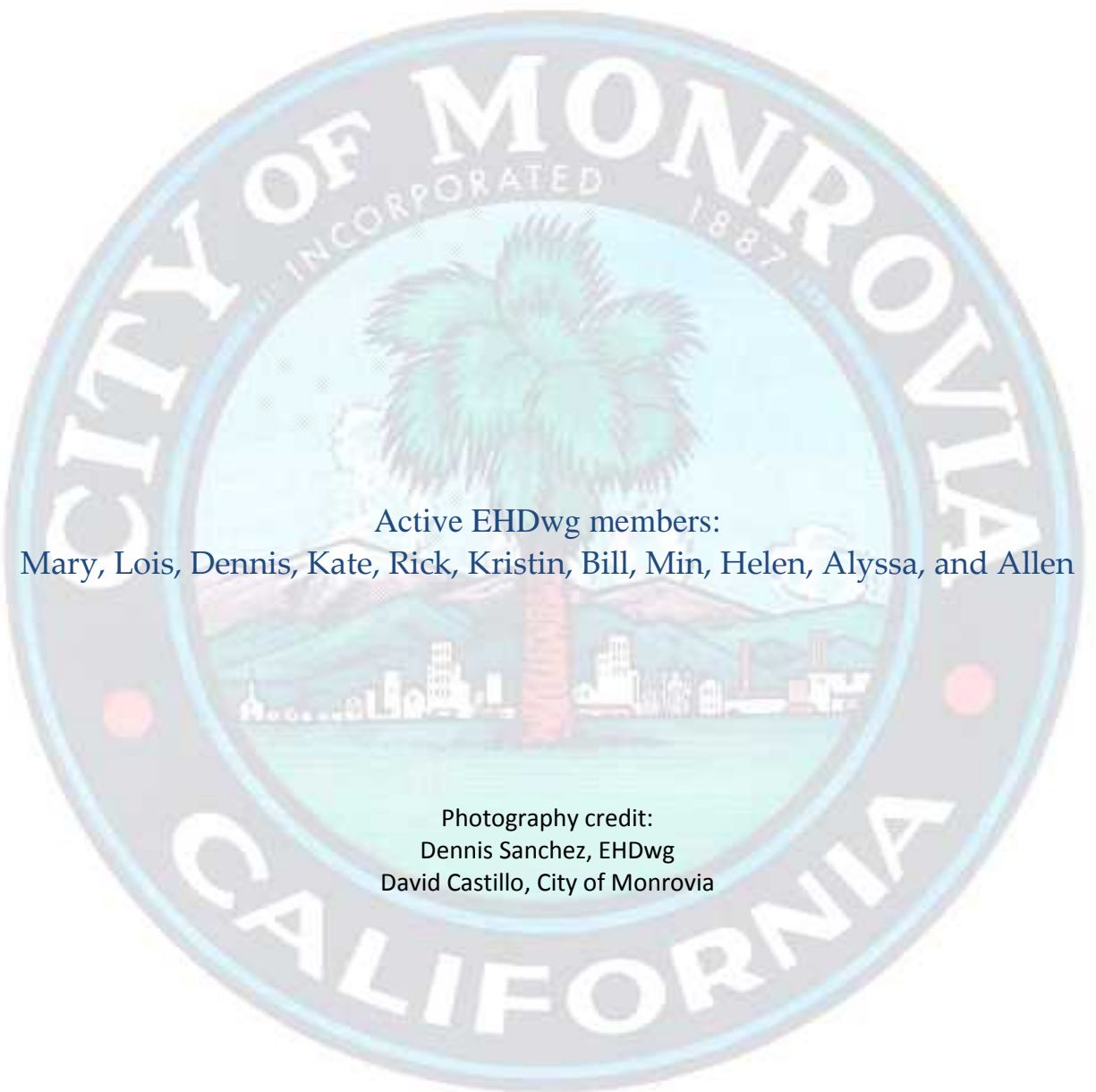


# North Encinitas Historic District

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## Historic Context and Survey





Active EHDwg members:

Mary, Lois, Dennis, Kate, Rick, Kristin, Bill, Min, Helen, Alyssa, and Allen

Photography credit:

Dennis Sanchez, EHDwg

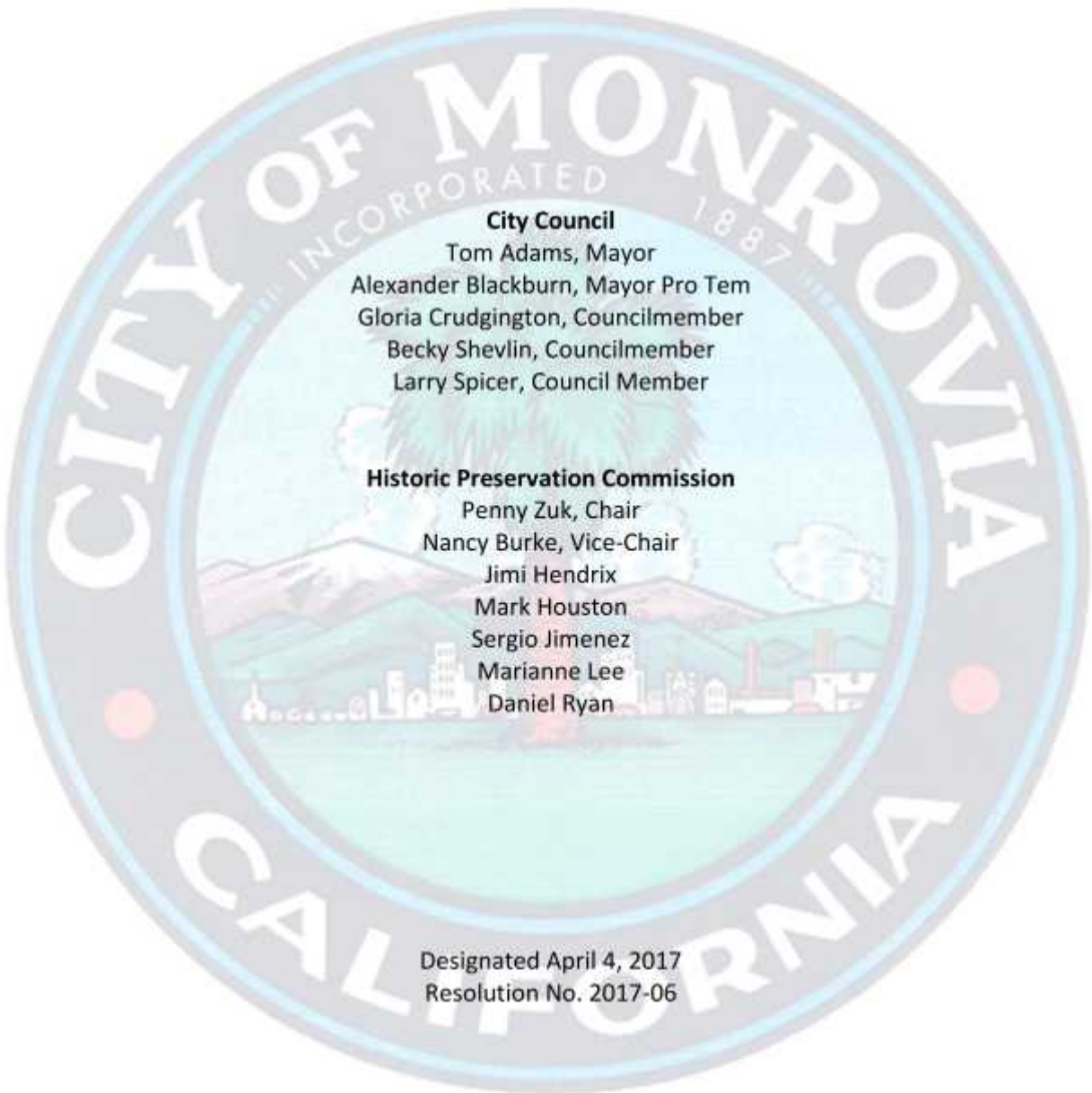
David Castillo, City of Monrovia

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# North Encinitas Historic District

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Historic Context and Survey



## **City Council**

Tom Adams, Mayor  
Alexander Blackburn, Mayor Pro Tem  
Gloria Crudginton, Councilmember  
Becky Shevlin, Councilmember  
Larry Spicer, Council Member

## **Historic Preservation Commission**

Penny Zuk, Chair  
Nancy Burke, Vice-Chair  
Jimi Hendrix  
Mark Houston  
Sergio Jimenez  
Marianne Lee  
Daniel Ryan

Designated April 4, 2017  
Resolution No. 2017-06

Prepared by  
Craig Jimenez, AICP  
City of Monrovia  
Department of Community Development

# North Encinitas Historic District

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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”.<sup>1</sup> 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:

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“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”

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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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<sup>1</sup> 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:

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“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, feeling, 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.”

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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”.<sup>2</sup> 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 31<sup>st</sup> 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.<sup>3</sup>

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

<sup>3</sup> 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.<sup>4</sup> 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.<sup>5</sup> (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 Tract<sup>6</sup> and the Town of Monrovia<sup>7</sup> were laid out ("platted") and recorded (a subdivision of the Santa Anita Tract<sup>8</sup>). 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

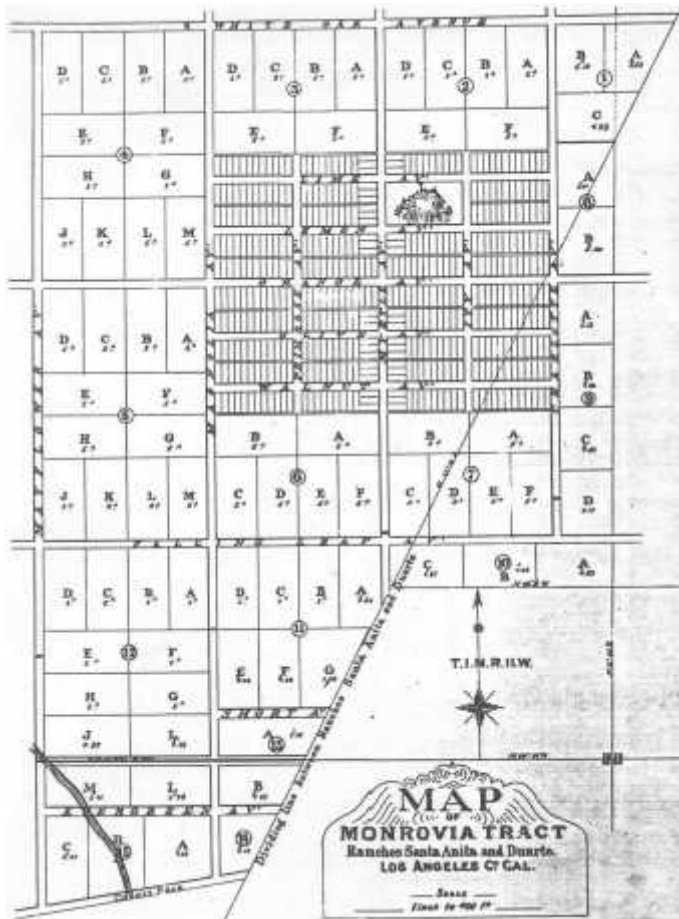


Figure 1 - Source: Monrovia's Centennial Review

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

<sup>5</sup> Davis, 30.

<sup>6</sup> Book 9 pages 69-70 Miscellaneous Records of Los Angeles County.

<sup>7</sup> Book 9 pages 73-74 Miscellaneous Records of Los Angeles County.

<sup>8</sup> 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.<sup>9</sup>

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.<sup>10</sup>

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 20<sup>th</sup> Century Development (1900-1929)**

During the "Grim Nineties"<sup>11</sup>, 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 20<sup>th</sup> 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

<sup>9</sup> T. M. Hotchkiss, *Monrovia's Heritage*, Vol. 1.

<sup>10</sup> Richard L. Dyer, *The Land Boom of 1885-1888*, 260.

<sup>11</sup> 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.<sup>12</sup> 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.<sup>13</sup> 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.

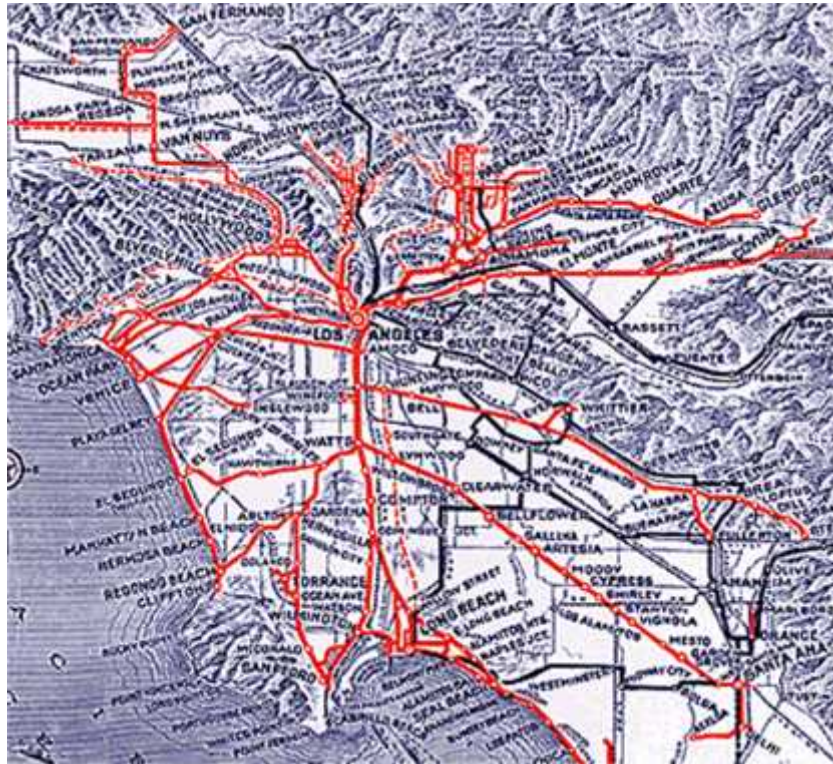


Figure 2 - Pacific Electric Railway System Map, Early 1900s

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 20<sup>th</sup> 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.

<sup>12</sup> Crump, Spencer, *Ride the Big Red Cars*, 64.

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

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.<sup>14</sup> Additional subdivisions were recorded throughout the first quarter of the 20<sup>th</sup> Century, further expanding developed areas in the City.

Monrovia's population doubled between 1910 and 1920. The 1920 Census enumerated 5,480 Monrovia residents. 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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<sup>14</sup> H.C. Miller, Map of the City of Monrovia, 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 Monrovia residents 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.<sup>15</sup>

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 of 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.<sup>16</sup> 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 ten-year 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.

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<sup>15</sup> Tract Housing in California, 15.

<sup>16</sup> Tract Housing in California, 67.

## North Encinitas Historic District

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.

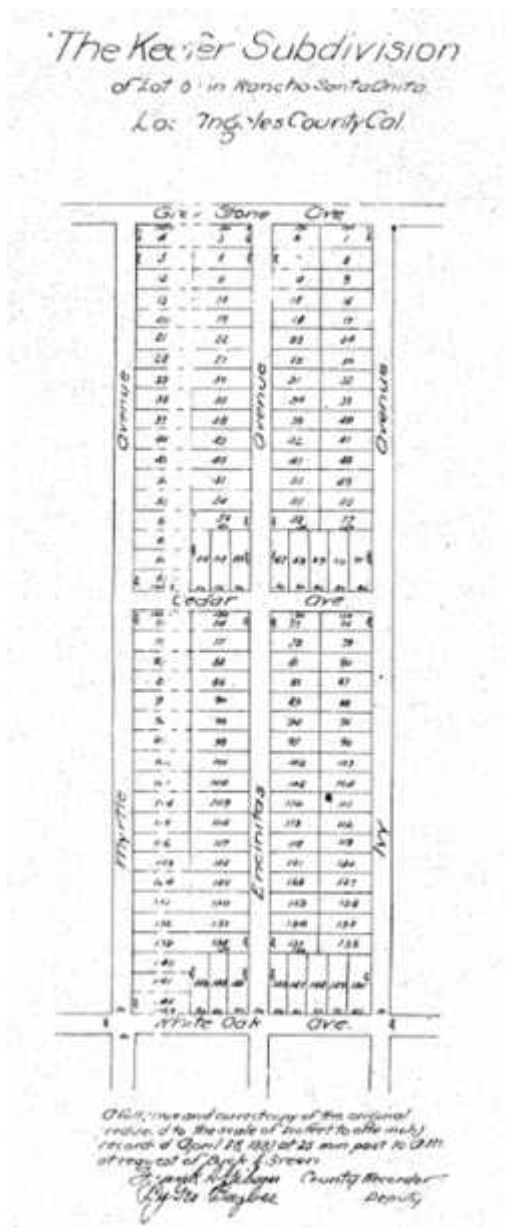


Figure 3 - Keefer Subdivision

### 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.<sup>17</sup> 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 Avenue<sup>18</sup> 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

<sup>17</sup> Book 16 Page 42 Miscellaneous Records of Los Angeles County

<sup>18</sup> 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.<sup>19</sup> He also built the Baxter Building, originally known as the Keefer Building; it is Monrovia's oldest remaining commercial building.



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

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.<sup>20</sup>

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.<sup>21</sup>

### **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.<sup>22</sup>

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 1979<sup>23</sup>

### **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.<sup>24</sup>

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<sup>19</sup> Wigton, Jim. "What's in a Name?"

<sup>20</sup> Los Angeles Herald, Volume 35, Number 80, January 2, 1891.

<sup>21</sup> North Encinitas Historic District application.

<sup>22</sup> Map Book 9 Page 185 Tract Maps of Los Angeles County

<sup>23</sup> North Encinitas Historic District application.

<sup>24</sup> 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 19<sup>th</sup> Century. The district contains 44 properties (69%) that were built prior to 1923.

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 19<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> century.

### ***Community Development***

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

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

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

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



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

### **Architecture**

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



*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 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> Century America.<sup>25</sup>

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

<sup>25</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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	
205 N ENCINITAS AVE	1911	Craftsman/Bungalow	5B	HL-39
208 N ENCINITAS AVE	1945	Minimal Traditional	6L	
209 N ENCINITAS AVE	1907	Transitional Victorian	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	
219 N ENCINITAS AVE	1911	Craftsman	5D1	
220 N ENCINITAS AVE	1906	Vernacular Cottage	5B	HL-105
223 N ENCINITAS AVE	1953	Minimal Traditional	6Z	
224 N ENCINITAS AVE	1904	National/Craftsman	5B	HL-72
227 N ENCINITAS AVE	1905	Folk Victorian	5B	
228 N ENCINITAS AVE	1914	Craftsman	5D1	
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	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 20<sup>th</sup> Century.

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

## State and Federal Register

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

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

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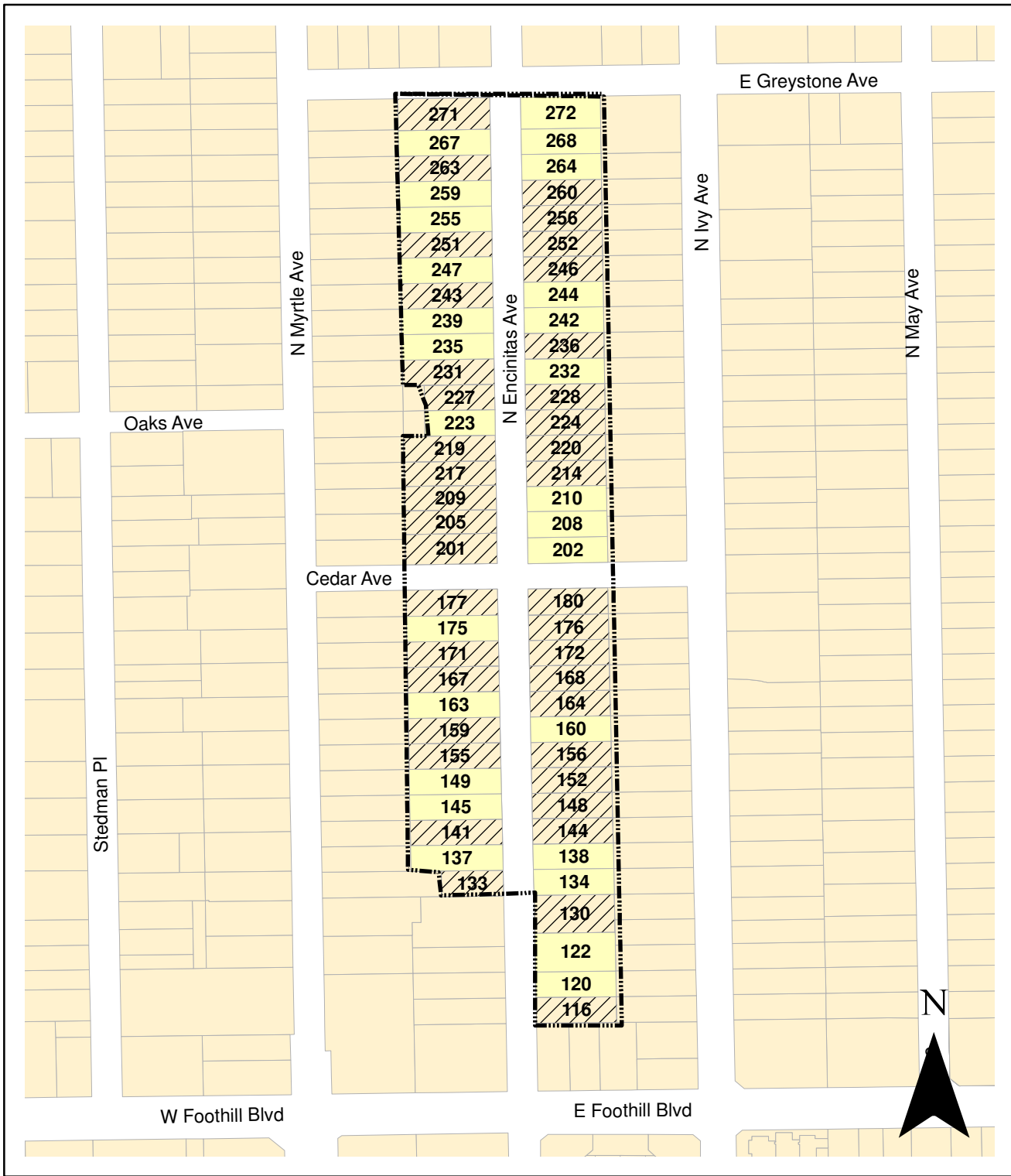
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**APPENDIX A – North Encinitas Historic District Map**



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# NORTH ENCINITAS HISTORIC DISTRICT



 Noncontributor  
 Contributor



# 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





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



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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
CHR Status Code 5S1

Other Listings  
Review Code

Reviewer

Date

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: Monrovia Zip: 91016

e. Other Locational Data: North Encinitas Avenue bounded by Foothill Boulevard on the south and Greystone Avenue on the north

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

*The North Encinitas Historic District is comprised of the residential properties on of both sides of North Encinitas Avenue between Foothill Boulevard and Greystone Avenue. These blocks were created on April 28, 1887 with the recordation of the Keefer Subdivision of Lot 69 in Rancho Santa Anita. The majority of these two blocks were developed with single family residences between 1888 and 1922 and represent Victorian-era and Craftsman architecture. 38 (out of 64) properties are contributing. The contributing structures are primarily modest examples of the housing stock built during the first quarter of the 20<sup>th</sup> 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 20<sup>th</sup> century. Consistent building setbacks provide a linear view corridor from the street. Most of the properties have detached garages accessed by driveways from the street; neither side of the street has an alley. Other street features include concrete sidewalks, with a narrow parkway strip and concrete curb and gutter.*

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

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

P5a Photograph



P5b Description of Photo: (view, date)

Facing southeast in the 200 block, 3/15/2017

P6 Date Constructed: 1888-1922

Source: Tax Assessor/Permits

P7 Owner and Address:

See individual DPRs

P8 Recorded by:

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

P9 Date Recorded: 2/2017

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):

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 19<sup>th</sup> 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. 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 context as defined by theme, period of significance, and geographic 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 20<sup>th</sup> 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  
**Affiliation and Address:** City of Monrovia, 415 South Ivy Avenue, Monrovia 91016

**Date:** February 2017

**D3 Detailed Description** (continued)

The contributing structures are intact, primarily modest examples of the housing stock built during the first quarter of the 20<sup>th</sup> 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 20<sup>th</sup> 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)

- Baker, John Milnes, *American House Styles, A Concise Guide*. New York: W. W. Norton & Company, Inc. 1994.
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- Crump, Spencer, *Ride the Big Red Cars: How Trolleys Helped Build Southern California*. Los Angeles: Crest Publications, 1962.

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Sanchez, Dennis. *Individual property photographs used in DPR Forms, taken 31 January 2017*.

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. <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.



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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
CHR Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 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, condition, alterations, size, setting, and boundaries)

*This single story, 909 square foot California Bungalow was erected in 1921. The house sits toward the rear of the property. The front gabled low pitched roof has a simple bargeboard with wide eaves and exposed rafters. The partial width, front gable porch is supported by Tuscan columns. It is enclosed by a wide slatted handrail. The concrete porch landing and front door are centered on the front elevation and sit below a vertical slatted attic vent. The porch is accessed from the south side facing steps and walk way leading to the driveway. The front door and surround with tall narrow partial sidelights and shutters on each side of the door dominate the front porch. The original windows on the front elevation have been replaced by vinyl windows with internal grids and are on each side of the porch. The window surrounds are wide and plain. The siding is medium width clapboard. The property is surrounded by an iron rail fence that sits on a split face block foundation. The roof is asphalt shingled. There is no 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: 1921  
Source: Building Permit  
P7 Owner and Address:  
Aslan and Rania Khamo  
1426 Peppertree Dr.  
La Habra Heights, CA 90631  
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):

Page 2 of 2 \*Resource Name or #: 116 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)

9/13/1921 – Permit issued to Tillford Brothers builders to construct house (permit #1591)  
 6/2/1938 – Permit issued to Tillford Brothers to construct a hot house (permit # 590)  
 1948 – permit issued to Charles Tillford to extend rear wall  
 1987 – request denied by Planning Commission to demolish house for parking lot for 135 W. Foothill.

Occupant History

1924 -1931 Tillford Bros.  
 1938 Charles W. Tillford (per building permit)  
 1944 – 1961 Edwin (E.L) Tillford (clerk El Rancho Pharmacy)

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

B8 **Related Features:**  
 None

B9a **Architect:** Unknown      **b. Builder:** Dellford Brothers

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

**Period of Significance:** 1900-1929      **Property Type** Single Family

*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 20<sup>th</sup> Century. It lacks integrity and does not exhibit notable architectural styling or features to merit designation at any level. It is however of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.*

B11 **Additional Resource Attributes:**

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

B13 **Remarks**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 120 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 120 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-027-032

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

*This single story home (1305 sq. ft.) was built in 1976. The house has very minimal architectural detailing and resembles tract housing of the 1970s. The low pitched hipped roof has shallow eaves finished with a simple fascia. The structure is primarily sided with stucco. The wall surrounding the front facing garage is red brick with a running bond as is the chimney on the north wall. The structure is an L-shaped plan with the attached garage sitting in front of the living area and making it the dominant feature of this house. The front door is recessed with a large aluminum sliding window to the left and large cement patio in front. The roof is asphalt shingles.*

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

\*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: 1976

Source: Building Permit

P7 Owner and Address:

Ureta Family Trust  
120 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):

Page 2 of 2 \*Resource Name or #: 120 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** 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.

**B7 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.

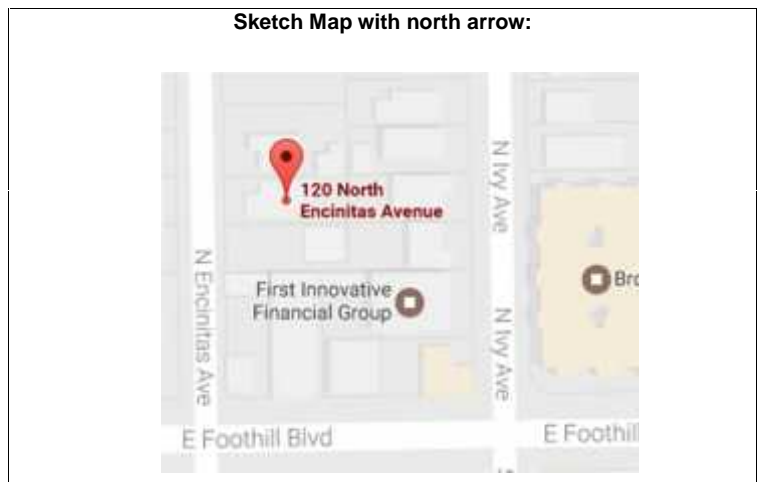
*This property does not exhibit sufficient historical or architectural significance necessary at any level for individual designation. Although it maintains its aspects of integrity, it is a modest example of its style and does not contribute to the period of significance of the North Encinitas Historic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



Page 1 of 2 \*Resource Name or #: 122 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 122 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-027-042

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

This two-story gable-front-and-wing National style residence has a cross gable, low pitch roof and sided with non-original stucco. Originally built in 1888 as a single story structure, this house has been modified substantially over time. A second story was added after the turn of the century, original windows have been replaced and the original front porch has been completely enclosed and is sided with clapboard. Roof elements include overhanging eaves with exposed rafter tails, projecting beam-ends and a triangular lattice work vent in the front gable peak. A tripartite window of double-hung sash is located on the north end of the primary façade. These elements show Craftsman era influence, consistent with the building permit history. A low cobblestone wall retains the front yard. This house has been converted to a triplex. The original garage / barn have been converted to a duplex with an additional carport.

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

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

P5a Photograph

P5b Description of Photo: (view, date)



Facing east, 1/31/2017

P6 Date Constructed: 1888

Source: Tax Assessor

P7 Owner and Address:

Alcazar Living Trust  
1336 Michillinda Ave.  
Arcadia, CA 91006-1921

P8 Recorded by:

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

P9 Date Recorded: 1/2017

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):

Page 2 of 2 \*Resource Name or #: 122 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Multi-family property
- B4 **Present Use** Multi-family property
- B5 **Architectural Style** National

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

1888 – Built for A.L. Brown (Tax Assessor/Monrovia Planet)  
 1907 – Sanborn Map indicate a single story structure  
 1913 – Sanborn Map indicate a 1½ story structure  
 2/9/1914 – permit issued to owner F.A. Slosson to construct garage and sleeping rooms  
 6/19/1924 – permit issued to J.P. Daniel (contractor) to remodel house  
 9/13/1924 – permit issued to J.P. Daniel (contractor) to remodel house (possible second story addition based on Sanborn)  
 12/3/1936 – permit issued to J.P. Daniel (contractor) for reroof  
 1955 – convert 2 apartments above garage  
 2005 – foundation bolting/seismic

\*1974 – addresses changed: 122½ A to 122 D; 122 ½ B to 122 E

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

**B8 Related Features:**  
 The cobblestone river rock retaining wall at the front of the property is similar to the wall in front of 130 and 134 and is a contributing feature to the district.

**B9a Architect:** Unknown                      **b. Builder:** Unknown

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

**Period of Significance:** 1886-1899                      **Property Type**    HP3. Multi-family property

Discuss importance in terms of historical or architectural context as well as integrity.  
*This structure has been significantly altered and lacks sufficient architectural qualities and historical associations to warrant listing in the National Register and the California Register. Further it lacks sufficient integrity for designation as a Monrovia historic landmark. It does however appear eligible for special consideration in the local planning process; it was also identified in the Monrovia Legacy Project's "Monrovia's First Houses". Although the structure was originally built during one of the periods of significance, it no longer retains the integrity to qualify as a contributor to a historic district.*

**B11 Additional Resource Attributes:**

**B12 References:**  
 Sanborn Maps, LA County Tax Assessor Records, 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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 130 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 130 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-027-041

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

This one story mass-plan vernacular has elements that show the transitional period between Victorian period and Craftsman. The Transitional (1506 sq. ft.) single family dwelling was built in 1906. The pyramidal hipped roof has a low pitch with wide eaves and exposed rafters. The hipped dormer is centered on the primary (west) elevation and has a window with six diamond panes flanked by louvered vents on each side. The recessed, L shaped partial width porch on the west side of house has five support square beams. The steps are off center, and within the porch area is the south facing front entrance and a large single light picture window. Three small porch drains and three small vents are on the south facing side below the porch rail. Wide river rock low walls flank each side of the concrete steps. Two windows are located on the left side of front elevation, a 4/1 with the upper panels matching the dormer window and a smaller one with three matching panels. The siding is clapboard divided by a coarse belt (sill course); the upper is a narrower gage than lower. The wide gage clapboard continues around the porch and extends down to a new concrete foundation. The roof has asphalt shingles. A river rock wall contains yard at the front near walkway with two steps leading to the yard. The structured is on a lot and half. There is an additional building at the rear behind a wood fence.

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 North, 1/31/2017

P6 Date Constructed: 1906

Source: County Assessor

P7 Owner and Address:

Kurt and Sonia Luginbuhl  
130 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):

Page 2 of 2 \*Resource Name or #: 130 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** Single Family Residential
- B5 **Architectural Style** Transitional Victorian

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

**1906 – House constructed (Tax Assessor)**  
**1912 – sewer permit issued to owner Campbell**  
**1937 – permit issued to owner L. Montgomery for garage alteration**  
**1944 – permit issued to owner L. Montgomery for interior alterations**  
**1971 – permit issued to owner L. Montgomery to rebuild foundation**

Residents  
 1911, Leroy M. Banks (L.M. & C.O. Banks Co.); 1944, vacant; 1950-1961, Lawrence H. Montgomery

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

**B8 Related Features:**  
 The cobblestone river rock retaining wall at the front of the property is continuous to the wall in front of 134 and similar to the wall at 122 and is a contributing feature to the property and the district.

**B9a Architect:** Unknown      **b. Builder:** Unknown

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

**Period of Significance:** 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 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





Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 133 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 133 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-026-025

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

*This one-story mass-plan vernacular cottage exhibits late turn-of-the century architectural influences with classical elements. The single-family residence is capped by a pyramidal hipped roof and sheathed in both non-original stucco and a rock veneer. Roof elements include overhanging flared eaves and a pyramidal hipped dormer that punctuates the roof on the primary (east) elevation. The center dormer has a diamond-paned center window flanked by narrow vents. A partial front projecting entrance porch is capped with a hipped roof with flared eaves. Four round posts support the porch roof and a stick rail balustrade encloses the space. Within the porch area is the front entrance (obscured by a metal security door) and flanking windows that have been replaced with aluminum sliders. The wood-framed house rests on a raised natural rock foundation.*

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing west, 1/21/2017  
P6 Date Constructed: 1908  
Source: County Assessor  
P7 Owner and Address:  
Juan and Teresa De Anda  
30 S. 1<sup>st</sup> Avenue  
Arcadia, CA 91006  
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):

Page 2 of 2 \*Resource Name or #: 133 North Encinitas Avenue

- B1 Historic Name: \_\_\_\_\_
- B2 Common Name: \_\_\_\_\_
- B3 Original Use Single Family Residential
- B4 Present Use Single Family Residential
- B5 Architectural Style Victorian Transitional

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

1908 – House constructed (Tax Assessor)  
 1913 – Sewer permit issued to owner C.R. Norris  
 1982 – permit issued to owners Teresa and Juan DeAnda to add stone veneer and change out windows

B7 Moved: No      Date Moved \_\_\_\_\_      Original Location \_\_\_\_\_

B8 Related Features:

B9a Architect: Unknown      b. Builder: Unknown

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

Period of Significance: 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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 134 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 134 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-027-023

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

This (1140 Sq. Ft.) single family vernacular cottage with a low pitch hipped roof broken by an off-center small gable entry to the full porch. The eaves are shallow with exposed rafters capped with a simple fascia. The porch is supported by six square wood piers at rail height and six 4x4 posts supporting roof. The railing consists of vertical wood slats. Two pair of ten light French doors flanks the wood front door. An additional pair of French doors with divided sidelights forms a bay on the south end of the porch. This portion of the house was added in 1998. At the time of the 1998 addition, the majority of the roof structure was replaced (possibly changing from a gable to a hipped roof) to accommodate the addition. The chimney on the south that punctuates the roof was likely on the exterior at one time. The porch ceiling is solid with narrow slats. River rock veneer was added along the foundation of the porch. The steps leading to the front door and the front door appear to be in their original location. The siding on house and the fireplace are wide lapped clapboard. A detached garage sits at the rear of the property which is accessed by a concrete driveway along the north property line. The roof is asphalted. This home has been significantly changed several times. The County Tax Assessor lists the construction date as 1908; however, the house appears on the 1907 Sanborn Map.

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: 1908

Source: County Assessor

P7 Owner and Address:

Dennis and Kathleen Sanchez  
134 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):

Page 2 of 2 \*Resource Name or #: 134 North Encinitas Avenue

- B1 Historic Name:** \_\_\_\_\_
- B2 Common Name:** \_\_\_\_\_
- B3 Original Use** Single Family Residential
- B4 Present Use** 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/Jim 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 Evaluator/Date**  
 Craig Jimenez, AICP  
 City of Monrovia  
 415 South Ivy Avenue  
 Monrovia, CA 91016  
 1/2017



Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: 137 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

Encinitas Historic District

a. County: Los Angeles

c. Address: 137 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-026-021

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

This one story Vernacular house that was built in 1988 was attached to a house that was built in 1947. The house has a hipped gable roof with a projecting beam at the ridge and a fascia along the overhanging eaves. The roof has asphalt shingles. A small projecting porch also has a smaller hipped gable which is centered on the primary (east) elevation that is supported by square posts with battered piers. The entry is slightly recessed. A river rock veneer was added as wainscot on the front and applied to porch piers and the chimney on the north elevation. The primary elevation has wide plank siding with a simple trim. The remainder of the structure is stucco. Large sliding metal windows with grids flank the porch. The house is on a slab foundation.

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

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

P5a Photograph

P5b Description of Photo:

Facing West, 1/31/2017



P6 Date Constructed: 1988/1947

Source: Building Permit

P7 Owner and Address:

Rocco and Kathleen Liberio  
137 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):

Page 2 of 3 \*Resource Name or #: 137 North Encinitas Avenue

- B1 Historic Name:** \_\_\_\_\_
- B2 Common Name:** \_\_\_\_\_
- B3 Original Use** Multi-family property
- B4 Present Use** Multi-family property
- B5 Architectural Style** Vernacular

**B6 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 Architect:** Endre Hajagos (front unit)      **b. Builder:** Morefield & Associates (front unit)

**B10 Significance:** **Theme:** District      **Area:** 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:**

**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 #: 137 North Encinitas Avenue

P5a Photograph	P5b Description of Photo:
	Rear house before addition, facing west. Circa 1987
	<b>P6 Date Constructed:</b> 1947
	<b>Source:</b> Building Permit

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Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 138 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 138 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-027-022

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

This two-story (2915 Sq. Ft.) front gabled contemporary Craftsman was built in 1999. The roof has a normal pitch, narrow exposed eaves and three knee braces under front eaves. Under the peak, a belt course separates a wood slat vent from the upper siding shingles. Across the upper front there are three 3/1 narrow windows. The gabled porch shows a strong Craftsman style by exposing rafters from peak to the end of the wide eaves and three front beams. Above the front door is a King post rafter trussing system. Large concrete tapered columns support the porch roof. The steps are centered with an approach from the driveway. The door is off centered in the gable. There is a large three panel window left of the porch. The center panel is a fixed 5/1 and the side panels 3/1 open for ventilation. The upper story is shingled and lower is stucco. The roof is asphalt shingled and lower siding is stucco. The garage is in 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)



Facing east, 1/31/2017

P6 Date Constructed: 1999

Source: Building Permit

P7 Owner and Address:

Sean E and Joan O Sullivan Trust  
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: 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):

Page 2 of 2 \*Resource Name or #: 138 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** Single Family Residential
- B5 **Architectural Style** New Traditional Craftsman

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

1913 – Sewer permit issued to owner Lois Hall  
 8/09/1920 – permit issued to L.H. Hall to construct an addition to the house  
 9/26/1935 – permit issued to Mrs. Hall to construct alterations  
 6/11/1941 – permit issued to Jno E. Rash to construct alterations  
 5/12/1945 – permit issued to Jno E. Rash to construct alterations  
 1999 – permit issued to owner Ron Rossiter to demolish a SFR and garage (Renko Development/Ken Yankowski)  
 1999 – permit issued to owner Ron Rossiter to construct a 3,488 SF SFR  
 1999 – permit issued to Ron Rossiter to construct a 400SF detached garage (Renko Development/Ken Yankowski)

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

B8 **Related Features:**

B9a **Architect:** David Li      **b. Builder:** Renko Development/Ken Yankowski

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

**Period of Significance:** 1999      **Property Type** HP2. Single family property  
 Discuss importance in terms of historical or architectural context as well as integrity.  
*This property appears ineligible at this time for designation at any level 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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 141 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 141 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-026-020

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

*This 1912 Craftsman bungalow has a front gabled roof with a medium pitch and asphalt shingles. Roof elements include overhanging eaves, exposed rafter tails, knee braces, carved bargeboard, and a rectangular vent with a grid screen in the gable peak. The house is sided with clapboard; the gable is sheathed with shingles. The full width, flat roof, projecting porch is on the primary (east) elevation. Four pairs of double square posts with carved brackets sit atop river rock piers with concrete caps. The railing is decorative wood. The porch is accessed by concrete steps with low river rock walls with a concrete cap. The gable is shingle sided; the walls are sided with clapboard. The original windows include a 10 over 1 fixed window flanked by narrow double hung windows. The fenestration north of the front door appears to have been modified, leaving only the upper fixed 14-paned ribbon window. The foundation is of painted river rock. In the rear of the house is the original brick chimney for the cook stove pipe. With the exception of the window design, this house is almost identical to the house at 177 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  
P5a Photograph P5b Description of Photo: (view, date)



Facing North, 1/31/2017  
P6 Date Constructed: 1912  
Source: County Assessor  
P7 Owner and Address:  
Sarafina Jones  
141 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):

Page 2 of 2 \*Resource Name or #: 141 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** Single Family Residential
- B5 **Architectural Style** Craftsman

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

1912 – built (Tax Assessor)

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 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 20<sup>th</sup> Century. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District.*

B11 **Additional Resource Attributes:**

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

B13 **Remarks**

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



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  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 144 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-027-019

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

This one story, (876 sq. ft.) California bungalow was erected in 1921 and capped by a front-facing doubled gabled jerkinhead roof. Roof elements include overhanging eaves and knee braces. On the larger gable, is a wooden crosshatched lattice vent. A partial width projecting entrance porch is located on the south end of the primary (west) elevation. Three pairs of square wood posts sit atop square, stucco-sided piers supporting the hipped roof porch. The porch balustrade is also stucco-sided. Within the porch area is the panel wood entrance and adjacent window. The steps and door are centered on the house, but off centered to porch. The doors and windows appear to be non original. The siding is also non original stucco. The roof has asphalt shingles. 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)



Facing east, 1/31/2017

P6 Date Constructed: 1921

Source: Building Permit

P7 Owner and Address:

Randy and Judy Mena Trust  
144 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):

Page 2 of 2 \*Resource Name or #: 144 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)

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

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

**B8 Related Features:**

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

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

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

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

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

**B11 Additional Resource Attributes:**

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

**B13 Remarks**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 145 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 145 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-026-017

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

This mass-plan vernacular residence may have originally been classified as a Folk Victorian, however, with the exception of the pyramidal hipped roof appears to retain no original features. The full width shed roof porch is supported by decorative wrought iron and a wrought iron balustrade encloses the porch. The front elevation contains the front door and an aluminum sliding window. It is sided with a textured stucco finish. The wood frame structure rests on a raised foundation.

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing west, 5/14/2015

P6 Date Constructed: 1910

Source: Tax Assessor

P7 Owner and Address:

Adrienne M Hatch Trust  
441 La Mesa Drive  
Portola Valley, CA 94028

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):

Page 2 of 2 \*Resource Name or #: 145 North Encinitas Avenue

- B1 Historic Name: \_\_\_\_\_
- B2 Common Name: \_\_\_\_\_
- B3 Original Use Single Family Residential
- B4 Present Use Single Family Residential
- B5 Architectural Style Mass-plan vernacular/Folk Victorian

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

1910 – constructed (Tax Assessor)  
 1911 – sewer permit issued to owner F.W. Burr (John Jackson, contractor)  
 1977 – permit issued to owner Oscar F. Mena to construct a 2-car carport.

B7 Moved: No      Date Moved \_\_\_\_\_      Original Location \_\_\_\_\_

B8 Related Features:

B9a Architect: Unknown      b. Builder: Unknown

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

Period of Significance: 1910      Property Type 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:

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





Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 148 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 148 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-027-018

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

This single story, (1824 sq. ft.) Colonial Revival bungalow was erected in 1912. It has a side gabled roof which is characterized by a low pitch and overhanging eaves. A projecting, front gabled partial porch is centered on the primary (west) elevation and is supported by stout, round columns with a stippled finish atop a concrete base. The gable end features a plain bargeboard, and shingles in the gable. The porch is accessed by concrete stairs flanked by low concrete walls. Within the porch is the off-set entry which appears to have been moved from the center of the elevation. The fenestration on the front elevation appears to be original; however, the sashes have been replaced with non-period vinyl. The siding is lapped clapboard. The top of a brick fireplace can be seen at the back wall. A trellis extends over the driveway to the south of the dwelling. A detached garage is at the rear behind a wrought iron fence.

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, 1/31/3017

P6 Date Constructed: 1912

Source: Building Permit

P7 Owner and Address:

Natalie Trofimoff  
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: 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):

Page 2 of 2 \*Resource Name or #: 148 North Encinitas Avenue

- B1 Historic Name: \_\_\_\_\_
- B2 Common Name: \_\_\_\_\_
- B3 Original Use Single Family Residential
- B4 Present Use Single Family Residential
- B5 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:** 1900-1929                      **Property Type**    HP2. Single family property

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:

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

B13 Remarks

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 149 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

Encinitas Historic District

a. County: Los Angeles

c. Address: 149 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-026-016

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

This single story single family contemporary ranch was built in 1975. The house resembles tract housing of the 1970s. The low pitched gabled hipped roof has shallow eaves finished with a simple fascia. The entire structure is sided with a textured stucco finish including the roof gables. The structure has an L-shaped plan with the attached garage situated in front of the living area making it the dominant feature of this house. The front door is recessed with a large vinyl picture window which projects slightly from the front plane of the elevation. There is a red brick chimney on the north side of the home. The house sits on a slab foundation. This lot was a part of the property to the north at 155 North Encinitas Avenue until the 1970s.

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

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

P5a Photograph

P5b Description of Photo: (view, date)



Facing west, 1/31/2017

P6 Date Constructed: 1975

Source: Building Permit

P7 Owner and Address:

Juan and Florisabel Montoya  
149 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):

Page 2 of 2 \*Resource Name or #: 149 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single Family Residential

**B5 Architectural Style** Ranch

**B6 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**

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



Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 152 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
 a. County: Los Angeles  
 c. Address: 152 North Encinitas Avenue City: Monrovia Zip: 91016  
 e. Other Locational Data: APN # 8519-027-015

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

This is a one story, (1188 sq. ft.) California Bungalow has a normal pitched roof with narrow eaves and exposed rafters and a jerkin head cross gable roof. The river rock chimney on the south wall has been repaired after a quake. Beside the chimney is a small house projection 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 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: 1921

Source: Building Permit

P7 Owner and Address:

JUSTICE EDWARD R JR AND SUSAM M  
 152 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):

Page 2 of 2 \*Resource Name or #: 152 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)

1921 – permit issued to owner James Huffman to build a house and garage  
 1923 – permit issued to owner Bill Clark for an addition  
 1952 – addition to back of house (1/2 bath)

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

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 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 20<sup>th</sup> Century. It lacks integrity and does not exhibit notable architectural styling or features to merit designation at any level. It is however of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.*

B11 **Additional Resource Attributes:**

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

B13 **Remarks**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 155 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

Encinitas Historic District

a. County: Los Angeles

c. Address: 155 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-026-013

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

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

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

P5a Photograph

P5b Description of Photo: (view, date)

Facing west, 1/31/2017

P6 Date Constructed: 1901

Source: Tax Assessor

P7 Owner and Address:

Mary Stohlman  
155 N Encinitas Ave.  
Monrovia, CA 91016

P8 Recorded by:

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

P9 Date Recorded: 1/2017

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):

Page 2 of 2 \*Resource Name or #: 155 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single Family Residential

Mass-plan Vernacular/

**B5 Architectural Style** Victorian Transitional

**B6 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

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

**B8 Related Features:**

**B9a Architect:** Unknown      **b. Builder:** 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





Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 156 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
 a. County: Los Angeles  
 c. Address: 156 North Encinitas Avenue City: Monrovia Zip: 91016  
 e. Other Locational Data: APN # 8519-027-014

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

This single story (1322 sq. ft.) Craftsman bungalow was built in 1912. It is capped with a double cross-gable roof. Roof elements include wide eaves, exposed rafter tails, projecting beam-ends and a shallow front-gabled dormer under the front gable with a vertical slat attic vent, atop the porch roof. The partial, recessed front porch is located on the south end of the front (west) elevation. Six-inch square wood posts atop square brick piers support the porch roof. A solid brick balustrade with an eyebrow drain encloses the porch space which is accessed from the side (south). Within the porch area is the front entrance, flanked on both sides by narrow casements with three-pane upper lights. To the right of porch is a large original single hung 6/1 light window. Windows and doors exhibit traditional Craftsman surrounds. A square bay is located near the center of the south elevation. The house is sheathed in specialty siding (two narrow, one wide pattern). The dwelling sits on a raised concrete foundation. The garage is at the rear of property behind a wood fence.

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: 1913

Source: Building Permit

P7 Owner and Address:

Lois A Marples Family Trust  
156 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):

Page 2 of 2 \*Resource Name or #: 156 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single Family Residential

**B5 Architectural Style** Craftsman Bungalow

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

7/26/1913 – permit issued to Mrs. Hattie Ross to build house (Ben Overfurf, 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:** Unknown      **b. Builder:** Ben Overfurf

**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 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 20<sup>th</sup> 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**  
 Craig Jimenez, AICP  
 City of Monrovia  
 415 South Ivy Avenue  
 Monrovia, CA 91016  
 1/2017



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 159 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

Encinitas Historic District

a. County: Los Angeles

c. Address: 159 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-026-012

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

P5a Photograph

P5b Description of Photo: (view, date)

Facing west, 1/31/2017

P6 Date Constructed: 1906

Source: Tax Assessor

P7 Owner and Address:

Michael Harrington Company Trust;  
Harrington Felzer Family Trust  
159 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):

Page 2 of 2 \*Resource Name or #: 159 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single Family Residential

**B5 Architectural Style** Mass-plan Vernacular/  
Victorian Transitional

**B6 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

**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.

*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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 160 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

Encinitas Historic District

a. County: Los Angeles

c. Address: 160 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-027-011

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

This 1923 (2314 sq. ft.) two story house has been extensively remodeled. The roof is steep pitched, with narrow eaves and wide board fascia covering ends of the rafters. Facing west (front) are three gabled dormers with vinyl sliding windows. The south side has a large brick fireplace. A brick wainscot runs along the front. A full width shed roof porch is supported by four turned spindles and enclosed by a low brick wall. The door is centered to porch facing west while the steps are to the south off the driveway. Two large windows are on the front. All windows are non-original. The house is clad in wide clapboard. The roof is asphalted shingled. The garage is at the rear of the property behind a lattice covered gate. Foliage obscures most of the house from public view with a picket fence around the yard.

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

P7 Owner and Address:

Sherry Brodek  
160 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):

Page 2 of 2 \*Resource Name or #: 160 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single family Residential

**B4 Present Use** Single family Residential

**B5 Architectural Style** Craftsman (original)

**B6 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:** Unknown      **b. Builder:** Unknown

**B10 Significance:** **Theme:** District      **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.*

**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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: 163 North Encinitas Avenue

**P1 Other Identifier:** \_\_\_\_\_

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

Encinitas Historic District

**a. County:** Los Angeles

**c. Address:** 163/163½ North Encinitas Avenue

**City:** Monrovia

**Zip:** 91016

**e. Other Locational Data:** APN # 8519-026-009

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

There are detached houses on this property. The front house (163 N. Encinitas) is a Minimal Traditional with a gable-and-wing roof with asphalt shingles with shallow eaves and a narrow fascia on the down slope. The gable ends have overhang. The small partial porch is recessed into the front gable and supported by a single square wood porch. The front door faces north. The front gable has wide gage rustic siding on the gable with a simple attic vent. The rest of the house is stucco sided. There is a large picture window on the front gable flanked by two narrow jalousie windows, which replaced four-light windows. The rest of the fenestration on the front elevation consists of double hung windows. A planter shelf below the single window has been removed. The windows have minimal surrounds and sills. The yard is surrounded by a wrought iron fence and gate. This building was moved from its original La Puente location in 1961.

The rear house (163½ N. Encinitas) is also a Minimal Traditional with a front-hipped wing roof. When the house was moved, the orientation was changed and the primary elevation faces the north property line. The windows appear to be single hung with double lights. There is a curved flat metal canopy over the entry stoop. The house is stucco sided with a wood band that runs along the sill line on the primary elevation. This house and the detached garage were moved from their original location in Inglewood in 1960.

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

\***P4 Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other  
**P5a Photograph**

**P5b Description of Photo:** (view, date)

Front house facing west, 1/31/2017

**P6 Date Constructed:** 1942

**Source:** Tax Assessor

**P7 Owner and Address:**

Mankarious Family Trust  
11427 Candela Dr.  
Rancho Cucamonga, CA 91701

**P8 Recorded by:**

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

**P9 Date Recorded:** 1/2017

**P10 Survey Type:** District



**P11 Report Citation:**

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

Page 2 of 4 \*Resource Name or #: 163 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Multi-family property

**B4 Present Use** Multi-family property

**B5 Architectural Style** Minimal Traditional

**B6 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

**B7 Moved:** Yes      **Date Moved** 1960/1961      **Original Location** Inglewood/La Puente

**B8 Related Features:**

**B9a Architect:** Unknown      **b. Builder:** Unknown

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

**Period of Significance:** 1942/1961      **Property Type** HP3. Multi-family property

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 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-20<sup>th</sup> 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/Date**  
 Craig Jimenez, AICP  
 City of Monrovia  
 415 South Ivy Avenue  
 Monrovia, CA 91016  
 1/2017





# CONTINUATION SHEET

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

<p><b>P5a Photograph</b></p> 	<p><b>P5b Description of Photo:</b></p> <p>Rear house (163½ N. Encinitas) facing west, 5/14/2015</p> <p><b>P6 Date Constructed:</b> 1942</p> <p><b>Source:</b> Tax Assessor</p>
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<p><b>P5a Photograph</b></p> 	<p><b>P5b Description of Photo:</b> (Facing Northeast From Street , Circa1961 )</p> <p>Front house (163) in its original location at 135 Ramada, La Puente</p> <p><b>P6 Date Constructed:</b> 1942</p> <p><b>Source:</b> Tax Assessor</p>
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# CONTINUATION SHEET

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

P5a Photograph



**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

P5a Photograph



**P5b Description of Photo:**  
(Facing North, Circa 1960)

Back house (163½) in its original  
location at:  
728 W. Spruce Ave, Inglewood

**P6** Date Constructed: 1942  
Source: Tax Assessor

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: HL -92; 164 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

Encinitas Historic District

a. County: Los Angeles

c. Address: 164 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-027-010

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

This one story (1220sq.ft.) California bungalow was built in 1920. It is capped with a front-gabled roof and clad in clapboard siding. Roof elements include overhanging eaves, exposed rafter tails, projecting beam ends and a triangular latticework grid that pierces front gable face. The partial projecting front gabled entrance porch is located on the primary (west) elevation. Square wood posts atop square concrete piers supports the porch roof. Within the porch area a French door serves as the primary entrance with two pair of narrow, double hung sash windows on either side. Similar windows are located on the north end of the primary façade. Windows and doors exhibit plain surrounds. The house rests on a raised concrete foundation. Walk from south driveway leads to the porch. A two-story garage with an apartment on the second floor is situation at the southeast portion of the property.

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

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

P5a Photograph

P5b Description of Photo: (view, date)

Facing east, 1/31/2017

P6 Date Constructed: 1920

Source: Building Permit

P7 Owner and Address:

Mark and Cynthia Rude Family Trust  
164 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):

Page 2 of 2 \*Resource Name or #: HL-92; 164 North Encinitas Avenue

- B1 Historic Name:** \_\_\_\_\_
- B2 Common Name:** \_\_\_\_\_
- B3 Original Use** Single Family Residential
- B4 Present Use** Multifamily Residential
- B5 Architectural Style** California Bungalow

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

10/29/1920 – permit issued to R.W. Guse to construct house and garage (W.H. McCune, contractor)  
 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)

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

**B8 Related Features:**

**B9a Architect:** Unknown      **b. Builder:** W.H. McCune

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

**Period of Significance:** 1900-1929      **Property Type** HP3. Multi-family property

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

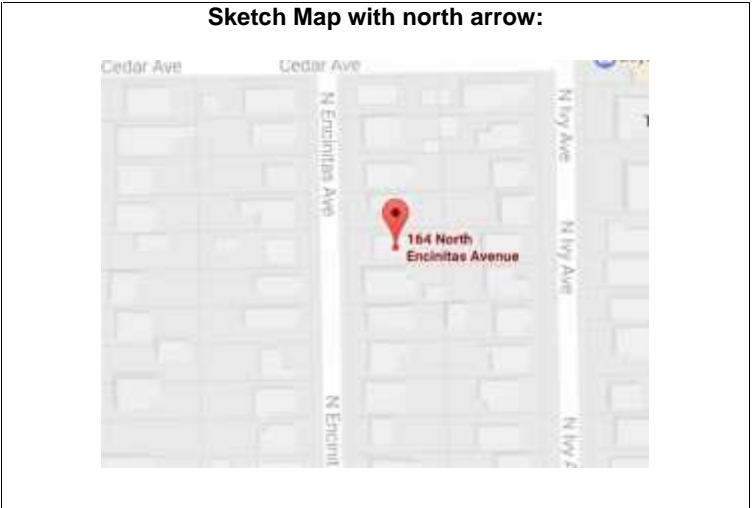
This property appears ineligible for the National Register and the California Register. It is designated Monrovia Historic Landmark No. 92 under Criterion 4. Additionally, it is of interest as a contributor to one of the periods of significance to the north Encinitas Historic District.

**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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 167 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 167 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-026-008

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

This classically inspired one-story, turn-of-the-century Queen Anne dwelling has a pyramidal hipped roof and clad primarily in narrow clapboard siding. Roof elements include overhanging boxed eaves, and a partial-width projecting front-gabled porch roof. The pedimented portico features a cornice return and a plain entablature, a large rectangular slatted vent, and diamond-patterned shingles in the gable face. A pair of round wood columns supports the porch roof. Within the porch area is the multi-panel front entrance. A pair of narrow double hung windows is on the north side of the primary (east) elevation; a picture window with a fixed transom on top is on the south side.

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing west, 1/31/2017  
P6 Date Constructed: 1902  
Source: Tax Assessor  
P7 Owner and Address:  
Jayson and Jennifer Young  
167 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):

Page 2 of 2 \*Resource Name or #: 167 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single family Residential
- B4 **Present Use** Single family residential
- B5 **Architectural Style** Queen Anne

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

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** \_\_\_\_\_

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 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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 168 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 168 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-027-007

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

This one story (1319 sq. ft.) Craftsman house was erected in 1912 with a front-gabled roof with a medium pitch. Roof elements include overhanging eaves, exposed rafter tails, and projecting beam-ends. The house is sided with 36" long narrow rectangular wood shingles. The partial, projecting front-gabled entrance porch is located on the south end of the primary (west) elevation. Under the porch gable is a large lattice attic screen in the primary façade. Doubled square wood posts atop battered river rock piers support the porch. A river rock chimney is on the south elevation. Within the porch area is a glazed front entrance (non-original) and a pair of flanking, narrow, fixed windows with glazing divided into three panes. Concrete front and side steps lead to porch concrete floor. Similar windows, all with traditional Craftsman surrounds, are located on the north end of the primary facade. A peaked gable on the north elevation shelters a canted bay window. The house rests on a raised concrete foundation.

A detached garage to the rear of property was erected similar to house. The driveway to the south of house has a tapered stone pillar at the outside edge that matches porch pillars.

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: 1912

Source: Building Permit

P7 Owner and Address:

Ricky and Kristin Wullschleger  
168 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):

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

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single Family Residential

**B5 Architectural Style** Craftsman Bungalow

**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

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

**B8 Related Features:**

**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

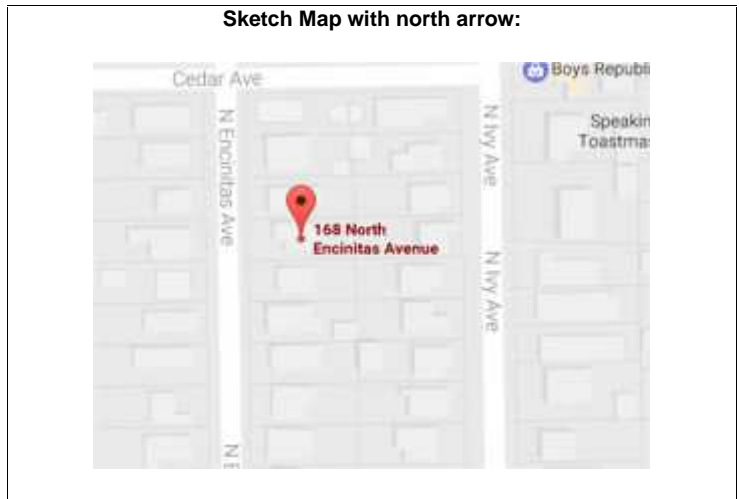
Discuss importance in terms of historical or architectural context as well as integrity.  
*This property appears ineligible for National Register and the California Register, however, it is locally significant due to its adept use of Craftsman bungalow styling and features in its overall design and 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





Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 171 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 171 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-026-005

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

This one-story Victorian Transitional cottage was built in 1910. The dwelling has a normal pitch bellcast hipped roof and has narrow clapboard siding and non-original wood shingles. Roof elements include overhanging flared eaves and a pyramidal bellcast hipped dormer centrally located on the roof on the primary (east) elevation. The center dormer has a square center window flanked by vents. A partial recessed front porch is located on the northeast corner of the house. Scored square wood posts atop clapboard-sided balustrades support an added shed roof. Within the porch area is the front entrance which is now diagonally positioned (and not the original orientation). Also not original is the octagonal fixed window adjacent to the entrance. A large picture window with fixed lower glazing and narrow hexagonal upper lights is located on the south end of the primary facade. The entrance and picture window feature classical surrounds. The residence rests on a raised cobblestone foundation. There is an attached apartment behind the house.

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing west, 1/31/2017

P6 Date Constructed: 1910

Source: Tax Assessor

P7 Owner and Address:

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

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

P9 Date Recorded: 1/2017

P10 Survey Type: 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):

Page 2 of 2 \*Resource Name or #: 171 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Multi-family property
- B4 **Present Use** Multi-family property
- B5 **Architectural Style** Transitional Victorian

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

8/12/1941 – permit issued to E.E. Harper to construct workshop and house repair  
 3/19/1942 – permit issued to E.E. Harper to construct alteration to workshop (converted to unit in c.1945)  
 1/12/1943 – permit issued to E.E. Harper to construct alteration to garage

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

B8 **Related Features:**

B9a **Architect:** Unknown      **b. Builder:** Unknown

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

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

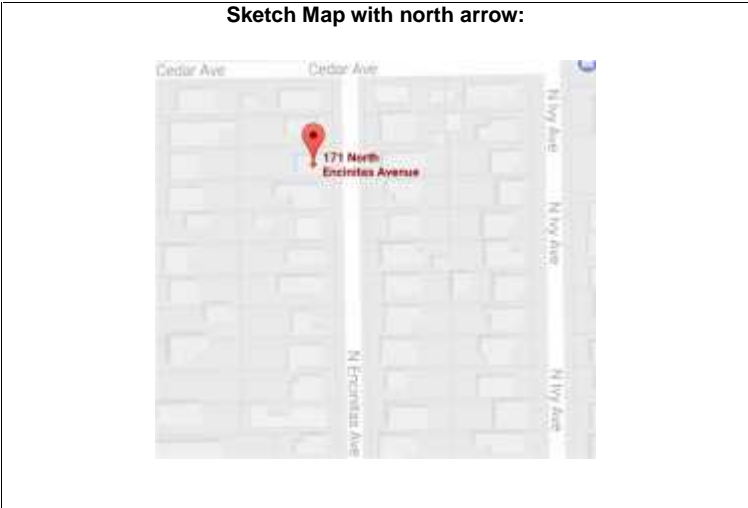
Discuss importance in terms of historical or architectural context as well as integrity.  
*This property appears ineligible for the National Register, the California Register, and for local designation. The property is an example of the early residential housing stock constructed in Monrovia in the early 20<sup>th</sup> 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



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: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-027-006

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

This single-story (1420 sq. ft.) Transitional Victorian was erected in 1906. It is capped by a normal pitch bellcast hipped roof and a Queen Anne-influenced front gable with wood shingles and an arched attic vent with narrow horizontal slats. Other roof elements include shallow overhanging boxed eaves and decorative scrollwork at the corners. The mass-plan vernacular dwelling has narrow clapboard siding. A partial recessed front porch is located on the northwest corner of the primary (west) elevation. Round wood columns (Colonial influenced) atop clapboard-sided balustrades support the porch roof. Within the porch is the side facing front entrance and a narrow double hung sash window. A large picture window with fixed lower glazing and a leaded glass upper light is located on the south end of the primary façade. The entrance and windows feature traditional plain wood surrounds. The house sits on a raised foundation. The garage is at the north rear with a shared driveway.

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: 1906

Source: County Assessor

P7 Owner and Address:

Jennifer Paige  
172 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):

Page 2 of 2 \*Resource Name or #: 172 North Encinitas Avenue

**B1 Historic Name:** None found

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single Family Residential

**B5 Architectural Style** Transitional Victorian Colonial

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

1906 – house constructed (Tax Assessor)  
 6/12/1939 – permit issued to Geo W. Groth to construct alterations

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

**B8 Related Features:**

**B9a Architect:** Unknown      **b. Builder:** Unknown

**B10 Significance:**      **Theme:** District      **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.

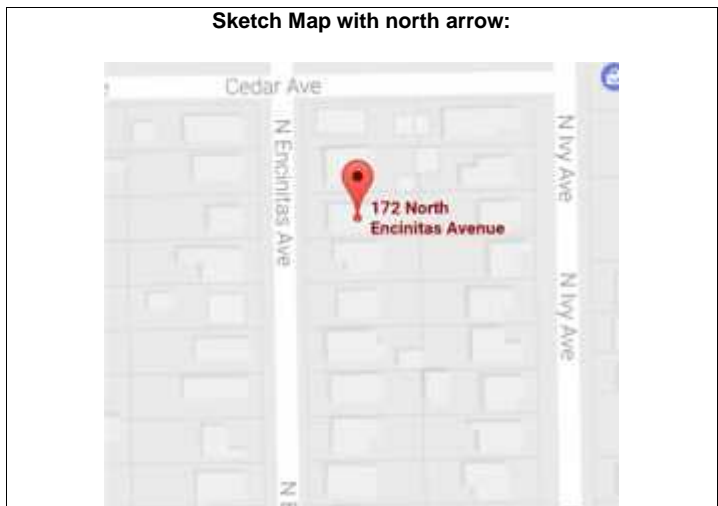
*Though this building appears ineligible for the National Register and the California Register, it does appear eligible for local designation as a historic landmark due to its unaltered Queen Anne inspired architectural styling and association with early residential development of Monrovia. Additionally,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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 175 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 175 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-026-004

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

This mass-plan vernacular/Transitional Victorian cottage has been converted to reflect the Craftsman style. The single family dwelling has a pyramidal hipped roof and with a projecting front gable. The house is sided with clapboard with wood shingles in the gable. Non original rock veneer wainscot has been installed beneath the sill course. Roof elements include overhanging eaves, exposed rafter tails, and a rectangular vent in the front gable face. A partial recessed front porch is located on the northeast corner of the primary (east) elevation. Within the porch area is the front entrance, and a porch window. A large tripartite picture window features a fixed center pane with flanking narrow double-hung sash is located on the south end of the primary façade. The picture window features traditional Craftsman surrounds. The wood-framed, single family residence sits on a raised foundation.

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing west, 5/14/2015

P6 Date Constructed: 1910

Source:

P7 Owner and Address:

Jose Virgen  
175 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):

Page 2 of 2 \*Resource Name or #: 175 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single Family Residential

Mass-plan vernacular/  
 Transitional Victorian/Craftsman  
 (converted)

**B5 Architectural Style** \_\_\_\_\_

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

1910 – house constructed (Tax Assessor)  
 6/12/1939 – permit issued to owner George W. Groth for alterations  
 10/10/1944 – permit issued to P.M. Kokanor to construct garage

**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

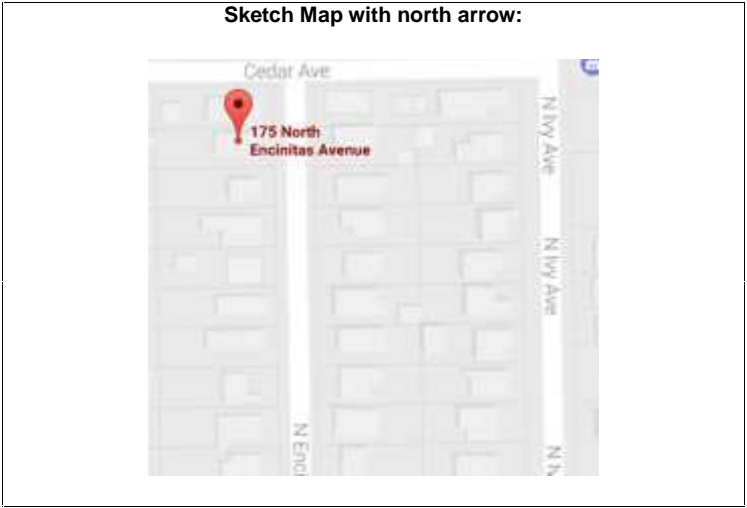
Discuss importance in terms of historical or architectural context as well as integrity.  
 Although the structure was originally built during one of the periods of significance, due to the extensive alterations, this building no longer retains integrity and has no historical or architectural significance. Therefore, this building appears ineligible for individually at any level of designation or as a contributor to the North Encinitas Historic District.

**B11 Additional 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



Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 176 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 176 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-027-003

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

This single story (1377 sq. ft.) Craftsman bungalow was built in 1912. The normal pitch cross-gabled roof has overhanging eaves, exposed rafter tails, projecting carved beam-ends, a shallow front-gabled dormer with a vertical slat vent, and triangular latticework vent in the front gable peak. The projecting front porch is located on the south end of the primary (west) elevation. Slightly battered cut granite posts support the porch roof, projecting beams, and a curved lintel above the entry to the porch. The steps are centered on the porch. Within the porch area is the front entrance and several narrow multipane fixed windows with traditional Craftsman surrounds. North of the porch is a wide tripartite picture window with fixed center pane flanked by two-over one windows. A natural rock chimney is visible along the south elevation. The door is flanked by a narrow paned light and a double hung two/one light. The porch extends beyond the side of the house. The lintel between piers is a curved beam. The roof is asphalt shingles. The siding is lapped horizontal shingles and the foundation is river rock. The driveway to a rear garage is located on the south side of the house.

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: 1912

Source: Building Permit

P7 Owner and Address:

Todd and Melissa Weber  
176 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):

Page 2 of 2 \*Resource Name or #: 176 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single Family Residential

**B5 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

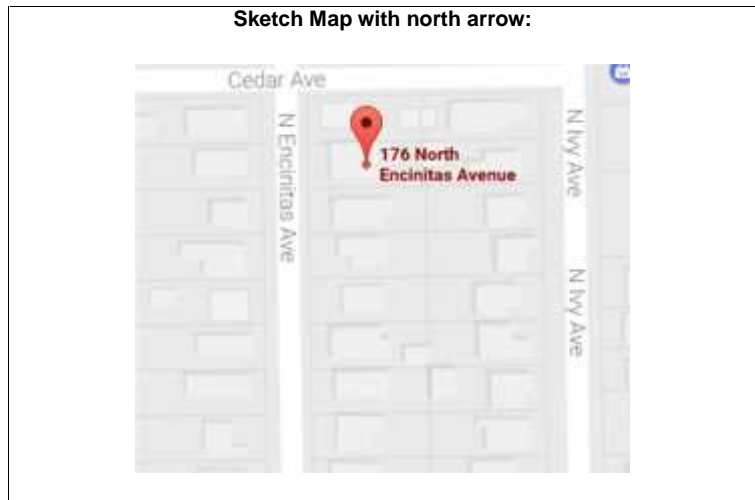
Discuss importance in terms of historical or architectural context as well as integrity.  
*This structure appears ineligible for the National Register and the California Register, it does however appear eligible for local landmark designation due to its adept use of Craftsman bungalow styling and features 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**

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





Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 177 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 177 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-026-001

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

This 1910 Craftsman Bungalow has a front gabled, medium pitch roof with asphalt shingles. Roof elements include overhanging eaves, exposed rafter tails, knee braces, carved bargeboard, and a rectangular vent with a grid screen in the gable peak. The house is sided with clapboard; the gable is sheathed with shingles. The full width, flat roof, projecting porch is on the primary (east) elevation. Four pairs of double square posts with carved brackets sit atop river rock piers with concrete caps. The railing is decorative wood. The porch is accessed by concrete steps with low river rock walls with a concrete cap. The windows include a large fixed window on either side of the front door. The rectangular picture window to the north of the entry has a fixed lower pane with sixteen square upper lights. The dwelling sits on a raised river rock foundation. With the exception of the window design, this house is almost identical to the house at 141 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  
P5a Photograph P5b Description of Photo: (view, date)



Facing west, 1/31/2017  
P6 Date Constructed: 1910  
Source: Tax Assessor  
P7 Owner and Address:  
Doyle Johnson  
177 N Encinitas Avenue  
Monrovia, CA 91016  
P8 Recorded by:  
City of Monrovia  
Planning Division  
415 South Ivy Avenue  
Monrovia, CA 91016  
P9 Date Recorded: 1/2017  
P10 Survey Type: District

P11 Report Citation:

Attachments:  NONE  Location 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 2 \*Resource Name or #: 177 North Encinitas Avenue

- B1 Historic Name:** \_\_\_\_\_
- B2 Common Name:** \_\_\_\_\_
- B3 Original Use** Single Family Residential
- B4 Present Use** Single Family Residential
- B5 Architectural Style** Craftsman Bungalow

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

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

**B10 Significance:**      **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**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 180 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 180 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-027-002

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

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  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

Page 2 of 2 \*Resource Name or #: 180 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** Single Family Residential
- B5 **Architectural Style** Craftsman Bungalow

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

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** \_\_\_\_\_

B8 **Related Features:**

B9a **Architect:** Unknown                      **b. Builder:** E.D. Ham

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

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

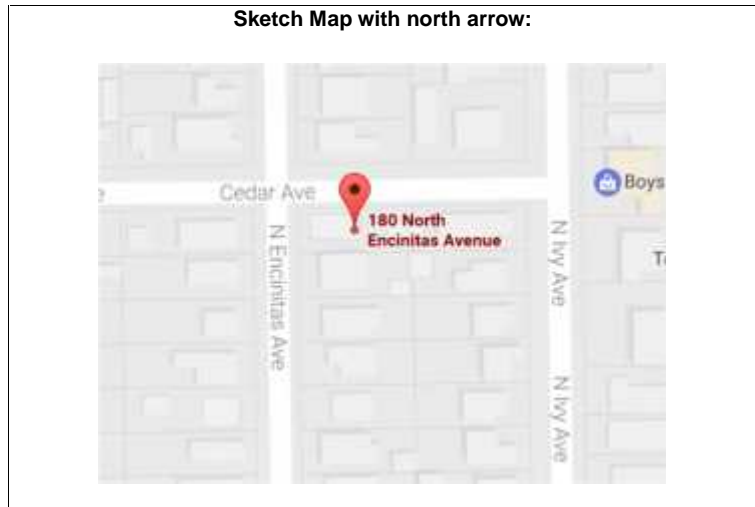
Discuss importance in terms of historical or architectural context as well as integrity.  
*This structure appears ineligible for the National Register and the California Register. Although it displays an adept use of Craftsman bungalow styling and features, it recent modifications and addition of inappropriate 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 20<sup>th</sup> Century. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District.*

B11 **Additional Resource Attributes:**

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

B13 **Remarks**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: HL-68; 201 North Encinitas Avenue

P1 Other Identifier: Howard S. Woodrow House

Encinitas Historic District

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 201 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-025-034

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

*This single story transitional Queen Anne style residence exhibits classically inspired elements in design and form. The structure is capped with a combination hipped and cross-gabled roof. Exterior siding includes narrow clapboard with corner boards, standard clapboard on the porch balustrade, and both fish scale and diamond shingles on the front gable face. Roof elements include overhanging flared eaves, carved brackets and a rectangular multi-pane window in the front gable face. The projecting front entrance porch is located on the south end of the primary (east) elevation. Four tapered round wood columns atop the balustrade support the porch roof. Within the porch area is the angled, glazed entrance and a large fixed picture window. All doors and fenestration features classical surrounds. On the north end of the primary façade is a trio of windows consisting of a pair of narrow double-hung sash on either side of a small, fixed rectangular window. The side gable on the south elevation is over a square bay. A small interior chimney pierces the roof at the ridgeline. The wood-framed house rests on a raised foundation. All the exterior movable windows are original and are covered with original wood screen frames.*

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

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

P5a Photograph

P5b Description of Photo: (view, date)



Facing west, 1/31/2017

P6 Date Constructed: 1903

Source: County Assessor

P7 Owner and Address:

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

P9 Date Recorded: 2/2017

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):

Page 2 of 2 \*Resource Name or #: HL-68; 201 North Encinitas Avenue

**B1 Historic Name:** Howard S. Woodrow House

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single family Residential

**B5 Architectural Style** Queen Anne

**B6 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:** Unknown                      **b. Builder:** Howard S. Woodrow

**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. 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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 202 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 202 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-035

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

This single story (1,017 SF) Minimal Traditional single family dwelling was built in 1951. The side gabled roof has a moderate pitch and has asphalt shingles and has shallow eaves with a fascia. The garage is situated at the rear (east) of the property and is attached with a breezeway which forms a cross gable. The property is a corner lot and the house is oriented south toward Cedar Avenue as opposed to Encinitas Avenue. The west wall has a brick fireplace flanked by two windows. Several windows are shaded by appurtenant metal awnings. The partial porch is recessed and accessed from the south. A large picture window on the porch is made up of one large sash flanked by two narrow sashes. All the windows appear to be vinyl. The porch is supported by three square posts and has wood slat balustrade. The house is primarily stucco sided with a light sand finish. The recessed porch has clapboard siding. The house sits on a raised foundation.

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing north, 1/31/2017

P6 Date Constructed: 1951

Source: Building Permit

P7 Owner and Address:

Angeline Ang Trust  
244 N Primrose Ave.  
Monrovia, CA 91016

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

P9 Date Recorded: 2/2017

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):

Page 2 of 2 \*Resource Name or #: 202 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single family property
- B4 **Present Use** Single family property
- B5 **Architectural Style** Minimal Traditional

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

1951 – permit issued to owner **Mr. (Max) Leff** to construct a house and a garage (J.M. Reniczek, contractor)  
 1961 – permit issued to owners **Clarence or Edna Plummer** to enclose patio on an existing slab.

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

B8 **Related Features:**

B9a **Architect:** Clayton Smith (engineer)                      **b. Builder:** J.M Reniczek

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

**Period of Significance:** 1951                      **Property Type**    HP2. Single family property

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

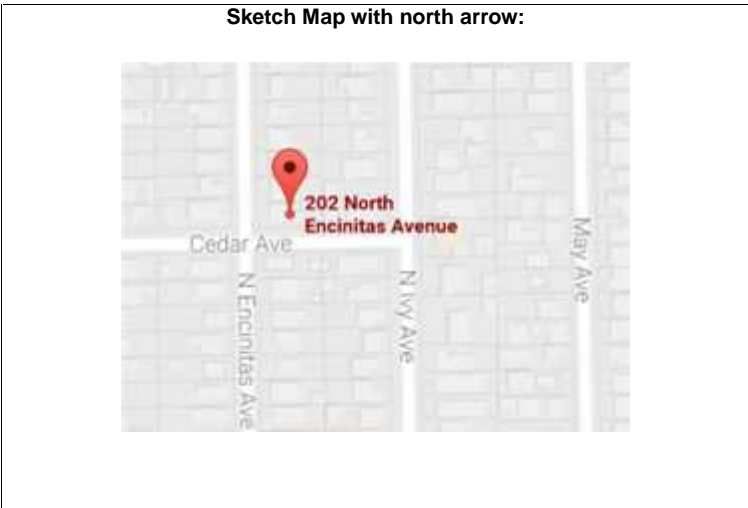
*This structure appears to be ineligible for the National Register, the California Register and for local designation. Additionally, it does not contribute to the period of significance of the North Encinitas Historic District. However, it appears eligible for special consideration in the local planning process as an intact example of typical infill development during the early post-war era.*

B11 **Additional Resource Attributes:**

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  
    7/1/2016





Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: HL-39; 205 North Encinitas Avenue

P1 Other Identifier: H.S. Woodrow House

Encinitas Historic District

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 205 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-025-035

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

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

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

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

P5a Photograph

P5b Description of Photo: (view, date)



Facing west, 1/31/2017

P6 Date Constructed: 1911

Source: County Assessor

P7 Owner and Address:

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

P8 Recorded by:

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

P9 Date Recorded: 1/2017

P10 Survey Type: District

P11 Report Citation:

Attachments:  NONE  Location Map  Sketch Map  Continuation 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 2 \*Resource Name or #: 205 North Encinitas Avenue/ HL39-MA37

- B1 **Historic Name:** H.S. Woodrow House
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** 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

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

B8 **Related Features:**  
 Carriage house (garage) at the south west corner of property. Built contemporary with house.

B9a **Architect:** Unknown      **b. Builder:** Charles Cramlet

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

**Period of Significance:** 1900-1929      **Property Type** HP2. Single family property  
*This property appears to be ineligible for the National Register and the California Register. It is however locally significant due to its adept use of Craftsman bungalow styling and features in its overall design and is designated Monrovia Historic Landmark No. 39. Additionally, it is of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.*

B11 **Additional Resource Attributes:**

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

B13 **Remarks**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 208 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 208 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-034

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

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)



Facing east, 1/31/2017

P6 Date Constructed: 1945

Source: Building Permit

P7 Owner and Address:

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

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):

Page 2 of 2 \*Resource Name or #: 208 North Encinitas Avenue

- B1 Historic Name:** \_\_\_\_\_
- B2 Common Name:** \_\_\_\_\_
- B3 Original Use** Single Family Residential
- B4 Present Use** Single family Residential
- B5 Architectural Style** Minimal Traditional

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

2/7/1945 – permit issued to Mrs. Seems to construct home (Joseph Thompson, contractor)

2004 – permit issued for the addition of a bedroom and bathroom

2005 – front porch addition

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

**B8 Related Features:**

**B9a Architect:** Unknown      **b. Builder:** Joseph Thompson

**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.

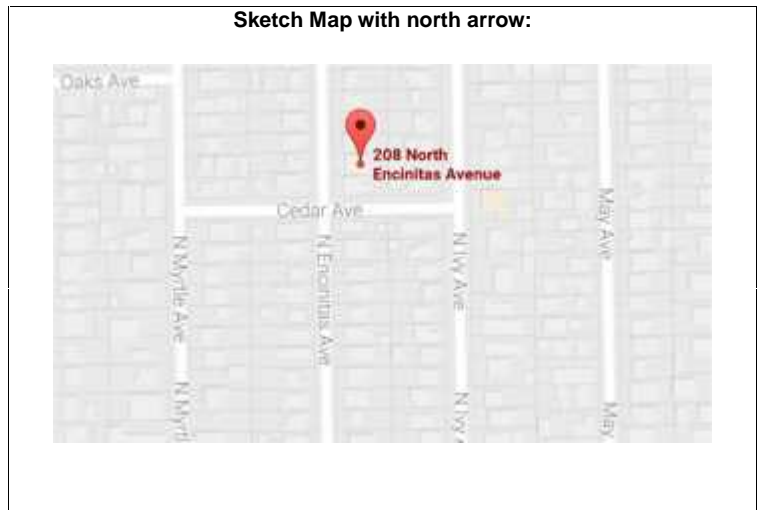
*This structure appears to be ineligible for the National Register, the California Register and for local designation. Additionally, it does not contribute to the period of significance of the North Encinitas Historic District. However, it appears eligible for special consideration in the local planning process as an intact example of typical infill development during the early post-war era.*

**B11 Additional Resource Attributes:**

**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



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  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 209 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-025-036

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

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

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing west, 1/31/2017  
P6 Date Constructed: 1907  
Source: County Assessor  
P7 Owner and Address:  
Katz Family Trust  
209 N. Encinitas Ave  
Monrovia, CA 91016  
P8 Recorded by:  
City of Monrovia  
Planning Division  
415 South Ivy Avenue  
Monrovia, CA 91016  
P9 Date Recorded: 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):

Page 2 of 2 \*Resource Name or #: 209 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** Multi-family Residential
- B5 **Architectural Style** Mass-plan Vernacular  
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** \_\_\_\_\_

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** Multifamily property

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

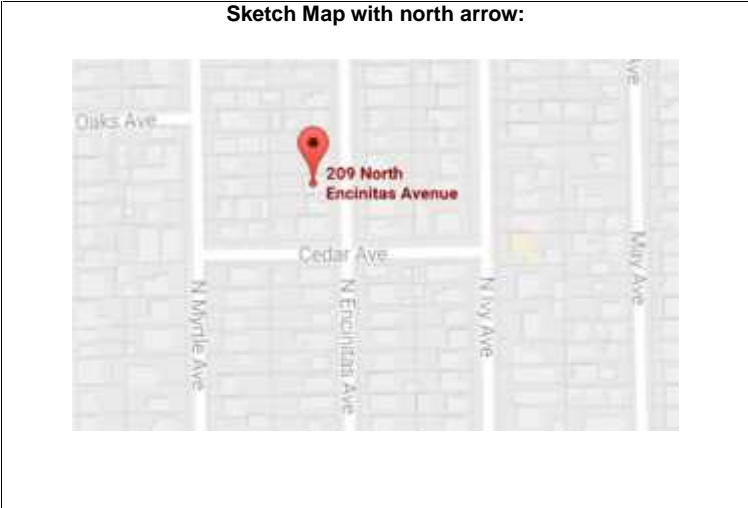
*This property appears ineligible for the National Register, the California Register, and for local designation. The property is an example of the early residential housing stock constructed in Monrovia in the early 20<sup>th</sup> Century. It lacks sufficient integrity necessary for designation, however, 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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 210 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 210 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-033

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

This two-story Folk Victorian house (inspired by National I-house) has a side-gabled roof with a normal pitch. The house is 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 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: 1888  
Steve Baker, Monrovia  
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: 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):

Page 2 of 2 \*Resource Name or #: 210 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** Multifamily Residential
- B5 **Architectural Style** Folk Victorian

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

1888 – House constructed  
 1913 – Sewer permit issued to R.C. Seem (R.C. Seem, contractor)  
 9/11/1919/1923 – permit issued to R.C. Seem to construct addition to house  
 9/29/1919/1943 – permit issued to Mrs. Sarah Seem to construct alteration to house  
 2/1/1919/1944 – permit issued to Mrs. Sarah Seem to construct fire repair damage  
 1943 – permit issued to owner Sarah Seem to move house from “county territory”

Sanborn Maps

1907 – Dwelling at the northeast corner of Encinitas and Cedar, wraparound porch shown and porch on north elevation.  
 1913 – Dwelling moved approximately 100 feet north; 1½ story dwelling  
 1927 – Two story, two unit dwelling.

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

B8 **Related Features:**

B9a **Architect:** None found      **b. Builder:** None found

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

**Period of Significance:** 1886-1899      **Property Type** Multifamily property

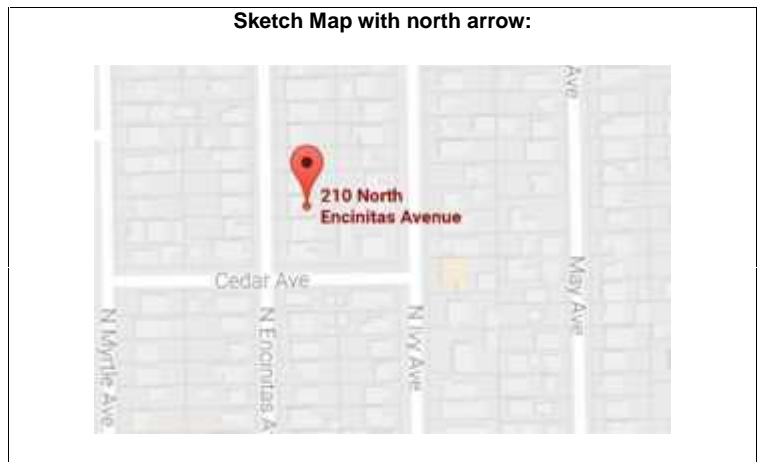
*This dwelling has been significantly altered and lacks sufficient architectural qualities and historical associations to warrant listing in the National Register and the California Register. Further it lacks sufficient integrity for designation as a Monrovia historic landmark. It does however appear eligible for special consideration in the local planning process since it is a partially intact example of the early housing stock constructed in Monrovia prior to the turn of the 20<sup>th</sup> century. It was also identified in the Monrovia Legacy Project’s “Monrovia’s First Houses. Although the structure was originally built during one of the periods of significance, it no longer retains the integrity to qualify as a contributor to a historic district.*

B11 **Additional Resource Attributes:**

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

B13 **Remarks** Structure is the oldest remaining dwelling in the North Encinitas Historic District

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





Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: HL-114 214-216 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 214 and 216 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-029

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

This one-story, Craftsman duplex is capped with a front-gabled roof and clad in narrow rectangular wood shingles. Roof elements include overhanging eaves, knee braces, and a triangular slat vent at the front gable peak. The partial, projecting front-gabled porch roof is supported by an exotic, stucco-sided entrance porch wall with an upward curving center pier. This porch roof is characterized by extensive beam, post and truss work showing a Japanese influence. Within the porch area are the glazed front entrances with flanking tripartite windows. Doors and all visible fenestration have traditional Craftsman surrounds. The wood-frame house rests on a raised foundation.

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing East, 1/31/2017  
P6 Date Constructed: 1913  
Source: Building Permit  
P7 Owner and Address:  
Francis and Tamara Guarino  
214 N. Encinitas Ave  
Monrovia, CA  
P8 Recorded by:  
City of Monrovia  
Planning Division  
415 South Ivy Avenue  
Monrovia, CA 91016  
P9 Date Recorded: 2/2017  
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):

Page 2 of 2 \*Resource Name or #: HL-114 214-216 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Multi-family property
- B4 **Present Use** Multi-family property
- B5 **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:**

B9a **Architect:** Tifal Brothers      **b. Builder:** Tifal Brothers

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

**Period of Significance:** 1900-1929      **Property Type** Multi-family property

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

*This structure does not appear eligible for listing in the National Register or California Register. It is however locally significant as a rare example of a Craftsman duplex and use of unique styling and features in its overall design and is designated Monrovia Historic Landmark No. 114. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District.*

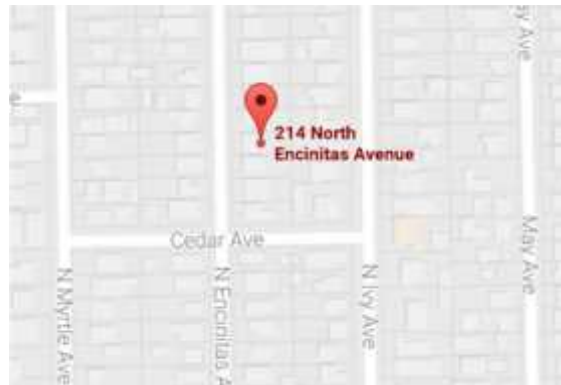
B11 **Additional Resource Attributes:**

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

B13 **Remarks**

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

**Sketch Map with north arrow:**



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 217 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 217 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-025-037

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

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing west, 1/31/2017  
P6 Date Constructed: 1904  
Source: Tax Assessor  
P7 Owner and Address:  
Kyle Amundsen  
215 North Encinitas Avenue  
Monrovia, CA 91016  
P8 Recorded by:  
City of Monrovia  
Planning Division  
415 South Ivy Avenue  
Monrovia, CA 91016  
P9 Date Recorded: 1/2017  
P10 Survey Type: District

P11 Report Citation:

Attachments:  NONE  Location 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 2 \*Resource Name or #: 217 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single family Residential

**B4 Present Use** Multifamily Residential

**B5 Architectural Style** Mass-plan Victorian Transitional (Queen Anne)

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

1904 – House built (Tax Assessor)  
 2/5/1914 – permit issued to Geo. Ira Adams to construct garage

**B7 //Moved: No**      **Date Moved** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**B8 Related Features:**

**B9a Architect:** Unknown      **b. Builder:** Howard S. Woodrow

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

**Period of Significance:** 1900-1929    **Property Type** Multifamily residential

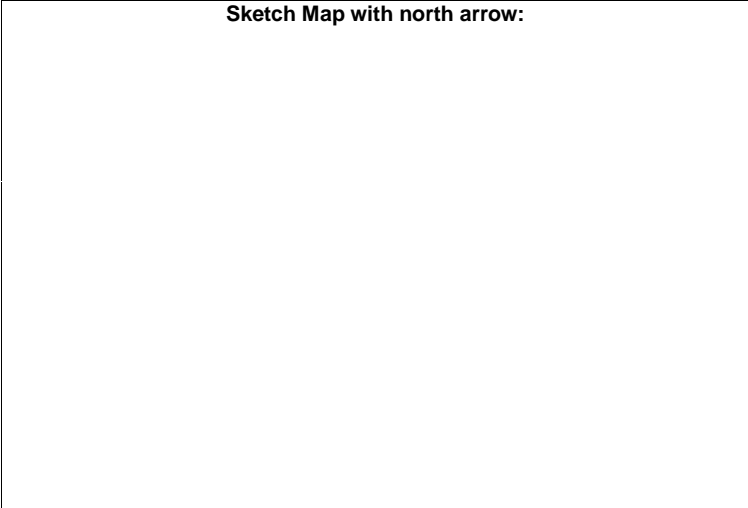
*This structure does not appear eligible for listing in the National Register or California Register. Further, it lacks sufficient integrity to warrant local designation. It does however appear eligible for special consideration in the local planning process as an example of typical housing stock constructed in Monrovia around the turn of the 20<sup>th</sup> Century. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District.*

**B11 Additional Resource Attributes:**

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

**B13 Remarks**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 219 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 219 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-025-038

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing west, 1/31/2017  
P6 Date Constructed: 1911  
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  
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):

Page 2 of 2 \*Resource Name or #: 219 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single family Residential

**B4 Present Use** Single family Residential

**B5 Architectural Style** Craftsman

**B6 Construction History** (Construction date, alterations, and 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

**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 qualities and historical associations to warrant listing in the National Register and California Register. It also appears ineligible for local designation because of its standardized design and characteristics. It does, however, appear eligible for special consideration in the local planning process as an intact example of typical housing stock constructed in Monrovia during the first quarter of the 20<sup>th</sup> Century. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District.*

**B11 Additional Resource Attributes:**

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

**B13 Remarks**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: HL-105 220 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 220 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-028-027

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

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

\*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: 1906

Source: County Assessor

P7 Owner and Address:

Kristine Kelly  
220 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):

Page 2 of 2 \*Resource Name or #: 220 North Encinitas Avenue/ HL-105-MA-99

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single family Residential

**B5 Architectural Style** Mass Plan Vernacular Cottage

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

1906 – House constructed (Tax Assessor)  
 5/11/1927 – permit issued to H.W. Smith to construct addition to house

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

**B8 Related Features:**

**B9a Architect:** Unknown      **b. Builder:** Unknown

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

**Period of Significance:** 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 it is local interest due to its unaltered architectural styling and association with the early residential development of Monrovia and is designated as Monrovia Historic Landmark No. 105. It is a contributor to one of the periods of significance to the North Encinitas Historic District.*

**B11 Additional Resource Attributes:**

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

**B13 Remarks**

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





Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 223 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

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.

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

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

P5a Photograph

P5b Description of Photo: (view, date)



Facing west, 1/31/2017

P6 Date Constructed: 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):

Page 2 of 2 \*Resource Name or #: 223 North Encinitas Avenue

- B1 Historic Name: \_\_\_\_\_
- B2 Common Name: \_\_\_\_\_
- B3 Original Use Single Family Residential
- B4 Present Use Single family Residential
- B5 Architectural Style Minimal Traditional

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

1948 – permit issued to owner Mrs. E.C. Beseke to construct a garage (property owner lived at 227 N. Encinitas)  
 1953 – construct dwelling and garage (740SF) (William Costanza, contractor)  
 1988 – convert exiting attached garage into dining room, living room and bathroom; add porch; upgrade garage

B7 Moved: No      Date Moved \_\_\_\_\_      Original Location \_\_\_\_\_

B8 Related Features:

B9a Architect: Unknown      b. Builder: William Costanza (1953)

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

Period of Significance: 1930-1965      Property Type Single family property  
 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:

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: HL-72 224 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 224 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-026

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

This one and half-story National style residence exhibits early influences of the Craftsman idiom and was built in 1904. It has a steeply pitched side-gabled roof and sided with clapboard. Roof elements include overhanging eaves, exposed rafter tails, knee braces, and a prominent through-the-roof shed dormer. The center dormer is located on the primary (west) elevation and features a trio of double hung sashes. The partial, projecting center entrance porch is characterized by a shed roof supported by a pair of square wood posts with carved brackets; a trellis extends on either side of the porch. Beneath the porch roof is the six-light front entrance. North and south of the entrance are tripartite windows a common transom featuring diamond-patterned muntins. The house sits on a cleaved granite foundation with the original pointing intact.

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)



P6 Date Constructed: 1904

Source: County Assessor

P7 Owner and Address:

Laura Martorana  
224 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):

Page 2 of 2 \*Resource Name or #: 224 North Encinitas Avenue/ HL-72-MA-69

- B1 Historic Name:** \_\_\_\_\_
- B2 Common Name:** \_\_\_\_\_
- B3 Original Use** Single Family Residential
- B4 Present Use** Single family Residential
- B5 Architectural Style** National/Craftsman

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

1904 – house constructed (Tax Assessor)  
 1912 - sewer  
 1920 - garage  
 1956 - electrical upgrades  
 1975 - kitchen  
 1992 - seismic retrofit  
 2002 - rear fence -6' cedar - front fence - white picket / central air  
 2003 - stamped concrete driveway  
 2004 - garage roof and kitchen cabinets - 1/2 bath downstairs

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

**B8 Related Features:**  
 Pointed rock foundation

**B9a Architect:** Unknown      **b. Builder:** Unknown

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

**Period of Significance:** 1900-1929      **Property Type** HP2. Single family property  
 Discuss importance in terms of historical or architectural context as well as integrity.  
*This property appears ineligible for the National Register and the California Register. It is of local interest because of its manifestation of the City's early residential development and was designated as Monrovia Historic Landmark No. 72. Additionally, it is a contributor to one of the periods of significance to the North Encinitas District.*

**B11 Additional Resource Attributes:**

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

**B13 Remarks**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 227 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

Encinitas Historic District

a. County: Los Angeles

c. Address: 227 North Encinitas Avenue City: Monrovia Zip: 91016

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

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

This two-story, Folk Victorian I-house is capped with a hipped roof and is sided in wide clapboard siding with corner boards. Roof elements include a single finial, overhanging eaves and a small gabled dormer located on the primary (east) elevation. The partial, projecting front entrance porch is located on the northeast corner of the house. Square wood posts with carved brackets support the balcony above. Within the porch area is the three-light front entrance and a tall, narrow double-hung sash window. Similar windows are located on all visible elevations. Wood rail balustrades on both floors and red brick porch entrance steps appear to be replacements. An interior chimney emerges near the south end of the roof. The house rests on a raised square cut artificial stone foundation. Tax Assessor lists this house as built in 1905; however additional research may find that it was built prior to that date.

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 southwest, 1/31/2017

P6 Date Constructed: 1905

Source: Tax Assessor

P7 Owner and Address:

Chipot Family Trust  
227 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):

Page 2 of 2 \*Resource Name or #: 227 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** Single family Residential
- B5 **Architectural Style** Folk Victorian

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

1905 – House built (Tax Assessor)  
 1987 – Garage built  
 1990 – Addition to rear of house

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

B8 **Related Features:**

B9a **Architect:** Unknown      **b. Builder:** Unknown

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

**Period of Significance:** 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 and the California Register. It does appear eligible for local designation due to its unaltered architectural styling and association with the early residential development of Monrovia. Additionally, it is a contributor to one of the periods of significance to the North Encinitas District.*

B11 **Additional Resource Attributes:**

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

B13 **Remarks**

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

**Sketch Map with north arrow:**



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 228 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

Encinitas Historic District

a. County: Los Angeles

c. Address: 228 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-028-023

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

This one-story Craftsman bungalow has a combination hipped and front-gabled roof. Siding appears to be non-original asbestos. Roof elements include overhanging eaves, exposed rafter tails, knee braces, and two vertical slat vents in the gable face. The partial, projecting front porch is located on the south end of the primary (west) elevation. Square wood posts with knee braces atop shingle-sided balustrades support the porch roof. Within the porch area is the four-light front entrance and adjacent double-hung sash window. A similar window is located on the north end of the primary façade. The wood-frame house rests on a raised natural rock foundation.

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

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

P5a Photograph

P5b Description of Photo: (view, date)

Facing east, 1/31/2017

P6 Date Constructed: 1914

Source: County Assessor

P7 Owner and Address:

George and Denise Mark  
228 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):

Page 2 of 2 \*Resource Name or #: 228 North Encinitas Avenue

- B1 Historic Name:** \_\_\_\_\_
- B2 Common Name:** \_\_\_\_\_
- B3 Original Use** Residential
- B4 Present Use** Residential
- B5 Architectural Style** Craftsman Bungalow

**B6 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** \_\_\_\_\_

**B8 Related Features:**

**B9a Architect:** None found      **b. Builder:** None found

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

**Period of Significance:** 1900-1929      **Property Type** 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 20<sup>th</sup> 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**  
 City of Monrovia    Planning Division  
 415 South Ivy Avenue  
 Monrovia, CA 91016  
 1/2017





Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 231 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 231 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-025-021

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

This one-story, late Queen Anne transitional cottage has a combination hipped and front-gabled roof and is sided in narrow clapboard siding with corner boards. Roof elements include overhanging boxed eaves, a plain entablature, and a triangular vent at the gable peak. The gable face is also characterized by a pair of narrow windows with non-original stained glass and fish scale shingles on the lower hipped porch roof section of the gable. The partial, projecting front entrance porch is located on the primary (east) elevation. Square wood posts support the porch roof. Within the porch area is the paneled front entrance with fan light, and flanking double-hung sash windows with non-original wood shutters. The porch balustrade has stick railings. The wood-frame house rests on a raised foundation.

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing west, 1/31/2017  
P6 Date Constructed: 1896  
Source: County Assessor  
P7 Owner and Address:  
Andrew Gagne and Alyssa Tomoff  
231 N. Encinitas Ave  
Monrovia, CA 94016  
P8 Recorded by:  
City of Monrovia  
Planning Division  
415 South Ivy Avenue  
Monrovia, CA 91016  
P9 Date Recorded: 1/2017  
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):

Page 2 of 2 \*Resource Name or #: 231 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** Single family Residential
- B5 **Architectural Style** Queen Anne Transitional

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

1896 – house constructed (Tax Assessor)  
 10/5/1936 – permit issued to owner Wm Fisher for alterations  
 1/6/1940 – permit issued to owner Mrs. Maude Keogh for alterations (V.R. Bush, contractor)  
 1993 – 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:** 1886-1899      **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 and the California Register. However, it is locally significant due to its adept interpretation of the Queen Anne style as incorporated into a small cottage and therefore appears eligible for local designation. Additionally, it is a contributor to one of the periods of significance to the North Encinitas Historic District.*

B11 **Additional Resource Attributes:**

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

B13 **Remarks**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: 232 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 232 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-022

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

This one-story, gabled hipped roof single family dwelling (2,718 SF) was built in 2001. Other roof features include knee braces, board and batten and a slatted vent in the gable, and an overhanging eaves with rafters enclosed with fascia. The partial projecting porch is on the southern half of the primary (west) elevation and is covered by a secondary hip roof supported by three battered columns atop brick piers. The porch is enclosed by a picket balustrade. A lighted double garage door occupies the northern half of primary elevation. A brick chimney is on the south elevation. The house sits on a slab foundation.

P3b Resource Attributes: (List attributes and codes) HP1. Unknown

\*P4 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: 2001

Source: Building Permit

P7 Owner and Address:

Douglas and Edna Bradley Family Trust  
232 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):

Page 2 of 3 \*Resource Name or #: 232 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Residential

**B4 Present Use** Residential

**B5 Architectural Style** New Traditional

**B6 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:** Robert Tong      **b. Builder:** Mur-Sol Construction

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

**Period of Significance:** 2001      **Property Type** 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:**

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

**B13 Remarks**

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



# 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

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Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: 235 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 235 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-025-020

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

*Originally built in 1948, this single story Minimal Traditional dwelling was substantially enlarged and remodeled in 2008 and now more closely resembles a New Traditional Craftsman. It has a gabled hipped roof with shallow eaves, simple bargeboard and fascia ends. A full width recessed porch has an offset front gable situated at the north half of the primary (east) elevation. Within the porch area is the lighted door with a wood and glazing sidelight. There is a pair of sashes forming a picture window on each side of the entrance with wide surrounds. A picket balustrade encloses the porch. The house is sided with a wide plank siding.*

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing west, 1/31/2017

P6 Date Constructed: 1948/2008

Source: County Assessor

P7 Owner and Address:

Robert Ike and Kimberly Chila  
235 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):

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single family Residential

**B5 Architectural Style** New Traditional Craftsman

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

1948 – permit issued to owner John Keller to construct a residence  
2007 – demolition of garage  
2008 – addition of 1,102 SF and remodel

**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:** 2008                      **Property Type** Single family residential

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:**

**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

**Sketch Map with north arrow:**





# CONTINUATION SHEET

Page 3 of 3 \*Resource Name or #: \_\_\_\_\_

P5a Photograph	P5b Description of Photo: (Facing North, date)
	House prior to remodel. Facing west, pre-2007

This page is intentionally blank.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 236 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 236 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-019

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

This mass-planned side gabled National style residence (1,180 SF) exhibits influences of the Craftsman idiom. Roof elements include knee braces, overhanging eaves capped with simple fascia and bargeboard, and a centered shed dormer with a horizontal vent. The full width projecting shed porch is supported by square posts and enclosed with a picket balustrade. In the porch is a paneled entry door flanked by large single light picture windows. The house has board and batten siding on the primary (west) elevation in the side gables. The walls of the side elevations are aluminum siding. River rock veneer wainscot has been added to the porch area. The base of the porch appears to be a river rock foundation. There is a brick chimney which punctuates the roof on the south elevation. A driveway along the south property line leads to a detached garage at the back of the property.

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: 1910  
Source: County Assessor  
P7 Owner and Address:  
Storey Family Trust  
236 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):

Page 2 of 2 \*Resource Name or #: 236 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** 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** \_\_\_\_\_

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** 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 20<sup>th</sup> 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



State of California  
Department of Community Development  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
CHR Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: 239 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 239 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-025-017

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

This two story, single family American Vernacular (2,890 SF) was built in 2002 and has a complex hipped roof with shallow overhanging eaves. The partial recessed porch is on the south end of the primary (east) elevation and is supported by square posts atop stone piers and enclosed with a picket balustrade. In the porch area is the front entry door with upper lights flanked by two narrow sidelights and a large vinyl sliding picture window. The lighted garage door occupies the northern half of the primary elevation. The center portion of the second story is cantilevered over the entry and extends beyond the ground floor. The north portion of the second floor is setback behind the garage plane. The house is has wide plank siding with corner boards, shutters flanking some windows. Some of the vinyl windows reflect a Craftsman aesthetic with the appearance of divided upper lights.

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 North, 1/31/2017

P6 Date Constructed: 2002

Source: County Assessor

P7 Owner and Address:

O Neill Family Trust  
239 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):

Page 2 of 3 \*Resource Name or #: 239 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single family Residential

**B5 Architectural Style** American Vernacular

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

1948 – permit issued to construct a single family residence  
 2001 – Demolish 900 SF house and two-car garage  
 2002 – Construction of new 2,890 SF residence with attached garage

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

**B8 Related Features:**

**B9a Architect:** Don Crenshaw      **b. Builder:** Unknown

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

**Period of Significance:** 2002      **Property Type** Single Family Residential

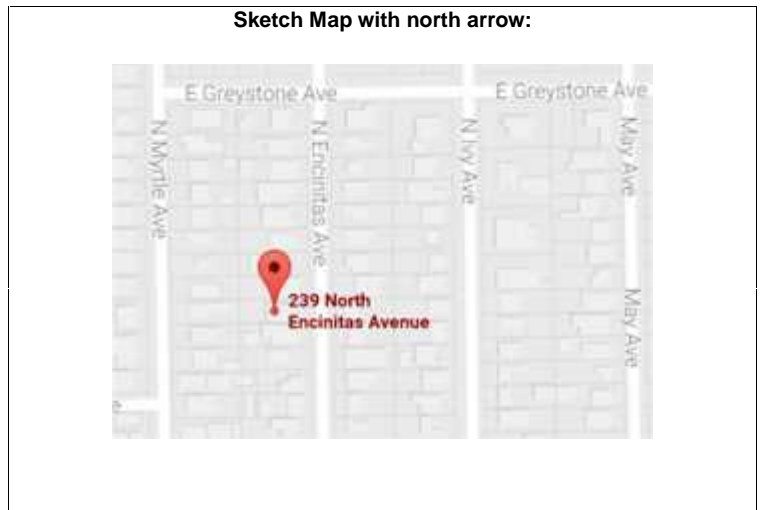
Discuss importance in terms of historical or architectural context as well as integrity.  
*Built in 2002, this structure is not eligible for designation at any level. Additionally, it does not contribute to any of the periods of significance of the North Encinitas Historic District.*

**B11 Additional Resource Attributes:**

**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)
	<b>P6 Date Constructed:</b> 1948
	<b>Source:</b> Building Permit

Page intentionally left blank



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 242 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 242 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-018

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

This one-story Minimal Traditional dwelling (1,056 SF) was built in 1953 and is capped with a hipped roof with a low-pitched gable end wing on the south side. Roof features include overhanging eaves with a narrow fascia covering the rafter tails. An unsupported portion of the roof extends over the central entrance and stoop forming a partial porch. Two pairs of windows flank the lighted entry; to the north are two higher windows, to the south two double hung sashes form a picture window. There is a single sash on the secondary front elevation to the south. The house is sided with stucco. The curved driveway leads to a detached garage in the rear of the lot.

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: 1953

Source: County Assessor

P7 Owner and Address:

John and Linda Parry  
242 N. Encinitas Ave  
Monrovia, CA 91016

P8 Recorded by:

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

P9 Date Recorded: District

P10 Survey Type: 1/2017

P11 Report Citation:

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

Page 2 of 2 \*Resource Name or #: 242 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single family Residential

**B5 Architectural Style** Minimal Traditional

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

1953 – House built (Tax Assessor)  
 1977 – Addition to south side and covered patio

**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:** 1939-1965      **Property Type** Single Family Residential

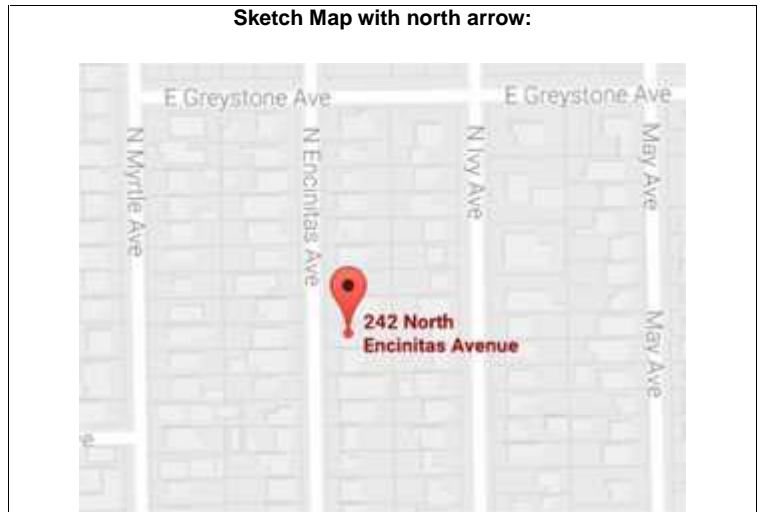
Discuss importance in terms of historical or architectural context as well as integrity.  
*This property appears ineligible for the National Register and California Register and lacks sufficient architectural significance or styling necessary for local designation. Although it is a generally intact example of typical infill development in Monrovia during the immediate post-war period, the addition to the south elevation impact the character-defining features of the dwelling's mass, proportion and roof shape.*

**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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: HL-38 243 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 243 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-025-016

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

This two-story Shingle style American Foursquare (2,380 sq. ft.) has a pyramidal hipped roof and sided with clapboard on the ground floor and wood shingles on the second floor. Roof elements include overhanging flared eaves, exposed rafter tails, and a front-gabled dormer located on the primary (east) elevation. The center dormer features a narrow center window flanked by slatted vents. The second floor exterior walls flare out in a manner echoing the flare eaves of the main roof. Upstairs windows are primarily eight-over-one with quarter basement (121 sq. ft.). Believed to have been built in 1908, this home is accented by a deep, covered wrap around front porch, full, unfinished attic with an east facing window. Four bedrooms, one and three quarter bathrooms, sunroom (upstairs), and breakfast room attached to the kitchen. Each bedroom door is accented by a transom window. Extensive original 1½ inch oak plank hardwood floors on both levels as well as original 3¼" Douglas fir plank floors in the kitchen and breakfast room. Unique large front door with a beveled glass window. Original operation pocket door between the dining room and the foyer. All interior doors have retained their original hardware. A portion of the original upstairs balcony which once overlooked the home's property to the north (now 247 North Encinitas Avenue) remains. The exterior walls are clad with clapboard on the lower level and wood shingle on the upper level.

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

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

P5a Photograph

P5b Description of Photo: (view, date)



Facing west, 1/31/2017

P6 Date Constructed: 1908

Source: County Assessor

P7 Owner and Address:

Alan and Audrey Remedios Trust  
243 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):

**B1 Historic Name:** F.N. Hawes House  
**B2 Common Name:** \_\_\_\_\_  
**B3 Original Use** Single Family Residential  
**B4 Present Use** Single family Residential  
**B5 Architectural Style** American Foursquare/Shingle

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

1908 – Constructed House  
1912 – Barn (no longer exists, built on home’s former portion of the property, 247 N. Encinitas Ave.)  
1947 – Guest House  
1953 – Swimming Pool (no longer exists, built on the home’s former portion of the property, 247 N. Encinitas Ave.)  
1991 – Replace fireplace (earthquake damage)

**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

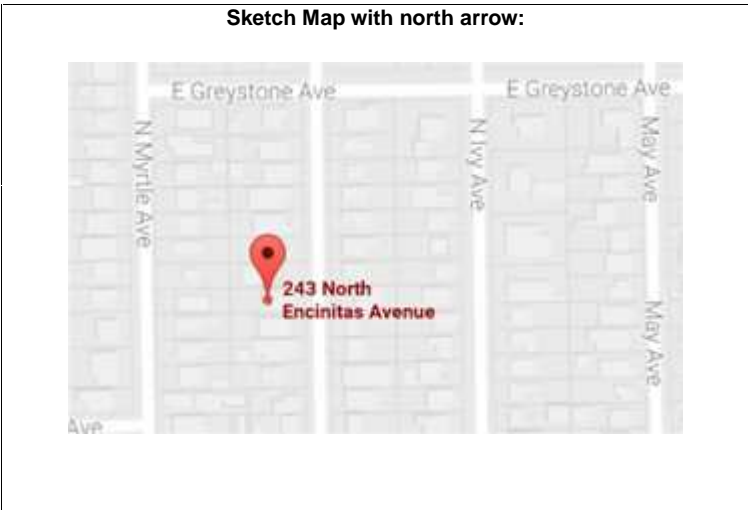
**Period of Significance:** 1900-1929                      **Property Type** HP2. Single family property  
*This structure represents one of the earlier and more prominent homes built on North Encinitas Avenue. Although, Foursquare in form, it also exhibits transition elements of the Craftsman style such as the asymmetrical wrap-around front porch, roof supports, and exposed rafter tails. Based on this architectural significance, this property was designated Monrovia Historic Landmark No. 38. It also may be eligible for National Register and California Register listing based on its architecture. Additionally, it is a contributing property 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



## 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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Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: 244 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 244 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-015

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

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

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

\*P4 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: 1965

Source: Building Permit

P7 Owner and Address:

Kerry Endert and John Nickerson  
244 N. Encinitas Ave  
Monrovia, CA 91016

P8 Recorded by:

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

P9 Date Recorded: 1/2017

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):

Page 2 of 3 \*Resource Name or #: 244 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** 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

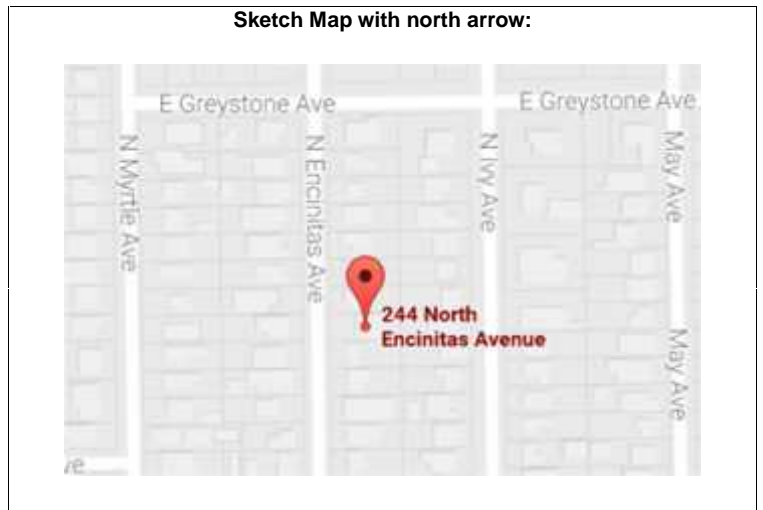
**Period of Significance:** 1930-1965      **Property Type** HP2. Single family property  
 Discuss importance in terms of historical or architectural context as well as integrity.  
*The structure has been significantly altered and no longer retains the integrity to qualify individually at any level of designation.*

B11 **Additional Resource Attributes:**

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 #: 244 North Encinitas Avenue

P5a Photograph	P5b Description of Photo:
	Facing east, circa 2007 Picture taken prior to 2007 remodel, addition and window replacement.

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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
CHR Status Code 5D3

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 246 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 246 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-028-014

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

This one-and a half story National style dwelling with early Craftsman influences is capped with a hipped (north) and side-gabled (south) roof and sided in narrow clapboard. Roof elements include overhanging eaves, knee braces, and a through-the roof shed dormer located on the primary (west) elevation. The shed dormer features a pair of windows. The partial, projecting porch occupies most of the primary façade. Square wood posts atop a clapboard-sided balustrade support the front gabled porch roof. The gable is enclosed by wide pickets in a 3-1 pattern. Within the porch area is the lighted front entrance. The entry has been widened with the addition of narrow lighted side panels. There are picture windows on each side of the entry, each made up of two sets of non-original windows with interior grids. An exterior red brick chimney is located on the north elevation. The low brick wall paralleling the front porch does not appear to be original. The wood frame dwelling sits on a raised foundation.

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

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

P5a Photograph

P5b Description of Photo: (view, date)



Facing east, 1/31/2017

P6 Date Constructed: 1912

Source: County Assessor

P7 Owner and Address:

Joshua and Karen Quones  
246 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):

Page 2 of 2 \*Resource Name or #: 246 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single Family Residential

**B5 Architectural Style** National/Craftsman Elements

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

1916 – permit issued for screen room  
 12/29/1930 – permit issued to owner Mrs. Riley to construct house alteration  
 1993 – permit issued to change windows

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

**B8 Related Features:**

**B9a Architect:** None found      **b. Builder:** None found

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

**Period of Significance:** 1912      **Property Type** Single family residential

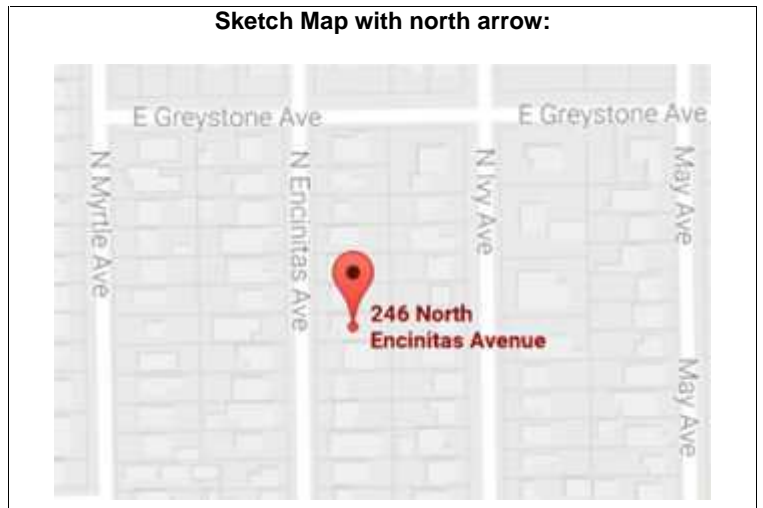
Discuss importance in terms of historical or architectural context as well as integrity.  
*This property appears ineligible for the National Register and California Register and lacks sufficient architectural significance, styling or integrity necessary for local designation. It does, however appear eligible for special consideration in the local planning process as an example of early residential housing stock constructed in Monrovia in the early 20<sup>th</sup> Century and 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



Other Listings  
Review Code

Reviewer

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

c. Address: 247 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-025-013

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

This one-story single family American Vernacular dwelling has three offset front facing gables. Roof features include overhanging eaves with narrow fascia and bargeboard. The house has a modified L-shaped plan with the attached front-facing, two-car garage prominently situated on the north side of the primary (east) elevation in front of the living area. The double-door lighted front entrance is on the secondary front elevation and with an internal grid sash window. The entry is covered by an extended eave. The house has plank siding and corner boards. Originally built is covered by an extended eave. Originally built in 1961, a substantial addition of living area and an attached garage in front of the original portion was constructed in 1989.

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

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

P5a Photograph

P5b Description of Photo: (view, date)



Facing west, 1/31/2017

P6 Date Constructed: 1961

Source: County Assessor

P7 Owner and Address:

Shine Family Trust  
247 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):

Page 2 of 2 \*Resource Name or #: 247 North Encinitas Avenue

- B1 Historic Name: \_\_\_\_\_
- B2 Common Name: \_\_\_\_\_
- B3 Original Use Single Family Residential
- B4 Present Use Single family Residential
- B5 Architectural Style American Vernacular

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

1953 – permit issued to owner B. Beseke to construct a pool (for 247 N. Encinitas)  
 1961 – permit issued to owner Benjamin Beseke to demolish barn  
 1961 – permit issued to owner B. Beseke to construct a new single family dwelling with a detached carport (Corlyn Construction Corp.)  
 1989 – remove and fill swimming pool  
 1989 – permit issued to owner Keith Clark to construct a 572 SF addition and 600 SF garage addition (Glenn Lambdin, contractor)

B7 Moved: No                      Date Moved \_\_\_\_\_                      Original Location \_\_\_\_\_

B8 Related Features:

B9a Architect: Unknown    b. Builder: Corlyn Construction Corp.

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

Period of Significance: 1930-1965                      Property Type Single Family Residential

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

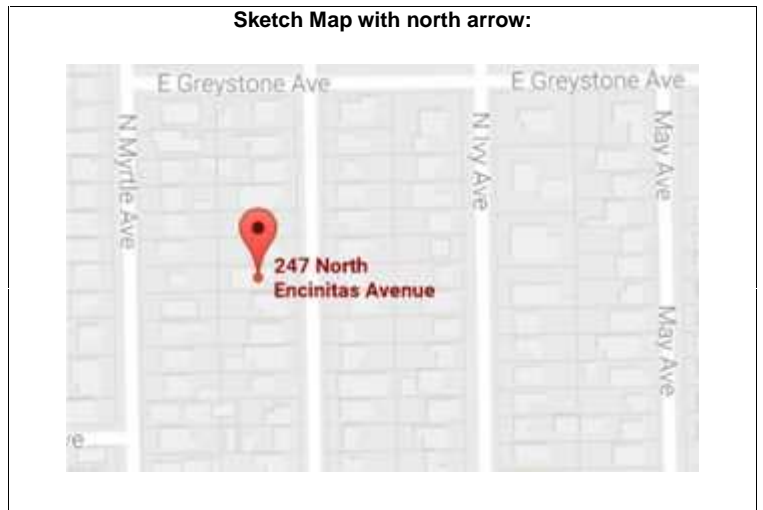
*Built in 1961, this structure is not eligible for designation at any level. Additionally, it does not contribute to any of the periods of significance of the North Encinitas Historic District.*

B11 Additional Resource Attributes:

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



Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: HL-31 251 North Encinitas Avenue

**P1 Other Identifier:** \_\_\_\_\_

**\*P2 Location:**  Not for Publication  Unrestricted Encinitas Historic District

**a. County:** Los Angeles

**c. Address:** 251 North Encinitas Avenue **City:** Monrovia **Zip:** 91016

**e. Other Locational Data:** APN # 8519-025-012

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

This one-story Craftsman bungalow with semi-finished basement (1300 s.f. + 300 s.f.) was built in 1913. It has a front-gabled roof with a normal pitch. Roof elements include deep (approx. 36") overhanging eaves, exposed rafter tails, carved bargeboards, knee braces and vertical board vents with trefoil cutouts located in the triangular peaks of the front gables. The house is sided with narrow, rectangular wood shingles. The partial, projecting front gabled porch is located on the south end of the primary (east) elevation. The porch roof shape and detail echo the main roof. Square cobblestone piers support the porch roof. River rock with a concrete cap forms the balustrade enclosing the porch space. Within the porch area is an oversized Oak door with four vertical beveled glass panes serving as the front entrance. A pair of rectangular double-hung sash windows with X-patterned upper sashes is located north of the entrance and a single sash with the same design on the opposite side of the entrance. All window surrounds have side and top 1" x 4" boards, bordered by 2" x 2"s, and a 3" wide sill accent. An exterior cobblestone chimney pierces the roof along the north elevation. The wood frame dwelling rests on a raised concrete foundation.

The only similarity to these features we have found in Monrovia, can be seen on the Isaac and Lida Brown house. It features "four over one patterned casement windows with the mullions for the upper lights in an X pattern" as does 251 N. Encinitas, although the window borders and framing of the two houses are substantially different.

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

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

**P5a Photograph**

**P5b Description of Photo:** (view, date)



Facing west, 1/31/2017

**P6 Date Constructed:** 1913

**Source:** Building Permit

**P7 Owner and Address:**

Dr. and Mrs. Allen and Virginia Holmquist  
251 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):

Page 2 of 2 \*Resource Name or #: HL-31 251 North Encinitas Avenue

- B1 Historic Name:** James and Harriet White House
- B2 Common Name:** \_\_\_\_\_
- B3 Original Use** Single Family Residence
- B4 Present Use** Single Family Residence
- B5 Architectural Style** Craftsman Bungalow

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

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:** Unknown      **b. Builder:** William Van Loenen

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

**Period of Significance:** 1900-1929      **Property Type** Single family residence

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 it displays the integrity of design, materials, workmanship, and feeling of the Arts and Crafts era, based on this significance, this property was designated Monrovia Historic Landmark No. 31. It is a contributor to one of the periods of significance to the North Encinitas Historic District.*

**B11 Additional Resource Attributes:**

**B12 References:**

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

**B13 Remarks**

**B14 Evaluator/  
Date**

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

**Sketch Map with north arrow:**





Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: 252 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 252 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-011

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  
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, 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 #: 252 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)

6/22/1922 – permit issued to Mr. Homan to construct house and garage  
 Mid-2000s – Exterior remodel included addition of trellis, piers, stone veneer, and knee braces (no permit located).

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

B8 **Related Features:**

B9a **Architect:** Unknown    **b. Builder:** Joseph Thompson

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

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

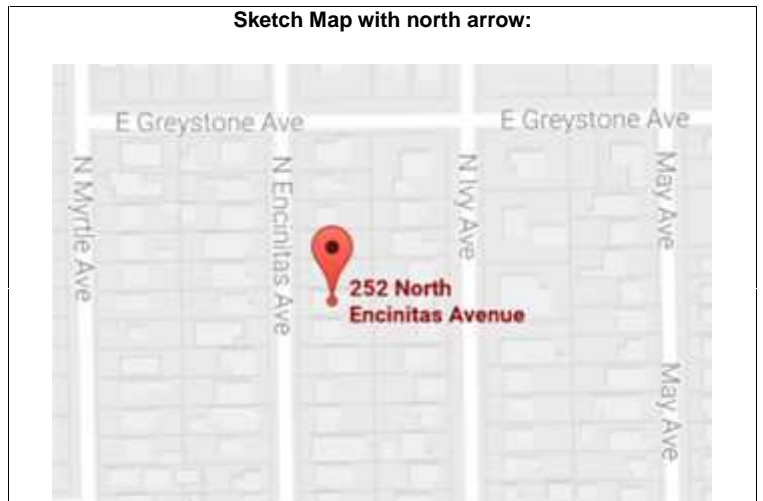
Discuss importance in terms of historical or architectural context as well as integrity.  
*This property appears ineligible for the National Register, the California Register for local designation. Although recent changes to the property impact potential for individual designation, it is however of interest as a contributor to one of the periods of significance to the North Encinitas Historic District.*

B11 **Additional Resource Attributes:**

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

B13 **Remarks**

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 #: 252 North Encinitas Avenue

P5a Photograph



P5b Description of Photo:

Facing east, circa 2003

Picture taken prior to façade remodel.

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Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 255 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 255 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-025-009

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

This two-story single family New Traditional Victorian was built in 2004, sided with clapboard and has a combination roof. The first story is a low pitched, hipped roof; the second story has a front gable with a normal pitch. Roof elements include shallow eaves with simple fascia and bargeboard. The second story front gable has two canted bays with fixed central windows and single light casements on the return covered by an single articulated shed. The projecting, hipped gable, partial porch occupies the southern half of the front elevation and is supported by turned wood posts with no enclosure. The gable has clapboard siding and a round slated vent at the peak. Within the porch area is the lighted entrance and a bay with a large single light picture window flanked by narrow single lights on the canted bay returns. The lighted garage door is slightly recessed from the primary elevation and occupies the southern half of east elevation.

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

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

P5a Photograph

P5b Description of Photo: (view, date)



Facing west, 1/31/2017

P6 Date Constructed: 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  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 2 \*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** New Traditional Victorian

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

- 1913 – house constructed
- 1964 – House demolished
- 1964 – House constructed
- 2003 – House demolished
- 2004 – House constructed

**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:** 2004      **Property Type** Single family residential

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

*Built in 2004, 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:**

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

**B13 Remarks**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: 256 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 256 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-010

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

This one-story California Bungalow is capped with a front-gabled roof and sheathed in clapboard siding with corner boards. Roof elements include overhanging eaves, exposed rafter tails, knee braces, and a pair of vertical slat vents in the gable face. The projecting, full-width front entrance porch is located on the primary (west) elevation. Four square wood posts atop clapboard-sided balustrades support the shallow hipped porch roof. Within the porch area is the paneled front entrance and flanking double-hung sash windows with plain surrounds. The wood-frame house rests on a raised foundation. In 2015, a cross gable roof was added to the rear enlarging the structure which included an attached one-car garage. A trellis was added to the south side of the house over the driveway. Siding and roofing materials match the original portion of the house. The addition did not remove any character defining features.

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: 1921

Source: Building Permit

P7 Owner and Address:

William and Odalys Martin  
256 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):

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 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:

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

B13 Remarks

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


Sketch Map with north arrow:





## CONTINUATION SHEET

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

P5a Photograph	P5b Description of Photo: (Facing North, date)
	<p>Facing east, 5/14/2015 Before addition and remodel.</p>

### 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.

Page is intentionally blank

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 Historic District  
a. County: Los Angeles  
c. Address: 259 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-025-008

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

This two-story single family New Traditional dwelling is sided with clapboard and has a combination roof. The first story is a low pitched, hipped roof; the second story has a front gable with a normal pitch. Roof elements include shallow eaves with simple fascia and bargeboard. The projecting, front gabled, partial porch occupies the northern half of the front elevation and is supported by wood posts and enclosed by a picket balustrade. The gable has clapboard siding and a round slated vent at the peak. Within the porch area is the lighted entrance and a trio of narrow vinyl sash windows with interior grids. The lighted garage door is slightly recessed from the primary elevation and occupies the southern half of east elevation. The fenestration includes vertical and horizontal vinyl sliders.

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)



P6 Date Constructed: 2006

Source: County Assessor

P7 Owner and Address:

Harold and Ruth Shellum Trust  
259 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):

Page 2 of 2 \*Resource Name or #: 259 North Encinitas Avenue

- B1 Historic Name: \_\_\_\_\_
- B2 Common Name: \_\_\_\_\_
- B3 Original Use Single Family Residential
- B4 Present Use Single family Residential
- B5 Architectural Style American Vernacular

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

12/20/1919 – permit issued to Dr. E.B. Woodward to construct house and garage  
 1964 – permit issued to demolish house  
 1964 – permit issued to construct new house and garage  
 2005 – permit issued to demolish house and garage  
 2005 – permit issued to construct new single family house with attached 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

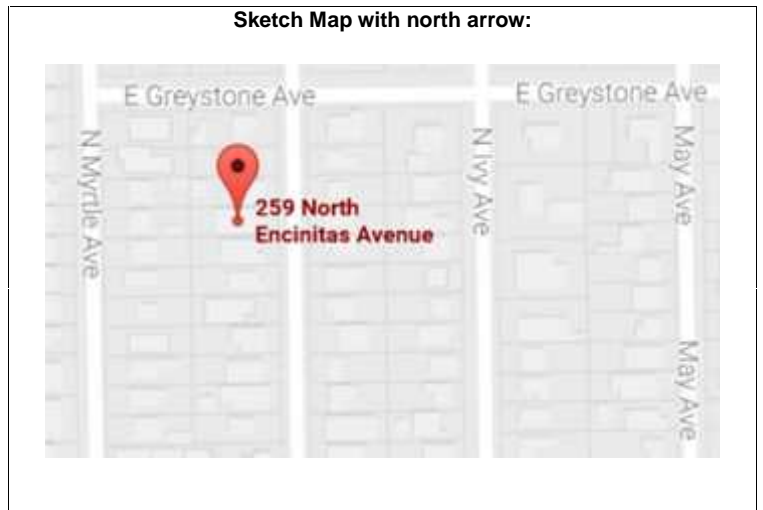
Period of Significance: 2006      Property Type HP2. Single family property  
 Discuss importance in terms of historical or architectural context as well as integrity.  
*Built in 2006, this structure is not eligible for designation at any level. Additionally, it does not contribute to any of the periods of significance of the North Encinitas Historic District.*

B11 Additional Resource Attributes:

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



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: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-007

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

This one story transitional California bungalow (992 sq. ft.) was built in 1921. The roof is a medium pitch, front gable with overhanging eaves, exposed rafter tails and a pair of knee braces flanking a vertical slat vent in the gable peak. The house is sided with clapboard. The projecting, full-width front entrance porch is located on the primary (west) elevation. Pairs and trios of square wood posts support the shallow hipped porch roof which also bracket the clapboard balustrade. Within the porch area is the front entrance with a pair of three-over-one casement windows. The roof has asphalt shingles. The house rests on a red brick foundation. The driveway south of the house leads to a rear 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 North, 5/14/2015  
P6 Date Constructed: 1921  
Source: Building permit  
P7 Owner and Address:  
Eric and Jennifer Peterson  
260 N Encinitas Avenue  
Monrovia, CA 91016  
P8 Recorded by:  
City of Monrovia  
Planning Division  
415 South Ivy Avenue  
Monrovia, CA 91016  
P9 Date Recorded: 2/2017  
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):

Page 2 of 2 \*Resource Name or #: 260 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)

10/6/1921 – permit issued to owner F. Burdick to construct house  
 5/27/1936 – permit issued to owner D.D Dunlap for alterations

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

**B8 Related Features:**

**B9a Architect:** Unknown      **b. Builder:** F. Burdick

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

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

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

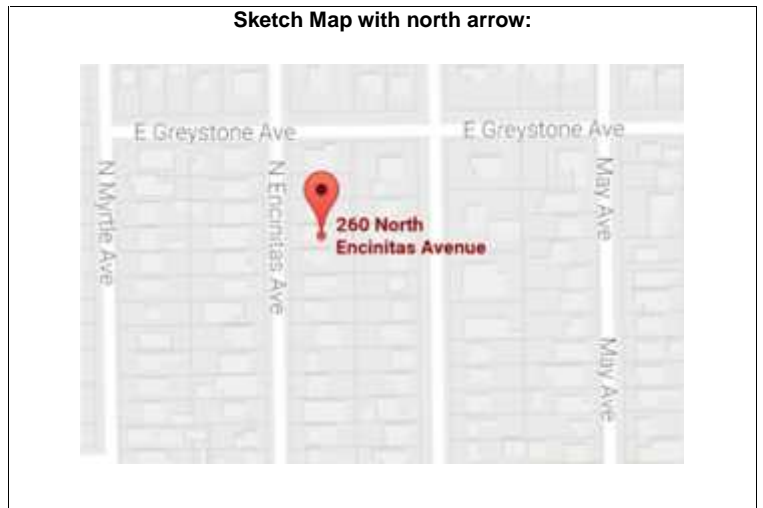
*This property appears ineligible for the National Register, the California Register, and for local designation on its individual merits. Although the property is substantially intact, it lacks the architectural styling exhibited by many other Craftsman structures in Monrovia. It is however of local interest as a typical example of the early residential housing stock constructed in Monrovia in the early 20<sup>th</sup> 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  
 2/2017



Page 1 of 2 \*Resource Name or #: HL-75 263 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 263 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-025-005

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

This one-story Craftsman Bungalow is crowned with a front-gabled roof and sheathed in narrow, rectangular wood shingles. Roof elements include overhanging eaves, exposed rafter tails, carved bargeboards, knee braces, and latticework vents in the front gable peaks. The partial, projecting front gabled porch is located on the north end of the primary (east) elevation. The porch roof shape and detail echo the main roof. Battered masonry piers support the porch roof. Masonry also forms the balustrade enclosing the porch space. Within the porch area is the front entrance. A rectangular tripartite picture window is located north of the entrance. The wood-frame dwelling rests on a raised foundation.

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

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

P5a Photograph

P5b Description of Photo: (view, date)



Facing west, 1/31/2017

P6 Date Constructed: 1914

Source: Building Permit

P7 Owner and Address:

Olney Family Trust  
263 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):

Page 2 of 2 \*Resource Name or #: HL-75 263 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** Single Family Residential
- B5 **Architectural Style** Craftsman Bungalow

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

1914 – permit issued to owner R. A Simpson to construct the house (C.B. Steddum, contractor)  
 1956 - Range installation - electrical outlet placed  
 1965 - Retaining cement block wall placed  
 1965 - Wood fence extension above retaining wall  
 1966 - Construction of 23' x 23' garage  
 1968 - Electrical outlets (8) and fixtures (3)  
 1970 - Wind damage repair  
 1984 - Plumbing, sewer and electrical  
 2004 - Reroof, kitchen remodel

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

**B8 Related Features:**  
 This 1914 California bungalow has a unique use of masonry in the front of the residence. The entire front porch has two large brick pillars with the original brick on the front and sides of the porch. The decorative masonry is complemented in the exterior chimney on the north side of the property. All of the masonry work is original.

**B9a Architect:** Unknown      **b. Builder:** C. B. Steddum

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

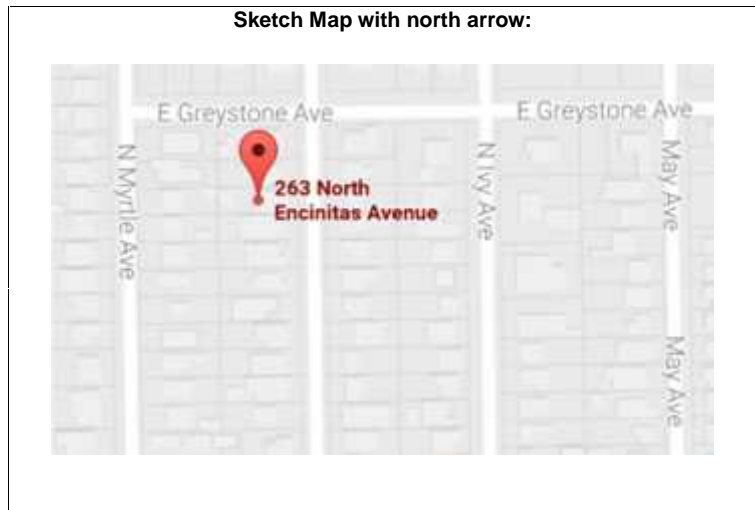
**Period of Significance:** 1914      **Property Type** Single Family Residence  
 Discuss importance in terms of historical or architectural context as well as integrity.  
*This structure appears ineligible for the National Register and the California Register, however it is local interest due to its unaltered architectural styling and association with the early residential development of Monrovia and is designated as Monrovia Historic Landmark No. 75. It is a contributor to one of the periods of significance to the North Encinitas Historic District.*

**B11 Additional Resource Attributes:**

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

**B13 Remarks**

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





Other Listings  
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 Historic District  
a. County: Los Angeles  
c. Address: 264 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-006

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

*This one story ( 913 Sq. Ft.) Minimal Traditional single family dwelling was built in 1948. The pyramidal roof with a front hipped wing. The roof has asphalt shingles, shallow eaves with a narrow fascia. The shed roof partial porch sits on the north portion of the primary (west) elevation and is supported by a single square post atop a concrete landing. A square bay contains two divided light windows. The house is stucco sided with a rustic siding wainscot on the primary elevation. o the roof. The door is off set to entry pad with a light to north side. Another multi-light sash with decorative shutters is on the south end of the front elevation. A narrow driveway on north leads to a garage at the rear of the property.*

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: 1948  
Source: Building Permit  
P7 Owner and Address:  
Homer Chan  
8544 Larkdale Rd  
San Gabriel, CA 91775  
P8 Recorded by:  
City of Monrovia  
Planning Division  
415 South Ivy Avenue  
Monrovia, CA 91016  
P9 Date Recorded: 2/2017  
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):

Page 2 of 2 \*Resource Name or #: 264 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** 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  
 1976 – detached patio

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

**B8 Related Features:**

**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:**

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

**B13 Remarks**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 267 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 267 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-025-004

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

This house was originally built in 1948 and was likely a Minimal Traditional; however, a remodel in 2002 transformed the structure which now fits more closely into the classification of New Traditional Craftsman. The two-story dwelling has a complex, low pitched, cross gabled roof. Other roof features include projecting beam-ends, overhanging eaves with fascia and bargeboard. The partial porch is recessed and supported by double posts atop brick faced piers. The porch contains the entry that is oriented to the side (south) and a set of three multi-pane windows. A front gable projects from the primary (west) elevation and has a large single light picture window. The front facing gables (First and second stories) are sided with shingle plank boards and have decorative vents in the gable peaks. The remainder of the structure is sided with stucco. The design of the window surrounds follows the Craftsman aesthetic.

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing west, 1/31/2017  
P6 Date Constructed: 1948/2002  
Source: County Assessor  
P7 Owner and Address:  
Carla Mathis  
267 N Encinitas Ave.  
Monrovia, CA 91016  
P8 Recorded by:  
City of Monrovia  
Planning Division  
415 South Ivy Avenue  
Monrovia, CA 91016  
P9 Date Recorded: 2/2017  
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):

Page 2 of 2 \*Resource Name or #: 267 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single Family Residential
- B4 **Present Use** Single family Residential
- B5 **Architectural Style** Minimal Traditional /New Traditional Craftsman

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

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:** 2002      **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:**

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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 268 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 268 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-003

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

This one story (1,253 sq. ft.) Minimal Traditional single family dwelling was built in 1948. The pyramidal roof with a front facing cross gable has shallow eaves and is covered by asphalt shingles. The shed roof partial porch is supported by double posts with decorative latticework, is located on the north end of the front (west) elevation. On the side (north) elevation adjacent to the driveway is a large four-light double hung window flanked by narrow sidelights. A bay with a double hung window flanked by narrow four-light windows on the canted return projects from the north side of the front gable. The front gable has no eaves and rustic siding in the gable portion of the wall. The rest of the house is stucco sided. There is also a double hung window on the front elevation with decorative latticework shutters that match the latticework on the porch. The driveway to the north leads to a garage at the rear of the property.

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

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other  
P5a Photograph P5b Description of Photo: (view, date)



Facing southeast, 1/31/2017

P6 Date Constructed: 1948

Source: Building Permit

P7 Owner and Address:

Raymond Jr. and Irma Nicola Family Trust  
268 N. Encinitas Ave  
Monrovia, CA 91016

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

P9 Date Recorded: 2/2017

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):

Page 2 of 2 \*Resource Name or #: 268 North Encinitas Avenue

- B1 **Historic Name:** \_\_\_\_\_
- B2 **Common Name:** \_\_\_\_\_
- B3 **Original Use** Single family residential
- B4 **Present Use** 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** \_\_\_\_\_

**B8 Related Features:**

**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:**

**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



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 271 North Encinitas Avenue (112 E. Greystone Avenue, primary address)

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District

a. County: Los Angeles

c. Address: 271 North Encinitas Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-025-001

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

This symmetrical, one-and-a-half story Tudor Revival residence has a steep pitched multiple cross-gabled roof. Roof elements include shallow eaves, projecting beam-ends and round arched multi-pane casement windows in the gable faces. The house is sided in a smooth trowel stucco finish. The projecting partial porch arch portico is centered on the primary (east) elevation and supported by square columns. Within the portico is the glazed front entrance and narrow four-light flanking windows. On the north and south ends of the primary façade are bands of three narrow, multi-pane casement windows. Side gables are located on the north and south elevations.

There is a small, hipped roof detached unit in the rear, fronting Greystone Avenue. That building (112 E. Greystone Ave.) has a medium pitch hipped roof with board and batten siding and screened porch. This building lacks the level of integrity of the primary structure and does not contribute to the significance of the property or the district.

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

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

P5a Photograph

P5b Description of Photo: (view, date)



Facing west, 1/31/2017

P6 Date Constructed: 1922

Source: Building Permit

P7 Owner and Address:

Earl & Dolores Richey  
112 E. Greystone Avenue  
Monrovia, CA 91016

P8 Recorded by:

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

P9 Date Recorded: 2/2017

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):

Page 2 of 2 \*Resource Name or #: 271 North Encinitas Avenue

**B1 Historic Name:** \_\_\_\_\_

**B2 Common Name:** \_\_\_\_\_

**B3 Original Use** Single Family Residential

**B4 Present Use** Single family Residential

**B5 Architectural Style** Tudor Revival

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

1922 – permit issued to owner, C.E. Perkins to construct a dwelling (Beatty Pier, contractor)  
 1922 – permit issued to owner, C. Perkins to construct a garage (J.W. Beatty, contractor)

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

**B8 Related Features:**

**B9a Architect:** \_\_\_\_\_      **b. Builder:** \_\_\_\_\_

**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 structure does not exhibit the necessary historical or architectural significance necessary for the National Register or California Register. However, it is locally significant due to its adept incorporation of Period Revival aspects in its overall design, specifically Tudor Revival elements and styling. Therefore, the dwelling appears eligible for designation on the local level. 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





Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 272 North Encinitas Avenue

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted Encinitas Historic District  
a. County: Los Angeles  
c. Address: 272 North Encinitas Avenue City: Monrovia Zip: 91016  
e. Other Locational Data: APN # 8519-028-002

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

This two-story (2590 Sq. Ft.) side gabled New Traditional Craftsman home was erected in 2008. The medium pitched sided gabled roof overhanging eaves, exposed beam ends and a simple fascia. The roof is asphalt shingles. The primary (west) elevation has two gabled dormers on the second story; one has a tripartite single hung window, the other with a pair of single hung windows. The dormers are sided with shingles; the remainder of the house has clapboard. A partial porch projects along the northern portion of the east elevation, the hipped roof partially wraps around the north elevation. The entry is framed by a low pitched open gable. Both portions of the porch roof are supported by battered columns atop square piers faced with stack stone. The roof continues along the southern portion of the west elevation and shelters a recessed double garage door.

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: 2007

Source: Building Permit

P7 Owner and Address:

Douglas and Maria Johnson  
272 N. Encinitas Ave  
Monrovia, CA 91016

P8 Recorded by:

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

P9 Date Recorded: 2/2017

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):

Page 2 of 2 \*Resource Name or #: 272 North Encinitas Avenue

- B1 Historic Name: \_\_\_\_\_
- B2 Common Name: \_\_\_\_\_
- B3 Original Use Single Family Residential
- B4 Present Use Single family Residential
- B5 Architectural Style New Traditional Craftsman

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

2007 – permit issued to owners Colleen & Victor DeSilva to construct a new SFR (replacing house and detached garage built in 1950).

B7 Moved: No      Date Moved \_\_\_\_\_      Original Location \_\_\_\_\_

B8 Related Features:

B9a Architect: Dynamo Contractors, Inc.      b. Builder: Dynamo Contractors, Inc.

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

Period of Significance: 2007      Property Type HP2. Single family property  
 Discuss importance in terms of historical or architectural context as well as integrity.  
*Built in 2007, 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:

B12 References:  
 Sanborn Maps, LA County Tax Assessor Records,  
 Monrovia Building Permits, Monrovia phone directories;  
 "A Field Guide to American Houses ((McAlester)

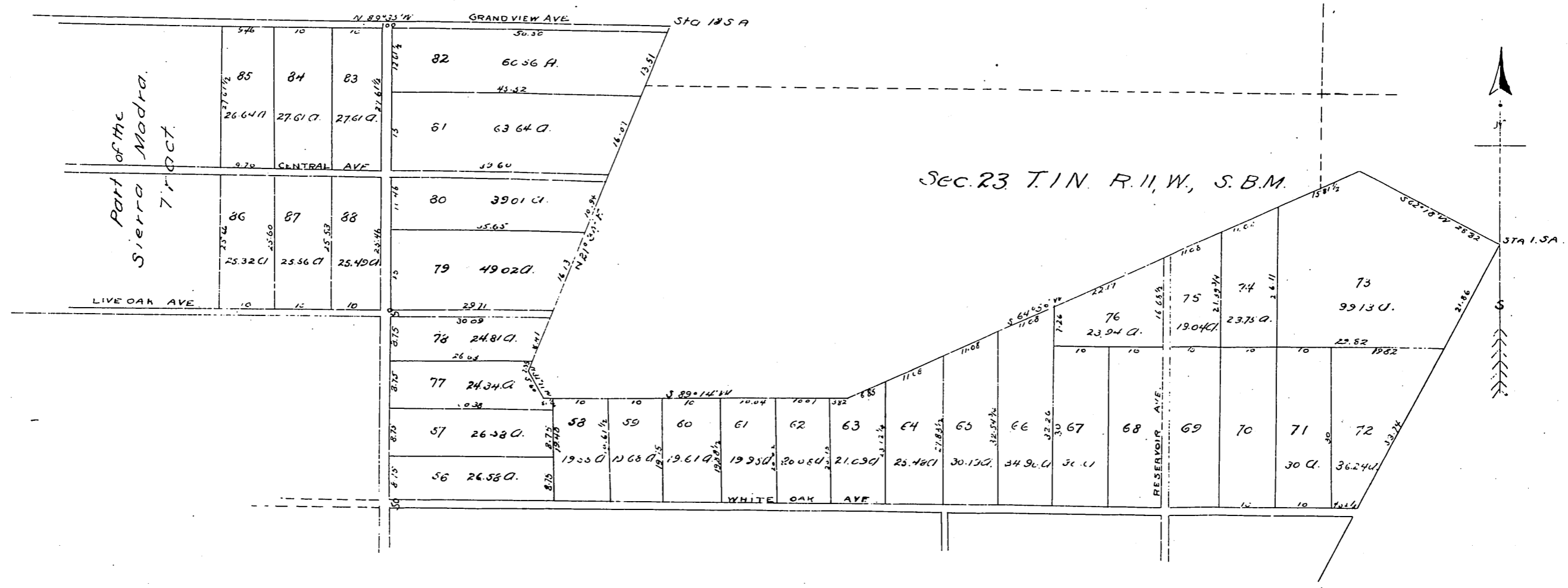
B13 Remarks

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

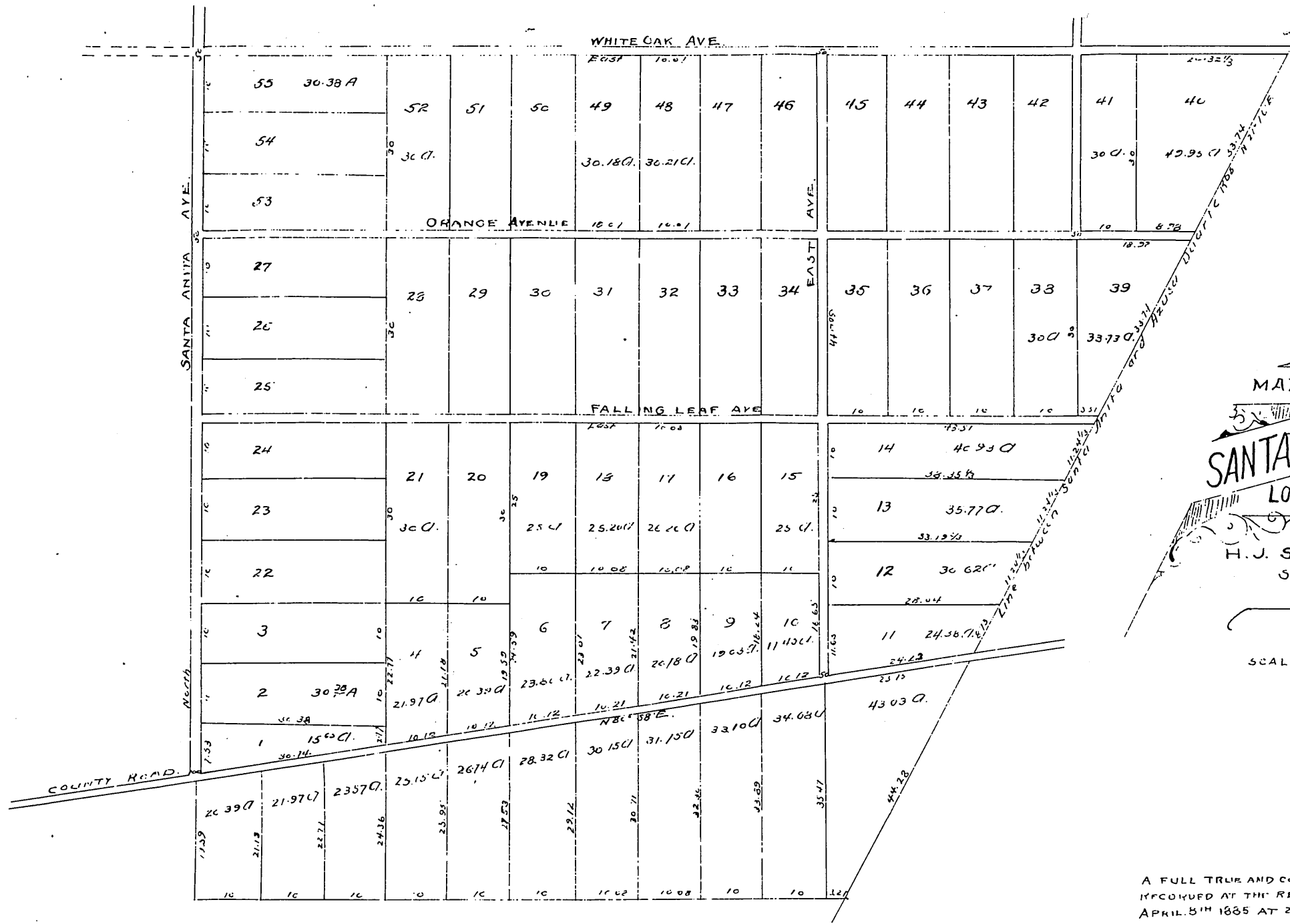


**Appendix D – Recorded Subdivision Maps**





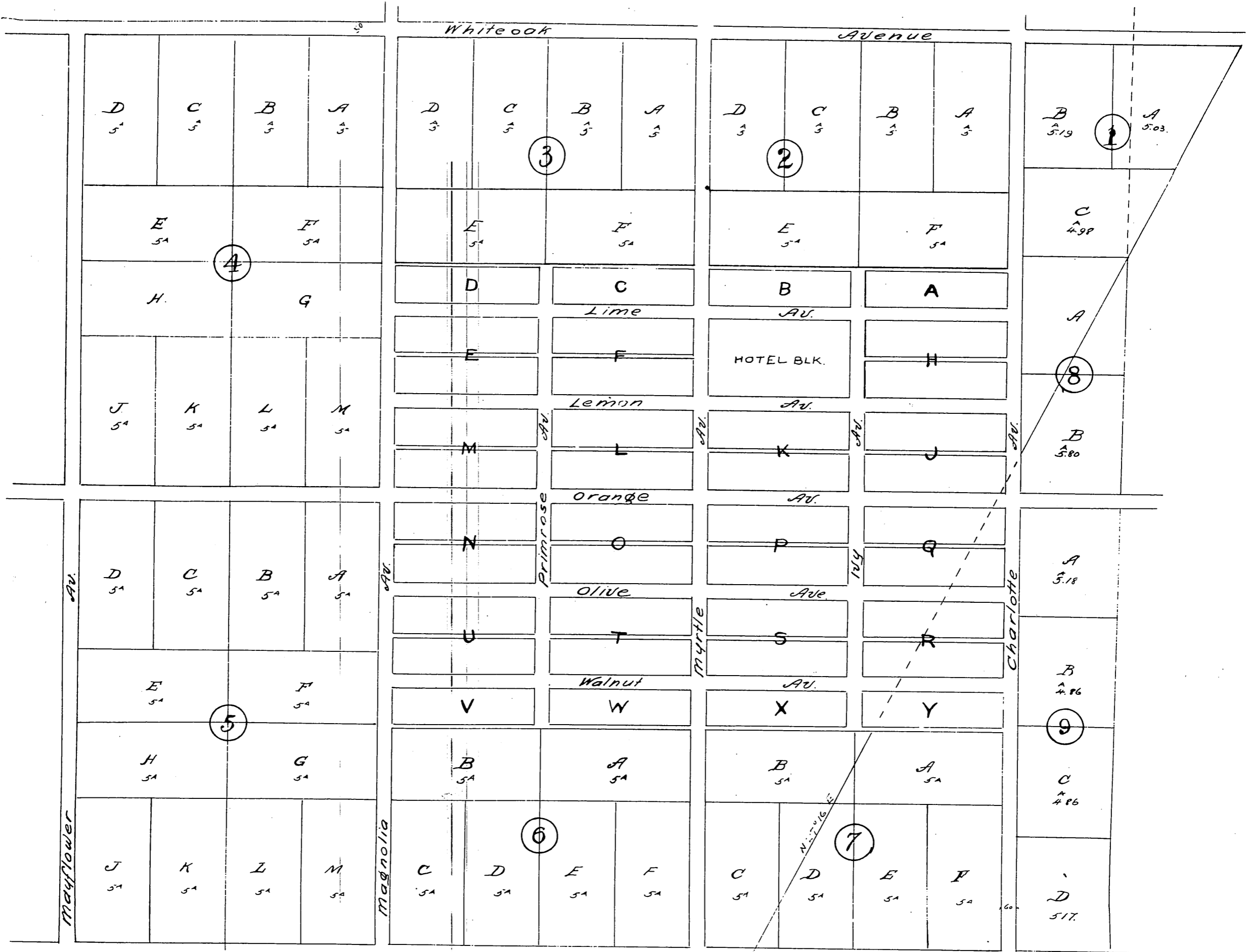
E. J. Baldwin's Home Place.

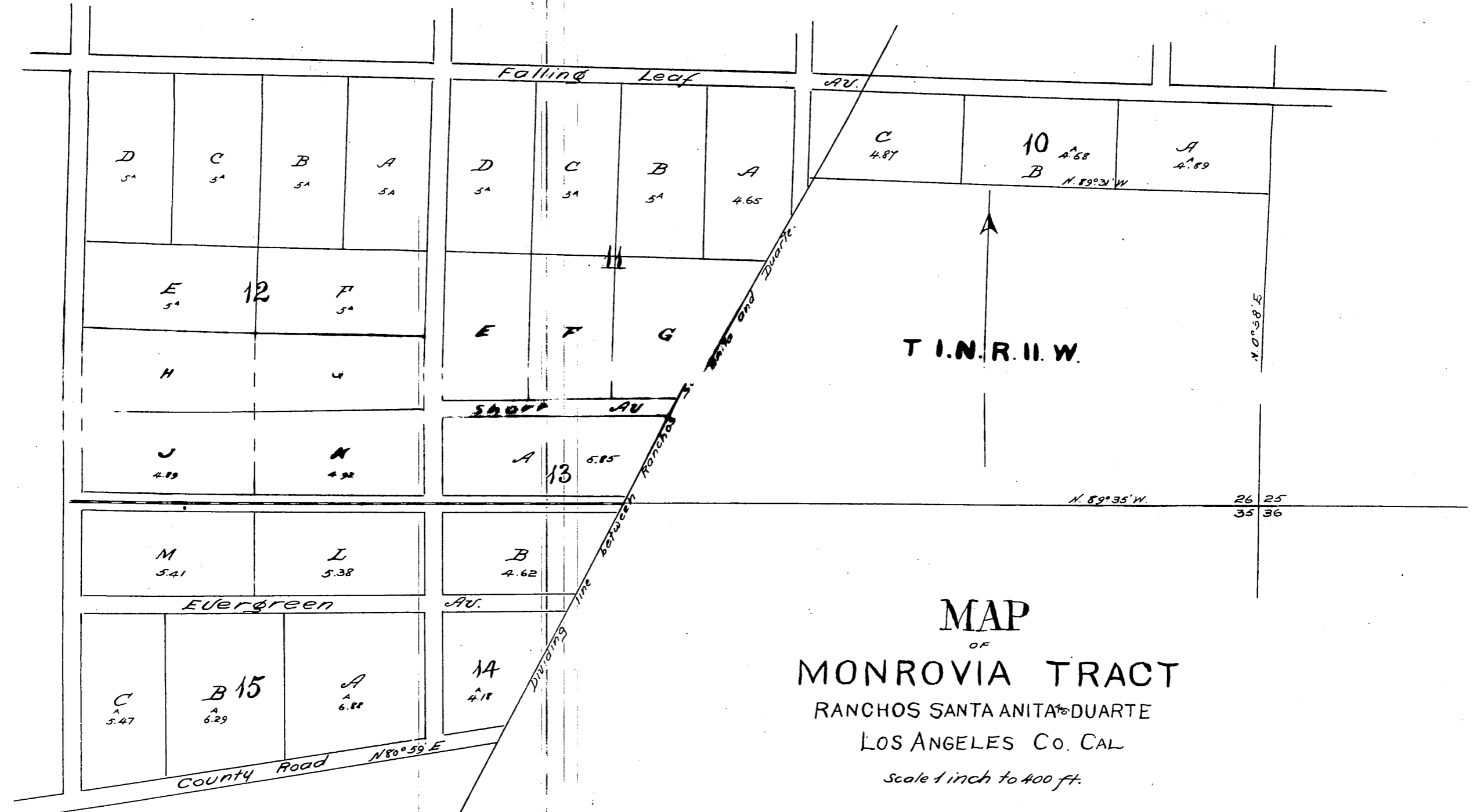


MAP OF THE  
**SANTA ANITA TRACT**  
 SANGABRIEL VALLEY,  
 LOS ANGELES COUNTY, CAL.  
 H. J. STEVENSON  
 SURVEYOR  
 1883  
 SCALE 20 CHAINS PER INCH

A FULL TRUE AND CORRECT COPY OF THE ORIGINAL  
 RECORDED AT THE REQUEST OF W. N. MONROE  
 APRIL 5TH 1885 AT 25 MIN PAST 12 P. M.

Charles Miles COUNTY RECORDER



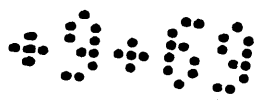


Surveyed by  
T. J. Flanagan C.E.

**MAP**  
OF  
**MONROVIA TRACT**  
RANCHOS SANTA ANITA & DUARTE  
LOS ANGELES CO. CAL  
Scale 1 inch to 400 ft.

Subdivision of lots 11, 12, 13, 14, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 and 45 of the Santa Anita Tract as per map of said tract recorded in book 6 Miscellaneous Records page 240 Records of Los Angeles County. Areas shown on this map include a proportionate share of the streets including block in which they are located.

A full, true and correct copy of the original recorded June 1st 1886 at 9:27 AM at request of J. D. Bicknell  
Frank A. Gibson, County Recorder  
By Arthur Bray Deputy.



# MAP

of the

TOWN



*Los Angeles County*

*Cal.*

*Surveyed by T. J. Flanagan, C. E.*

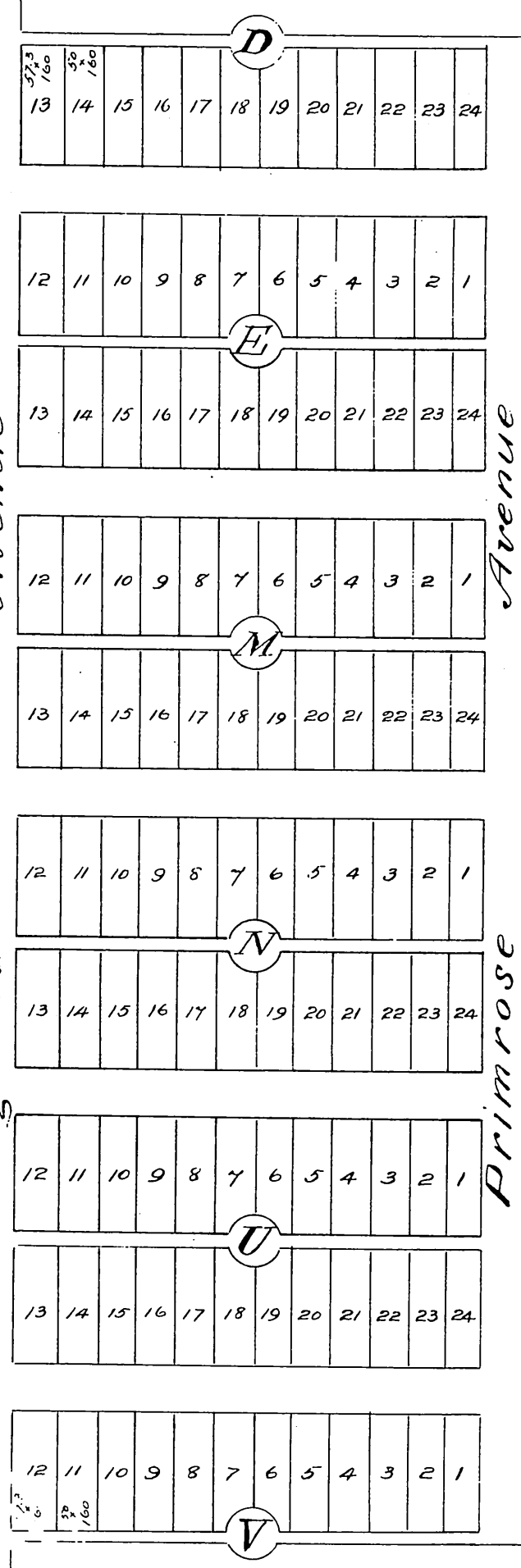
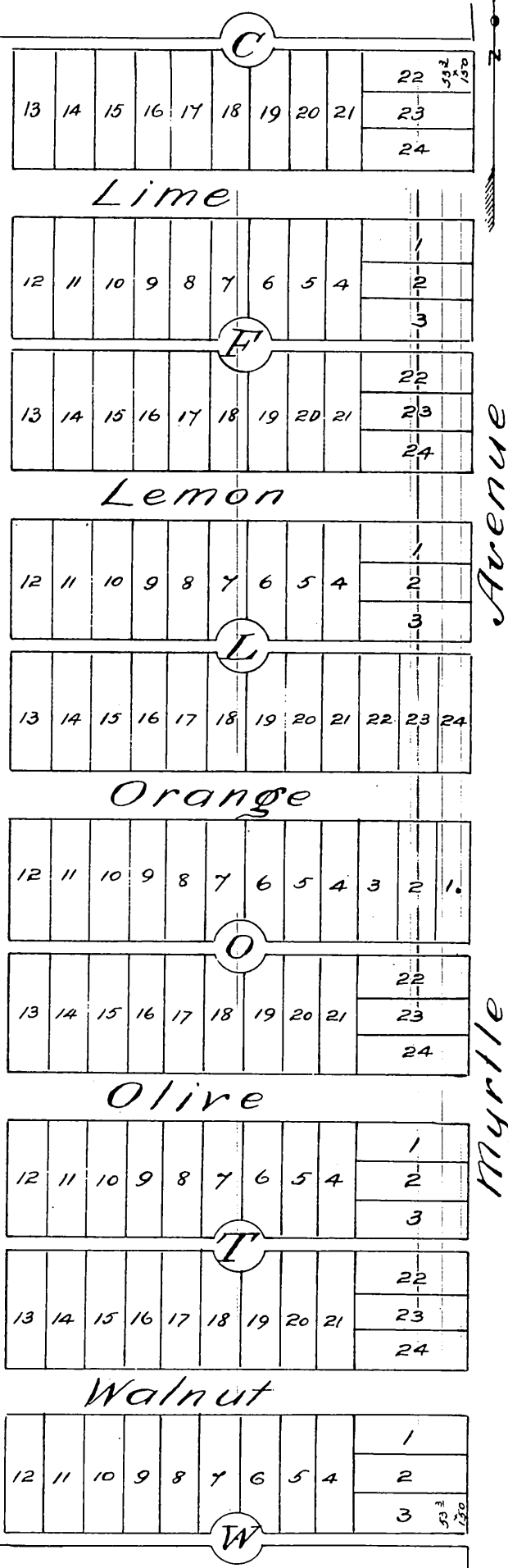
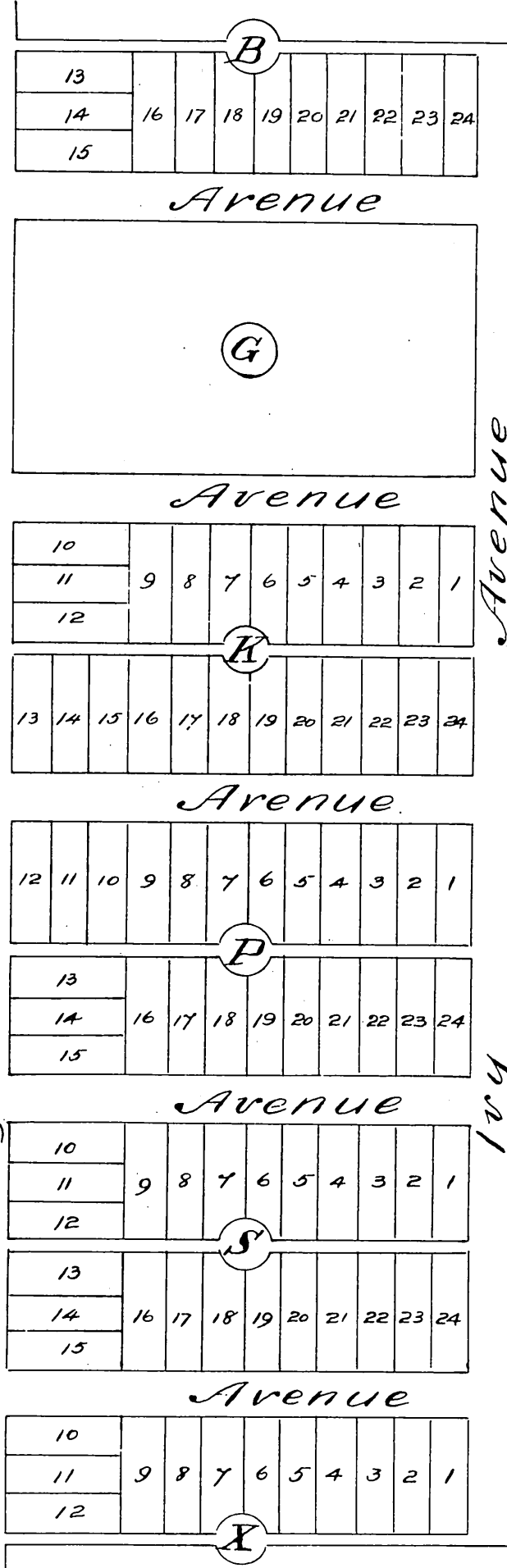
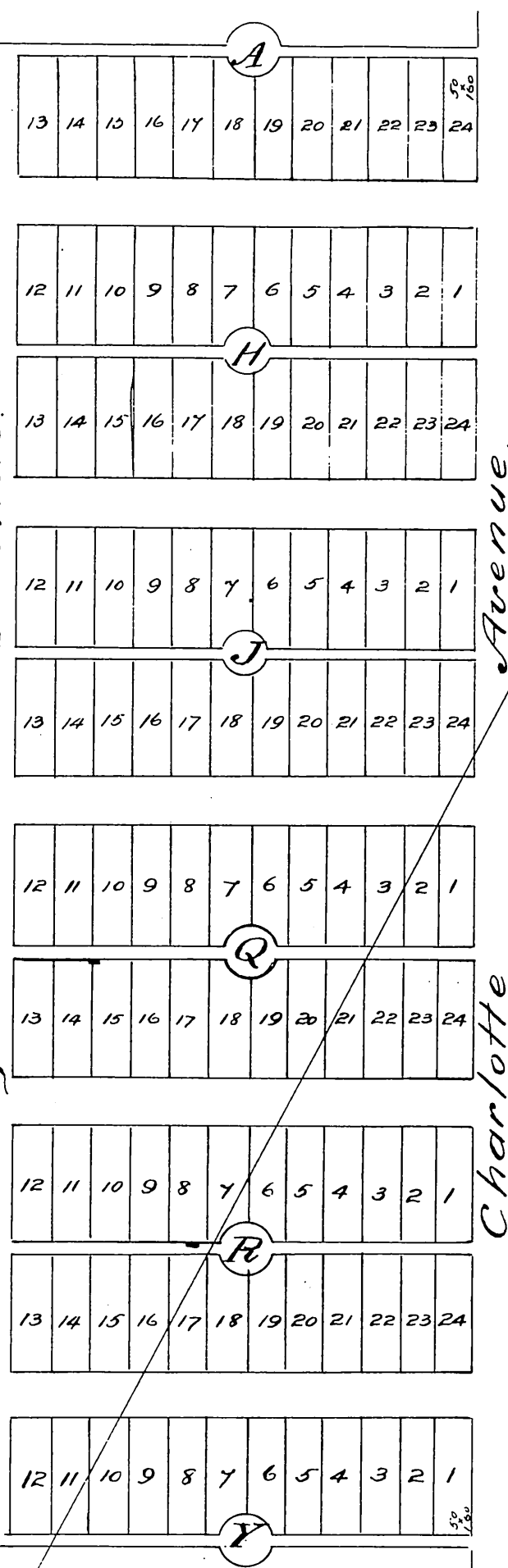
*Scale 1 inch to 200 feet.*

*Subdivision of South half of Lots 40, 41, 42 & 43 & North half of 37, 38 & 39 of the Santa Anita Tract, as per map of said tract recorded in Book 6 page 240, Miscellaneous Records of Los Angeles Co. same being a portion of the Rancho Santa Anita.*

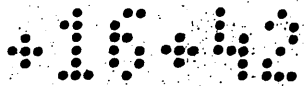




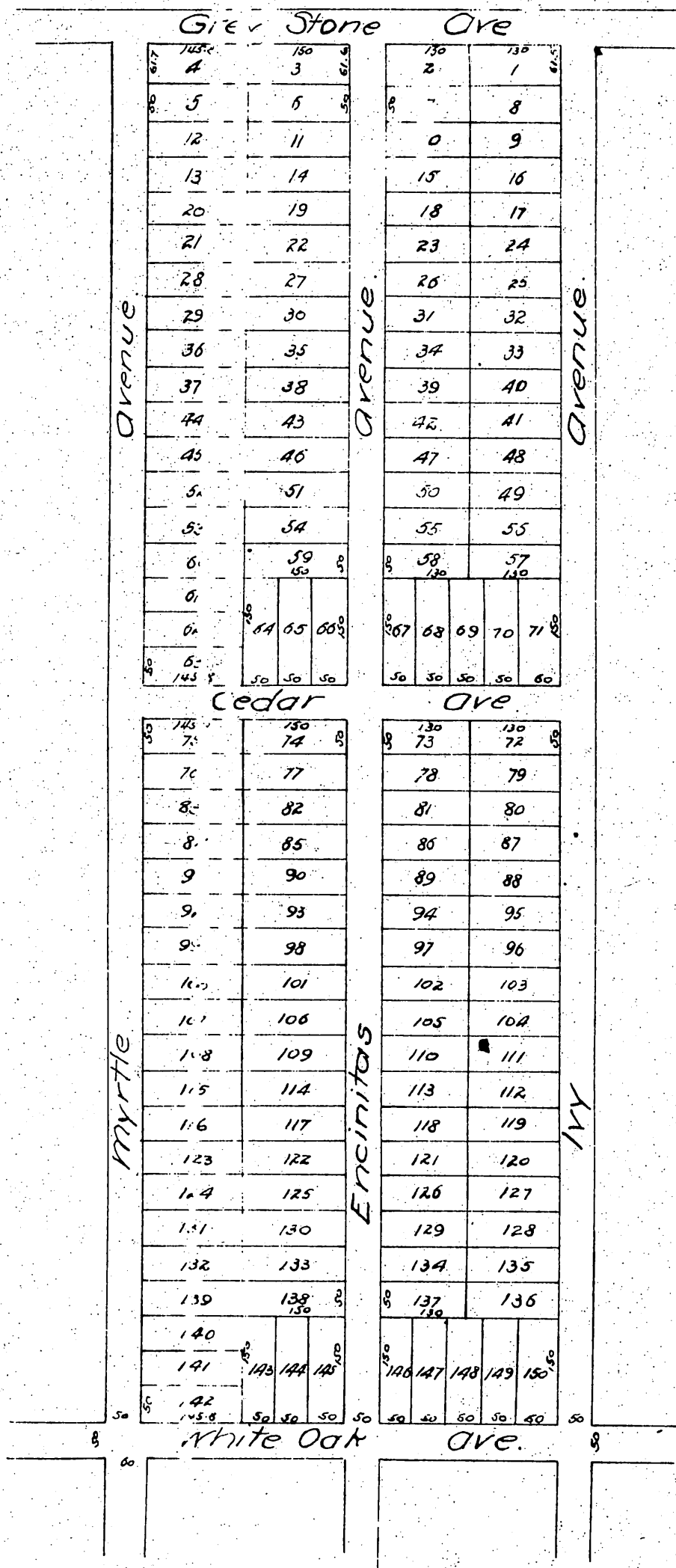
*Dividing line between Santo Anito and Dwartt Ranches*



*City will have and custody of the original recorded a May 27th 1880 at 213 St. M. at request of J. D. Beckwith. Frank A. Gilman County Treasurer Deputy.*



The Keefer Subdivision  
 of Lot 6 in Rancho Santa Anita  
 Los Angeles County Cal.



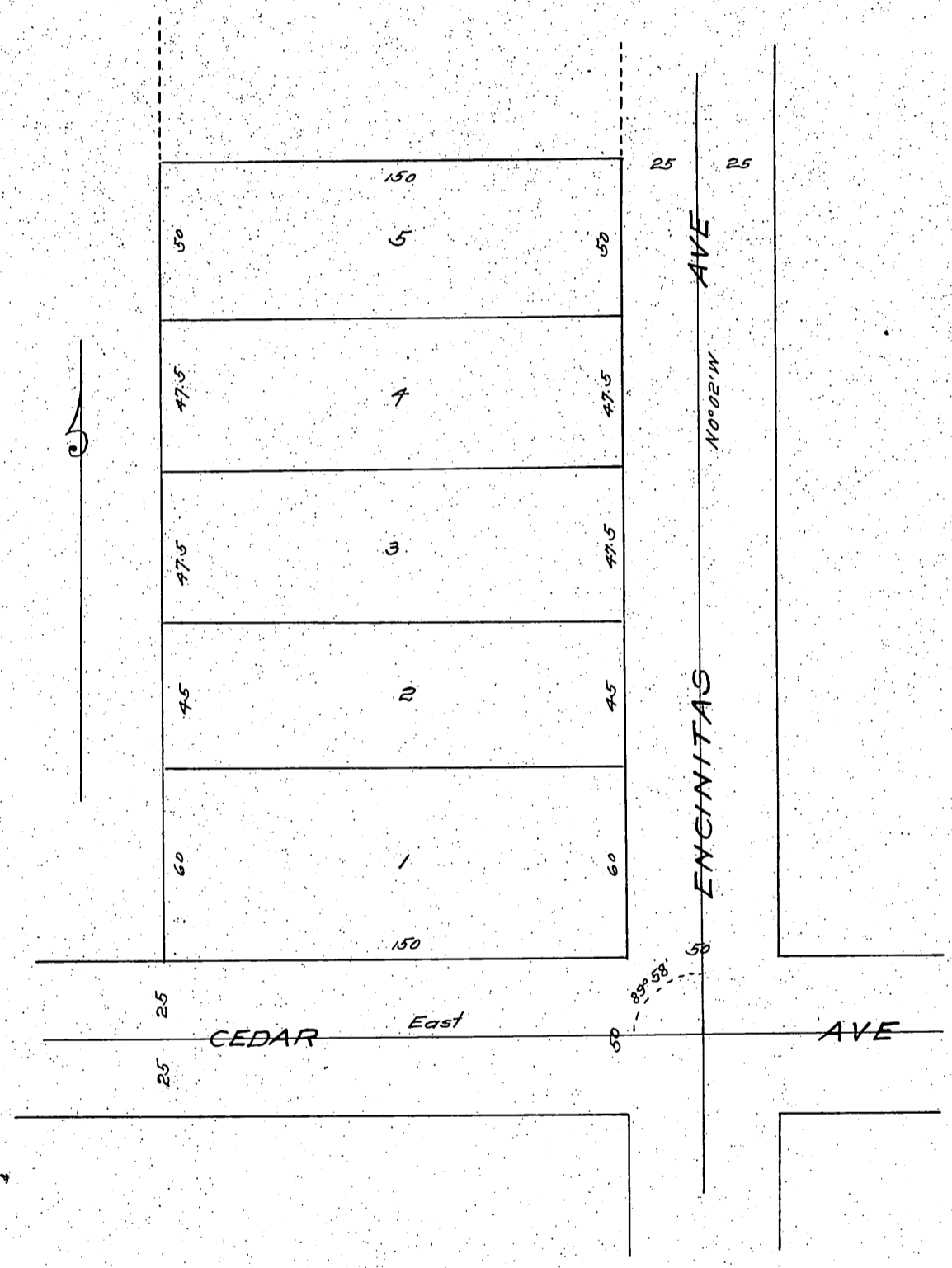
A full, true and correct copy of the original  
 (reduced to the scale of 200 feet to one inch)  
 recorded April 28, 1887 at 25 min. past 10 A.M.  
 at request of Buck & Green

Frank A. Gibson County Recorder  
 By Geo. Bagbee Deputy



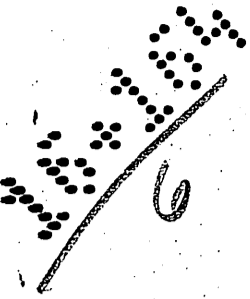
Plat of the  
WOODROW TRACT  
City of Monrovia

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



Proprietor: Howard S. Woodrow  
Recorded April 17-1906

Campo



Map of the  
**SEEM TRACT**

In the City of Monrovia

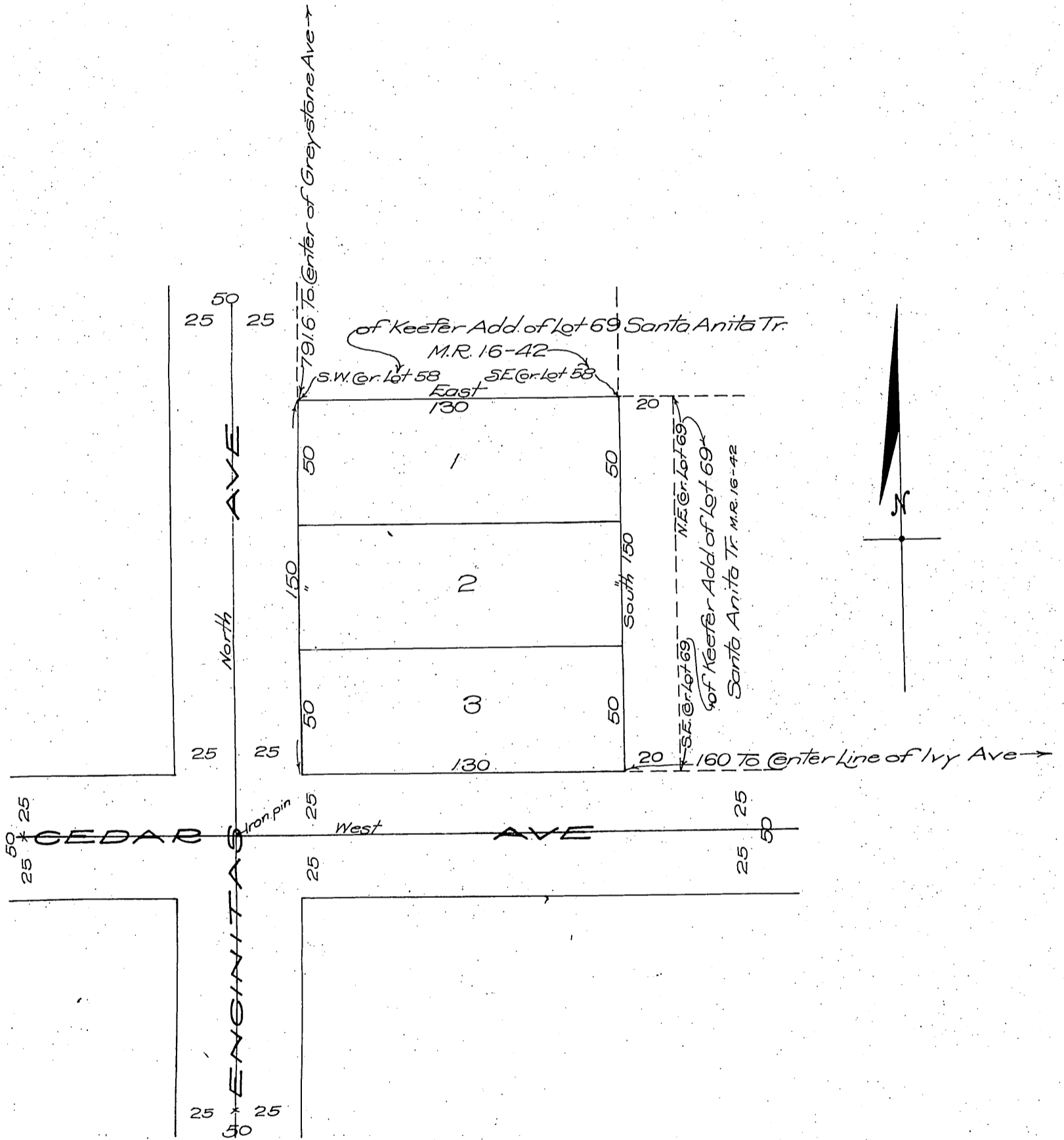
Being a subdivision of Lots 67, 68 and a portion of 69, The Keefer Subdivision of Lot 69 in Rancho Santa Anita as per map recorded in Book 16, page 42

Miscellaneous Records

Los Angeles County California

Mansur & Gierlich Civil Engr's

1 in = 50 Ft.



Owner:- Sarah Ann Seem

Recorded July 27, 1910.

Sht 13 A. 69

Comp. H.C.T.

**Appendix E – City Council Resolution No. 2017-06**



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## 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.

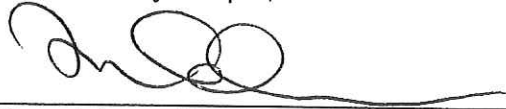
(v) The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the City Clerk. Those documents are

- 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 20<sup>th</sup> 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.

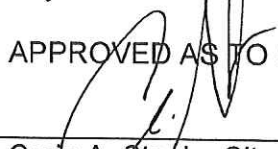
5. The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** this 4<sup>th</sup> day of April, 2017.



\_\_\_\_\_  
Tom Adams, Mayor  
City of Monrovia

APPROVED AS TO FORM:



\_\_\_\_\_  
Craig A. Steele, City Attorney  
City of Monrovia

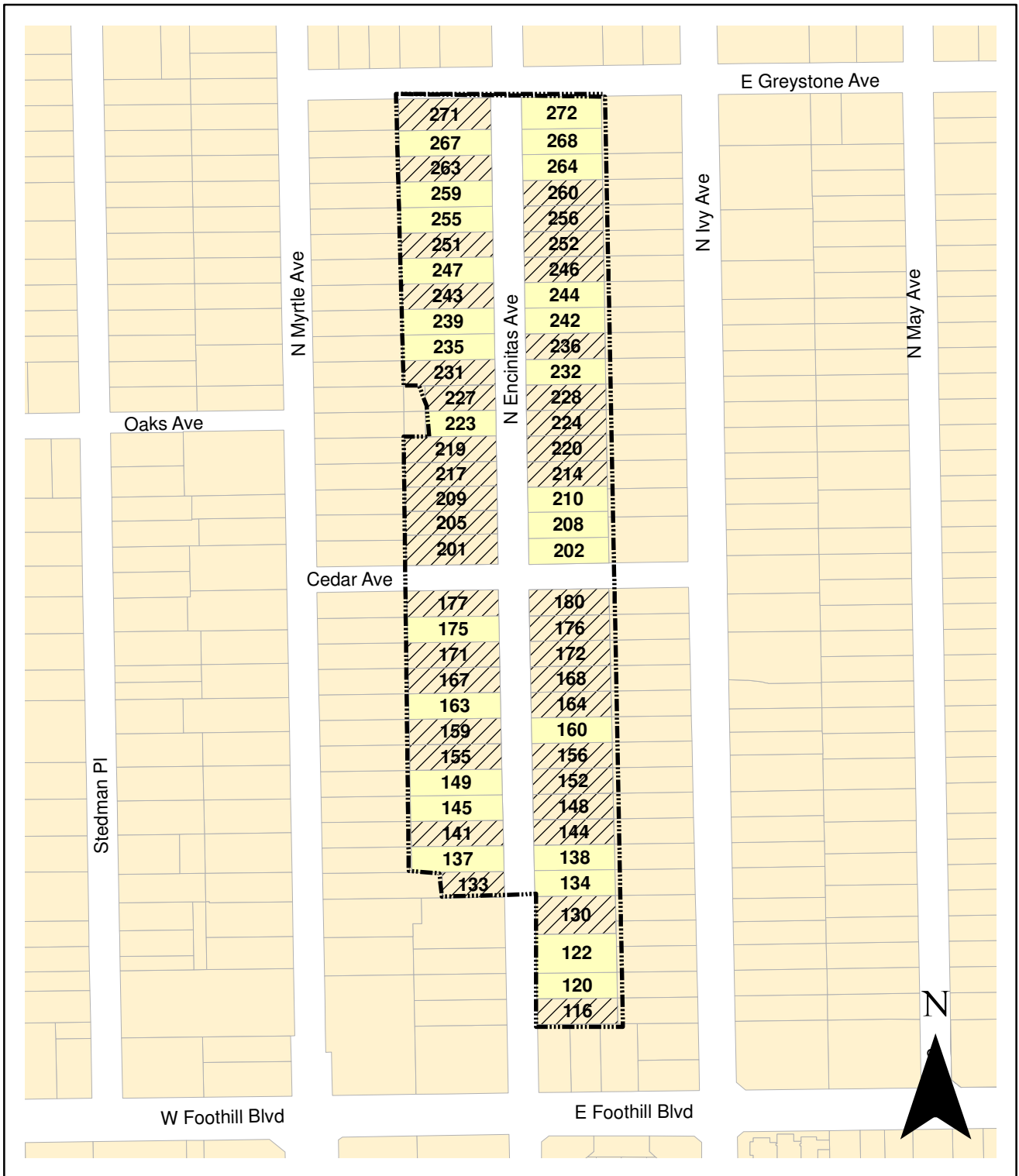
ATTEST:



\_\_\_\_\_  
Alice D. Atkins, CMC, City Clerk  
City of Monrovia



# NORTH ENCINITAS HISTORIC DISTRICT



## Proposed North Encinitas Historic District

- Noncontributor
- Contributor



STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES        ) §  
CITY OF MONROVIA                )

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:**

ATTEST:

A handwritten signature in black ink, consisting of several large, overlapping loops and a long horizontal tail extending to the right.

Alice D. Atkins, CMC, City Clerk  
City of Monrovia

**Appendix F – City Council Staff Report**



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# 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](http://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, all 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.

Periods of significance/contexts. 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 19<sup>th</sup> 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.

Themes. 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 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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
2. 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	
168 N ENCINITAS AVE	1912	Craftsman	5D3	
171 N ENCINITAS AVE	1910	Transitional Victorian	5D3	
172 N ENCINITAS AVE	1906	Transitional Victorian	5B	
175 N ENCINITAS AVE	1910	Transitional Victorian	6Z	
176 N ENCINITAS AVE	1912	Craftsman	5B	
177 N ENCINITAS AVE	1910	Craftsman	5B	
180 N ENCINITAS AVE	1920	Craftsman	5D3	
201 N ENCINITAS AVE	1903	Queen Anne	5B	HL-68
202 N ENCINITAS AVE	1951	Minimal Traditional	6L	
205 N ENCINITAS AVE	1911	Craftsman/Bungalow	5B	HL-39
208 N ENCINITAS AVE	1945	Minimal Traditional	6L	
209 N ENCINITAS AVE	1907	Transitional Victorian	5D3	
210 N ENCINITAS AVE	1888	Folk Victorian	6L	
214/216 N ENCINITAS AVE	1913	Craftsman	5B	HL-114
217 N ENCINITAS AVE	1904	Transitional Victorian	5D3	
219 N ENCINITAS AVE	1911	Craftsman	5D3	
220 N ENCINITAS AVE	1906	Vernacular Cottage	5B	HL-105
223 N ENCINITAS AVE	1953	Minimal Traditional	6Z	
224 N ENCINITAS AVE	1904	National/Craftsman	5B	HL-72
227 N ENCINITAS AVE	1905	Folk Victorian	5B	
228 N ENCINITAS AVE	1914	Craftsman	5D3	
231 N ENCINITAS AVE	1896	Queen Anne Transitional	5B	
232 N ENCINITAS AVE	2001	New Traditional	6Z	
235 N ENCINITAS AVE	2008/1948	New Traditional	6Z	
236 N ENCINITAS AVE	1910	National/Craftsman	5D3	
239 N ENCINITAS AVE	2002	American Vernacular	6Z	
242 N ENCINITAS AVE	1953	Minimal Traditional	6Z	
243 N ENCINITAS AVE	1908	American Foursquare	5B	HL-38
244 N ENCINITAS AVE	1965	Ranch	6Z	
246 N ENCINITAS AVE	1912	National/Craftsman	5D3	
247 N ENCINITAS AVE	1961	American Vernacular	6Z	
251 N ENCINITAS AVE	1913	Craftsman	5B	HL-31
252 N ENCINITAS AVE	1922	Craftsman	5D3	
255 N ENCINITAS AVE	2004	New Traditional Victorian	6Z	
256 N ENCINITAS AVE	1921	Craftsman	5D2	
259 N ENCINITAS AVE	2006	American Vernacular	6Z	
260 N ENCINITAS AVE	1921	Craftsman	5D3	
263 N ENCINITAS AVE	1914	Craftsman	5B	HL-75
264 N ENCINITAS AVE	1948	Minimal Traditional	6L	
267 N ENCINITAS AVE	2002/1948	New Traditional Craftsman	6Z	
268 N ENCINITAS AVE	1948	Minimal Traditional	6L	
271 N ENCINITAS AVE	1922	Tudor	5B	
272 N ENCINITAS AVE	2007	New Traditional Craftsman	6Z	

## 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 1887 at 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 Monroviaans 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).

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**Appendix H – Property Owners and Residents of North Encinitas Avenue**



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# Residents of North Encinitas Avenue

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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>	<u>Directory Year</u>	<u>Residents' Name</u>	
106	1944	Cumming, Andrew (Eliz) pipefitter	
106	1929-30	Mrs. Barlett, A. R.	
108	1944	Veeble, Pauline (h)	(h) = Homeowner
110	1930-31	Mills, Adelin	
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	
133	1944	Smith, E.S.	
133	1950	Mamigon, Arax Mrs. Factor worker	
133	1961	Tatum, Jessie D. Motor builder Motor Dine Inc. WLA	

<u>Address</u>	<u>Directory Year</u>	<u>Residents Name</u>
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 Nylander, Delorise, Mrs. Clk Shopping Bag
151	1908-9	Taylor, A. T. Retired 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



<u>Address</u>	<u>Directory Year</u>	<u>Residents Name</u>
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 Harper, E.P. Mrs.
171	1961	Proffitt, Paul E, Mary electn Ed Cliff Insurments
171 rear	1961	Ransom, Sidney
172	1908-9	McGavern J.K. Lottie Bruce surveyer
172	1911	Deming Jos.G.
172	1944	Henneman, Phillip (May) police M.P.D.
172	1950	Douthit, L.H. (h)
172	1961	Dye, Walter
175	1908-9	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.  
 Woodrow, J .B. Mrs.  
 205 1950 Plaskett, F.W. Mary M. (h)  
 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(rear) 1950 Meinzenbach, Graspar Anna  
 210(rear) 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 1950 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)  
 219 1950 Beseke, B.C. mechanic  
 \*219 1950 Beseke, B.C.  
 219 1961 Rayno, Louis P. design eng Areojet Azusa  
 220 1908-9 Price, Sumner clerk  
 220 1911 Roybark, Herman prop. Mission theater  
 220 1944 Neiggemann, P.J.  
 220 1950 vacant  
 \*220 1950 Newhall, Mr. & Mrs. D. A.  
 220 1961 DJarnett, Andy V. Helen  
 223 1961 Pierree, Harry W. Downey barber 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)
232	1944	Bowen, R.L. (Leatrice) Asst manger JC Penny
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, Oscar M. 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)
		Giles, Kenneth (h)

**Address Directory Year Residents Name**

*246	1950	Peterson, 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