



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2017-14

AGENDA ITEM: AR-1

PREPARED BY: Nancy Lee
Associate Planner

MEETING DATE: August 23, 2017

TITLE: Determination of Historic Significance
410 South 5th Avenue

APPLICANT: Feng Wang and Xiaomin Chen
2700 East Lark Hill Drive, West Covina, CA 91791

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

BACKGROUND: The City's demolition review standards are set forth in Chapter 17.10 of the Monrovia Municipal Code and apply to main residential buildings in any zone that are fifty (50) years old or older proposing total demolition or significant alteration or removal of exterior building wall area and/or roof area. The demolition application requires the submittal of either documentation from a historic survey that indicates a California Historical Resource Status (CHRS) code for the subject building and other site data, a historic assessment and determination of CHRS code for the property by a qualified historic preservation consultant, or a written request for an exemption due to obvious lack of historic significance.



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

The applicant presented Staff with preliminary plans for construction which involves demolition of the existing residential building located at 410 South 5th Avenue. The subject house was built in 1947,

and therefore a determination of historic significance must be made by the Historic Preservation Commission under the demolition review authority of Ordinance 2016-10. Based on the provisions of the code, the applicant hired a qualified consultant to complete the evaluation.

ANALYSIS: The subject site is located on the east side of South 5th Avenue, between Colorado Boulevard and Foothill Boulevard. The centerline of South 5th Avenue is the boundary between Arcadia and Monrovia. The Monrovia side of South 5th Avenue is comprised of a mixture of single and multiple-family homes. A historical evaluation for the property was provided as part of the application and includes a professional historic assessment and DPR form with background documentation that was prepared by Sapphos Environmental, Inc., dated July 19, 2017. The assessment is attached as Exhibit "A".

According to the building permit history, the site is improved with a vernacular style single-family dwelling constructed of common materials in 1947 with the garage built in 1954. The single-story masonry and wood dwelling totals 1,237 square feet in size. It is designed in a "U" shaped floor plan and is covered with a gable roof clad in composition shingles with overhanging eaves and exposed rafter ends. The architectural style is best described as a mix of California Mid-Century, Modern and Ranch with a massing and form similar to Spanish Revival-style. The property has not been well maintained and the lack of a unified design compromises the historic value or eligibility as a landmark. The building has been altered through the replacement of all windows with vinyl sash windows and the infill of the porch with brick material. There is also evidence of an addition that was either a kitchen or a small heater that was added on without permits; however, the records are not precise. Further, the architect of the home is identified as George Thurber, who designed the home prior to becoming a licensed architect in Monrovia. Mr. Thurber worked independently and was also employed by A.C. Martin and Associates in Los Angeles. There are no other known samples of Mr. Thurber's work in the City, but it is likely that other homes designed by Mr. Thurber may exist. The builder is known as Al Miniachi, who has not been identified as a notable builder. The original owner of the home is identified as Frank Renallo who worked as a brick layer. There are no special events or persons who lived there who made a significant contribution to local history.

The historic assessment also evaluated district eligibility and determined that the neighborhood does not appear to possess the architectural integrity to form a historic district due to the area being constructed with typical 1950s single and multiple-family homes of common design, low-cost construction, or much newer buildings from the past few decades. As such, the neighborhood does not appear to possess architectural merit or integrity to form a historic district. Based on the findings of the historical assessment, the applicant's historic consultant determined that the property does not meet any of the criteria for local landmark designation.

RECOMMENDATION: The applicant's consultant determined that the property at 410 South 5th Avenue does not have architectural or known historic value that meets the criteria for local landmark status and is not a contributor to a potential historic district. Staff recommends that the Historic Preservation Commission accept the DPR and assign a CHRS Code of 6Z to the property. If the Commission concurs with this recommendation, then the following motion is appropriate:

Approve the DPR Form with a Status Code of 6Z.



EXHIBIT "A"

DPR 2017-14

410 South 5th Avenue

July 19, 2017
Job Number: 2199-001
Historical Evaluation for
410 South 5th Avenue, Monrovia, California

MEMORANDUM FOR THE RECORD

2.6 2199-001 M01

TO: Feng Wang and Xiaomin Chen
2700 East Lark Hill Drive, West Covina, CA 91791

FROM: Sapphos Environmental, Inc.
(Mr. Don Faxon)

SUBJECT: Historical Evaluation for 410 South 5th Avenue,
Monrovia, California

ATTACHMENTS: A. Personnel Resumes
B. DPR 523 Forms

EXECUTIVE SUMMARY

At the request of Cynthia Li on behalf of owners Feng Wang and Xiaomin Chen, prospective applicants, Sapphos Environmental, Inc. conducted an historical evaluation of the single-story residential building located at 410 South 5th Avenue, Monrovia, Los Angeles County (AIN 8505-032-013). The purpose of the evaluation was to determine if the subject property meets the definition of a "historical resource" as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. In order to inform this evaluation, a site visit was conducted on July 10, 2017, by Sapphos Environmental, Inc. (Mr. Don Faxon). Project coordination was led by Ms. Carrie Chasteen. Mr. Faxon and Ms. Chasteen meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. The review was based on a site investigation of the property; literature review and online research; and an application of federal, state, and local register eligibility criteria. As a result of the investigation, it was determined that the property is not eligible for inclusion in federal, state, or local registers due to lack of significance and loss of integrity. In addition, a reconnaissance investigation of the immediate neighborhood did not suggest it is a potential historic district. Therefore, the property is not a historical resource as defined in Section 15064.5(a) of the CEQA Guidelines.

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INTRODUCTION

This Memorandum for the Record (MFR) documents the historical evaluation undertaken by Sapphos Environmental, Inc. (Mr. Don Faxon and Ms. Carrie Chasteen) for the single one-story residential building located at 410 South 5th Avenue, Monrovia, California (AIN 8505-032-013). The purpose of the evaluation was to determine if the subject property meets the definition of a "historical resource" as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. This MFR was prepared to inform the applicant and the City of Monrovia as to whether the property, inclusive of the single-family residence, possesses sufficient significance and integrity to merit listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), merits designation as a City of Monrovia Historic Landmark (Historic Landmark), or as a contributor to a potential historic district. The review was based on a literature review and online research and site investigation of the property. The determination of eligibility was based on an evaluation of the integrity and history of the property in light of the eligibility criteria for listing in the National Register, the California Register, criteria for designation as a Historic Landmark or contributes to a potential historic district.

This MFR includes a statement of the understanding of the proposed project; a summary of the property's setting; the findings of a field survey; and an assessment of the property's eligibility for listing in federal, state, and/or local registers.

ELIGIBILITY CRITERIA

Federal

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

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

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

State of California

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

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

1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
2. *Is associated with the lives of persons important in our past;*
3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

City of Monrovia

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

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

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

METHODS

Sapphos Environmental, Inc. Historic Resources staff (Mr. Don Faxon) conducted an intensive-level field survey of 410 South 5th Avenue on July 10, 2017. Mr. Faxon is an architectural historian who meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History (Attachment A, *Personnel Resumes*).

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

HISTORIC CONTEXT

Lands from the Rancho Azusa de Duarte were used to create present-day Monrovia. Rancho Azusa de Duarte was a 6,595-acre Mexican region granted by governor Juan Alvarado to Andres Duarte in 1841.^{1,2} Born at Mission San Juan Capistrano in 1805, Andres Duarte was assigned to military service at the Mission San Gabriel where he served for 20 years. After retiring and securing the land grant, Duarte settled in the region with his family. His lands were validated by the United States after the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo, although he soon ran into financial issues and was forced to sell his land to pay taxes. The Rancho boundaries were formally surveyed in 1858, but by the early 1870s the land was parceled and sold to numerous owners, many of whom planted citrus crops.³

Other regions of present-day Monrovia were carved from the Rancho Santa Anita. Under Mexican rule, much of Monrovia, along with the current cities of Arcadia, Sierra Madre, Pasadena, and San Marino were encompassed in the 13,319-acre land grant known as the Rancho Santa Anita.⁴ This area was granted to Hugo Reid, a native of Scotland, in 1845.⁵

Reid constructed an adobe and began raising cattle on the property.⁶ Reid's adobe is located on its original site within the boundaries of the Los Angeles County Arboretum located in the city of Arcadia.

¹ "Old Spanish and Mexican Ranchos of Los Angeles County Map. 1937. Los Angeles Public Library. Accessed February 2, 2017. Available at: <https://www.lapl.org/collections-resources/visual-collections/old-spanish-and-mexican-ranchos-los-angeles-county-1937>

² Rancho Azusa de Duarte Map. Circa 1876. Huntington Digital Library. Accessed February 2, 2017. Available at: <http://hdl.huntington.org/cdm/ref/collection/p15150coll4/id/11327>

³ "Rancho de Duarte History." Duarte Historical Society and Museum. Accessed February 17, 2017. Available at: <http://www.ranchodeduarte.org/>

⁴ "Old Spanish and Mexican Ranchos of Los Angeles County." 1937. Los Angeles Public Library. Accessed February 2, 2017. Available at: <https://www.lapl.org/collections-resources/visual-collections/old-spanish-and-mexican-ranchos-los-angeles-county-1937>

⁵ Kyle, Douglas E. *Historic Spots in California*. Stanford, CA: Stanford University Press, 2002.

⁶ "History of Arcadia." 2010. City of Arcadia. Available at: <http://www.arcadiaca.gov/>

In 1875, Elias Jackson “Lucky” Baldwin purchased the Rancho Santa Anita. Baldwin, a millionaire, made Santa Anita his home; he built a house and guest house, began cultivating the land by planting grain, oranges, grapes, and walnuts, and raised livestock. Baldwin even started a winery that produced wine and brandy. By the 1880s, Baldwin’s expenses began to exceed his income and he began to layout, divide, and sell some of his holdings for the creation of the town of Arcadia.⁷ Baldwin’s disposal of land coincided with the Southern California land boom of the 1880s. One of the major buyers of the land was William N. Monroe, who purchased 240 acres of land from Baldwin.⁸

Both the Santa Anita Rancho and the Rancho Azusa de Duarte were then subdivided and sold to various parties between 1870 and the 1880s. Land from both Ranchos eventually combined to create present-day Monrovia, which was formed by William N. Monroe, Edward F. Spence, John D. Bicknell, J.F. Falvey, and James F. Frank when they combined their lots under the business name of the Monrovia Land and Water Company as the Monrovia Tract (Figure 1, *Map of Monrovia Tract c. 1886*).⁹

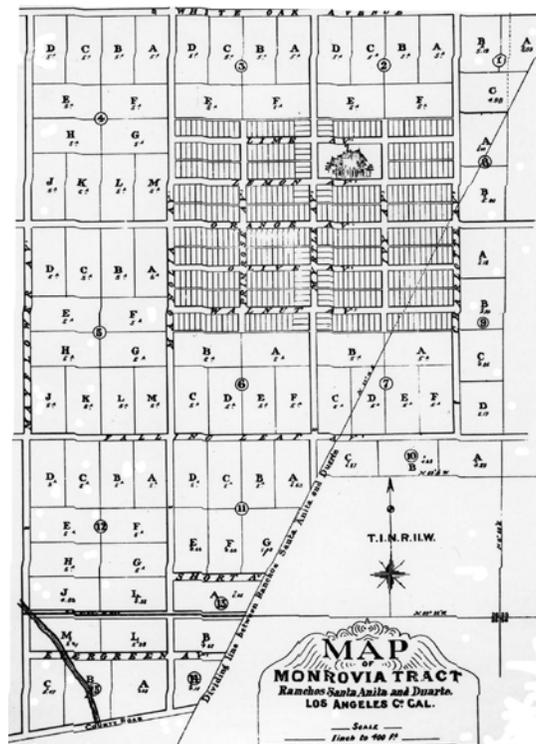


Figure 1. Map of Monrovia Tract, c. 1886
SOURCE: *EarlyMonroviaStructures.Org*

⁷ Eberly, Gordon S. 1953. *Arcadia: City of the Santa Anita*. Claremont, CA: Saunder Press.

⁸ Eberly, Gordon S. 1953. *Arcadia: City of the Santa Anita*. Claremont, CA: Saunder Press.

⁹ “Town of Monrovia: Subdivisions.” *Early Monrovia Structures Report*. Accessed February 21, 2017. Available at: <http://www.earlymonroviasttructures.org/subdivisions/town-of-monrovia>

The land was developed by William N. and C.O. Monroe between 1884 and 1886.¹⁰ The early development was mostly centered on Orange (now Colorado) and Myrtle; engineers John Quinton and John Flanagan divided 60 acres into Blocks A–Y further subdividing each block into twenty-four 50 by 160 foot lots.¹¹ Streets were given fruit, flower and women’s names such as: Lime, Lemon, Charlotte, and Magnolia Avenues (Figure 2, *Map of Town of Monrovia, c. 1887*).

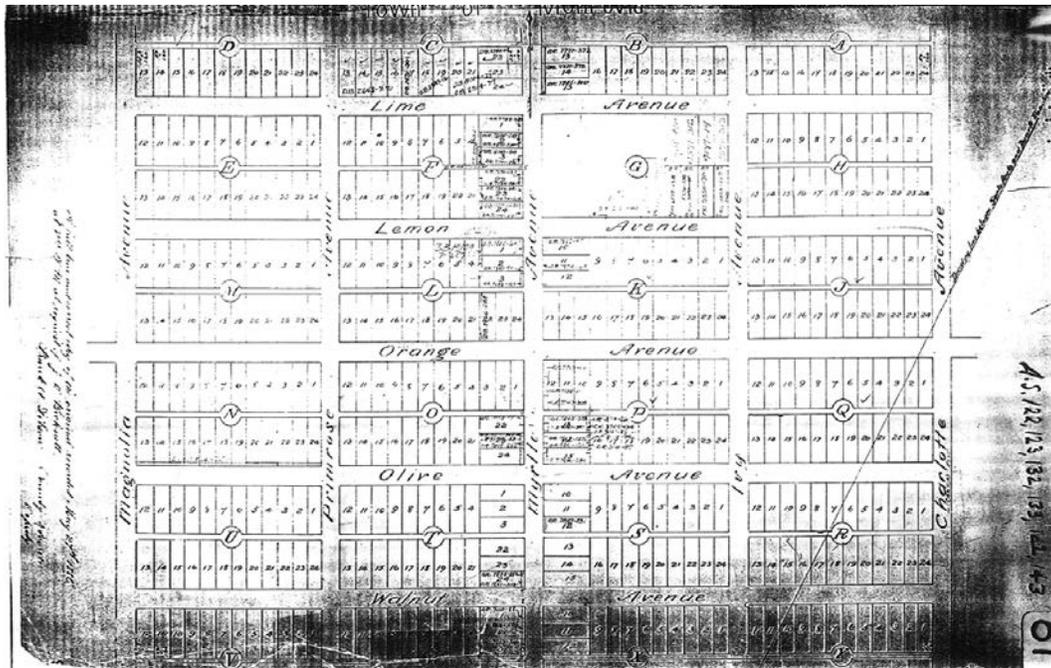


Figure 2. Map of Town of Monrovia, c. 1887
SOURCE: *EarlyMonroviaStructures.Org*

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

Most residential buildings were designed in Victorian styles, such as Stick/Eastlake and Queen Ann. Character-defining features include steeply-pitched roofs, asymmetrical porches, decorative gable trusses, overhanging eaves, and wooden wall cladding. Commercial buildings from this early phase of development include the still-standing Baxter Building, which was completed in 1886.

¹⁰ "In 1887 He was 'The Man' in Monrovia." 1 January 2012. *Monrovia Patch*. Accessed February 21, 2017. Available at: <http://patch.com/california/monrovia/in-1887-he-was-the-man-in-monrovia>

¹¹ "Town of Monrovia: Subdivisions." *Early Monrovia Structures Report*. Accessed February 21, 2017. Available at: <http://www.earlymonroviastuctures.org/subdivisions/town-of-monrovia>

The namesake and primary founder of the town, William N. Monroe, was elected mayor when the City incorporated in December of 1887.¹² Monrovia is the fourth oldest city in Los Angeles County, and quickly became known as the “Gem City of the Foothills.”¹³ Many of the founding men of Monrovia were railroad men; the San Gabriel Valley Rapid Transit Railroad (SGVRTR) was opened in 1888. The Red Cars of the Pacific Electric Railway arrived in 1903.¹⁴

The newly developed town experienced substantial changes in the last decade of the 19th century and first few years of the 20th. A number of buildings sprang up seemingly overnight along the downtown strip of Monrovia on Myrtle St. In the turn of the century, the La Grant Vista Hotel, First National Bank of Monrovia, and American National Bank were just two of the many businesses that ushered in a new wave of settlers.

People from across the country flocked to Monrovia for refuge at the Pottenger Sanatorium, which was opened for invalid patients with tuberculosis, an illness that demanded a drier climate and fresh air for recovery. Founded by Francis Marion Pottenger, the idea to found a Sanatorium was conceived after his young wife was stricken with the disease, passing away in 1898. Pottenger became an advocate for the study of tuberculosis, specializing in the illness and ultimately refuting a bill that would have refused tuberculosis-stricken patients from entering the state, arguing that those seeking to relocate for the climate should be welcomed.¹⁵ Pottenger Sanatorium was opened in 1903. Located in the 500–600 blocks of Charlotte Avenue, this 40-acre institution treated over 1,500 patients from 1903 to its closure in 1955.¹⁶

Along with the Pottenger Sanatorium, new residences, and commercial properties, public institutions began to pepper downtown Monrovia in the early 20th century. The Carnegie Monrovia Public Library was opened in 1908. Many residences during this period were designed in the Craftsman bungalow style.

¹² “Important Dates in Monrovia’s Historical Timeline.” Monrovia Public Library. Accessed February 24, 2017. Available at: http://mplheritage.blogspot.com/2011_08_14_archive.html

¹³ “Monrovia: a study in small-town restoration.” 16 January 1983. *Los Angeles Times*, Home section.

¹⁴ “Important Dates in Monrovia’s Historical Timeline.” *Monrovia Public Library*. Accessed on February 24, 2017: http://mplheritage.blogspot.com/2011_08_14_archive.html

¹⁵ “Francis Marion Pottenger: Founder of the Pottenger Sanatorium.” 24 February 2014. Monrovia Public Library. Accessed February 21, 2017. Available at: <http://mplheritage.blogspot.com/2014/02/francis-marion-pottenger-founder-of.html>

¹⁶ “The Pottenger Sanatorium.” 19 June 2011. *Monrovia Patch*. Accessed February 21, 2017. Available at: <http://patch.com/california/monrovia/the-pottenger-sanatorium>

Monrovia saw a boom into the 1920s, when Route 66, a major artery of the Continental United States, ran through its downtown. Completed in 1926, a number of businesses populated the new major roadway, as did automobile-related services. Monrovia still flaunts a number of interesting mementos of this period, including the unique Aztec Hotel, a Mesoamerican-inspired building constructed in 1925, the Spanish Colonial-designed Flying A Gas Station on Shamrock Avenue, and 805 S. Shamrock Avenue which was converted to a gas station in 1926.^{17,18} Rail travel also flourished during this period, even as the car made headway in passenger travel. The Santa Fe Depot in Monrovia, a notable example of Streamline Moderne architecture, was completed in 1926.¹⁹

With the new movement westward ushered by Route 66, many people visited Monrovia and never left. Period revival-style residences, including Spanish Colonial, Colonial, Tudor, and English Cottage, were erected throughout the town, resulting in a number of notable examples. Harding Court, one of the oldest bungalows in the town, was erected between 1920 and 1921 along Foothill Boulevard.²⁰ Upton Sinclair moved to Monrovia in 1942, settling in a Spanish Colonial Revival-style residence that was erected in 1923.²¹ Perhaps in a symbol of the town's rapid growth, the Boxx Jeweler's Clock was installed in downtown Monrovia on Myrtle Avenue circa 1920.²²

The Administrative Group, a civic building designed to house the city hall, fire department building, justice and police department building, and a city garage, was proposed in 1924. In 1925, architects Paul R. Williams and Milton W. Nigg completed a mission-style Fire Department and Hall of Justice/Police Department. However, the City Hall conceived of in the master plan was not completed.²³

The 1930s brought a new set of economic setbacks to Monrovia, as the city, along with much of Southern California, was embroiled with the woes of the Great Depression. Hand-in-hand with the economic downturn of the decade were a number of public works projects championed under the American New Deal agency championed by U.S. President Franklin D. Roosevelt. The Works Progress Administration (WPA) and Civilian/California Conservation Corps (CCC) were both active in Monrovia. Projects in the city included a number of building and park improvements. Two educational facilities were constructed/improved under the auspices of the WPA: the Clifton Middle School Gymnasium was moved in 1929 and underwent improvements by the WPA in the 1930s; contemporaneously, the WPA made improvements to Monroe Elementary School's

¹⁷ "Aztec Hotel." National Parks Service, U.S. Department of the Interior. Accessed February 21, 2107. Available at: https://www.nps.gov/nr/travel/route66/aztec_hotel_monrovia.html

¹⁸ Warnick, Ron. "Monrovia Gas Station Designated as Historic Landmark." *Route 66 News*. Accessed February 24, 2017. Available: <http://www.route66news.com/2016/06/24/monrovia-gas-station-designated-city-landmark/>

¹⁹ "Monrovia's Santa Fe Depot is a Historic Landmark-Finally." 20 April 2016. *Monrovia Weekly*. Accessed February 24, 2017. Available at: <http://www.monroviaweekly.com/current-news/monrovia-santa-fe-depot-is-a-historic-landmark-finally/>

²⁰ "The Return of Harding Court." 13 November 2011. *Monrovia Patch*. Accessed February 21, 2017. Available at: <http://patch.com/california/monrovia/the-return-of-harding-court>

²¹ "Author Upton Sinclair's Monrovia Muckraking Base Has Sold Out." 1 March 2011. *Curbed Los Angeles*. Accessed February 21, 2017. Available at: <http://la.curbed.com/2011/3/1/10480202/author-upton-sinclair-s-monrovia-muckraking-base-has-sold-out>

²² "Early Monrovia History." Monrovia Historic Preservation Group. Accessed February 21, 2017. Available at: <http://www.mohpg.org/early-monrovia-history.html>

²³ "Monrovia CA Administrative Group." Paul Revere Williams: A Man and His Work. Accessed February 24, 2017. Available at: <http://www.paulwilliamsproject.org/gallery/monrovia-ca-administrative-group/>

grounds.²⁴ Originally commissioned in 1940 by the Treasury Section of Fine Arts for Monrovia's Ivy Avenue Post Office, a mural entitled "Grizzly Bear and Cubs" graced the post office until 1964 when the building was renovated, and the murals were removed. Restoration was completed in 2009, and the surviving mural currently graces the new Monrovia Public Library.^{25,26}

In 1933, an 80-acre park in the San Gabriel Mountains was constructed by the CCC.²⁷ This park, named Monrovia Mountain Park, housed CCC Camp F-131, and was one of 20 camps in the Angeles National Forest. While camped at Monrovia Mountain Park, the CCC, under the command of the U.S. Forest Service, extended the fire road from White Saddle to a number of fire roads around Monrovia Peak.²⁸

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

Don Robertson and other aviation-minded community members founded the Monrovia Airport/Foothill Flying Field at Huntington Drive was approved for commercial operations in November of 1930.²⁹ The airport was an initial success, as Robertson reported in 1932 that over 12,000 passengers had safely traveled from the airport.

The 1940s ushered in work efforts curtailed to aid World War II efforts; many of these defense-focused jobs were realized in Southern California, and Monrovia was no exception. Although the town is heavily residential, the effects of the war were visible in the burgeoning of civil defense efforts. Monrovia's Civil Air Patrol was formed as early as 1942, and at least one female pilot, Francis Smith, learned how to fly at the Monrovia Airport before the onset of World War II.³⁰ Factories also operated in Monrovia; notably, the Day and Night Manufacturing Company purchased 805 S. Shamrock Avenue in 1943. At this location the company manufactured mortar shells, rocket sells, and airplane parts for the allied advance in Europe and the Pacific.³¹

²⁴ "States and Cities: Monrovia." The Living New Deal. Accessed February 24, 2017. Available at: <https://livingnewdeal.org/us/ca/monrovia-ca/>

²⁵ "Monrovia Public Library Mural—Monrovia, CA." The Living New Deal. Accessed February 24, 2017. Available at: <https://livingnewdeal.org/projects/monrovia-public-library-grizzly-bear-and-cubs-monrovia-ca/>

²⁶ "Monrovia Public Library." Flickr. Accessed February 24, 2017. Available at: <https://www.flickr.com/photos/monroviapubliclibrary/4949986996/>

²⁷ "Canyon Park Timeline." Monrovia Public Library. Accessed February 24, 2017. Available at: <http://mplheritage.blogspot.com/2011/12/canyon-park-timeline-1932-1997.html>

²⁸ "Monrovia Mountain Park—Monrovia." The Living New Deal. Accessed February 24, 2017. Available at: <https://livingnewdeal.org/projects/monrovia-mountain-park-monrovia-ca/>

²⁹ Freeman, Paul. 2017. "Monrovia Airport/Foothill Flying Field, Monrovia, CA." *Abandoned and Little Known Airfields: California—East Los Angeles Area.* Accessed February 24, 2017. Available at: http://www.airfields-freeman.com/CA/Airfields_CA_LA_E.htm

³⁰ Cole, Jean Hascall. 1992. *Women Pilots of World War II*, p. 17. Salt Lake City, UT: University of Utah Press.

³¹ City of Monrovia, Monrovia, CA. 1 June 2016. "Historic Landmark HL-139/Mills Act Contract MA-129: 805 South Shamrock Avenue." In *City of Monrovia: Historic Preservation Commission Staff Report*. Accessed February 24, 2017. Available at: http://www.cityofmonrovia.org/sites/default/files/fileattachments/historic_preservation_commission/page/2580/ph-2_hpc.pdf

In the 1950s, Monrovia saw a number of changes. The last Red Car of the Pacific Electric Railway arrived in September of 1951 as the City was increasingly automobile-reliant. New municipal buildings and institutions were also established as veterans returned. The City Hall on Ivy was dedicated in 1954 and the City's third library was dedicated in 1957.³² As evident from historic aerials of 1946 and 1955, a number of post-war residential subdivisions were also completed in this decade, as demand for housing increased.³³

George Thurber, Monrovia Architect

Born in 1917, George S. Thurber was an architect in Monrovia for more than 50 years. He worked independently in that city, but also was employed at A.C. Martin and Associates in Los Angeles—the firm created by the sons of Albert C. Martin, Sr., designer of the May Company building—in the early 1950s,³⁴ and later for the University of California, Los Angeles for a period.³⁵ He was licensed in 1954 and last reported as living at 116 North Madison Avenue in Monrovia before his death in 2002.³⁶ It appears he was involved with 410 South 5th Avenue before becoming licensed as an architect. No other examples of his work in that city are known, but Thurber's interest in designing residential architecture while he lived in Monrovia suggests that many likely still exist.

PROPERTY HISTORY

Site History of 410 South 5th Avenue

410 South 5th Avenue is located in what historically was referred to Lot 20 or “the Southwest corner of Lot 20” within Tract 8715 in the City of Monrovia; it is now identified as parcel 13. Tract 8715 was largely undeveloped and the general area—encompassing the adjacent city limits of Arcadia to the west and Monrovia to the east—largely agricultural open space in the early decades of the 20th century. The area can be seen with no buildings and as part of a larger tract on a 1908 Monrovia city tract map.³⁷ The full lot can also be seen on a later 1945 map just two years before the lot was improved with the house and garage of the subject property; it is clear from this map that 410 South 5th Avenue is right on the eastern city limits of Monrovia (Figure 3, *Lot Map of Town of Monrovia, 1945 [with project site shown as blue star]*).³⁸

³² “Important Dates in Monrovia’s Historical Timeline.” Monrovia Public Library. Accessed February 24, 2017. Available at: http://mplheritage.blogspot.com/2011_08_14_archive.html

³³ “Historic Aerials.” Nationwide Environmental Title Research, LLC. Accessed February 24, 2017. Available at: <https://historicaerials.com/>

³⁴ Directory for City of Monrovia, 1954.

³⁵ Pasadena Star News. 20 August, 2002 Obituary. “George S. Thurber”, accessed at U.S. Death Records for 1972 and 1993.

³⁶ State of California Department of Consumer Affairs. Architects Licensing Board, accessed at [http://www2.dca.ca.gov/pls/wllpub/WLLQRYNA\\$LCEV2.QueryView?P_LICENSE_NUMBER=1765&P_LTE_ID=1010](http://www2.dca.ca.gov/pls/wllpub/WLLQRYNA$LCEV2.QueryView?P_LICENSE_NUMBER=1765&P_LTE_ID=1010)

³⁷ Monrovia Library Archives. 1918. City of Monrovia 1918 Map.

³⁸ Monrovia Library Archives. 1945. City of Monrovia 1945 Tract Map.

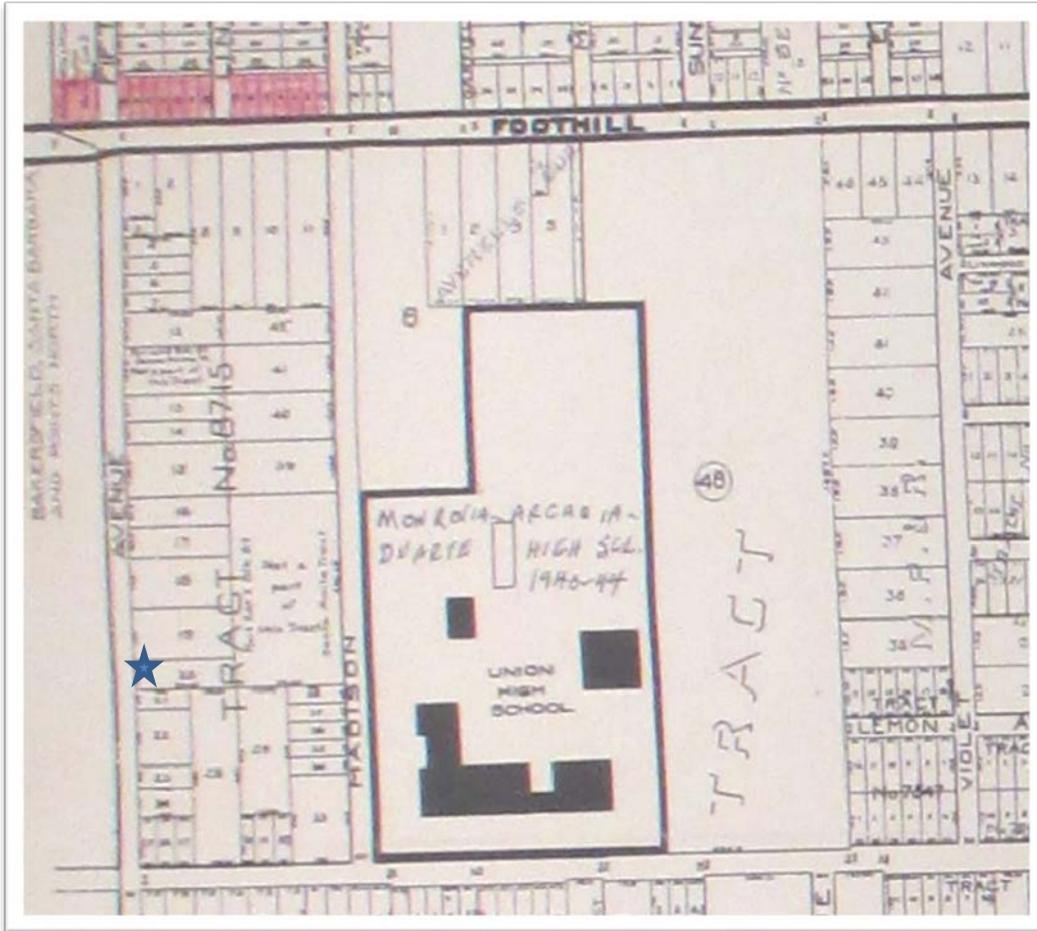


Figure 3. Lot map of Town of Monrovia, 1945 (with project site shown as blue star)
 SOURCE: Monrovia City Library

A 1954 aerial map reveals 410 South 5th Avenue in largely the same state it remains in today. The multi-family apartment developments to both the north and east can be seen to exist with the same footprints, as does the subject property, while a similar but earlier multi-family complex existed to the south.³⁹

Building History of 410 South 5th Avenue

A permit history reveals that Frank Renallo, the original owner of 410 South 5th Avenue, received approval for the construction of a single-family “concrete block house,” with the dimensions of 64 feet by 32 feet, on February 21, 1947. Architect George Thurber was listed as “architect,” while contractor Al Miniachi constructed the dwelling for a reported cost of \$11,500.⁴⁰

³⁹ Historic Aerials.com

⁴⁰ City of Monrovia. Issued 21 February 1947. Building Application for Erection.

A permit for the addition of a garage was applied for by the same owner in 1954.⁴¹ Frank Renallo also applied for a permit to build the “1/2 bath” off of the east end of the house in 1957.⁴² New owner Carlton Kerr and his wife constructed a picket fence in front of the house in 1964.⁴³ The Kerrs also added “block garden walls” around the rest of the property in 1969.⁴⁴ A permit for a “screened porch” was applied for in 1969 also by the Kerrs.⁴⁵ This may be an earlier enclosure of the porch, or the actual infilling of it using horizontal horizontally-grooved wood veneer siding and windows units.

In 1986, owner Michael Costello was contacted by the Code Enforcement Officer of Monrovia regarding a complaint that Costello had added “a built on lean to” to the house.⁴⁶ This may have been the small heater addition, an earlier kitchen, or some other enclosure. It was advised that he remove it. He did not, a second letter was sent, and the letter is annotated “handled by Planning.”⁴⁷

Ownership History of 410 South 5th Avenue

A building application has established that Frank J. and Mildred (Gallal) Renallo were the original owners of 410 South 5th Avenue. Frank Renallo was a brick layer who constructed the house there with Al Miniachi. He was born sometime around 1902 and was married to Mildred, who was born in Pennsylvania, in August of 1927.⁴⁸ The couple lived in Indiana and Ohio before moving to Southern California.⁴⁹ In 1961, after selling 410 South 5th Avenue to Rex and Clara Murray, the Renallos appear to have moved next door to the apartments that were constructed at 420 South 5th Avenue.⁵⁰ By 1967, Frank and Mildred were living in an apartment at 833 West Foothill Boulevard.⁵¹ Frank passed way in Los Angeles in 1972, Mildred also in Los Angeles in 1993.⁵²

Rex and Clara Murray ran a termite control business out of their home on Huntington Drive in 1959,⁵³ before purchasing 410 South 5th Avenue in Monrovia in 1960.⁵⁴ They maintained the home before selling it to the Kerrs in 1964 and moving to Azusa.⁵⁵

Carlton H. and Walburgha Kerr were native Texans who moved to California sometime before 1930.⁵⁶ They lived on 533 West Duarte Road where they raised rabbits⁵⁷ before moving to 410

⁴¹ City of Monrovia. Issued 11 August 1954. Building Permit receipt number 3864.

⁴² City of Monrovia. Issued 1 March 1957. Building Permit number 5449.

⁴³ City of Monrovia. Issued 2 September 1964. Building Permit receipt number 3864.

⁴⁴ City of Monrovia. Issued 22 April 1969. Building Permit receipt number 12008.

⁴⁵ City of Monrovia. Issued 7 July 1969. Building Permit.

⁴⁶ City of Monrovia. 4 March 1986. Letter from Rainer Fleenor, Code Enforcement Officer, to Michael Costello.

⁴⁷ City of Monrovia. 15 April 1986. Letter from Rainer Fleenor, Code Enforcement Officer, to Michael Costello.

⁴⁸ Cayuga Ohio Marriage Records, 1927

⁴⁹ U.S. Census Records 1928.

⁵⁰ City of Monrovia Directory, 1961

⁵¹ City of Monrovia Directory, 1967

⁵² U.S. Death Records for 1972 and 1993.

⁵³ City of Monrovia Directory, 1959

⁵⁴ City of Monrovia Directory, 1960

⁵⁵ City of Azusa Directory, 1965

⁵⁶ Birth Records for Texas, 1894 and 1902.

⁵⁷ City of Monrovia Directory, 1954

South 5th Avenue in Monrovia and remaining at least through 1970.⁵⁸ Like Frank Renallo, Carlton passed away in 1972.⁵⁹

After owning 410 South 5th Avenue until 1982, Robert and Mary, or Marguerite, Shestag moved to Florida, where Robert, born in 1920 and a U.S. Navy veteran of World War II, passed away in 1993.

Little information was available on Michael D. Costello, born in 1951, and Wendy Costello, born in 1950, who may have been siblings and owned 410 South 5th Avenue from 1983 until sometime around 1994.

No information was available on James C. and Laura Mitchell.

Based upon a review of the Los Angeles County Assessor’s parcel data, the property changed ownership several times between 1956 and 2017 (Table 1, *Assessor Data*).

**TABLE 1
ASSESSOR DATA**

Map Book No.	Page No.	Date	Name
305	34	1948-52	Not listed
305	34A	1953-56	Frank J. and Mildred Renallo
8505	32	1956	Frank J. and Mildred Renallo Rex and Clara Murray (1960)
*		1964 -69	Mr. and Mrs. Carlton Kerr
Assessor Data		1980	Robert K. and Mary Shestag
Assessor Data		1983	Michael and Wendy Costello
Assessor Data		1992	Wendy Costello
Assessor Data		1997	James and Laura Mitchell

NOTE: * Denotes information obtained from 1964 – 1969 City of Monrovia building permits.

The current owners of the property are Feng Wang and Xiaomin Chen.

FIELD SURVEY FINDINGS

Description

Located at Lot 13 on Tract 8715 in the City of Monrovia, the subject property is bounded by developed parcels on three sides, with frontage along South 5th Avenue. The 1,237-square-foot, one-story, masonry and wood dwelling is a vernacular style building laid out as three wings in a ‘U’-plan, with an infilled porch area in the center that employs twin double, sliding-door entrances at each end. The entire dwelling is placed toward the south side of the property and oriented toward the north side of the property. All three wing elements are covered by gable roofs clad in composition shingles with overhanging eaves and exposed rafter ends, with the porch employing a shallow shed slope (Figure 4, *Street View, House at 410 South 5th Avenue*).

⁵⁸ City of Monrovia Directory, 1970

⁵⁹ U.S. Death Records for 1972



Figure 4. Street View, House at 410 South 5th Avenue

SOURCE: *Sapphos Environmental, Inc., 2017*

The end wings, which run north-south, suggest a symmetrical design but the east unit projects further north to allow for room for a kitchen at the southeast corner of the complex. It appears those end units were made accessible originally or perhaps later from both the porch and the central living room of the house. A gable-roofed garage built seven years after the construction date of the house is sited at the back end of the site at the end of a long concrete driveway.

The subject property displays two alterations: the infill of the porch; and the replacement of all windows. The date that the red brick was employed to fill in the porch is unknown and could be close to the period of the building's construction, but an aforementioned 1969 permit suggests the infill may be a much latter alteration. Evidence of the infill is provided by the former exterior wall and window seen in real estate agents' interior photographs (Figure 5, *Interior View of Porch Showing Former Exterior Wall at Right, 410 South 5th Avenue*). The present windows are modern vinyl sash (Figure 6, *Primary Northern Façade Showing Existing Windows, 410 South 5th Avenue*). These replacement windows are also an alteration, with evidence of the original window material again suggested by the interior/exterior window that is seen in Figure 5.



Figure 5. Interior View of Porch Showing Former Exterior Wall at Right, 410 South 5th Avenue
SOURCE: Redfin.com photographs provided by Re/Max – CRMLS, 2017



Figure 6. Primary Northern Façade Showing Existing Windows, 410 South 5th Avenue
SOURCE: Redfin.com photographs provided by Re/Max - CRMLS, 2017

Primary (Northern) Façade

The primary façade consists of the north walls of the three elements on this main entry side of the building. These three elements are the end-gabled block wings at each (east and west) end, with the outer façade of the porch between those wings. Each end unit is constructed on concrete block employing “weeping” mortar, a briefly popular Mid-Century technique. Painted vertical board is employed above the block, within the area of the gable, and features a screened gable vent. Fenestration at both ends consists of sliding vinyl window sash within square openings.

The long porch between the wings is more complex, with symmetrical slider entrance units accessed by single steps at each end, combined with an offset red brick (interior) barbecue chimney flanked by inset small vinyl sash windows. Next to the chimney, an infilled wall of horizontally-grooved wood veneer siding employs twin paired-window vinyl sliding sash units. Above, a shallow-shed roof is clad with textured composite shingles and punctuated by the installation of three Plexiglass domed skylights, with the upper portion of the chimney cropped-off perhaps due to seismic damage (Figure 7, *Primary [Northern] Façade, 410 South 5th Avenue*).



Figure 7. Primary (Northern) Façade, 410 South 5th Avenue
SOURCE: *Sapphos Environmental, Inc., 2017*

Secondary (Western) Façade

The secondary (western) façade is the primary street-facing façade. It consists of a three-bay-long wing constructed of concrete block, with limited fenestration types in the form of a single square vinyl slider unit at its center bay, with a larger unit at its south end (Figure 8, *Secondary [Western] Façade, 410 South 5th Avenue*).



Figure 8. Secondary (Western) Façade, 410 South 5th Avenue
SOURCE: Sapphos Environmental, Inc., 2017

Secondary (Eastern) Façade

The secondary (eastern) façade of the main house is a complex mix of the east façade of the concrete block wing; a stuccoed shed unit add-on, possibly a bathroom; and the vertical-board-clad, shed-roofed unit believed to be the kitchen that has been added to the end of the long rear (southern) connector wing. A small shed-roofed water heater closet has also been placed among these elements. The kitchen features the only conventional pedestrian doorway entrance to the exterior of the house, and a wide window opening, while the bathroom projection has one small window (Figure 9, Secondary [Eastern] Façade, 410 South 5th Avenue).



Figure 9. Secondary (Eastern) Façade, 410 South 5th Avenue
SOURCE: Sapphos Environmental, Inc., 2017

Tertiary (Southern) Façade

The tertiary (southern) façade of the long connector wing is not readily visible from the public right-of-way. It displays a well-designed second chimney for the interior fireplace and multiple square window openings seen in real estate (Figure 10, *Tertiary [Southern] Façade, 410 South 5th Avenue*).



Figure 10. Tertiary (Southern) Façade, 410 South 5th Avenue
SOURCE: *Sapphos Environmental, Inc., 2017*

Garage

The slightly later (1954) garage is of a simple design with a lower roof pitch but similar appearance finishes to the main house wings. It employs similar detailing such as exposed rafter ends and vertical board employed at the gable-ends. Its bay door appears to be vertically-scored steel (Figure 11, *Garage Front [Eastern] Façade, 410 South 5th Avenue*).



Figure 11. Garage Front (Eastern) Façade, 410 South 5th Avenue
SOURCE: *Sapphos Environmental, Inc., 2017*

Setting

The building is sited within a small lot located directly on South 5th Avenue. Several mature trees were noted on the property at the southern end of the parcel, and the (eastern) rear side of the property is enclosed on three sides by a concrete masonry unit wall. The property is located along one side of South 5th Avenue, which is significant north-south artery in Monrovia. The neighboring residences reflect a variety of architecture styles and periods, most of which are post-World War II (Figure 12, *Facing West from 410 South 5th Avenue*). The closest surviving example from the same construction period as the subject property is located at the adjacent north lot and dates from circa 1950. It is a stepped back multi-bungalow unit apartment house (Figure 13, *Property Adjacent and North of 410 South 5th Avenue*). Other properties along the street include modern replacements for earlier multi-family dwellings (Figure 14, *Property Adjacent and South of 410 South 5th Avenue*).



Figure 12. Facing West from 410 South 5th Avenue
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 13. Property Adjacent and North of 410 South 5th Avenue
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 14. Property Adjacent and South of 410 South 5th Avenue
SOURCE: *Sapphos Environmental, Inc., 2017*

EVALUATION

District Eligibility

The neighborhoods around Tract 8715 in the City of Monrovia were all constructed during the postwar real estate development suburbanization trend in Los Angeles County, as was the subject

property. However, the center line of South 5th Avenue is the boundary between Arcadia and Monrovia, and most of the nearby, intact, postwar tract developments belong to Arcadia. The majority of the properties on the Monrovia side of South 5th Avenue are made up of typical 1950s single- and multi-family homes of common design and low-cost construction, or much newer buildings from the past few decades. While there are a few unusually-designed early vernacular survivors from the same era as 410 South 5th Avenue within Tract 8715 such as 323 South Lincoln Place (which shares construction techniques with the subject property) (Figure 15, *323 South Lincoln Place*), and 312 South 5th Avenue (Figure 16, *312 South 5th Avenue*), the area is largely made up of the more typical and mundane buildings. Based on this low-style of architecture represented, the number of houses altered from their 1940s–1960s appearances, and the number of houses that appear to have been newly constructed or substantially renovated within the past 30 years, the neighborhood does not appear to possess the architectural merit or integrity to form a historic district eligible for listing in the National Register, the California Register, and/or the City of Monrovia Historic Landmark inventory.



Figure 15. 323 South Lincoln Place
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 16. 312 South 5th Avenue
SOURCE: *Sapphos Environmental, Inc., 2017*

Individual Eligibility

In general, the subject property at 410 South 5th Avenue in Monrovia is an attempt by its original owner and his architect to create an unusual multi-wing vernacular house planned with a mixture of the California Mid-Century California indoor/outdoor trend employed by Modern and Ranch-style houses, combined with the massing and form of some earlier 1920s Spanish Revival-style houses (which themselves often mimicked Haciendas). Unfortunately, the property has not been well maintained, and is compromised by a lack of unified design intention along with significant alterations.

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 410 South 5th Avenue reflects the continued population boom and real estate development that was triggered in the post-World War II period throughout Southern California, but the property does not convey that association and thus is not eligible for listing in the National Register or the California Register under Criterion A/1, or as a Monrovia Historic Landmark under Criteria 1.

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

Overall the building is a somewhat unusual vernacular residential building that has been significantly altered over the course of time, losing its original windows while adding infill to the porch possibly as late as 1969, altering its original intention of its exterior design. The building does not embody the distinguishing characteristics of a recognized architectural style. Therefore 410 South 5th Avenue in Monrovia cannot be assumed inherently valuable for a study of a period, style, or method of construction; or a notable work of a master builder, designer, or architect. 410 South 5th Avenue in Monrovia is thus not determined eligible for listing in the National Register or the California Register under Criterion C/3, respectively, and does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

The building has been substantially altered and does not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Because the property has been significantly altered with no apparent documentation as to its original appearance to reverse that condition, it also does not contribute to a sense of "place" under Historic Landmark Criteria 5 and 6.

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

In summary, 410 South 5th Avenue in Monrovia has been substantially altered through the addition of vinyl sliding windows, the kitchen addition, and the later infill of its porch. Therefore, the building does not retain integrity of design, materials, workmanship, feeling, and association. Although the building has not been moved and does retain integrity of location and setting, it does not retain sufficient integrity of design and materials to merit listing in the National Register or California Register or for designation as a Historic Landmark.

CONCLUSION

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

Should there be any questions regarding the information contained in this MFR, please contact Mr. Don Faxon at (626) 683-3547, extension 151.

ATTACHMENT A
PERSONNEL RESUMES

Donald M. Faxon, MA, BS

Architectural Historian Preservation Specialist

MA, *Historic Preservation,
Savannah College of Art &
Design, Savannah, GA*

BS, *Public Communications,
Boston University, Boston,
MA*

- *Cultural resources management and legal compliance*
- *History of California*
- *Identification and evaluation of the built environment*
- *Archival documentation*
- *Historic preservation consultation*
- *Historic treatment planning, monitoring, and management.*
- *ADA assessment*
- *Historic structure reports and conditions assessment*
- *Scientific materials evaluation*
- *Architectural history*

Years of Experience: 25 +

- *Society of Architectural Historians*
- *Former Cultural Heritage Commissioner, City of Sierra Madre*
- *Sigma Pi Kappa Historic Preservation Fellowship*
- *Former Historical Architect at a State Historic Preservation Office (SHPO)*
- *Section 106 reports*

Donald M. Faxon has professional experience as both an Architectural Historian and Architectural Preservation Specialist. He served as Senior Historical Architect at a state office of historic preservation (SHPO) and as a city Cultural Heritage Commissioner; and has worked for the National Park Service and the National Trust for Historic Preservation. He has explained, interpreted, applied, and/or enforced the Secretary of the Interior's Standards in positions on both coasts. His experience includes providing inventory, significance evaluations, re-use studies, and interpretation options. He also provides architectural technical expertise in design review, visual and scientific condition assessments, preservation and conservation treatments, historic structure reports, project monitoring, compatible integration design for code required elements, and accessibility planning for the disabled. Additional skills include architectural project planning and monitoring. He has prepared technical reports for historical built environment resources to satisfy compliance requirements under CEQA, Section 106, and local ordinances.

Mr. Faxon has more than 25 years of experience as a historic preservation professional on projects involving a wide variety of building, structure and landscape styles and types, including agricultural, maritime, industrial, residential, commercial, transportation, civic, religious, entertainment, and military related resources.

Mr. Faxon's selected project experience includes:

- Secretary of the Interior's Standards Conformance Review for Los Angeles Unified School District's Lincoln High School HVAC Project.
- Evaluation and recommendations for properties owned by the Preservation Society of Newport County (The Newport Mansions) for Americans with the Disabilities Act (ADA) accessibility, Newport, RI.
- Secretary of the Interior's Standards evaluation of "Old State House" buildings and other properties owned by the State Government of Rhode Island for repair, restoration, and ADA accessibility, Providence, RI, including design recommendations and implementation.
- Evaluation of the state-owned Veteran's Auditorium in Providence, RI for ADA accessibility.
- Evaluations and historic contexts for multiple County parks for the Los Angeles Department of County Parks and Recreation, including assessment for the NRHP, SRHP, and County Register.
- Cultural Resource Management Plan research and preparation for the Los Angeles Department of County Parks and Recreation.
- CEQA evaluation of historical significance and design review of a proposed rehabilitation, San Luis Obispo, CA.
- Administration and monitoring of Congressionally-funded seismic disaster grant projects at Castle Green Apartments, Pasadena, CA; Shrine Auditorium, 665 Western Boulevard, Los Angeles, CA; and Case Study House Number 18, 199 Chautauqua Blvd, Pacific Palisades, CA.
- Field evaluations and recommendations for endangered properties at Rocky Mountain National Park, CO.

Carrie E. Chasteen, MS, BA

Senior Historic Resource Specialist

MS, Historic Preservation,
School of the Art Institute of
Chicago, Chicago, IL

BA, History and Political
Science, University of South
Florida, Tampa, FL

Phi Alpha Theta historical honor
society

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Historic American Building Survey (HABS) and Engineering Record (HAER) documentation
- Historic Property Survey Reports (HPSRs)
- Historical Resources Evaluation Reports (HRERs)

Years of Experience: 15+

Relevant Experience

- Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Historic Preservation Commissioner, City of Pasadena, CA
- Historic consultant for the Shangri La Hotel renovation project, Santa Monica, CA
- Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project
- HABS/HAER documentation for Mission Control at NASA JPL in Pasadena, CA

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

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

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

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

ATTACHMENT B
DPR 523 FORMS

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

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or # (Assigned by recorder): 410 South 5th Avenue

P1. Other Identifier: 410 South 5th Avenue

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Mt. Wilson Date: 1995 T ; R ; ___ of ___ of Sec ; ___ B.M.

c. Address: 410 South 5th Avenue City: Monrovia Zip: 91016

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN (8505-032-013);
Legal Description: Tract #8715 Parcel 13 (formerly Lot 20)

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

Located at Lot 13 on Tract 8715 in the City of Monrovia, the subject property is bounded by developed parcels on three sides, with frontage along South 5th Avenue. The 1,237-square-foot, one-story, masonry and wood dwelling is a vernacular style building laid out as three wings in a 'U'-plan, with an infilled porch area in the center that employs twin double, sliding-door entrances at each end. The entire dwelling is placed toward the south side of the property and oriented toward the north side of the property. All three wing elements are covered by gable roofs clad in composition shingles with overhanging eaves and exposed rafter ends, with the porch employing a shallow shed slope. (See Continuation Sheet 4)

*P3b. Resource Attributes (List attributes and codes): HP2 Single Family Residence

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

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



P5b. Description of Photo (view, date, accession #): Facing south; May 3, 2017

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

*P7. Owner and Address:

Feng Wang and Xiaomin Chen
Monrovia, CA 91016

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

Donald Faxon
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: May 15, 2017

*P10. Survey Type (Describe):

Intensive
CEQA Compliance
P-Project Review

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2017. Historic Evaluation for 410 South 5th Avenue.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 410 South 5th Avenue
Page 2 of 5

*NRHP Status Code: 6Z

B1. Historic Name: 410 South 5th Avenue

B2. Common Name: 410 South 5th Avenue

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

***B5. Architectural Style:** Vernacular Ranch

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

Frank J. and Mildred (Gallal) Renallo were the original owners of 410 South 5th Avenue. A permit history reveals that Frank Renallo received approval for the construction of a single-family "concrete block house," with the dimensions of 64 feet by 32 feet, on February 21, 1947. Architect George Thurber was listed as "architect," while contractor Al Miniachi constructed the dwelling for a reported cost of \$11,500. A permit for the addition of a garage was applied for by the same owner in 1954. Frank Renallo also applied for a permit to build the "1/2 bath" off of the east end of the house in 1957. New owner Carlton Kerr and his wife constructed a picket fence in front of the house in 1964. A permit for a "screened porch" was applied for in 1969 also by the Kerrs. This may be an earlier enclosure of the porch, or the actual infilling of it using horizontal horizontally-grooved wood veneer siding and windows units.

***B7. Moved?** No Yes Unknown Date: N/A

Original Location: N/A

***B8. Related Features:** None

B9a. Architect: George S. Thurber

b. Builder: Al Miniachi

***B10. Significance: Theme:** Residential Architecture

Area: Monrovia

Period of Significance: 1947 **Property Type:** Single-Family Residence **Applicable Criteria:** N/A

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

George Thurber, Monrovia Architect

Born in 1917, George S. Thurber was an architect in Monrovia for more than 50 years. He worked independently in that city, but also was employed at A.C. Martin and Associates in Los Angeles—the firm created by the sons of Albert C. Martin, Sr., designer of the May Company building—in the early 1950s, and later for the University of California, Los Angeles for a period. He was licensed in 1954 and last reported as living at 116 North Madison Avenue in Monrovia before his death in 2002. It appears he was involved with 410 South 5th Avenue before becoming licensed as an architect. No other examples of his work in that city are known, but Thurber's interest in designing residential architecture while he lived in Monrovia suggests that many may still exist.

Evaluation

In general, the subject property at 410 South 5th Avenue in Monrovia is an attempt by its original owner and his architect to create an unusual multi-wing vernacular house planned with a mixture of the California Mid-Century California indoor/outdoor trend employed by Modern and Ranch-style houses, combined with the massing and form of some earlier 1920s Spanish Revival-style houses (which themselves often mimicked Haciendas). Unfortunately, the property has not been well maintained, and is compromised by a lack of unified design intention along with significant alterations. See Continuation Sheet page 5)

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

***B12. References:**

City of Monrovia Building Permits.
County of Los Angeles Assessor's Office Map Books.
Pasadena Star News. 20 August, Obituary. "George S. Thurber"

***B13. Remarks:** N/A

***B14. Evaluator:**

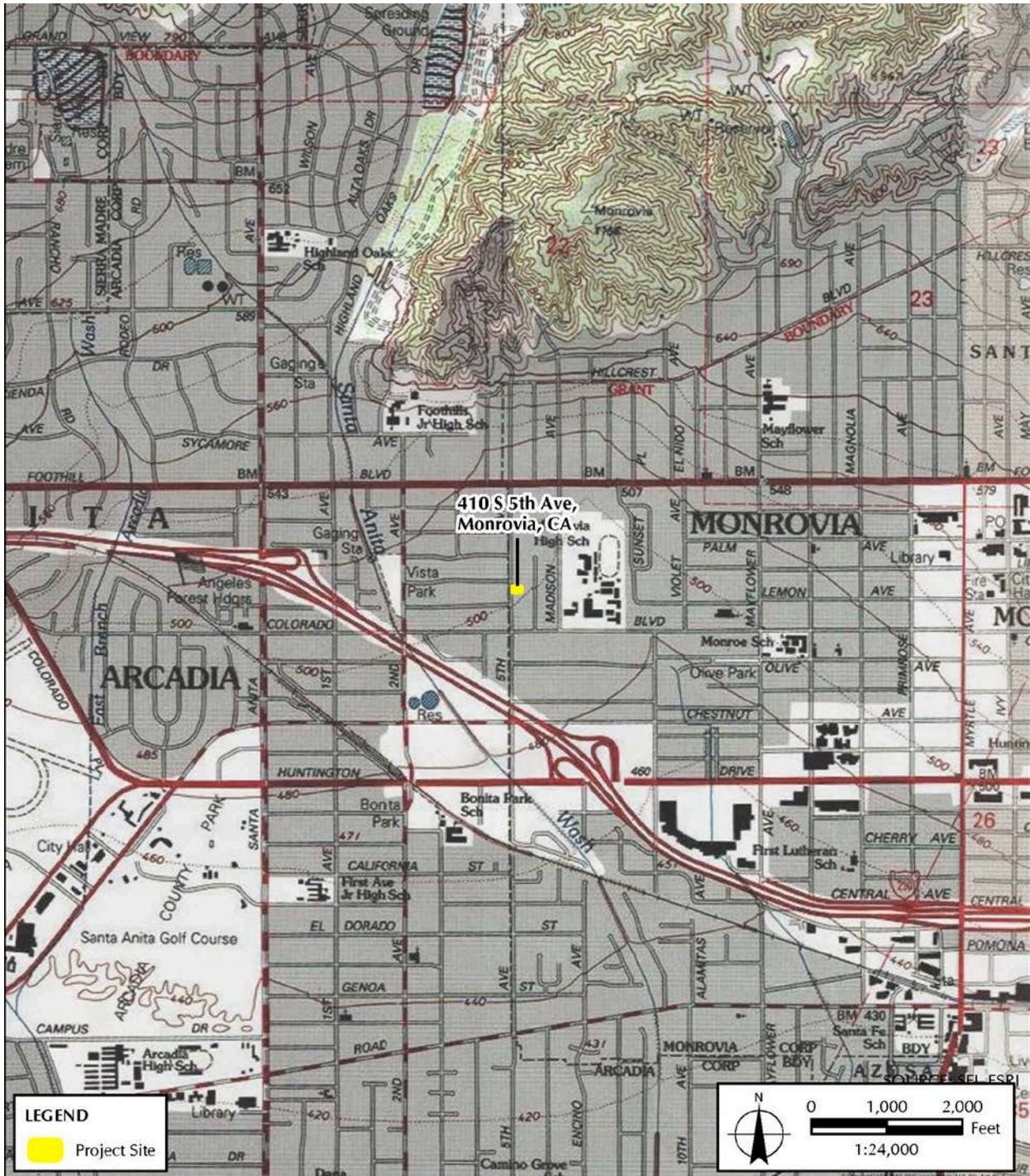
Donald Faxon
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

***Date of Evaluation:** May 15, 2017

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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***P3a. Description:**

(Continued from Primary Record page 1)

The end wings, which run north-south, suggest a symmetrical design but the east unit projects further north to allow for room for a kitchen at the southeast corner of the complex. It appears those end units were made accessible originally or perhaps later from both the porch and the central living room of the house. A gable-roofed garage built seven years after the construction date of the house is sited at the back end of the site at the end of a long concrete driveway.

The subject property displays two alterations: the infill of the porch; and the replacement of all windows. The date that the red brick was employed to fill in the porch is unknown and could be close to the period of the building's construction, but an aforementioned 1969 permit suggests the infill may be a much latter alteration. Evidence of the infill is provided by the former exterior wall and window seen in real estate agents' interior photographs. The present windows are modern vinyl sash. These replacement windows are also an alteration, with evidence of the original window material again suggested by the interior/exterior window.

Primary (Northern) Façade

The primary façade consists of the north walls of the three elements on this main entry side of the building. These three elements are the end-gabled block wings at each (east and west) end, with the outer façade of the porch between those wings. Each end unit is constructed on concrete block employing "weeping" mortar, a briefly popular Mid-Century technique. Painted vertical board is employed above the block, within the area of the gable, and features a screened gable vent. Fenestration at both ends consists of sliding vinyl window sash within square openings.

The long porch between the wings is more complex, with symmetrical slider entrance units accessed by single steps at each end, combined with an offset red brick (interior) barbecue chimney flanked by inset small vinyl sash windows. Next to the chimney, an infilled wall of horizontally-grooved wood veneer siding employs twin paired-window vinyl sliding sash units. Above, a shallow-shed roof is clad with textured composite shingles and punctuated by the installation of three plexiglass domed skylights, with the upper portion of the chimney cropped-off perhaps due to seismic damage.

Secondary (Western) Façade

The secondary (western) façade is the primary street-facing façade. It consists of a three-bay-long wing constructed of concrete block, with limited fenestration types in the form of a single square vinyl slider unit at its center bay, with a larger unit at its south end.

Secondary (Eastern) Façade

The secondary (eastern) façade of the main house is a complex mix of the east façade of the concrete block wing; a stuccoed shed unit add-on, possibly a bathroom; and the vertical-board-clad, shed-roofed unit believed to be the kitchen that has been added to the end of the long rear (southern) connector wing. A small shed-roofed water heater closet has also been placed among these elements. The kitchen features the only conventional pedestrian doorway entrance to the exterior of the house, and a wide window opening, while the bathroom projection has one small window.

Tertiary (Southern) Façade

The tertiary (southern) façade of the long connector wing is not readily visible from the public right-of-way. It displays a well-designed second chimney for the interior fireplace and multiple square window openings.

Garage

The slightly later (1954) garage is of a simple design with a lower roof pitch but similar appearance finishes to the main house wings. It employs similar detailing such as exposed rafter ends and vertical board employed at the gable-ends. Its bay door appears to be vertically-scored steel.

CONTINUATION SHEET

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***B10. Significance:**

(Continued from Building, Structure, and Object Record page 2)

A specific event marking an important moment in history is not known to have occurred here; nor is the property known to be associated with a pattern of events or trends that made a significant contribution to the development of the nation, state, or community. The construction of 410 South 5th Avenue reflects the continued population boom and real estate development that was triggered in the post-World War II period throughout Southern California, but the property does not convey that association and thus is not eligible for listing in the National Register or the California Register under Criterion A/1, or as a Monrovia Historic Landmark under Criteria 1.

The original owner of the property was brick layer Frank and Mildred Renallo, about who little is known. Persons who made specific contributions to history are not known to be associated with this property. Therefore, the property does not appear eligible for listing in the National Register and the California Register under Criterion B/2, respectively. Additionally, the building does not appear eligible for designation as a Historic Landmark under Criteria 1.

Overall the building is a somewhat unusual vernacular residential building that has been significantly altered over the course of time, losing its original windows while adding infill to the porch possibly as late as 1969, altering its original intention of its exterior design. The building does not embody the distinguishing characteristics of a recognized architectural style. Therefore 410 South 5th Avenue in Monrovia cannot be assumed inherently valuable for a study of a period, style, or method of construction; or a notable work of a master builder, designer, or architect. 410 South 5th Avenue in Monrovia is thus not determined eligible for listing in the National Register or the California Register under Criterion C/3, respectively, and does not appear eligible for designation as a Historic Landmark under Criteria 2 and 4.

The building has been substantially altered and does not retain sufficient integrity to contribute to a potential historic district under Historic Landmark Criterion 3. Because the property has been significantly altered with no apparent documentation as to its original appearance to reverse that condition, it also does not contribute to a sense of "place" under Historic Landmark Criteria 5 and 6.

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

In summary, 410 South 5th Avenue in Monrovia has been substantially altered through the addition of vinyl sliding windows, the kitchen addition, and the later infill of its porch. Therefore, the building does not retain integrity of design, materials, workmanship, feeling, and association. Although the building has not been moved and does retain integrity of location and setting, it does not retain sufficient integrity of design and materials to merit listing in the National Register or California Register or for designation as a Historic Landmark.