	Area:	Monrovia/Enc	initas District	
	Discus This p integri exam	ss imp prope rity ne pple o	ortance erty app ecessa of early	oears ine ry for loc resident	of historilistophical des cal des tial hou	for the Natior signation. It do using stock co	oes, however a	d California Registe ppear eligible for sp pnrovia in the early 2	ecial considerati	ient architectural s on in the local plan	ignificance, styling or ining process as an a contributor to one of

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

B14 Evaluator /Date



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings Review Code

Reviewer

		Keview Cour	e Keviewei	Date
Page	1 of 2	*Resource Name or #:	247 North Encinitas Avenue	
P1	Other Identifier:			
*P2	Location:	☐ Not for Publication	□ Unrestricted □	Encinitas Historic District
	a. County:	Los Angeles	<u> </u>	
	c. Address:	247 North Encinitas Avenue	City	r: Monrovia Zip : 91016
	e. Other Locatio			
P3a				, condition, alterations, size, setting, and boundaries)
	with narrow fascia situated on the no secondary front e and corner board	a and bargeboard. The house orth side of the primary (east) elevation and with an internal gr	has a modified L-shaped plan with televation in front of the living area. It is sash window. The entry is cover an extended eave. Originally built	ng gables. Roof features include overhanging eaves he attached front-facing, two-car garage prominently he double-door lighted front entrance is on the ed by an extended eave. The house has plank siding n 1961, a substantial addition of living area and an
P3b *P4 P5a		utes: (List attributes and codesent: ⊠ Building ☐ Struct	, , , , , ,	P5b Description of Photo: (view, date)
	I PARTY			Facing west, 1/31/2017
0 5 91	Sept Mary		A 4	P6 Date Constructed: 1961
	AL LAND	Delle A		Source: County Assessor
	100000			P7 Owner and Address:
				Shine Family Trust 247 N. Encinitas Ave
				Monrovia, CA 91016
	V			P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016
1				P9 Date Recorded: 1/2017
	2000			P10 Survey Type:District
Attach				uilding, Structure, and Object Record
☐ Arc	haeological Recor		r Feature Record Milling Station	

State				ıni4.	Dove	opment		Primary # HRI #	
-				-		-	BJECT REC	CORD Trinom	nial
Page	2					Name or #:		ncinitas Avenue	
· ugo		•							
B1	Histori	c Na	ame:	_					
B2	Comm	on N	lame:	=					
В3	Origina	al Us	se	=	Single	Family Resi	dential		
В4	Presen	ıt Us	se	_	Single	family Resid	dential		
В5	Archite	ectu	ral Style	e _	Ameri	can Vernacul	lar		
В6	Cons	truc	tion His	story	(Const	ruction date	e, alterations, and	I date of alterations	s)
	1961 1961 1989	– pe – rei	rmit issermit isse move ar	ued to ued to nd fill s	owner owner swimm	Benjamin Be B. Beseke to ing pool	eseke to demolish o construct a new	single family dwellin	ng with a detached carport (Corlyn Construction Corp.) 0 SF garage addition (Glenn Lambdin, contractor)
В7	Move	d: 1	No		Date I	Moved		Original Lo	ocation
В8	Relat	ed F	eatures	s:					
B9a	Archi	tect	<u>.</u>	Unk	nown			b. Builder:	Corlyn Construction Corp.
Бла				Olik	IIOWII			b. Builder.	Contyn Construction Corp.
B10	Signi	fica	nce:	The	me:	Residential	Development	Area:	Monrovia/Encinitas District
	Discu Built i	i ss i n 19	61, this	n ce i i struct	n term: ture is i		al or architectura r designation at ar	Property Type I context as well as ny level. Additionall	Single Family Residential s integrity. s integrity. ly, it does not contribute to any of the periods of
B11	Addit	iona	al Reso	urce /	Attribu	tes:			
B12	Refer	enc	es:						Sketch Map with north arrow:
	Sanbo	orn I	Иарs, L			x Assessor R onrovia phone	ecords, e directories.	E G	reystone Ave E Greystone Ave

E Greystone Ave E Greystone Ave N N N N Ave 247 North Encinitas Avenue May Ave

Remarks

Evaluator/

Date

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

B13

B14

PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Date

Other Listings Review Code

Reviewer

Page	1 of 2 *Resource Name or #: HL-31 251 North Encinitas Avenue		'
P1	Other Identifier:		
*P2	Location:	Encinitas Historio	District
	a. County: Los Angeles		
	c. Address: 251 North Encinitas Avenue City: Mont	rovia Zip	91016
	e. Other Locational Data: APN # 8519-025-012		
P3a	Description: (Describe resource and its major elements. Include design, materials, conditions)	ion, alterations, size, setting, ar	nd boundaries)
	This one-story Craftsman bungalow with semi-finished basement (1300 s.f. + 300 s.f.) was normal pitch. Roof elements include deep (approx. 36") overhanging eaves, exposed raftivertical board vents with trefoil cutouts located in the triangular peaks of the front gables. wood shingles. The partial, projecting front gabled porch is located on the south end of the and detail echo the main roof. Square cobblestone piers support the porch roof. River enclosing the porch space. Within the porch area is an oversized Oak door with for venentrance. A pair of rectangular double-hung sash windows with X-patterned upper sashes sash with the same design on the opposite side of the entrance. All window surrounds have 2"s, and a 3" wide sill accent. An exterior cobblestone chimney pierces the roof along the roon a raised concrete foundation.	er tails, carved bargeboards, k The housed is sided with nar primary (east) elevation. The p rock with a concrete cap forms tical beveled glass panes serv is is located north of the entrar e side and top 1" x 4" boards, b	nee braces and row, rectangular forch roof shape is the balustrade ring as the front face and a single fordered by 2" x
	The only similarity to these features we have found in Monrovia, can be seen on the Isaac ar patterned casement windows with the mullions for the upper lights in an X pattern" as does and framing of the two houses are substantially different.		
P3b *P4 P5a	Resource Attributes: (List attributes and codes) HP2. Single family property Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ Di Photograph	strict	
4-		Facing west, 1/31/2017	
4 1		P6 Date Constructed:	: 1913
		Source: Building	Permit
Adres a		P7 Owner and Addres	ss:
	建	Dr. and Mrs. Allen and Virg	jinia Holmquist
		251 N. Encinitas Ave Monrovia, CA 91016	
		P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016	
the .		P9 Date Recorded:	1/2017
1		P10 Survey Type:	District
Č,			
P11 R	eport Citation:		
☐ Are	nments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ chaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Static fact Record ☐ Photograph Record ☐ Other (List):		

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

Property Type Period of Significance: 1900-1929 Discuss importance in terms of historical or architectural context as well as integrity.

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

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

Evaluator/ **B14** Date



PRIMARY RECORD

c. Address:

Primary # HRI # Trinomial

City: Monrovia

CHR Status Code 5D3
Other Listings

Review Code Reviewer **Date** Page 1 of 3 *Resource Name or #: 252 North Encinitas Avenue **P1** Other Identifier: **Encinitas Historic District** *P2 ■ Not for Publication □ Unrestricted Location: a. County: Los Angeles

e. Other Locational Data: APN # 8519-028-011

252 North Encinitas Avenue

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

This modest one-story California Bungalow (1,416 sq. ft.) was constructed in 1922 and is capped with a cross-gabled roof. Roof elements include overhanging eaves, exposed rafter tails, non-original knee braces and front-gabled dormer. The dormer is centered on the primary (west) elevation and is without windows or vents. Two pairs of square wood posts support the partial, projecting front gabled entrance porch roof. Originally, the posts extended to the concrete porch deck. The design was modified with shorter posts atop raised piers with a stack stone veneer. The porch was further modified with the addition of a trellis extending from each side of the gable supported by wood posts atop stack stone veneer piers. Stack stone veneer was also added to the foundation and walls flanking the porch steps. Within the porch area is the multi-light front entrance. Flanking the entrance on either side are paired nine-over-one, double hung sash windows. There are traditional Craftsman surrounds on the windows and doors. An exterior brick chimney is on the north elevation. The driveway on the south leads to a rear detached garage.

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

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

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



Facing east, 1/31/2017

P6 Date Constructed: 1922

Source: Building Permit

Zip: 91016

P7 Owner and Address:

Douglas and Ruth Fournier 252 N. Encinitas Ave Monrovia, CA 91016

P8 Recorded by:

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

P9 Date Recorded: 1/2017

P10 Survey Type: District

P11 Report Citation:

Attachments:	☐ NONE ☐ Location Map	☐ Sketch Map	☐ Continuation Sheet	Building, Structu	ure, and Object Record
☐ Archaeologi	cal Record District Record	☐ Linear Featu	re Record Milling S	Station Record 🔲 R	ock Art Record
☐ Artifact Rec	ord Photograph Record F	Other (List):	_		

	of California				Primary #		
•	tment of Commun	•	•		HRI #		
BUIL	_DING, STRU	CTURE	, AND OB	JECT RE	CORD Trino	omial	
Page	of3	*Resource	e Name or #:	252 North E	ncinitas Avenue		
D4	Illiata da Nama						
B1	Historic Name:						
B2	Common Name:						
В3	Original Use	Singl	e Family Reside	ential			
В4	Present Use	Singl	e family Reside	ntial			
B5	Architectural Style	Califo	ornia Bungalow				
В6	Construction Hist	ory (Cons	truction date, alt	terations, and d	late of alterations))	
	6/22/1922 – permit						
	MIG-2000S – Exteri	or remode	i included additi	on of trellis, pie	rs, stone veneer,	and knee braces (no permi	it located).
В7	Moved: No	Date	Moved		Original	Location	
В8	Related Features:						
В9а	Architect:	Unknown			b. Builder:	Joseph Thompson	
B10	Significance:	Theme:	Residential D	evelopment	Area:	Monrovia/Encinitas D	istrict
		e in terms o ars ineligib tential for i	ole for the Nation Individual design	nal Register, the	e California Regis	tegrity. Ster for local designation. A	operty Ilthough recent changes to the periods of significance to the
B11	Additional Resour	ce Attribu	ıtes:		,		
B12	Poforonoss					Sketch Map with n	orth arrow:
B12	References: Sanborn Maps, LA						
	Monrovia Building I	Permits, M	onrovia phone o	directories.	ECO	auetaea Aua	E Grovetone Ave

B13 Remarks

B14 Evaluator/



Primary# HRI # Trinomial

CONTINUATION SHEET

Page 3 of 3 *Resource Name or #: 252 North Encinitas Avenue

P5a Photograph P5b Description of Photo: Facing east, circa 2003 Picture taken prior to façade remodel.

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PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings Review Code

Reviewer Date

Page		of	2	-	*Resource	Name or #:	255 No	orth Encinitas Aven	ue				
P1	Other	Iden	tifie	:									
*P2	Location:		☐ Not for Publication ☐ Unrestricted				Encinitas Historic District						
	a. Cou	ınty:		Lo	s Angeles								
	c. Add	Iress	:	25	55 North Enc	initas Avenue			City:	Monrovia		Zip:	91016
	e. Other Locational Data: APN # 8519				-025-009	9							
P3a	Descr	iptio	n: (D	escr	ribe resource	and its major	elements	s. Include design, n	naterials, c	ondition, alterat	ions, size, setting,	and b	oundaries)
	a low p and ba covere suppo area is	oitche argeb ed by rted b s the	ed, h oard an s by tui	ipped . The ingle rned ed er	ed roof; the send stop second stop articulated wood posts of trance and	econd story has ory front gable shed. The proj with no enclos a bay with a lar	a front on as two of ecting, houre. The ge single	as built in 2004, side gable with a normal canted bays with fix ipped gable, partial gable has clapboa e light picture windo e elevation and occu	pitch. Ro ed central porch occ rd siding a w flanked	of elements incl windows and si cupies the south and a round slate by narrow single	lude shallow eaves ingle light casement ern half of the fron ed vent at the peal e lights on the can	s with a nts on nt eleva k. With	simple fascia the return ation and is in the porch

P3b	Resource Attributes:	(List attributes	and codes) H	P2. Single far	nily prope	rty			
*P4	Resources Present:	□ Building	☐ Structure	☐ Object	☐ Site	☐ District	☐ Element of District	Other	

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



Facing west, 1/31/2017

P6 Date Constructed: 2004

Source: Building permit

P7 Owner and Address:

William and Min Potter 255 N. Encinitas Ave Monrovia, CA 91016

P8 Recorded by: City of Monrovia

Planning Division 415 South Ivy Avenue Monrovia, CA 91016

P9 Date Recorded: 1/2017

P10 Survey Type: District

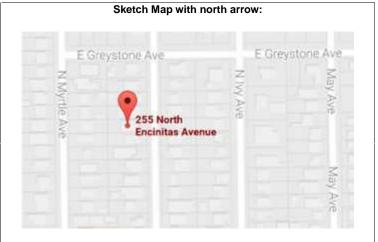
P11 Report Citation:

Attachments:	☐ NONE ☐ Location Map	☐ Sketch Map ☐ Co	ontinuation Sheet	⊠ Building, Structu	ire, and Object Record
☐ Archaeologi	cal Record District Record	☐ Linear Feature Re	cord Milling St	ation Record Re	ock Art Record
☐ Artifact Reco	ord Photograph Record	Other (List):	-		

State									
-				-		opment	D ICCT DE	HRI#	
BUIL	יאוט.	G,	SIKU		UKE	, AND U	BJECT REC	CORD Trinor	miai
Page	2	of	2	*Res	ource	Name or #:	255 North E	ncinitas Avenue	
B1	Histor	ic N	ame:	_					
В2	Comm	on I	Name:						
				_					
В3	Origin	al U	se	-	Single	Family Resi	dential		
B4	Prese	nt U	se	_	Single	family Resid	dential		
В5	Archit	ectu	ıral Styl	е _	New 1	raditional Vi	ctorian		
В6	Cons	struc	ction His	story ((Const	uction date,	alterations, and da	ate of alterations)	
	1913	_ b	ouse cor	nstruct	ed			,	
	1964	– H	ouse de	molish	ed				
			ouse co ouse de						
	2004	– H	ouse co	nstruct	ted				
В7	Move	ed:	No		Date I	Moved		Original L	Location
В8	Rela	ted I	Features	s:					
В9а	Arch	itec	t:	Unkr	nown			b. Builder:	Unknown
B10	Sign	ifica	nce:	The	me:	Residentia	I Development	Area:	Monrovia/Encinitas District
	Perio	nd o	f Signifi	cance	, -	2004		Property Type	Single family residential
	Disc	uss i	mportan	ce in t	erms o	f historical o		ext as well as integ	egrity.
						not eligible fo nitas Historic		ny level. Additiona	ally, it does not contribute to any of the periods of
	Sigi III				,,		50.750		
D14	: الما الم	4ie-	ol Boos	4	\ 44 p : L	too			
B11	Addi	tion	al Reso	urce A	Attribu	tes:			Sketch Map with north arrow:
B12	Refe								
						k Assessor R onrovia phone	tecords, e directories.		C Committee Ann
		Jvia	_ u.i.u.i.i.g	,	, 1410	O TIA PITOTI	2 3.100.01100.	E	Greystone Ave E Greystone Ave

B13 Remarks

City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016 1/2017 B14 Evaluator/Date



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D2

Other Listings Review Code

Reviewer

Date

Page	_1 of <u>3</u>	*Resource Name or #:	256 North E	ncinitas Avenue		
P1	Other Identifier:					
*P2	Location:	☐ Not for Publication	⊠ Uı	nrestricted	Encinitas	Historic District
	a. County:	Los Angeles				
	c. Address:	256 North Encinitas Avenue		City:	Monrovia	Zip : 91016
	e. Other Locatio	nal Data: APN # 851	9-028-010			
Р3а	Description: (De	scribe resource and its major	elements. Incl	ude design, materials,	condition, alterations, size, setti	ng, and boundaries)
	include overhang front entrance poshallow hipped p surrounds. The which included a	ing eaves, exposed rafter tail orch is located on the primar porch roof. Within the porch wood-frame house rests on a	s, knee braces ((west) elevati n area is the praised foundati A trellis was a	, and a pair of vertical on. Four square woo paneled front entrance on. In 2015, a cross g	in clapboard siding with corner slat vents in the gable face. To do posts atop clapboard-sided let and flanking double-hung satisfies able roof was added to the reate of the house over the drivew haracter defining features.	The projecting, full-width calustrades support the ash windows with plain r enlarging the structure
P3b *P4 P5a		utes: (List attributes and code ent: ⊠ Building ☐ Struc	, 0	, , ,		□Other of Photo: (view, date)
	- 12	Marc F			Facing east, 1/31/2	017
				36. (0.)	P6 Date Construc	cted: 1921
				3	Source: B	uilding Permit
	The second			APPENDING S	P7 Owner and Ac	ldress:
				· ·	William and Odalys 256 N Encinitas Av	
			Mark World		Monrovia, CA 9101	
					P8 Recorded by:	
					City of Morrovia Planning Division	
= ,,	1.		-		415 South vy Aver	
1	180 000000	No.	555555555555	WW. C.	Monrovia, CA 9101	6
30		803			P9 Date Recorde	d: 1/2017
			200		P10 Survey Type:	District
P11 R	eport Citation:					

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

Page 2 of 3 'Resource Name or #: 255 North Encinitas Avenue B1 Historic Name: B2 Common Name: B3 Original Use Single Family Residential B4 Present Use Single Family Residential B5 Architectural Style California Bungalow B6 Construction History (Construction date, alterations, and date of alterations) 5'27/1921 – permit issued to owner Fred. Burdick to construct house and garage 2015 – addition of 1,330 SF to rear of house and attached one-car garage 2016 – seismic retrollt B7 Moved: No Date Moved Original Location B8 Related Features: B9a Architect: Unknown b. Builder: Unknown B9a Architect: Unknown b. Builder: Unknown B9a Architect: Unknown Architectural Original Location B9a Architect: Unknown b. Builder: Unknown B9a Architect: Unknown Property Original Location B9a Architect: Unknown b. Builder: Unknown B9a Architect: Unknown Architectural Original Location B9a Architect: Unknown b. Builder: Unknown B9a Architect: Unknown Architectural Original Location B9a Architect: Unknown b. Builder: Unknown B9a Architect: Unkn						
B2 Common Name: B3 Original Use Single Family Residential B4 Present Use Single family Residential B5 Architectural Style California Bungalow B6 Construction History (Construction date, alterations, and date of alterations) 5/27/1921 – permit Issued to owner Fred. Burdick to construct house and garage 2015 – addition of 1,330 SF to rear of house and attached one-car garage 2016 – seismic retrofit B7 Moved: No Date Moved Original Location B8 Related Features: B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encintas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:	Page	_2 of _3 *Re	esource Name or #: 256 No	rth Encinitas Avenue		
B2 Common Name: B3 Original Use Single Family Residential B4 Present Use Single family Residential B5 Architectural Style California Bungalow B6 Construction History (Construction date, alterations, and date of alterations) 5/27/1921 – permit Issued to owner Fred. Burdick to construct house and garage 2015 – addition of 1,330 SF to rear of house and attached one-car garage 2016 – seismic retrofit B7 Moved: No Date Moved Original Location B8 Related Features: B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encintas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:						
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B4 Present Use Single family Residential B5 Architectural Style California Bungalow B6 Construction History (Construction date, alterations, and date of alterations) 5/27/1921 – permit issued to owner Fred. Burdick to construct house and garage 2015 – addition of 1,330 SF to rear of house and attached one-car garage 2016 – seismic retrofit B7 Moved: No Date Moved Original Location B8 Related Features: B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intea example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:	B2	Common Name:				
B5 Architectural Style California Bungalow B6 Construction History (Construction date, alterations, and date of alterations) 5/27/1921 — permit issued to owner Fred. Burdick to construct house and garage 2015 — addition of 1,330 SF to rear of house and attached one-car garage 2016 — seismic retrofit B7 Moved: No Date Moved Original Location B8 Related Features: B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:	В3	Original Use	Single Family Residential			
B6 Construction History (Construction date, alterations, and date of alterations) 5/27/1921 – permit issued to owner Fred. Burdick to construct house and garage 2015 – addition of 1,330 SF to rear of house and attached one-car garage 2016 – seismic retrofit B7 Moved: No Date Moved Original Location B8 Related Features: B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity, necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:	В4	Present Use	Single family Residential			
5/27/1921 – permit issued to owner Fred. Burdick to construct house and garage 2015 – addition of 1,330 SF to rear of house and attached one-car garage 2016 – seismic retrofit B7 Moved: No Date Moved Original Location B8 Related Features: B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:	В5	Architectural Style	California Bungalow			
2015 – addition of 1,330 SF to rear of house and attached one-car garage 2016 – seismic retrofit B7 Moved: No Date Moved Original Location B8 Related Features: B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow: Sketch Map with north arrow:	В6	Construction History	y (Construction date, alterations, ε	and date of alterations)		
B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:		2015 - addition of 1,3	330 SF to rear of house and attach		ge	
B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:						
B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:						
B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:						
B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:						
B9a Architect: Unknown b. Builder: Unknown B10 Significance: Theme: Residential Development Area: Monrovia/Encinitas District Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:			Date Moved	Original L	Location	
Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:	В8	Related Features:				
Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow:						
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Period of Significance: 1900-1929 Property Type HP2. Single family property Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow: Sketch Map with north arrow:	вуа	Architect: Un	ıknown	D. Builder:	Unknown	_
Discuss importance in terms of historical or architectural context as well as integrity. This property lacks sufficient architectural character, styling or integrity necessary for designation and appears ineligible for the National Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow: Sketch Map with north arrow:	B10	Significance: Th	Residential Developmen	nt Area:	Monrovia/Encinitas District	
Register, the California Register, and for local designation. It is however of local interest as a generally intact example of the City's early residential development. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District. B11 Additional Resource Attributes: Sketch Map with north arrow: Scaphore Mans J.A. County Tax Assesser Records		Discuss importance in	n terms of historical or architectura	l context as well as integ	egrity.	
Sketch Map with north arrow: B12 References: Saphore Mans, I.A. County Tax Assessor Records		Register, the Californi	ia Register, and for local designati	ion. It is however of loca	al interest as a generally intact example of the City's early	
Sketch Map with north arrow: B12 References: Saphore Mans, I.A. County Tax Assessor Records	R11	Additional Resource	e Attributes			
Sanharn Mane, I.A. County Tay Accessor Poperds	511	Additional Nesoulce	, Alli inules.		Sketch Map with north arrow:	
	B12		ounty Tax Assessor Records.			

В

Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

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

B14

Evaluator/Date

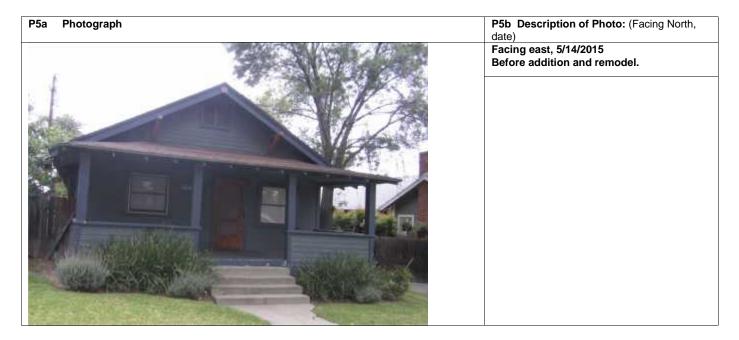


State of California
DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

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



B10

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

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PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings Review Code

Reviewer Date

Page	1 of 2	*Resource Name or #:	259 North Encinitas Avenue)		
P1	Other Identifier	:				
*P2	Location:	☐ Not for Publication	□ Unrestricted		Encinitas Hi	storic District
	a. County:	Los Angeles	_			
	c. Address:	259 North Encinitas Avenue		City:	Monrovia	Zip: 91016
	e. Other Locati	onal Data: APN # 8519	9-025-008		_	-
P3a	Description: (D	escribe resource and its major	elements. Include design, ma	terials, co	ondition, alterations, size, setting	, and boundaries)
	low pitched, hi simple fascia a and is support vent at the pea The lighted ga	pped roof; the second story and bargeboard. The project ed by wood posts and encloak. Within the porch area is	has a front gable with a no sting, front gabled, partial p used by a picket balustrade the lighted entrance and a ed from the primary elevation	ormal pito orch occ . The ga trio of na	and has a combination roof. ch. Roof elements include sh upies the northern half of the able has clapboard siding and arrow vinyl sash windows with ccupies the southern half of e	allow eaves with front elevation daround slated interior grids.
P3b *P4 P5a		butes: (List attributes and code sent: ⊠ Building ☐ Struct		/ □ Distric	t ☐ Element of District ☐ ☐ P5b Description of F	Other Photo: (view, date)
					P6 Date Constructe	d : 2006
		m.s			Source: Cou	nty Assessor
					P7 Owner and Addr	ess:
240	T A STATE OF THE PARTY OF THE P				Harold and Ruth Shell	um Trust
	AVERA A				259 N. Encinitas Ave Monrovia, CA 91016	
					P8 Recorded by: City of Monrovia Planning Division	
					415 South Ivy Avenue Monrovia, CA 91016	
		THE REAL PROPERTY.				4/0047
					P9 Date Recorded:	1/2017
-			THE PERSON NAMED IN	District Control	P10 Survey Type:	District
			California			
P11 R	eport Citation:					
	-1					
☐ Arc	chaeological Reco	NE ☐ Location Map ☐ Sketc rd ☐ District Record ☐ Linea thotograph Record ☐ Other (L	r Feature Record Milling S		ling, Structure, and Object Reco cord	rd

	of California		. =					
-	rtment of Co		-	-		HRI #		
BUIL	LDING, ST	RUC	TURE	E, AND OB	JECT RE	CORD Trine	omial	
Page	_2 of _2	*	Resource	e Name or #:	259 North E	Encinitas Avenue		
B1	Historic Name	e:						
D0	Common Nam							
В2	Common Nar	ne:						
В3	Original Use		Singl	e Family Reside	ential			
В4	Present Use		Sinal	e family Resider	ntial			
				- · · · · · · · · · · · · · · · · · · ·				
В5	Architectural	Style	Ame	rican Vernacular	•			
В6	Constructio	n Histo	ry (Cons	truction date, alt	terations, and o	date of alterations)	
	12/20/1919 -	- permit	issued to	Dr. F.B. Wood	ward to constru	uct house and gar	age	
	1964 – perm	it issue	d to demo	olish house		act flouse and gar	age	
				truct new house				
				olish house and truct new single		vith attached gara	ae	
				g	,	J-1-1	9-	
В7	Moved: No		Date	Moved		Original	Location	
В8	Related Fea	tures:		-				
В9а	Architect:	_(Jnknown			b. Builder:	Unknown	
B10	Significance	e: 1	heme:	Residential D	evelonment	Area:	Monrovia/Encinitas D	District
	0.g			- reordonala B	Ovolopinon			Notified .
	Period of Si			2006	12	Property Type		roperty
						ntext as well as int	tegrity. nally, it does not contribute	to any of the periods of
				initas Historic Di		arry level. Addition	nally, it does not contribute	to any or the periods of
	-							
B11	Additional F) ASOUT	ca Attribu	itoe:				
ווט	Auditional	esour(CE ALLIDE	uico.			Sketch Map with r	north arrow:
B12	References:						•	
				ax Assessor Red		E C	reystone Ave	E Greystone Ave
	ivionrovia Bu	ııaıng P	ermits, M	lonrovia phone d	arectories.	LU	CISTOTIC AVC	Power State of the Control of the Co

B13 Remarks

City of Me B14 Evaluator/Date 415 Sout Montovia



PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5D3

Other Listings Review Code

Reviewer

Date

Page	1 of 2 *Resource Name or #: 260 North Encinitas Avenue		_
P1	Other Identifier:		
*P2	Location: Not for Publication Unrestricted	Encinitas Historic	District
	a. County: Los Angeles		
	c. Address: 260 North Encinitas Avenue City: Mor	nrovia Zip:	91016
	e. Other Locational Data: APN # 8519-028-007		
P3a	Description: (Describe resource and its major elements. Include design, materials, condition	on, alterations, size, setting, and	boundaries)
	This one story transitional California bungalow (992 sq. ft.) was built in 1921. The roof is eaves, exposed rafter tails and a pair of knee braces flanking a vertical slat vent in the gable projecting, full-width front entrance porch is located on the primary (west) elevation. Pais shallow hipped porch roof which also bracket the clapboard balustrade. Within the porch over-one casement windows. The roof has asphalt shingles. The house rests on a red bridleads to a rear garage.	e peak. The house is sided with hirs and trios of square wood po area is the front entrance with a	clapboard. The sts support the a pair of three-
Dak	Paranese Attributes (List attributes and andre) LIDO Circula for the property		
P3b *P4	Resource Attributes: (List attributes and codes) HP2. Single family property Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐	☐ Element of District ☐ Other	
P5a	Photograph	P5b Description of Photo	: (view, date)
		Facing North, 5/14/2015	
		P6 Date Constructed:	1921
100		Source: Building p	ermit
		P7 Owner and Address:	
and a con-		Eric and Jennifer Peterson	
		260 N Encinitas Avenue Monrovia, CA 91016	
V		P8 Recorded by:	
-		City of Monrovia Planning Division	
1		415 South Ivy Avenue	
		Monrovia, CA 91016	
3		P9 Date Recorded:	2/2017
-		P10 Survey Type:	District
		74	
	The state of the s		
P11 R	eport Citation:		
☐ Arc	ments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Shaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record fact Record ☐ Photograph Record ☐ Other (List):		

Depar	of California tment of Comm	_	elopment E, AND OBJECT RI	HRI #	omial						
Page	2 of 2	*Resource	e Name or #: 260 North	Encinitas Avenue							
B1	Historic Name:										
B2	Common Name:										
В3	Original Use	Singl	e Family Residential								
В4	Present Use	Singl	e family Residential								
В5	Architectural Sty	le Califo	ornia Bungalow								
В6	6 Construction History (Construction date, alterations, and date of alterations)										
			owner F. Burdick to construct owner D.D Dunlap for alterati								
B7	Moved: No	Date	Moved	Original	Location						
B8	Related Feature			Original							
B9a	Architect:	Unknown		b. Builder:	F. Burdick						
B10	Significance:	Theme:	Residential Development	Area:	Monrovia/Encinitas District						
	This property ap Although the pro is however of lo	nce in terms opears inelig operty is subs cal interest a	stantially intact, it lacks the ar	er, the California I rchitectural styling e arly residential hou	egrity. Register, and for local designation on its individual merits. exhibited by many other Craftsman structures in Monrovia. It ising stock constructed in Monrovia in the early 20 th Century						

B11 Additional Resource Attributes:

B12 References:

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

B13 Remarks

B14 Evaluator/



PRIMARY RECORD

Primary #

HRI#

Trinomial
CHR Status Code 5B

Other Listings

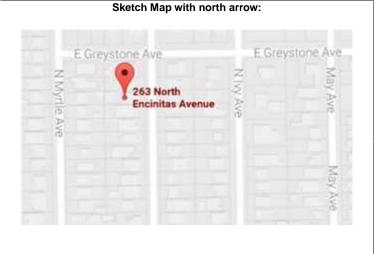
						Rev	iew Code	9		Reviewe	r					Date		
Page	1	of	2	*F	Resource	e Name	or #:	HL-7	5 263 N	orth Encini	tas Ave	enue						
P1	Other	r Iden	tifier:															
*P2	Loca			-	☐ Not	for Pul	olication		⊠ Uni	restricted			=		En	icinitas Hi	storic [District
	a. Co			Los	Angeles		3.1041.011											
		dress	:		North En	ncinitas	Avenue				(City:	Monrov	ria			Zip:	91016
	e. Otl	ner Lo	catio				PN # 8519	-025-0	05								·	
P3a	Desc	riptio	n: (De	escrib	e resour	ce and	its major e	elemen	nts. Inclu	de design,	materi	ials, co	ondition, a	altera	tions, siz	e, setting	, and b	oundaries)
	includ partia main area	le ove I, proj roof.	rhanç ectinç Batte front	ging e g fron ered m t entra	eaves, ex t gabled nasonry p	xposed porch i piers su	rafter tails is located apport the p	s, carv on the porch r	red barge north en roof. Mas	eboards, kr d of the pr sonry also	nee bra imary forms	aces, (east) the ba	and lattic elevation lustrade	eworl n. The enclo	k vents i e porch i sing the	n the from roof shape porch spa	nt gabl e and o ace. W	Roof elements e peaks. The detail echo the lithin the porch ing rests on a
P3b	Reso	urce /	Attrib	outes:	: (List att	ributes	and codes	s) HP2	2. Sinale 1	family prop	perty							
*P4		urces	Pres		`		Structu	,	☐ Object	,	•	Distric	t 🗆 E			rict C ption of F		(view, date)
1			1	-				1	1		1	1	111	Faci	ing west,	1/31/201	7	
25	>-	-				_		- 3	-		K	1	1	P6	Date Co	onstructe	d:	1914
										7	/)4	1	and a		Sourc	e: Build	ding Pe	ermit
													1	P7	Owner	and Addr	ess:	
				١.									1		ey Family N Encin			
			-						4						rovia, C			
		4					2	4	-						Record			
				le .	N.					648	(of Monro ning Div			
100				a .	6		- E			秦	1	W	COLUMN TO SERVICE	415	South Iv	y Avenue	:	
	题)		#		一省	4		-						Mon	rovia, C	A 91016	·	
				商		M	是安全		410	100	1			P9	Date Re	corded:	_	1/2017
	A			115		-1		ay.	7	Table 1	. 7.3			P10	Survey	Type:	_	District
				10.00	N. N.		-				The same		10					
19520	BOS.	TEOTO	135	STATE OF	6 M.S.	PT.	HICHER	-	Name of Street				committee					
P11 R	eport (Citatio	n:															
Attach	monte		NON	IF \Box	Location	n Man	□ Skatah	n Man	□ Conti	nuation Sh	neet IV	1 Build	lina Stru	cture	and Ohi	act Pacci	rd	
☐ Arc	haeolo	gical F	Recor	rd 🗌	District F	Record		r Featu		d Millir							u	

	of Californi										
-	tment of C _DING, S		_	-	SJECT REC	HRI# CORD Trii	inomial				
Page	_2 of _	2	*Resource	Name or #:	HL-75 263 N	orth Encinitas	s Avenue				
B1	Historic Na	me:									
B2	Common Na	ame:									
В3	Original Use	e	Single	Family Reside	ential						
В4	Present Use	е	Single	Family Reside	ential						
B5	Architectura	al Style	Crafts	man Bungalov	V						
В6	Construction History (Construction date, alterations, and date of alterations)										
B7	1965 - Reta 1965 - Woo 1966 - Con 1968 - Elec 1970 - Win 1984 - Plur	aining cod fence of f	ement blocke extension on of 23' x 23' utlets (8) an ge repair sewer and e chen remode	d fixtures (3) lectrical		Origin	nal Location				
B8	Related Fe			wioveu		Origina					
	with the ori	iginal br	ick on the fr		of the porch. The		the residence. The entire front porch has two large brick pillars nasonry is complemented in the exterior chimney on the north				
В9а	Architect:	-	Unknown			b. Builder:	C. B. Steddom				
B10	Significan	ce:	Theme:	Residential [Development	Area:	Monrovia/Encinitas District				
D44	This structor architecture No. 75. It i	portanc ure app al styling is a con	e in terms o ears ineligib g and assoc tributor to o	le for the Nation ciation with the ne of the perion	early residential	d the California development d	. ,				
B11			rce Attribu	tes:		Sketch Map with north arrow:					
B12	Reference	s:									

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

B13 Remarks

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



PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6L

Other Listings

viouer

		Review Code	Reviewer	Date				
Page	_1 of _2	*Resource Name or #:	264 North Encinitas Avenue					
P1	Other Identifier:							
*P2	Location:	☐ Not for Publication	□ Unrestricted	Encinitas Histor	ic District			
	a. County:	Los Angeles						
	c. Address:	264 North Encinitas Avenue	City	: Monrovia Zi	p : 91016			
	e. Other Location	nal Data: APN # 8519	-028-006					
P3a	Description: (De	scribe resource and its major e	elements. Include design, materials,	condition, alterations, size, setting, an	d boundaries)			
	roof has asphalt s elevation and is s stucco sided with	shingles, shallow eaves with a supported by a single square po a rustic siding wainscot on the at sash with decorative shutters	narrow fascia. The shed roof partial ost atop a concrete landing. A squal primary elevation. o the roof. The c	948. The pyramidal roof with a front hij porch sits on the north portion of the pre re bay contains two divided light windo door is off set to entry pad with a light tr vation. A narrow driveway on north lea	orimary (west) ws. The house is north side.			
P3b *P4 P5a		utes: (List attributes and codesent: ⊠ Building ☐ Structu		trict				
	• .				, ,			
	1			Facing east, 1/31/2017 P6 Date Constructed:	1948			
ķ.		徐]		E V				
	P7 Owner and Address: Homer Chan							
4								
8544 Larkdale Rd San Gabriel, CA 91775 P8 Recorded by: City of Monrovia Planning Division 415 South Ivy Avenue Monrovia, CA 91016								
-		Maria Control	THE REAL PROPERTY.	P10 Survey Type:	District			
	不可能							
	eport Citation:	- □ Location Man. □ Charth	Mon Continuation Chart 57.5	uilding Structure and Object Beauty				
☐ Arc	haeological Record		Feature Record Milling Station	uilding, Structure, and Object Record Record ☐ Rock Art Record				

Depar	of California tment of Comm		-		HRI #				
BUIL	DING, STR	UCTURE,	AND OB	JECT RE	CORD Trino	mial			
Page	_2 of _2_	*Resource N	Name or #:	264 North E	Encinitas Avenue				
D 4	Ulatada Nama								
В1	Historic Name:								
B2	Common Name:								
ВЗ	Original Use	Single I	Single Family Residential						
В4	Present Use	Single f	ngle family Residential						
B5	Architectural Sty	/le Minima	l Traditional						
В6	Construction H	istory (Constru	ction date, al	terations, and	date of alterations)				
	1948 – nermit is	sued to owner A	Arthur Wilson	to construct he	ouse and detached	garage			
В7	Moved: No	Date M	oved		Original I	_ocation			
B8 39a	Related Feature	Unknown			b. Builder:	Arthur Wilson			
310	Significance:	Theme:	Residential D	Development	Area:	Monrovia/Encinitas I	District		
	Period of Significance: 1930-1965 Discuss importance in terms of historical or arc				Property Type				
	This structure ap	opears to be ine period of signif	eligible for the ficance of the	National Regis	ster, the California I s Historic District. I	Register and for local des	signation. Additionally, it does not ble for special consideration in the		
311	Additional Res	ource Attribute	es:						
242	Deferences					Sketch Map with	north arrow:		
B12	References: Sanborn Maps, LA County Tax Assessor Records, Monrovia Building Permits, Monrovia phone directorie				E Gre	E Greystone Ave			

B13 Remarks

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

B14

Evaluator/

Date



PRIMARY RECORD

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

Other Listings Review Code

				Review Cod	e	Reviewer	r		Date				
Page	_1 of _2	*R	esource	Name or #:	267 No	rth Encinitas Aver	nue						
P1	Other Identifi	er:											
*P2	Location:	_	☐ Not fo	r Publication		Unrestricted			Encinita	s Historic	District		
	a. County:	Los A	Angeles										
	c. Address:	267 I	North End	initas Avenue			c	ity:	Monrovia	Zip:	91016		
	e. Other Loca	tional D	ata:	APN # 8519	9-025-004								
P3a	Description:	(Describe	e resource	e and its major	elements.	Include design,	materia	als, co	ondition, alterations, size, set	ting, and b	oundaries)		
	now fits more roof. Other ro supported by pane windows (First and sec	closely in of feature double pe s. A front and storie	nto the cla es include osts atop gable pro es) are sion	ssification of N projecting bea brick faced pier bjects from the ded with shingle	ew Traditi m-ends, c s. The po primary (w plank bo	onal Craftsman. overhanging eave orch contains the vest) elevation an	The two es with for entry the dhas a ecorative	o-sto ascia nat is a larg e ver	a remodel in 2002 transformery dwelling has a complex, low and bargeboard. The partial oriented to the side (south) are single light picture windownts in the gable peaks. The man aesthetic.	w pitched al porch is and a set o The fron	cross gabled recessed and of three multi- tracing gables		
P3b	Resource Att	ributes:	(List attril	outes and code	s) HP2. S	Single family prop	erty						
*P4 P5a	Resources P Photograph	resent:	⊠ Build	ing Struct	ure 🔲	Object Site		Distric	Element of District P5b Description	☐Other of Photo:	(view, date)		
									Facing west, 1/31	2017			
									P6 Date Constru Source: P7 Owner and A Carla Mathis 267 N Encinitas A Monrovia, CA 910 P8 Recorded by City of Monrovia Planning Division 415 South Ivy Ave Monrovia, CA 910	County As Address: ve. 16 :			
£	The state of						dala		P9 Date Record	-	2/2017		
									P10 Survey Type	: _	District		
Attach		ONE 🗌							ding, Structure, and Object R ecord	ecord			
	fact Record					. 1500ia 🗀 iviiliiii	ig Clair	JII I (C	DOSIG EL ROOK AIL ROOM				

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

Monrovia Building Permits, Monrovia phone directories.

B13 Remarks

Evaluator/ **B14** Date



State of California Department of Community Development

PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6L

Other Listings

viewer

					Review Code	e Re	viewer		Date	•	
Page	1	of	2	*Resource	Name or #:	268 North Encinit	tas Avenue				
P1	Othe	r Iden	tifier:								
*P2	Loca	tion:		☐ Not fo	or Publication	⊠ Unres	tricted	<u> </u>	Encinitas	Historic D	District
	a. Co	unty:		Los Angeles							
	c. Ad	dress	s: _	268 North End	cinitas Avenue		City:	Monrovia		Zip:	91016
	e. Otl	ner Lo	ocatio	nal Data:	APN # 8519	-028-003					
P3a	Desc	riptio	n : (De	escribe resourc	e and its major e	elements. Include	design, materials, c	ondition, alter	ations, size, settir	ng, and b	oundaries)
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P3b *P4 P5a		urces	Pres	utes: (List attri ent: ⊠ Build		s) HP2. Single fam ure Object	ily property ☐ Site ☐ Distric		ent of District ib Description o]Other f Photo :	(view, date)
) -	Fa	cing southeast, 1	/31/2017	
								P7 Ra 26 Mo P8 Ci Pla 41 Mo	Y Owner and Adaymond Jr. and Irr. 8 N. Encinitas Avonrovia, CA 91016 B Recorded by: ty of Monrovia anning Division 5 South Ivy Aventonrovia, CA 91016	uilding Pe dress: ma Nicola e 6	Family Trust
						-		No. of the Later o	Date Recorded		2/2017
P11 Re	eport (Citatio	on:					P1	0 Survey Type:	_	District
☐ Arcl	haeolo	gical	Recor	d 🗌 District R		Feature Record [ation Sheet ⊠ Build ☐ Milling Station Re			cord	

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

B13 Remarks

B14 Evaluator/Date

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



State of California Department of Community Development

PRIMARY RECORD

Primary # HRI # Trinomial

CHR Status Code 5B

Other Listings Review Code

Reviewer Date

Page	_1	of	2	*Resource	Name or #:	271 North Encinitas Ave	enue (112 E.	. Greysto	ne Ave	enue, primary ad	ddress)	
P1	Other	r Iden	tifier									
*P2	Locat				r Publication	□ Unrestricted		_		Encinitas	Historic	District
' -	a. Co			Los Angeles	i i abilcation	□ Omestricted						
	c. Ad	-		271 North Enc	nitas Avenue		City:	Monro	via		7in·	91016
				onal Data:	APN # 8519	1-025-001		IVIOITIO	, via		шр.	31010
P3a						elements. Include design,	materials o	condition	altera	ations size setti	na and	houndaries)
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P3b *P4 P5a		urces	Pres	outes: (List attrib sent: ⊠ Buildi		s) HP3. Multi-family prope ure	•	ict 🗆 E		nt of District [: (view, date)
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-			16							South Ivy Aven nrovia, CA 9101		
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	f California			Primary #		
_	ment of Community			HRI#		
BUIL	DING, STRUCT	UKE,	AND OBJECT RE	CORD Trino	mial	
Page	2 of 2 *Re	source N	lame or #: 271 North E	ncinitas Avenue		
D4 1	Data da Nama					
B1 I	listoric Name:	-				
B2 (Common Name:					
В3 (Original Use	Single F	amily Residential			
B4 F	Present Use	Single fa	amily Residential			
B5 A	Architectural Style	Tudor R	evival			
В6	Construction Histor	r y (Constr	uction date, alterations, and	date of alterations)	
			C.E. Perkins to construct a			
	1922 – permit issued	to owner,	C. Perkins to construct a ga	arage (J.w. Beatty,	, contractor)	
В7	Moved: No	Date Mo	oved	Original L	_ocation	
B8	Related Features:					
В9а	Architect:			b. Builder:		
B10	Significance: TI	heme:	Residential Development	Area:	Monrovia/Encinitas	District
	Period of Significan	ıce:	1900-1929	Property Type	Multifamily property	,
	Discuss importance i	in terms of	historical or architectural co	ntext as well as int	tegrity.	National Register or California
	Register. However, i	it is locally	significant due to its adept i	incorporation of Pe	eriod Revival aspects in i	its overall design, specifically Tudor
			Therefore, the dwelling appe s of significance to the Nortl			vel. Additionally, it is of interest as a
B11	Additional Resource	e Attribut	es:		Sketch Map with	north arrow:
B12	References:				oneron map with	
	Sanborn Maps, LA C Monrovia Building Pe	ounty Tax	Assessor Records, nrovia phone directories;			
		,	,	E Comm		E Grevetone Ave

B13 Remarks

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



State of California Department of Community Development

PRIMARY RECORD

Primary # HRI # Trinomial CHR Status Code 6Z

Other Listings Review Code

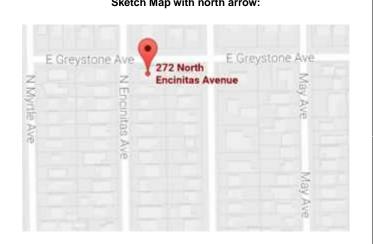
Reviewer

		Review Code	Reviewei	Date	
Page	1 of 2	*Resource Name or #:	272 North Encinitas Avenue		
P1	Other Identifier:				
*P2	Location:	☐ Not for Publication	□ Unrestricted □	Encinitas Hist	oric District
	a. County:	Los Angeles			
	c. Address:	272 North Encinitas Avenue	City	: Monrovia 2	'ip : 91016
	e. Other Location	nal Data:APN # 8519	-028-002		
Р3а	Description: (Des	scribe resource and its major e	elements. Include design, materials,	condition, alterations, size, setting, a	nd boundaries)
	overhanging eave dormers on the se with shingles; the hipped roof partial supported by batte elevation and shell	s, exposed beam ends and a scond story; one has a tripartite remainder of the house has clay wraps around the north elevered columns atop square pier ters a recessed double garage	simple fascia. The roof is asphalt she single hung window, the other with apboard. A partial porch projects alwation. The entry is framed by a low is faced with stack stone. The roof ce door.	sted in 2008. The medium pitched sid hingles. The primary (west) elevation a pair of single hung windows. The ong the northern portion of the east e pitched open gable. Both portions of continues along the southern portion of the east expected the pitched open gable.	has two gabled dormers are sided levation, the f the porch roof are
P3b	Resource Attribu	tes: (List attributes and codes) HP2. Single family property		
*P4 P5a	Resources Prese Photograph	ent: ⊠ Building ☐ Structu	ıre ☐ Object ☐ Site ☐ Dist	trict	
3	<u> </u>			Facing east, 1/31/2017	
-7	手為			P6 Date Constructed:	2007
	SEAL WEST	7		Source: Buildir	ng Permit
				P7 Owner and Addres	ss:
			THE V	Douglas and Maria John	ison
				272 N. Encinitas Ave Monrovia, CA 91016	
	到			P8 Recorded by:	
25 L	Tha .	in	-	City of Monrovia	
明期	NO PURE IN	THE RESERVE AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO		Planning Division 415 South Ivy Avenue	
100 m	Link at the			Monrovia, CA 91016	
				P9 Date Recorded:	2/2017
19				P10 Survey Type:	District
P11 Re	eport Citation:				
☐ Arc	haeological Record		Feature Record Milling Station	uilding, Structure, and Object Record Record ☐ Rock Art Record	

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Page	_2 of _2_	*Resource	Name or #:	272 North E	ncinitas Avenue	
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B1	Historic Name:	-				
B2	Common Name:					
В3	Original Use	Single	Family Reside	ential		
В4	Present Use	Single	family Reside	ntial		
В5	Architectural Style	New T	raditional Craf	tsman		
В	6 Construction Hi	story (Cons	truction date, a	alterations, and	date of alterations)	
	2007 – permit iss	ued to owne	ers Colleen & \	/ictor DeSilva to	construct a new SF	FR (replacing house and detached garage built in 1950).
В	7 Moved: No	Date I	Moved		Original Lo	ocation
В	8 Related Feature	s:				
В9а	Architect:	Dynamo (Contractors, Inc	С.	b. Builder:	Dynamo Contractors, Inc.
B10	Significance:	Theme:	Residential	Development	Area:	Monrovia/Encinitas District
	Period of Signifi	cance:	2007		Property Type	HP2. Single family property
					ntext as well as inte	egrity. ally, it does not contribute to any of the periods of
	significance of th				any rovon readmone	any, it does not sommatic to dry or the periods of
B11	Additional Reso	urce Attrib	utes:			Sketch Man with mouth arrows
B12	References:					Sketch Map with north arrow:
	Sanborn Maps, L Monrovia Building					
	"A Field Guide to				E Greyst	tone Ave E Greystone Ave
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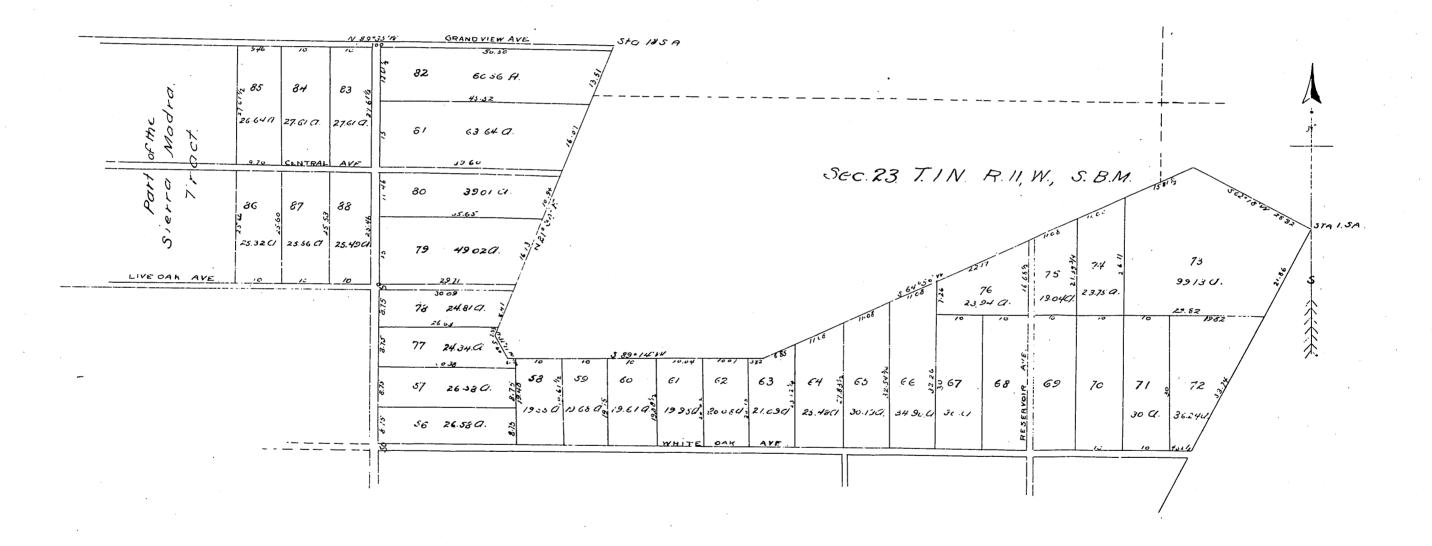
B13 Remarks

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



Appendix D – Recorded Subdivision Maps



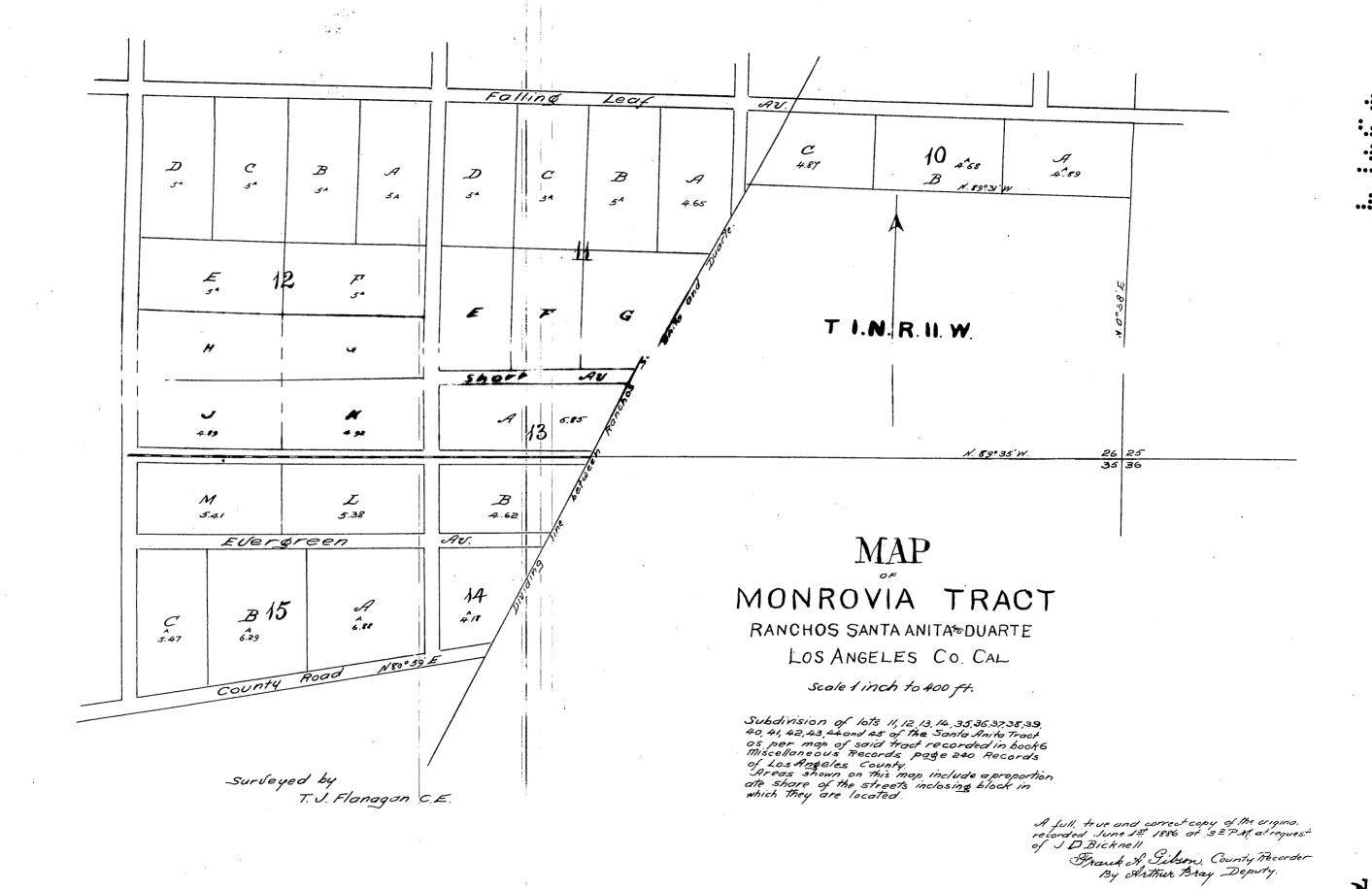


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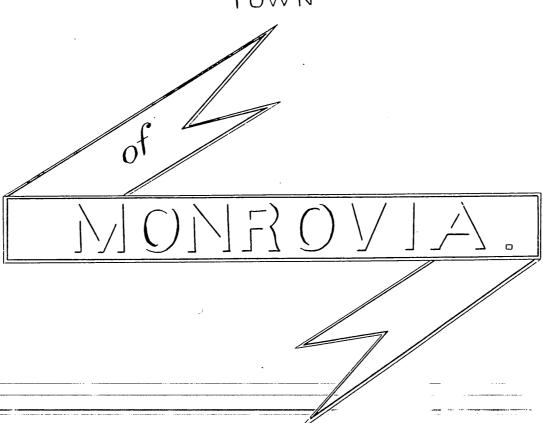




MAP

of the

TOWN



Los Angeles County

Cal.

Surveyed by J. & Flanagan &&

Scale I inch to 200 feet.

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

bundy Hocoldes:

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

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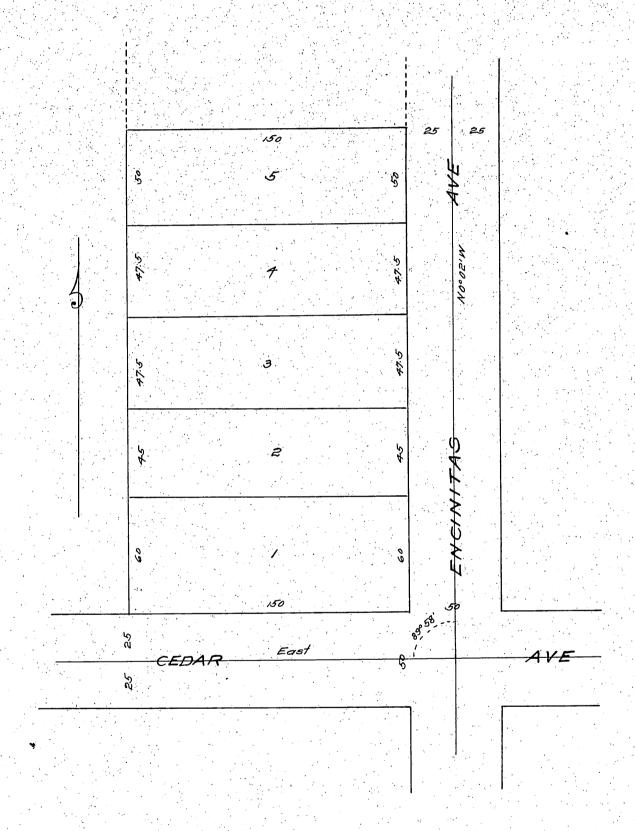
Ofull, "rue and correct copy of the original reduced to the scale of 200 feet to one inch) recorded April 28, 1887 at 25 min past 10 A.M. at request of Buck & Green Grank Aflibron County Recorder.

Ly 180 Duglier Deputy

Plat of the WOODROW TRACT
City of Monrovia

##**!**##

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



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

9

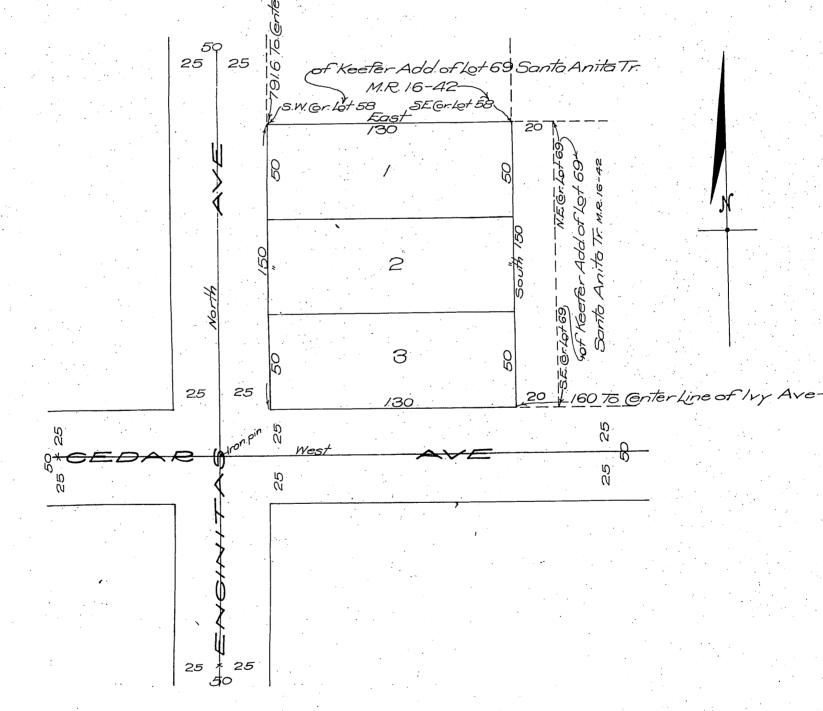
Map of the SEEM IRACT In the City of Monrovia

Being a subdivision of Lots 67, 68 and a portion of 69, The Keefer Subdivision of Lot 69 in Rancho Santa Anita as per map recorded in Book 16, page 42

Miscellaneous Records

Les Angeles County California Mansur & Gierlich Civil Eng'rs

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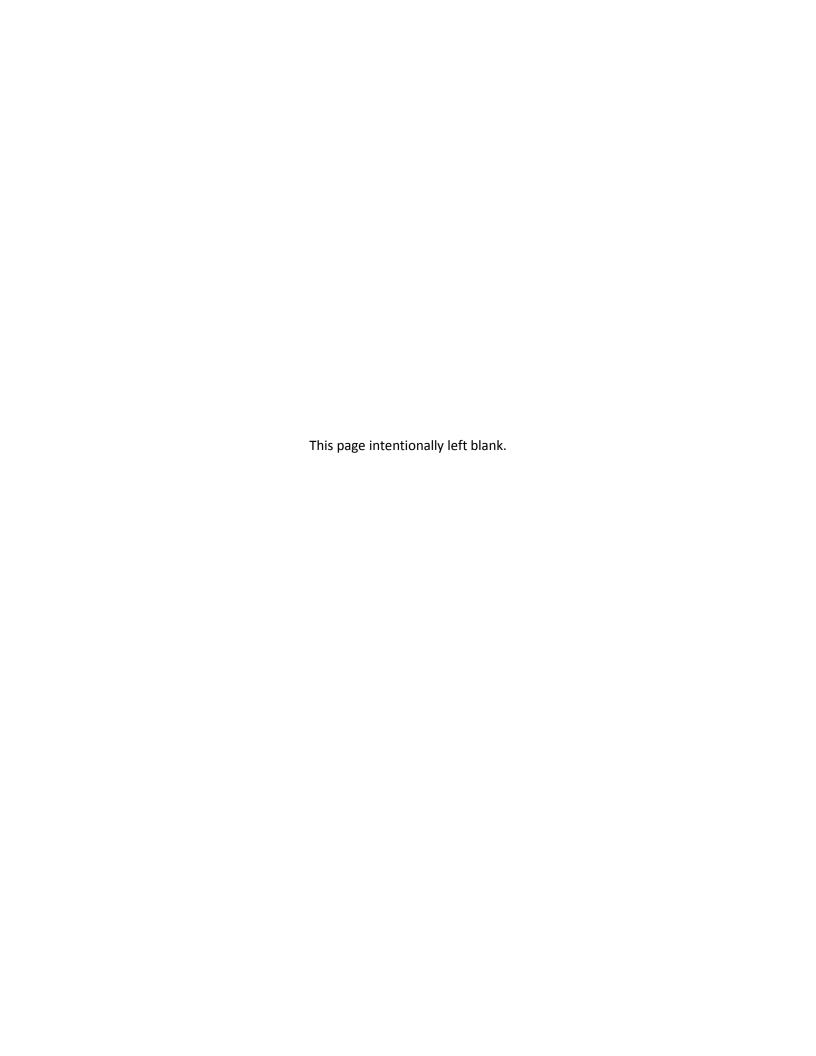


Owner:-Sarah Ann Seem

Sht 13 A.69

Appendix E – City Council Resolution No. 2017-06





RESOLUTION NO. 2017-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, DESIGNATING THE NORTH ENCINITAS HISTORIC DISTRICT, HISTORIC DISTRICT NUMBER 2.

RECITALS

- (i) Pursuant to Chapter 17.40 of the Monrovia Municipal Code ("Code"), the City Council is authorized to designate historic districts. The regulations of the Code state that the City shall not accept an application without a majority (50% plus one) of all affected property owners within the proposed district consenting to such designation.
- (ii) The Encinitas Historic District Working Group, a group of neighbors living on the 100 and 200 blocks of North Encinitas Avenue, submitted a petition to the City containing the signatures of 42 property owners consenting to historic district designation. There are 64 individual parcels within the proposed boundaries of the district. Pursuant to the requirements in the Code, a minimum of 33 property owners were required to consent to the submittal of the application for consideration.
- (iii) On March 22, 2017, the Historic Preservation Commission of the City of Monrovia conducted a duly noticed public hearing on the application. At the hearing, all interested persons were given an opportunity to be heard. The Historic Preservation Commission received and considered the staff report and all the information, evidence, and testimony, both oral and written, presented in connection with this application. At the close of the public hearing, the Historic Preservation Commission forwarded a Nomination Statement to the City Council seeking historic district status for the residential properties on the 100 and 200 blocks of North Encinitas Avenue as indicated on Exhibit A ("Area"), attached hereto and incorporated herein by this reference finding that the proposed district met the criteria for designation as a historic district.
- (iv) On April 4, 2017, the City Council of the City of Monrovia conducted a duly noticed public hearing on the application. At the hearing, all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with this application.

(v) Environmental Review

- (a) This application is Categorically Exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15301 and 15331.
- (v) The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the City Clerk. Those documents are

- b. Criteria Number 4. The contributing structures in the district embody the characteristics of the Victorian-era and Craftsman architectural styles including the use of distinctive design, materials, detail and craftsmanship. In general, the residences found in the district are modest in scale, style, and detailing. Most retain a high degree of integrity. The majority of the neighborhood developed in a fairly short time period and the district displays the evolution of architectural styles and stylistic treatments to buildings in Monrovia during the first quarter of the 20th Century.
- c. Criteria Number 6. The 100 and 200 blocks of North Encinitas Avenue incorporate elements that help preserve and protect an area of historic interest in the City of Monrovia. The district is significant for its association with the development of a cohesive neighborhood of working class families from 1888 to 1922.
- 4. The City Council hereby approves the designation of the North Encinitas Historic District.

The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 4th day of April, 2017.

Tom Adams, Mayor

City of Monrovia

Alice D. Atkins, CMC, City Clerk

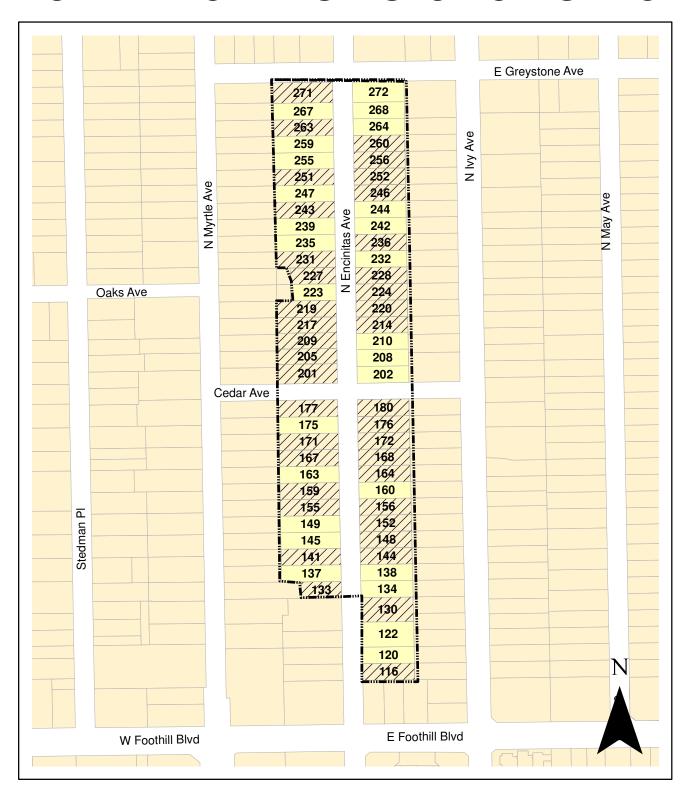
City of Monrovia

Craig A. Steele, City Attorney

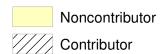
O FORM:

City of Monrovia

NORTH ENCINITAS HISTORIC DISTRICT



Proposed North Encintas Historic District





STATE OF CALIFORNIA	•
COUNTY OF LOS ANGELES) §
CITY OF MONROVIA	1 3

I, ALICE D. ATKINS, CMC, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing is a full, true and correct copy of Resolution 2017-06, it was duly adopted and passed at a regular meeting of the Monrovia City Council on the 4th day of April, 2017, by the following vote:

AYES: Councilmembers Crudgington, Shevlin, Spicer, Mayor Pro Tem Blackburn, Mayor Adams

NOES:

ABSTAIN:

EXCUSED:

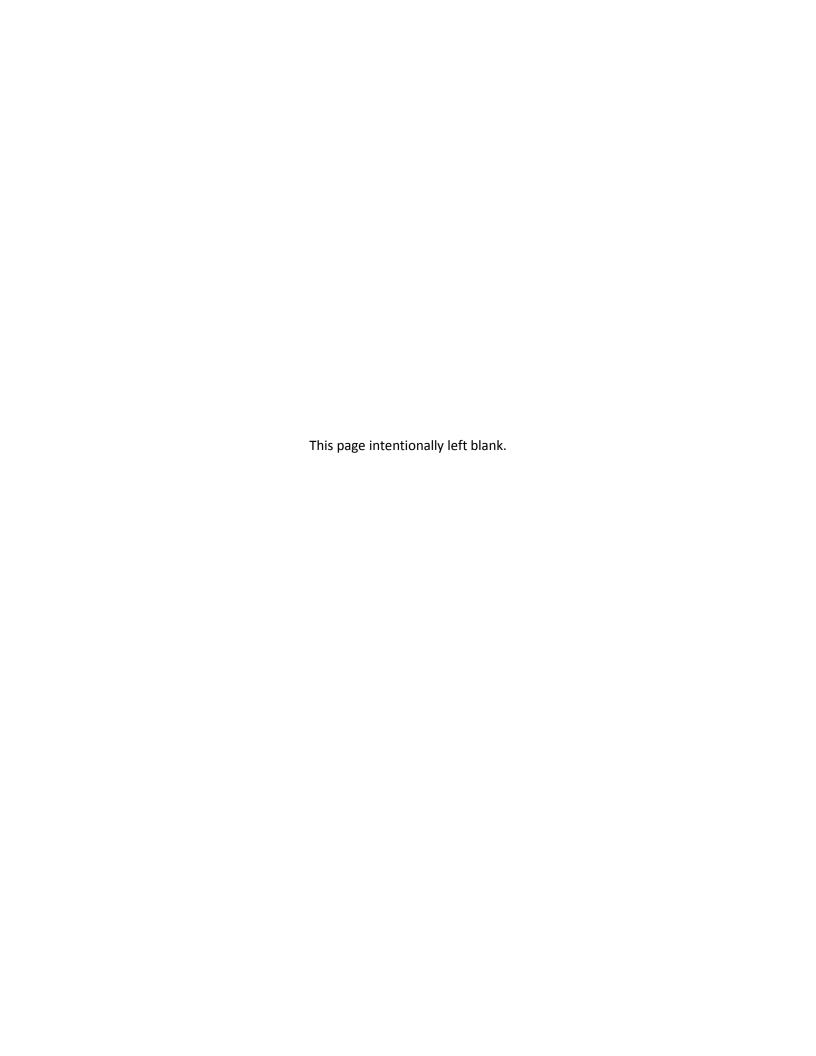
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Alice D. Atkins, CMC, City Clerk

City of Monrovia

Appendix F – City Council Staff Report







CITY COUNCIL AGENDA REPORT



DEPARTMENT: Community Development **MEETING DATE:** April 4, 2017

PREPARED BY: Craig Jimenez, Director AGENDA LOCATION: PH-1

TITLE: Designation of Historic District HD-2 for the 100 and 200 Blocks of North Encinitas Avenue by Applicant Encinitas Historic District Working Group; Resolution No. 2017-06

OBJECTIVE: Designation of the 100 and 200 blocks of North Encinitas Avenue as the North Encinitas Historic District.

BACKGROUND: The City of Monrovia has received an application for historic district designation for the 100 and 200 blocks of North Encinitas Avenue. The proposed district encompasses the majority of residentially developed properties on both sides of North Encinitas Avenue between Foothill Boulevard and Greystone Avenue.

The Historic Preservation Ordinance (Ord. 95-01) establishes the criteria and regulations pertaining to historic landmarks and historic districts. In 2008, the Wild Rose Tract Historic District was designated as Monrovia's first historic district. This effort was recognized by the state with a 2009 Governor's Preservation Award.

Based on concerns about mansionization as well as the potential loss of historic structures, the residents of the 100 and 200 blocks of North Encinitas Avenue began discussing the potential of designating this area as a historic district. City staff held a neighborhood meeting on March 19, 2015 to provide information to residents about the process. To gain a better understanding of the level of support for district designation, the neighborhood initiated and circulated a petition among the property owners. The petition included 42 signatures of (out of 64) property owners who were in favor. This provided the needed property owner approval to move forward on the application meeting the property owner consent requirements in the Monrovia Municipal Code (MMC)

The petition was submitted to the City, initiating the designation process for the district. Within the proposed district boundaries there are 64 parcels. Under the provisions of the MMC, the City cannot accept an application without a majority consenting to the application (50% plus 1). Each property owner within the proposed district boundaries is entitled to one "vote". In this case, a minimum of 33 consenting property owners is required.

Although the number of property owners included on the petition was enough to process the application, the Municipal Code states that *all* property owners must have the opportunity to vote on the proposed application. On July 12, 2016, City staff mailed ballots with self-addressed stamped envelopes to the remaining property owners. Of the ballots mailed, 10 were opposed to the application; 12 did not respond. Based on the 42 affirmative responses that the City received, the application was then able to proceed.

This process was driven by the neighborhood. A group of residents formed the Encinitas Historic District working group (EHDwg) to research, compile the information and raise funds for the fee needed

PH-1

for the application. Working collaboratively with City Staff, EHDwg prepared and submitted the application for historic district designation. Their efforts are documented in the North Encinitas Historic District Historic Context and Survey.

The field of Historic Preservation is based on established protocol for documentation and designation for individual landmarks and historic districts. Using this basis, communities can then tailor programs and process based local considerations.

Based on this protocol, the City's local ordinance, information provided in the application and additional research, staff prepared the *Historic Context and Survey* for the proposed district which available on the City's website www.cityofmonrovia.org. The report fully documents the evaluation of the district and includes the Historic Context Statement, background information, evaluation of each property and evaluation of the district as a whole.

ANALYSIS: The basis for determining the historic value and significance of the district is the historic context. The context provides a broad overview of the history and development of a community and is important in framework to establish the significance of the district. The context helps to answer the question: *why is this area significant?*

If a district is established, <u>all</u> properties located within the boundaries of the district, whether they are considered historic or not, are under the purview of the Historic Preservation Commission when exterior changes are proposed. *Contributors*, those properties that "provide substance" or *contribute* to the district's character and significance as determined by the context, are considered by the City as Historic Landmarks in all respects and therefore eligible for the same incentives, including a Mills Act Contract. They are also subject to the same review processes. A *noncontributor*, while geographically within a district's boundary, does not fall within the context, theme or period of significance identified in the designation statement or they have been altered to the extent that they no longer convey the significance of the district. They lack historic *integrity*. Exterior changes to noncontributors are also under the Commission's purview; however these modifications are reviewed at a lower threshold than that of contributor.

North Encinitas Historic District Overview

The North Encinitas Historic District in many ways is like other neighborhoods in Monrovia, especially neighborhoods north of Foothill Boulevard. The district is comprised of mostly single family residential structures. Several low-density multifamily properties sporadically occur throughout the district reflecting the current and historic zoning regulations. Yet, it still retains the character of a single-family neighborhood. There are however, specific aspects of this neighborhood that distinguish it from other neighborhoods as examined in the *Historic Context and Survey*. Following, is a summary of the findings.

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

However, as the evaluation continued, it became apparent that the predominant development pattern of the district is narrow. Of the 64 properties, 41 (64%) were developed within a 21-year timeframe (1901-1922). Additionally, there are three remaining structures that were built in the 19th Century. The overwhelming majority (69%) of the properties fall into two (citywide) periods of significance from Monrovia's founding to the Great Depression.

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

<u>Themes</u>. Within the context of the periods of significance (1886-1929), the North Encinitas Historic District in Monrovia is significant under two themes:

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

There are 64 properties within the proposed district boundaries. Using the basis of the context, periods of significance and themes, each primary dwelling was evaluated and documented on a separate DPR Form. Each structure was rated using the California Historical Resource Status (CHRS) Codes. Only the eligibility for local district designation was considered, therefore the status codes used are limited to the following:

- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- **5B** Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.
- **5S2** Eligible for local listing or designation (CHRS given to the district as a whole).
- **6L** Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- **6Z** Found ineligible for NR (National Register), CR (California Register) or Local designation through survey evaluation.

Note: if district designation is approved, the 5D2 and 5S2 codes will be changed to 5D1 and 5S1. The table in Exhibit A summarizes the results of the survey.

Summary of findings

- The two oldest dwellings were built in 1888, based on Tax Assessor Records.
- Three were built in the first period of significance (1886-1899).
- The majority of houses (41) were built between 1901 and 1922. This represents 64% of the properties.
- 44 of the 64 properties (69%) in the district were built within the two periods of significance (1886-1929). Six of those no longer retain the necessary integrity to be classified as contributing properties.
- 38 properties (59% of the entire district) are contributors. Of the contributors, 25 are Craftsman (66%); 16 are Victorian-era influenced styles (42%).
- There are 9 designated Monrovia historic landmarks.
- 20 of the 38 contributors (53%) were rated 5B (also individually significant).

Criteria and Guidelines

The district contains a concentration of structures representing the development of Monrovia's early neighborhoods as well as a high number of the Victorian-era or Craftsman influenced architectural styles. This provides two themes: planning and community development and architecture as the basis for evaluation.

Based on the high concentration of structures built in the first quarter of the 20th century and the integrity of the contributors, the North Encinitas Historic District appears eligible for local designation under Title 17 of the City of Monrovia Municipal Code. Based on the provisions of the Historic Preservation Ordinance, the district meets the following criteria:

• Criteria Number 3. It contributes to the significance of a historic area that is geographically and visually definable. The area possesses a high concentration of historic and architecturally related grouping of properties which contribute to each other and are unified aesthetically through the design and setting. The district consists of about half of the Keefer Subdivision, the first subdivision to be platted for residential development north of Foothill Boulevard. The process of subdivision outside the Monrovia Tract and the platted Town of Monrovia was an important factor in the City's expansive growth during the first two years after the town was

founded through the end of the real estate boom in 1888. The district is important in illustrating Monrovia's early development and subdivisions outside the original townsite. These two blocks represent the process of early twentieth century suburban development in southern California and Monrovia, especially residential development by the middle-class early residents of Monrovia.

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

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

- Criteria Number 4. The contributing structures in the district embody the characteristics of the Victorian-era and Craftsman architectural styles including the use of distinctive design, materials, detail and craftsmanship. In general, the residences found in the district are modest in scale, style, and detailing. Most retain a high degree of integrity. The majority of the neighborhood developed in a fairly short time period and the district displays the evolution of architectural styles and stylistic treatments to buildings in Monrovia during the first quarter of the 20th Century.
- Criteria Number 6. The 100 and 200 blocks of North Encinitas Avenue incorporate elements
 that help preserve and protect an area of historic interest in the City of Monrovia. The district is
 significant for its association with the development of a cohesive neighborhood of working class
 families from 1888 to 1922.

Historic Preservation Commission Review

The Historic Preservation Commission reviewed the application at a Special Meeting on March 22, 2017. At the hearing, the Commission received testimony in favor of the application. No one spoke against the application; however a letter was received in opposition from property owner within the proposed district boundaries. The letter is attached (Exhibit B). At the close of the hearing, the Historic Preservation Commission voted unanimously in favor of forwarding the Nomination Statement recommending approval of historic district designation.

ENVIRONMENTAL IMPACT: Pursuant to the California Environmental Quality Act (CEQA), the designation of a local historic district is exempt under a Categorical Exemption Class 1 – Existing Facilities; additionally, it is exempt under Class 31 – Historical Resources.

FISCAL IMPACT: The designation of the historic district does not have direct fiscal impact; however, the Monrovia Municipal Code affords contributing properties the same benefits as individually designated landmarks, including a Mills Act Contract. This means that the 29 contributing properties that are not already individually designated would be eligible for a Mills Act Contract if the property owners choose to apply. As a result of the approval of the Mills Act Contract, the City's property tax revenues are reduced. The County Tax Assessor will determine the amount if and when a contract is recorded and processed. The average reduction in the City's portion of annual property tax revenues is about \$950 per contract. Additionally, there will be some cost associated with the installation of the district markers identifying the district.

OPTIONS: The following options are presented for consideration:

- 1. Approve the designation of Historic District status as recommended by the Historic Preservation Commission; or
- Deny the designation of Historic District status if the City Council determines that the properties within the proposed boundaries do not meet the designation criteria in the Monrovia Municipal Code.

RECOMMENDATION: At its meeting on March 22, 2017, the Historic Preservation Commission concurred with staff's recommendation and unanimously voted to forward a Nomination Statement recommending approval of Historic District designation.

COUNCIL ACTION REQUIRED: If the City Council concurs, then following the public hearing, the appropriate action would be a motion to adopt Resolution No. 2017-06 approving the designation of the North Encinitas Historic District.

North Encinitas Historic District Property Evaluation

Site Address	Year Built	Style	CHRS	HL
116 N ENCINITAS AVE	1921	Craftsman	5D3	
120 N ENCINITAS AVE	1976	Ranch	6Z	
122 N ENCINITAS AVE	1888	National	6L	
130 N ENCINITAS AVE	1906	Transitional Victorian	5B	
133 N ENCINITAS AVE	1908	Transitional Victorian	5D3	
134 N ENCINITAS AVE	1908	Transitional Victorian	6Z	
137 N ENCINITAS AVE	1988/1947	Vernacular	6Z	
138 N ENCINITAS AVE	1999	New Traditional Craftsman	6Z	
141 N ENCINITAS AVE	1912	Craftsman	5D3	
144 N ENCINITAS AVE	1921	Craftsman	5D3	
145 N ENCINITAS AVE	1910	MP Folk Victorian	6Z	
148 N ENCINITAS AVE	1912	Colonial Revival Bungalow	5D3	
149 N ENCINITAS AVE	1975	Ranch	6Z	
152 N ENCINITAS AVE	1921	Craftsman	5D3	
155 N ENCINITAS AVE	1901	Transitional Victorian	5B	
156 N ENCINITAS AVE	1913	Craftsman	5B	
159 N ENCINITAS AVE	1906	Transitional Victorian	5B	
160 N ENCINITAS AVE	1922	Craftsman	6Z	
163 N ENCINITAS AVE	1961/1942	Minimal Traditional (moved)	6L	
164 N ENCINITAS AVE	1920	Craftsman	5B	HL-92
167 N ENCINITAS AVE	1902	Queen Anne	5B	32
168 N ENCINITAS AVE	1912	Craftsman	5D3	
171 N ENCINITAS AVE	1910	Transitional Victorian	5D3	
172 N ENCINITAS AVE	1906	Transitional Victorian	5B	
175 N ENCINITAS AVE	1910	Transitional Victorian	6Z	
176 N ENCINITAS AVE	1912	Craftsman	5B	
177 N ENCINITAS AVE	1910	Craftsman	5B	
180 N ENCINITAS AVE	1920	Craftsman	5D3	
201 N ENCINITAS AVE	1903	Queen Anne	5B	HL-68
202 N ENCINITAS AVE	1951	Minimal Traditional	6L	112 00
205 N ENCINITAS AVE	1911	Craftsman/Bungalow	5B	HL-39
208 N ENCINITAS AVE	1945	Minimal Traditional	6L	IIL-33
209 N ENCINITAS AVE	1907	Transitional Victorian	5D3	
210 N ENCINITAS AVE	1888	Folk Victorian	6L	
214/216 N ENCINITAS AVE	1913	Craftsman	5B	HL-114
217 N ENCINITAS AVE	1904	Transitional Victorian	5D3	116-114
219 N ENCINITAS AVE	1911	Craftsman	5D3	
220 N ENCINITAS AVE	1906	Vernacular Cottage	5B	HL-105
223 N ENCINITAS AVE	1953	Minimal Traditional	6Z	112 103
224 N ENCINITAS AVE	1904	National/Craftsman	5B	HL-72
227 N ENCINITAS AVE	1905	Folk Victorian	5B	112 / 2
228 N ENCINITAS AVE	1914	Craftsman	5D3	
231 N ENCINITAS AVE	1896	Queen Anne Transitional	5B	
232 N ENCINITAS AVE	2001	New Traditional	6Z	
235 N ENCINITAS AVE	2008/1948	New Traditional	6Z	
236 N ENCINITAS AVE	1910	National/Craftsman	5D3	
239 N ENCINITAS AVE	2002	American Vernacular	6Z	
242 N ENCINITAS AVE	1953	Minimal Traditional	6Z	
243 N ENCINITAS AVE	1908	American Foursquare	5B	HL-38
244 N ENCINITAS AVE	1965	Ranch	6Z	112 30
246 N ENCINITAS AVE	1912	National/Craftsman	5D3	
247 N ENCINITAS AVE	1961	American Vernacular	6Z	
251 N ENCINITAS AVE	1913	Craftsman	5B	HL-31
252 N ENCINITAS AVE	1922	Craftsman	5D3	115 31
255 N ENCINITAS AVE	2004	New Traditional Victorian	6Z	
256 N ENCINITAS AVE	1921	Craftsman	5D2	
259 N ENCINITAS AVE	2006	American Vernacular	6Z	
260 N ENCINITAS AVE	1921	Craftsman	5D3	
263 N ENCINITAS AVE	1914	Craftsman	5B	HL-75
264 N ENCINITAS AVE	1914	Minimal Traditional	6L	111-73
267 N ENCINITAS AVE	2002/1948	New Traditional Craftsman	6Z	
20/ IN LINCHNITAS AVE	· ·			
268 NI ENCINITAS AVE	10/10			
268 N ENCINITAS AVE 271 N ENCINITAS AVE	1948 1922	Minimal Traditional Tudor	6L 5B	

Appendix G – Details on Individual Homes

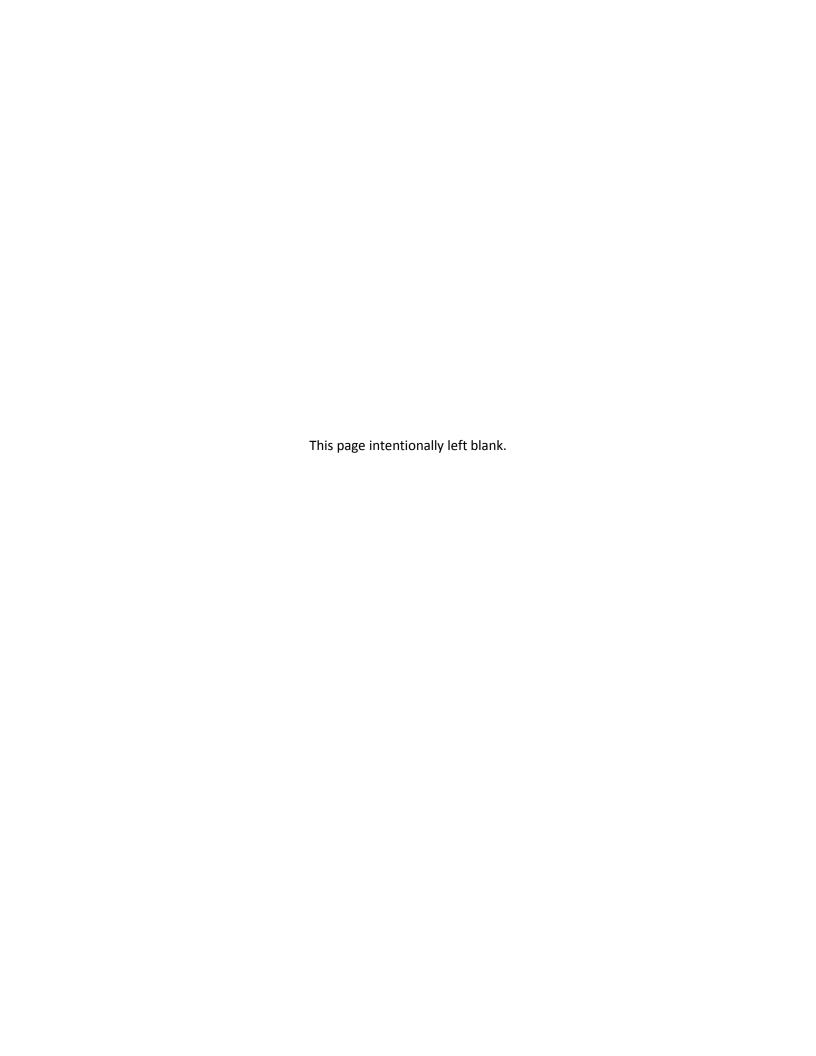
The District application contained specific documentation on certain houses within the district which is contained in Appendix E.

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

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

Other early homes on Encinitas are:

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



Appendix H – Property Owners and Residents of North Encinitas Avenue





Residents of North Encinitas Avenue

All names are from City Directories in Monrovia Library. Except those marked with asterisk (*) which are from a 1950 petition requesting a zoning change. Double inserted names appear to be children residing at home. Source: District Application

<u>Address</u>	Directory Year	Residents' Name
106	1944	Cumming, Andrew (Eliz) pipefitter
106	1929-30	Mrs. Barlett, A. R.
108	1944	Veeble Pauline (h)
110	1930-31	Mills, Adelin (h) = Homeowner
110	1944	De Pall-Sami (Josephine) (h)
112	1024	Hutchinson, M.L. (r) (r) = Renter
116	1924	Tillford Bros. (r)
116	1930-31	Tillford Bros. (r)
116	1944	Tillford, E.L.
116	1950	Tillford, E.L. Pharm
116	1961	Tillford, Edwin Clk El Rancho Pharmacy
117	1930-31	Gard, C.W.
119	1961	First Presbyterian Church preschool
121	1950	Logsdon, W.L. Switchman
121	1961	MacKenize, David C. Cust. Pres church
122	1908-9	Slosson, Frank A. Real estate
122	1911	Slosson, Frank A. Real estate
122	1913-14	Slossan, Frank A. Real estate
		Harold student (r)
		Jeannie M. Miss student (r)
122	1924	Slosson, F.A.
122	1930-1	Slosson, Ralph D.
122	1944	Slosson, N.D., Mrs.
122	1950	Slosson, N.D. Mrs.
122 ½	1944	Todd, G.M. Mrs.
122 ½	1950	Kunze, Maria H.
122	1961	Vacant
122A	1961	Brewer Clara M. Mrs. wid
122B	1961	Solt Wm.
122C	1961	Filipek, Jeeerome Lab tech Areojet in Azusa
123	1944	Roenne, J. f. (Grace) custodian pub school
123	1950	Thayer, W. B., Sally S.
123	1961	VanBalgody, Josephine N. Lab tech City of Hope
125	1944	Varley, J.A. (Virginia)
125	1950	Pollard, H.E. Mrs.
125	1961	Vacant
129	1924	Cornes, W.J.
129	1924	Jones, Mrs. Frank A.
129	1930-31	Jones, Mrs. Frank A.
129	1944	Vacant
129	1950	Bowman, Mamie Mrs. Wid nurse
129	1961	Bowman Mamie Mrs.
130	1908-9	W.L. Retired
		Mrs. Grace
		Fannie
		Melvin
		Morjorie
		John
130	1911	Banks, Leroy M. L.M. &C.O. Banks Co.
130	1944	vacant
130	1950	Montgomery, Lawrence H.
130	1961	Montgomery, Lawrence H.
133	1908-9	Norris, C. R
422	4044	Coulth E.C.
133	1944	Smith, E.S.
133	1950	Mamigon, Arax Mrs. Factor worker
133	1961	Tatum, Jessie D. Motor builder Motor Dine Inc. WLA

Addres	s Directory Yea	r Residents Name
134	1924	Newman, Hiram (r)
134	1944	Forsyth, G.R. (Madeleine) bookkeeper
134	1950	Forsyth, G.R. George, Madeline B.H.
134	1944	Raynoble, W.H.
134	1961	Forsyth. Goe. R., Madeline
137	1950	Ebbe, G.L. Lucille A. Plumber
137	1961	Walker, Wm. b. eng Acoustica LA
138	1911	Hall, Reason A.
138	1944	Rash, G.E. (Edna D.) Dept manager McBratney's dept. store (h)
138	1950	Rash, J.E. receiving clerk
138	1961	Rash, John E. dept manger McBratneys
141	1908-9	Hollywood, John W.R. Grocery
141	1911	Bauer, Inez, Mrs. (r)
141	1924	New, D.B. (r)
141	1944	Whitney, Wm
141	1950	Whitney Wm. (h)
141	1961	Whitney Wm. (h)
144	1930-31	Johnson Mrs. Iver K. (r)
144	1944	Dickson. Claude (Grace) (h)
144	1950	Lackey, M.D. laborer
144	1961	Edwards, Jerry J. Clk Shultz tools San Gabriel
145	1911	Chapin, Andrew T.
145	1944	Cash, E.S. (Doris) Fireman (h)
145	1950	Teague, C.D. (h)
145	1961	Stark, Edna Mrs. Rep Stanley products
148	1944	vacant
148	1950	Butcher, Jennie M. (h)
148	1961	Nylander, Clifton, Mtn. Man Arcadia high school
151	1908-9	Nylander, Delorise, Mrs. Clk Shopping Bag Taylor, A. T. Retired
131	1500 5	Mary E.
		Callopy, Miss Hattie
151	1911	Bingman, Eva M. (r)
151	1911	Lawton, Wm. D.
152	1924	Ordway. W.G. (r)
152	1930-31	Ordway W.G. (r)
152	1944	Flannery, J.H. (Gertrude) h
152	1944	Flannery, Katheryn Mrs. (r)
152	1950	Bird R.V. Machinist (Claudia L.)
152	1961	Bird, Russell V. Mach Cal Tech
155	1924	Leonard, C.E. (r)
155	1930-31	Potter, Bruce
155	1944	Potter, Bruce (Nettie) builder (h)
155	1950	Potter, Bruce carpenter
155	1961	Potter, Nettie F. Mrs. widow of Bruce
156	1930-31	Cooper, Frank (r)
156	1944	Gray, N.N. (Mary) (h) printer
156	1950	Gary H.H. Mary A. (h)
156	1961	Lee, Herbert M. tool&dye maker Halt Tools 7mfg.
159	1908-9	Boothe, Geo. E. Traveling salesman
		Mrs. G. E. Dressmaker
		Kathrine M.
		Edward J.
159	1944	Cole, E.B. (Clara)
159	1950	Foster W.L. Nellie (h)
159	1961	Foster W.L. Nellie (h)
160	1930-31	Barlett, Mrs. A.R.
160	1944	Cozart, H.A. Mrs. (Hattie) widow
160	1950	Cozart, H.A. Mrs. (Hattie) widow
160	1961	Cozart, H.A. Mrs. (Hattie) widow
160 ½	1961	Graves, Russell, Laura

Address	Directory Year	Residents Name
163	1961	vacant
164	1930-31	Turner, J.E.
164	1944	McBurney M.E. Mrs. H Sec/trea Monrovia motor parts
164	1950	Pier, E.K. H
164	1961	Pier, Kathrine E. Mrs. (h)
167	1908-9	Knox, L.D. Mrs.
167	1911	Knox, Arden emp. Chess Electric Garage
		Fred
		Lasira D. Mrs.
167	1924	Knox, F.M. (r)
167	1944	Knox, F.M. (Ollie) (h)
167	1950	Weller F.G. Telg. Opr. WUT Co.
167	1961	Morgan, James M., Ruby
168	1924	Cole, Emery B. (r)
168	1944	Russell M.A. Mrs. widow (h)
168	1950	Hammond R.W. Laurie ship clk
168	1961	Hammond Ralph W. Laurie insp CalTech
171	1908-9	Farman. W. E. Supt. telephone company
171	1911	Carpenter, Chas. P. (r)
171	1930-31	Marsh, D. S. (r)
171	1944	Harper, E.E. (Esther) (h)
171	1950	Fiss F.C. Carolyn Salesman Valley Hardware
474	1001	Harper, E.P. Mrs.
171	1961	Proffitt, Paul E, Mary electn Ed Cliff Insurments
171 rear		Ransom, Sidney
172	1908-9	McGavern J.K.
		Lottie
172	1011	Bruce surveyer
172	1911	Deming Jos.G.
172	1944	Henneman, Phillip (May) police M.P.D.
172 172	1950	Douthit, L.H. (h)
175	1961 1908-9	Dye, Walter Bastarle, Mrs. G. grace, widow
175	1911	Osborne, R. E.
175	1944	vacant
175	1950	Kokanour, P.H. Monrovia Printing Co.
175	1961	Kokanour, Marge E. Mrs. widow Peter
176	1930-31	Brown, Geo. E. (r)
176	1944	Russell, Howard (Lucile) (h)
176	1950	Valco, J.J. metal polisher
176	1961	Gonzales, Manuel B. forman Pasadena Parks Dept.
177	1908-9	Parson, Francis, W. Rev. Pastor First Baptist Church
		Emma teacher
		Francis W. Jr.
177	1924	Gard, C.W. (r)
177	1950	Gard, C.W. Mrs. Widow (h)
177	1961	Rhodes, Dustan
178	1930-31	Mechem, Allen E.
180	1924	Rawson, O.L. (r)
180	1944	Bigelow, I.E. (Carment) mechanic
180	1950	Bigelow I.E. Clerk (h)
180	1961	Bigelow Irving E. Salseman Owl Base Material
201	1911	Woodrow, Howard S.
		Mary T. Miss
		Susan R. Mrs. Widow Richard
201	1924	Marsh, Mrs. C.H. (r)
201	1930-31	Marsh, Mrs. C.H. (r)
201	1944	Fest, H.P. (Sarah) (h) engraver
201	1950	Putman, Wayne W. Jean Eng. CW&T Co.
*201	1950	Putman, Wayne W., Jean
201	1961	Putman, Wayne W. eng Calif. Water Tel Co.
202	1908-9	Seem, Nettie, Mrs. Widow B. F.

Address Directory Year Residents Name

		B.F. laborer
		Beulah
*202	1950	Leff, Max
202	1961	Plummer, Clarence r. V-Pres Pasadena Fed Savings & Loan
205	1924	Woodward, Mary T. (r)
205	1930-31	Plaskett, Frank W. (r)
205	1944	Plaskett, F.W.
203	1311	Woodrow, J.B. Mrs.
205	1950	Plaskett, F.W. Mary M. (h)
_00	2550	Woodrow J.B. Mrs. Wid (h)
*205	1950	Woodrow, Mrs. J. B.
205	1961	Plaskett, Frank W. Mary
208	1950	Hassinger, B.S. Mrs. Buyer-McBratneys
*208	1950	Hassinger, Mrs. B.
208	1961	Hassinger, Beulah S. Mrs.
209	1908-9	S.R. Mrs. Widow of Richard
		Ruth
		H.S.
		Mary
209	1944	Bonner, Helen A. (h)
209	1950	Bonner, C.M. (h)
209	1961	Bonner, Clinton M.
210	1911	Hassinger, Chas.
210	1944	Seem, R. C.
210	1950	Seems, S.A. Mrs. (h)
210	1961	McCabe ray F. Constr. wkr
210(rea	r) 1950	Meinzenbach, Graspar Anna
210(rea	r) 1961	Pugh, Hattie M.S. widow Harry
210 ½	1944	Hassinger, B.S., Mrs. Betty clerk CW&T Co
210 ½	1950	Soukenik Anna Mrs.
*210	1950	Seerne, Sarah
214	1944	Morford, Addie, Mrs.
214	1950	Kidd, G.G. Emel (h)
*214	1950	Kidd, Geo. G.
214	1961	Dixon, Harry Isabella
215	1908-9	Cunningham, O.P. Retired
215	1911	Cunningham, Oliver P.
215	1944	Kramer, Wm, (Addie) (h)
215	1950	Kramer, Wm. (h)
*215-17		Moore, Mary S.
215	1961	Monroe, Annetta Mrs. Widow of Geo.O.
216	1944	Rogers, Marg T. accountant (h)
216	1950	Fiatte L.R. bartender Aztec Hotel
*216	1950	Kidd Geo. G.
217	1961	Greenwald, Agnes Mrs. widow Milderd C cabt maker
217	1950	Backer, B.G. Mrs. saleswoman
217	1961	Backer, Bessie G. Mrs. salewoman Block Clothier widow clifford
219	1924	McMann & Cuthbert (r)
219	1930-31	McMann, Mrs. L.J. (r)
219	1944	Bloom, ella, Mrs. (widow) J.W. (h) Beseke, B.C. mechanic
219 *210	1950	•
*219 219	1950 1961	Beseke, B.C. Rayno, Louis P. design eng Areojet Azusa
219	1908-9	Price, Sumner clerk
220		
220	1911 1944	Roybark, Herman prop. Mission thearter Neiggemann, P.J.
220	1950	vacant
*220	1950	Newhall, Mr. & Mrs. D. A.
220	1961	DJarnett, Andy V. Helen
223	1961	Pieree, Harry W. Downey barber shop
223	1001	rece, harry w. Downey barder shop

Address Directory Year Residents Name

224	1924	Ridgley, E.B. (r)
224	1944	Jeffries, N.J. (Jane) (h)
224	1950	Jeffries, N.J. (Loretta) (h)
*224	1950	Jeffries,N.J., & Jane
224	1961	McGrath, Richard L. Mary
*225	1950	Estate of Catherine C. Beseke
227	1924	Beseke, Mrs. C.C. (r)
227	1930-31	Beseke, Catherine C. (r)
227	1944	Bescke, C.C. Mrs. Teacher (h)
227	1950	Bescke, C.C. Mrs. (h)
*227	1950	Beseke, Benj. C. executor
227	1961	Sayles, Raymond L. serviceman S.C. Counties Gas
228	1930-31	Harvey, Mrs. J.W. (r)
228	1944	vacant
228	1950	Arrigo, Tony J. Ruth V. Jolly Boys Green Gardens
*228	1950	Arrigo, Tony, Ruth
228	1961	Arrigo, Anthony
231	1944	Keogh, M.A. Mrs. (r)
231	1950	Keogh, M.A. Mrs. (r)
*231	1950	Keogh, M.A.
231	1961	Davis, James K.
232	1924	Castillo, Mrs. Alice (r)
232	1930-31	Castillo, Mrs. A. L. (r)
		Bowen, R.L. (Leatrice) Asst manger JC Penny
232	1944	, , , , , , , , , , , , , , , , , , , ,
232	1950	Jones, M.M. Mrs. wid
232	1961	Smith, Ray
235	1950	Keller, J.L. Linotype man
235	1961	Barrows, Clara Mrs.
236	1924	Smith, A. F. (r)
236	1930-31	Smith, A. F. (r)
236	1944	Looney, J.W. (Margie) Motorman
236	1950	Brollier S.C. mech
236	1961	Enterline, Daryle D.
238	1911	Goodrich, Eliza J. Mrs.
239	1950	Uhig, H.W. carpt.
239	1961	Eiler, Elsie H. Mrs.
241	1961	Ritter, Merlin C.
243	1908-9	Hawes, F. N. cashier American Nat'l Bank
243	1911	Petrie, James N.
243	1924	Rothwill, Harriett
243	1930-31	Wilson, Walter C. (r)
243	1944	Mott, Jane Mrs.
243	1950	Taggart, A.F. real est.
*243	1950	Beseke,Mary F.
243	1961	Elzer, Frank
243(rear) 1950	Foster, J. Margt M. Driver renter
243 ½	1961	Leprolin, Clara
244	1908-9	Easter day, Oscar M. Mrs.
244	1911	Easterday, OscarM. Mrs.
244	1944	Schuck, E.L.
244	1950	Cooper R.G. Harriet (h)
*244	1950	Cooper, R.G. & Harriet
244	1961	Peterson, Fay Mrs. nurse
*245	1950	Beseke, Mary F.
245	1961	under construction
246	1924	Riley, Dr. Spurgeon V. (r)
246	1930-31	Riley, Portin L.
246	1944	Wells, Dana
246	1950	Dehler , Rudi Ruth E. (h)
2.0		Giles, Kenneth (h)
		and, defined (ii)

Address Directory Year Residents Name

*246	1950	Petrson, Mrs. Wm.			
246	1961	Williams, Raymond B.			
251	1924	White, J.P. (r)			
251	1930-31	White, J.P. (r)			
251	1944	White, H.L. Mrs.			
251	1950	White, H.L. Mrs. wid			
*251	1950	White, Harreett L.			
251	1961	Ablurd, Wm M.			
252	1924	Frith, Col R.E. (r)			
252	1930-31	Slosson, Ralph D. (r)			
252	1944	Nieman, J.A. plumber			
252	1950	Phelps T.I. civ engineer			
*252	1950	Lindsay, Gertrude, Mrs.			
252	1961	Lang, Betty A. Mrs.			
255	1908-9	Badeau, W.C. Insurance			
		Frey, Frieda N., Miss housekeeper			
	1911	Badeau, Wm. C. (r)			
255	1924	Woodward, Dr. Erle			
255	1930-31	Woodward, Dr. Erle			
255	1944	Woodward, E.B. physician (h)			
255	1950	Woodward, Dr. Erle			
*255	1950	Woodward, Dr. Erle and Mrs.			
255	1961	Woodward, Florence D.			
256	930-31	Megill, Harry C. (r)			
256	1944	Haas, V.F. (Avis) h salesman Monrovia motor parts			
256	1950	Freelove, S.A. Belle A. (h)			
*256	1950	Pahel, Earle Mrs.			
256	1961	vacant			
260	1944	Thompson, C.W.			
260	1950	Thompson, C.W. station mgr. Reynolds Auto Ser. Co.			
*260	1950	Thompson, E.W.			
260	1961	Whitenack H. Thom.			
263	1908-9	Hazen, Alfred W. Cashier First Nat'l Bank			
263	1924	Craig, John F. r()			
263	1930-1	Craig, John F.			
263	1944	vacant			
263	1950	Hunter W.W. Lela Cushion Filler Dunbar Inc.			
*263	1950	Hunter, Wayne. W.			
263	1961	Shantea, Willard E.			
*264	1950	Rose, John J.			
264	1961	Molmar, Michl K.			
267	1950	Porter, G. F. (h)			
*267	1950	Porter, George F. Mrs.			
267	1961	Schoenick, Rueben H.			
268	1950	Corwall, .M. (h)			
268	1961	Cook, Vernon			
271	1930-31	Perkins, C.E. (r)			
271	1944	Perkins, C.E. (Maud) (h) salesman			
271	1950	Perkins, C.E. Clerk			
*271	1950	Perkins, Mrs, C.E.			
271	1961	Ritter, Merlin C			
272	1961	Reams, A.T.			
277	1908-9	Holmes, M.W. Engineer			
?	1908-9	Parker, R.S. Mrs.			
		Julia A. Miss			
Greystone and Encinitas					
-,	1924	Perkins, C.E.			
*131	1950	Herr, R.'			
-		,			

^{*}Source: District Application