Historic Resource Analysis Report

213-217 Novice Lane, Monrovia, CA

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EXECUTIVE SUMMARY

This Historic Resource Analysis Report (HRAR) documents the results of a historic-era built environment survey of the proposed 213-217 Novice Lane project area in the city of Monrovia, Los Angeles County, California. The survey was completed by Urbana Preservation & Planning, LLC (Urbana) to inform the regulatory review process for the proposed project. This HRAR is organized to summarize, discuss, and evaluate the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the City of Monrovia local preservation eligibility status of historic-era built environment improvements observed within the proposed project boundaries, and to analyze the effects and recommended treatment for any historic buildings.

The 213-217 Novice Lane project area encompasses two residential lots in a mixed residential and commercial / industrial area of Monrovia. The project area, consisting of Parcel Nos. 8534-016-047 and 8534-016-046, is approximately 0.30 acres in size. The proposed project area currently contains two historic-era single-family residences that were originally constructed in 1948 and 1952. More information on the properties is included in Section III.

The purpose of the HRAR is to identify whether any of the improvements observed within the project area meet the definition of a historic property pursuant to the National Historic Preservation Act (NHPA) and the definition of a historic resource pursuant to the California Environmental Quality Act (CEQA). The HRAR evaluates the effects the proposed project may have on any identified historic properties/resources. Urbana's methodological approach involved three main tasks: desk and field survey of the project area, contextual and property-specific research, and reporting. In advance of the field survey effort, Urbana prepared a desk survey to identify all historic-era improvements within the project area. Historic images and newspaper articles found during the course of historical research are included in **Appendix A.** Maps delineating the project and survey boundaries and demarcating the location of all historic-era improvements observed are included in **Appendix B** as part of the Department Parks and Recreation 523 site forms. Field survey activities were completed in December of 2021. All buildings, structures, and site features within the project area and immediate environs were photographed for further study in this HRAR.

Urbana personnel Alexia Landa, B.A., Historical Archaeologist prepared this HRAR, under the supervision of Wendy L. Tinsley Becker, RPH, AICP, Principal. All Urbana personnel meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Preparer qualifications are included in **Appendix C**.

As part of this HRAR effort, none of the historic-era improvements within the project area were determined eligible under NRHP / CRHR / Local criteria.

Even though the 213-217 Novice Lane properties were constructed during the post-World War II residential development of Monrovia, the properties, in and of themselves, do not exemplify or represent a specific element of Monrovia's history under Criterion A/1/1. Built in 1948 and 1952 respectively, the two single-family residences were constructed in the Ranch architectural style. While both buildings retain character defining features of the Ranch style, the properties are not eligible under Criterion C/3/2/4 as they do not present any distinctive architectural characteristics to that would make them significant examples of the style. The subject properties have not been found eligible under Criterion B/2/1 and D/4/7 as the site is not associated with the lives of significant individuals. Further study of the evaluated improvements would not appear to yield information that could be regarded as important in local, regional, state, or national history. The evaluated properties have not been associated with a historic area or district, and are not a representation of a neighborhood, community, or City under Local Register Criteria 3, 5, and 6. Consequently, none of the improvements evaluated appear to meet the definition of an historic property pursuant to NHPA or a historic resource pursuant to CEQA. As a result, Urbana determined that the proposed 213-217 Novice Lane project would not result in an adverse effect to an historic property.

TABLE OF CONTENTS

EXECUTIVE SUMMARY ii
I. INTRODUCTION 1
II. PRESERVATION PLANNING REGULATORY FRAMEWORK 4
National Historic Preservation Act (NHPA) & Historic Properties 4
California Environmental Quality Act (CEQA) & Historical Resources 5
City of Monrovia Historic Preservation Criteria 7
III. HISTORICAL & ARCHITECTURAL OVERVIEW 8
Los Angeles County 8
Monrovia 9
Post-World War II Residential Development 13
I.H. Polk Tract 13
Ranch Style 14
213 Novice Lane | Construction History 15
213 Novice Lane | Current Description 16
217 Novice Lane | Construction History 17
217 Novice Lane | Current Description 17
VI. NRHP/CRHR ELIGIBILITY & REGULATORY CONCLUSIONS 19
NRHP/CRHR/ Monrovia Local Register Eligibility 19
Integrity Analysis 21
Regulatory Conclusions 21
V. BIBLIOGRAPHY 23

Appendices

Appendix A. Historic Images and Articles
Appendix B. Department of Parks and Recreation 523 Series Forms
Appendix C. Preparer Qualifications

I. INTRODUCTION

This Historic Resource Analysis Report (HRAR) documents the results of a historic-era built environment survey of the proposed 213-217 Novice Lane project area in Monrovia, California. The survey was completed by Urbana Preservation & Planning, LLC (Urbana) on behalf of OC Engineering, to inform the regulatory review process for the proposed project. Covering approximately 0.30-acres in Los Angeles County, California, the proposed project area currently contains two single-family residences constructed in the Ranch style in 1948 and 1952.

Proposed Project Description

The 213-217 Novice Lane project area encompasses two residential lots in a mixed residential and commercial / industrial area of Monrovia. The project area, consisting of Parcel Nos. 8534-016-047 and 8534-016-046, is located north of Novice Lane, west of California Avenue, and east of S. Myrtle Avenue. The proposed project entails demolition of two historic-era single-family dwellings, constructed in 1948 and 1952 respectively, for the construction of a concrete industrial warehouse.

In accordance with the National Historic Preservation Act, California Register of Historical Resources (CRHR), and City of Monrovia local preservation criteria, Urbana evaluated the eligibility status of historic-era built environment improvements observed within the proposed project boundaries, and analyzed the effects and recommended treatment for any historic buildings in the project area.

Methodological Approach and Report Organization

Preparation of this HRAR was guided by the definition of the historic properties issued by the National Historic Preservation Act (NHPA) and the definition of a historic resource by the California Environmental Quality Act (CEQA). For the purposes of this HRAR, historic properties / historic resources include buildings, structures, bridges, dams, canals, aqueducts, railroads, ditches and irrigation systems, electric power conveyance facilities, and paved or unpaved roads and highways. The methodological approach entails three main tasks – desk and field survey, research, and reporting.

Desk and Field Survey

In advance of the field survey effort, Urbana prepared a desk survey to identify all historic resources in the proposed project area. The desk survey included analysis of current aerial imagery (obtained from Google Earth Professional), and of historic aerial imagery ca. 1928-1972 (obtained from the United States Geological Survey

Earth Explorer database, HistoricAerials.com, and UC Santa Barbara FrameFinder), and a search of the Los Angeles County Assessor's Office Property Information System and other real estate databases. The year-built data was derived for all observed improvements using these cited sources. The list of observed improvements was then sorted into "historic-era" (prior to 1975) and "contemporary-period" (after 1975). Historic images and newspapers articles found during the course of historical research are included in **Appendix A.** Maps delineating the survey boundaries, with all built environment improvement locations depicted, are included in **Appendix B** as part of the DPR 523 site forms.

Field survey activities were completed in December of 2021 by Urbana's Historical Archeologist, Alexia Landa. All buildings, structures, and site features within the parcel were photographed for further study in this HRAR. Notes were compiled on the existing conditions, architectural features, and observed modifications for use in Department of Parks and Recreation 523 Series Forms (DPR forms). Supplemental observation of buildings and structures were completed as part of post-processing. Survey photos of the project area are included in the DPR Forms in **Appendix B** of this HRAR. Historical research and aerials identified the subject properties as being historic-era (at least 45 years of age).

Research

The Monrovia area is in the central part of Los Angeles County. As an initial aspect of the research for the project, prior cultural resources studies were examined. Research utilized to inform eligibility evaluations included contextual information from the Online Archive of California, United States census records, United States Geological Survey topographic maps, the BLM Government Land Office online database, and digitized copies of local newspapers. Section III of this HRAR includes a historical overview of the proposed project area, brief histories of the proposed properties, and contextual themes identified within the proposed project area. Specific references used in the development of the historical narrative are cited in the notes of the report. Historic images and newspaper articles found during the course of historical research are included in **Appendix A**.

Reporting

This HRAR was undertaken to assist with the evaluation of historic-era built environment cultural resources in accordance with the National Historic Preservation Act (NHPA), California Register of Historical Resources (CRHR), and the City of Monrovia local preservation criteria. The production of this HRAR conforms to the guidelines contained in NHPA for the evaluation of potentially historic sites. The site was also reviewed pursuant to CEQA regulations with the California State Historic Preservation Officer (SHPO) as the lead state review

agency. Prepared by Urbana under contract to OC Engineering, this report is organized to summarize, discuss, and evaluate the NRHP / CRHR eligibility status of historic properties in the project area for the 213-217 Novice Lane project, and to analyze the effects and recommended treatment for historic properties / historical resources within the project.

The report is divided into five sections: "I. Introduction"; "II. Preservation Planning Regulatory and Policy Framework" identifying the state and local regulations that the project is evaluated under; "III. Historical Overview" explaining the history of the area; "IV. Survey Findings and Regulatory Conclusions"; and "V. Bibliography". Also included with the report are Appendices with additional information. Urbana staff member Alexia Landa, B.A., Historical Archaeologist, prepared this HRAR, under the supervision of Wendy L. Tinsley Becker, RPH, AICP, Principal. Ms. Landa meets *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Ms. Tinsley Becker meets *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. She is registered as Professional Historian (RPH) #612 and is a member of the American Institute of Certified Planners (AICP). Resumes for the Urbana team are included in **Appendix C**.

II. PRESERVATION PLANNING REGULATORY FRAMEWORK

Following is an overview of the historic preservation regulatory framework and eligibility criteria relative to future actions proposed within the 213-217 Novice Lane project boundaries.

National Historic Preservation Act (NHPA) & Historic Properties

According to the NHPA, a historic property is defined as any building, site, district, structure or object that is listed in or eligible for listing in the National Register of Historic Places (NRHP). To be eligible for listing in the NRHP, a property must be at least 50 years old (unless of exceptional importance), possess significance, and retain sufficient integrity to convey its significance. Pursuant to *National Register Bulletin 15*, the quality of significance in American history, architecture, archaeology, 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 the 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 represents a significant and distinguishable entity whose components lack individual distinction; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

An adverse effect to historic property is defined as any undertaking that may alter, directly or indirectly, any of the characteristics of a historic property that qualify it for inclusion in the NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

Integrity and the NRHP

Integrity is defined as the ability of a property to physically convey its identified significance or the historic theme with which it is associated. Once a cultural resource has been determined significant with respect to the National Register criteria, a property's integrity is reviewed pursuant to *National Register Bulletin 15* to determine whether the property physically conveys its significance. According to National Register Bulletin 15,

to retain historic integrity a property will always possess several, and usually most, of the seven aspects of integrity described herein.

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

California Environmental Quality Act (CEQA) & Historical Resources

A historical resources is defined as "a resource listed or eligible for listing on the California Register of Historical Resources" (CRHR) (Public Resources Code, Section 5024.1; 14 CCR 15064.5). Under CEQA Guidelines Section 15064.5(a), the term "historical resources" includes the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resources Code, Section 5024.1).

(2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code Section 5024.1) including the following:

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 California's 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.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

Pursuant to the California Office of Historic Preservation

The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1, 14 CCR § 4850).

The California Register statute (PRC Section 5024.1) and regulations (14 CCR Section 4850 et seq.) require that at the time a local jurisdiction nominates an historic resources survey for listing in the California Register, the survey must be updated if it is more than five years old. This is to ensure that a nominated survey is as accurate as possible at the time it is listed in the California Register. However, this does not mean that resources identified in a survey that is more than five years old need not be considered "historical resources" for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.[1]

[1] California Office of Historic Preservation, "What is the California Register and What Does It Have to Do With CEQA?" http://ohp.parks.ca.gov/?page_id=21724 Accessed August 2019.

Integrity and the CRHR

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

City of Monrovia Historic Preservation Criteria

Monrovia's Historic Preservation Ordinance (`83 Code, § 17.40.060) (Ord. 94-03 § 6, 1994) identifies seven criteria under which a property can qualify for designation as a landmark or historic district. Not every criterion specifically refers to significance; however, the implication is that the property holds a certain level of significance within that category, thereby making it eligible for designation. The seven criteria for designation are listed below.

(1) It is identified with persons or events significant in local, regional, state or national history.
(2) It is representative of 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 a neighborhood, a 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.

III. HISTORICAL & ARCHITECTURAL OVERVIEW

The proposed project is located in Monrovia, California, in Los Angeles County. This HRAR section includes a brief historical overview of the Los Angeles County region, the City of Monrovia, a brief history of Post-World War II residential development, and individual construction histories of the properties within the project area.

Los Angeles County

The area comprising Los Angeles County was originally settled by small groups of Native Americans centuries before European missionaries, including Gaspar de Portola, camped on the banks of the Los Angeles River in 1769.[2] San Gabriel Mission was founded as the center of the first community by Father Junipero Serra and a group of Spaniards in 1771, in an area already inhabited by Gabrielino Indians. In the 1780s, a group of 11 families established a new pueblo, named *El Pueblo de la Reina de Los Ángeles*. This group of adobe-brick houses and streets eventually became known as the *Ciudad de Los Ángeles*. Despite a ban by the Spanish government on trade with foreign ships, American vessels began arriving in the 1800s, and the first English-speaking settler, a carpenter named Joseph Chapman, arrived in 1818. Mexico assumed rule over California from Spain in 1822, and by the 1840s, Los Angeles was the largest city in Southern California. After the two-year war between the United States and Mexico (1846-1848), California became American territory with the signing of the Treaty of Guadalupe Hidalgo. The County of Los Angeles was incorporated as one of 27 original California counties on February 18, 1850.

The annexation of California and the Gold Rush in the late 1840s brought thousands of prospectors, adventurers, and immigrants to Los Angeles County. In the 1850s, immigration included English, French, Spanish, German, and Chinese settlers joining Spanish-speaking Californios, Native Americans, Anglo-Americans, and former African American slaves. Gold seekers settled permanently in the 1850s and 1860s due to mining, and the Civil War (1860-1865) increased the population further due to the extraction of gold, silver, and copper. Post-Civil War, immigration to the Los Angeles area increased drastically, and many large Mexican ranches were subdivided into small farms that fostered the development of communities such as Santa Monica, Pasadena, and Monrovia. Originally 4,340 square miles, Los Angeles County grew to 34,520 square miles before later losing

[2] "History," County of Los Angeles. Accessed November 20, 2019, https://www.lacounty.gov/government/about-la-county/history/.

acreage to Kern County (1851), San Bernardino County (1853), and Orange County (1889). Currently, Los Angeles County is 4,084 square miles.[3]

The completion of the Southern Pacific Railroad route to Los Angeles in 1880 and the Santa Fe Railroad in 1886, led to increased agriculture, established towns, and an increase in tourism to attract investors and land speculators. Trade increased and as a result population rose as agricultural products that once required ocean transport could now be shipped via overland freight at a fraction of the cost. Agriculture became an important part of the economy in the early 1900s, as the area's coastal valley Mediterranean-like climate created an ideal environment for fruit, citrus, and olive cultivation in particular. By the 1920s, fruit and citrus farming was a major industry, including apricots, melons, peaches, and oranges. Dairy farms were prevalent around the same time, including the world's largest Guernsey herd.[4] Public works projects were initiated to accommodate Los Angeles County's growing population including the Los Angeles Aqueduct (1913), which channeled water from the Owens River and the Colorado River Aqueduct (1935), which delivered water from the Colorado River at Hoover Dam and provided hydroelectric power. The Los Angeles Aqueduct was constructed between 1907 and 1913, and included 142 tunnels, 120 miles of railroad track, 500 miles of highways and roads, two power plants, 169 miles of transmission lines, and 240 miles of telephone wire.[5] In 1907, President Theodore Roosevelt created the Inyo National Forest from public land to allow for the aqueduct right-of-way.[6] In 1910, the Southern Pacific Railroad constructed a standard gauge line to southern Inyo County, in order to transport men and materials to the aqueduct construction sites.[7]

Today, Los Angeles County includes 10.4 million people residing in 88 cities and 140 incorporated areas.

Monrovia

Monrovia is a city situated approximately 20 miles northeast of the City of Los Angeles, nestled along the southern foothills of the San Gabriel Mountains in Los Angeles County. The city is bordered to the west by the City of Arcadia, to the east by the City of Duarte, and to the south by El Monte and Baldwin Park. It is among the oldest towns in the San Gabriel Valley and the fourth city to be incorporated in the county after Los Angeles,

[3] Ibid.
[4] Ibid.
[5] Marc Weingarten, *Thirsty: William Mulholland, California Water, and the Real Chinatown* (Los Angeles, CA: Rare Bird Books, 2015), 145.
[6] Les Standiford, *Water to the Angels: William Mulholland, His Monumental Aqueduct, and the Rise of Los Angeles* (New York: Harper Collins, 2015), 98.
[7] *Farming and Ranching*. Eastern California Museum, 2018. Accessed January 2019, http://www.inyocounty.us/ecmsite/Exhibits/farming-ranching/exh-farming-ranching.html.

Santa Monica, and Pasadena.[8] Incorporated in 1887, the city was named after Lieutenant William Newton Monroe of Lexington, Indiana, a pioneer railroad builder.[9] The area encompasses approximately 13.74-square miles and is comprised of single-family and multi-family units, with mixed commercial and industrial use properties. The major transportation network that intersects the area along the southern end of the city is Interstate 210.

Prior to European settlement, the area was traditionally occupied by the native Tongva people. The Tongva once inhabited what is now southern and eastern Los Angeles County, Orange County, as well as the southern Channel Islands. They occupied some of the most fertile lands in California and were among the wealthiest and technologically advanced indigenous groups in the region. Interior mountain and foothill settlements indicate the presence of both permanent and seasonal settlements. In the late 18th century, when the first Spanish settlers arrived the population of the Tongva was an estimated 5,000 to 10,000 people.[10]

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample room for agriculture. With the establishment of mission's, an economy of agriculture, ranching, and trade emerged. Surrounding each mission were several ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belonged to Mission San Gabriel, located in present-day Los Angeles County, which extended over 2,100 square miles.[11]

Established in 1771, Mission San Gabriel encompassed much of the San Gabriel Valley, including the area that would later become the City of Monrovia. It was the fourth out of twenty-one Spanish missions established in California. The mission was meant to be self-sufficient with farming as its most important industry. Ranch labor was often carried out by the Native American populace. Constructed utilizing indigenous slave labor, Mission San Gabriel Arcángel was one of two missions where the indigenous populations of the San Gabriel and San Fernando Valleys were forcibly relocated. Following the Spanish custom of naming mission Indians after the nearby mission, the Tongva were referred to as Gabrielinos.[12]

[8] "Early Monrovia History," *Monrovia Historic Preservation Group,* Monrovia, website: http://www.mohpg.org/early-monrovia-history.html. Accessed December 2021
[9] "Aged Pioneer Rail Builder Dies," *Baltimore Sun,* December 27, 1935.
[10] "Original People of Los Angeles County," *Los Angeles Almanac,* CA, website: http://www.laalmanac.com/history/hio5.php. Accessed December 2021.
[11] R. Louis Gentilcore, *Missions and Mission Lands of Alta California* (US: Taylor & Francis Ltd., 1961), 68.
[12] Shannon Davis, et. al., *City of Monrovia Historic Context Statement* (CA: ASM Affiliates, 2018).

In 1821, following Mexico's independence from Spain, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as *diseños*, that delineated the boundaries of each grant.[13] In 1841, Governor Juan Alvarado issued two land grants; Rancho Azusa de Duarte to Andres Duarte, a Mexican soldier, and Rancho Santa Anita to Hugo Reid, a naturalized Mexican citizen of Scottish decent.[14] Both ranchos combined covered over 19,500-acres and extended across the San Gabriel Valley, encompassing all or portions of the present-day cities of Arcadia, Bradbury, Duarte, Sierra Madre, Pasadena, San Marino, Azusa, Baldwin Park, Irwindale, and Monrovia. In 1848, California was incorporated into the United States following the Mexican-American War. Under the Treaty of Guadalupe Hidalgo, the United States was bound to honor the Mexican land grant system. However, by the late 19th century, most of the Mexican ranchos had been subdivided and sold to eager land developers.

By the 1880s, both ranchos had passed through several hands. In 1884, William N. Monroe, a former superintendent for the Southern Pacific Railroad in Utah, and his brother C. O. Monroe purchased 120-acres of the former Rancho Santa Anita and Rancho Azusa de Duarte.[15] The following year an additional 90-acres were acquired. In partnership with several other men of means, Monroe laid out a 120-acre town centered at present-day Colorado Boulevard and Myrtle Avenues with 8-square miles of agricultural land around it. Between 1886 and 1887, more than 40 tracts and additions to the original town were filed. In an effort to attract potential buyers and protect his new town from land speculators, lots were sold for between $100 to $150 each and required owners to construct a house within the first six months of purchase.[16] In 1887, the town of Monrovia was officially incorporated.

Soon after the incorporation of Monrovia, infrastructure was expanded or enhanced in support of the new town. The establishment of public transit and infrastructure were the most important factors contributing its rapid growth. In 1888, a railroad was constructed by the San Gabriel Valley Rapid Transit Railroad Company, connecting the town of Monrovia to the City of Los Angeles.[17] As many as four trains were operated by the company on weekdays and two on Sundays. In 1893, the line was acquired by the Southern Pacific Railroad,

[13] "Essay: 1821-1847: Missions, Ranchos, and the Mexican War for Independence," *Calisphere,* California Digital Library, website. https://calisphere.org/exhibitions/essay/3/missions-ranchos/. Accessed December 2021.
[14] Davis, *City,* 2018.
[15] Ibid.
[16] Ibid
[17] Ibid.

which extended the line east to the town of Duarte. By the early 1900s, the construction of the Pacific Electric streetcar line introduced local and interurban service to Monrovia.[18] The line provided residents easy access to local commercial establishments and opened up commuting to the masses. As a result, the town boundaries were extended, and new tracts and subdivisions were recorded during the first decade of the 1900s. By 1910, the population of Monrovia tripled to almost 4,000 residents.[19]

For much of the early 20th century, the population and development of Monrovia progressively increased despite a decline in building activity during World War I and the Great Depression. Much of downtown Monrovia began to densify while the outlying lands remained largely agricultural. Fields were primarily dedicated to the cultivation of citrus but included walnuts, peaches, apples, and dates. The area was located within the greater Los Angeles "citrus belt" and was a crucial element to the agricultural powerhouse in the regional economy. The two most famous varieties shipped from the area were Valencia and Navel oranges.[20] In 1923, over a quarter of a million dollars' worth of Valencia oranges were shipped from the area.[21] While the Great Depression hit Monrovia like many other cities in the United States, the city managed to stay afloat largely due to its agricultural economy.

By the 1940s, America's involvement in World War II had a significant impact on the economy and workforce of the United States. The beginning of the war boosted the local economy of Monrovia through government war contracts and the expansion of military installations located in Southern California. Existing military installations were enlarged, and new ones were constructed. It was not unusual for local residents to drive over 50-miles to get to work.[22] To fill the growing number of defense industry positions, a mass influx of workers and servicemen relocated to California in support of the war effort. As a result, Monrovia experienced a housing shortage crisis during and after the war. To address the housing shortage, agricultural lands located in the outlying areas were acquired by land developers and new tracts were established.[23] New housing was often funded by the Federal Housing Administration and was commonly constructed in modest Minimal Traditional and Ranch architectural styles.

[18] Ibid
[19] Ibid.
[20] "Citrus Industry Here Reaches High State of Development With Nearly 1000 Acres Under Cultivation," *Monrovia Daily News,* December 15, 1922.
[21] "Quarter of Million For Valencias," *Monrovia Daily News,* August 6, 1923.
[22] Shannon Davis, et. al., *City of Monrovia Historic Context Statement* (CA: ASM Affiliates, 2018).
[23] Ibid.

By the mid-1960s, much of Monrovia's agricultural lands had been replaced with residential, commercial, and industrial use properties. The construction of Interstate 210 through the city further opened the area to residential and commercial suburbanization and the rapid expansion of housing. Today, Monrovia has a population of almost 40,000 residents and in-fill redevelopment continues to represent almost all new construction.[24]

Post-World War II Residential Development

Following the Second World War, the City of Monrovia experienced an acute housing shortage crisis largely due to an increased population. Between 1940 and 1950, the city experienced a larger population growth than any other period in its history. In a decade the population of Monrovia increased from approximately 12,000 residents to over 20,000.[25] The overwhelming majority of this growth occurred between 1946 and 1950. To alleviate the housing shortage, large developments of tract-type homes were established, typically on agricultural lands located on the eastern and southern portions of the city. New tracts were subdivided and improved by a single developer and higher density housing was encouraged to accommodate the demand. As a result, new neighborhoods were more homogenous in design and appearance than pre-war neighborhoods which developed over the years by accumulated infill and modification.

By the 1950s, tract home construction represented the largest portion of new residences built in Monrovia. New residential subdivisions were established throughout former agricultural lands, while older homes in existing neighborhoods were demolished to make room for new multi-family housing. Single-family residences constructed around this time were typically one-story vernacular Minimal Traditional or Ranch styles.[26] The efficiency and simplicity of both architectural styles also conformed to the design guidelines of the Federal Housing Administration (FHA) and met the agency's approval for financing. Created in 1934, the FHA attempted to stabilize the housing market and expand opportunities for home ownership.[27] This was done primarily through the FHA's mortgage and lending programs.

I.H. Polk Tract

The subject properties are located on Lot 5 of the I. H. Polk Tract (Map Book No. 15-17). The subdivision is located within the boundaries of the City of Monrovia. Commissioned by Isaac Hillard Polk and his wife Minerva

[24] Ibid.
[25] Ibid.
[26] Ibid.
[27] California Department of Transportation, *Tract Housing in California, 1945-1973: A Context for National Register Evaluation* (CA: California Department of Transportation, 2011).

Bradbury in 1909, the subdivision was created from over 30 acres of land and included Lots 1-6. Initially lots were approximately 5-acres in size and were likely utilized for the cultivation of citrus, walnuts, and livestock.

I. H. Polk, a native of Tennessee, was a former superintendent of the Southern Pacific Railroad Company and a descendant of President James K. Polk. His wife Minerva was the daughter of Lewis L. Bradbury, a prominent pioneer of the area who was influential in the early development of the City of Bradbury. In 1876, Polk relocated west to California, initially settling in San Francisco. In 1883, he moved south to Los Angeles where he would later meet his wife and settle in Monrovia. During the early 1900s, Polk and his wife began purchasing land in southern Monrovia and Duarte.[28] He built his home at 2232 California Avenue where he lived with his family and became affiliated with the orange industry until his death in 1919.

For much of the early 20th century, southern Monrovia was predominately characterized as agricultural. The properties comprising the subdivision were not delineated on the Sanborn Fire Insurance Company maps which focused on urbanized areas. Early descriptions of the area are based on historic aerials and early newspapers. In 1928, the area was first captured in an aerial photograph and appears mostly rural. The few primary roads through the area were California Avenue and Peck Road. Between 1944 and 1948, agricultural lands were being rapidly replaced by tract housing developments in an effort to address the housing shortage crisis that occurred following World War II. Lots in the northeast section of the I. H. Polk Tract were divided into smaller individual parcels of rectangular shape, while Lots 1 and 2 remained vacant and Lot 6 was utilized for commercial / industrial use. By the 1970s, the area appeared much as it does today with mixed-use residential, commercial, and industrial-use properties.

Ranch Style

Initially designed to be low-cost tract housing, the Ranch style (identified as a Post-War Modernism style in the City of Monrovia's Historic Context Statement) was not intended to be eye-catching. Its low-profile appearance and use of plain materials without ornamentation extended the Minimal Traditional-style aesthetic popular in the 1930s and 1940s into the 1950s. Ranch style homes represented sheltered privacy and a sense of security from the happenings of the Cold War. Throughout the United States, the Ranch style dominated residential tracts developed between the 1940s and 1970s.

[28] "Land Transfers," *Los Angeles Times*, November 22, 1906.

In suburban communities, developers constructed contemporary style tracts in response to demand for housing that reflected the latest architectural aesthetic, stylistic details, and materials, including interior courtyards, aluminum framed windows, sliding glass doors, flat roofs, masonry screen walls, and clerestory and transom units at primary facades and on attached carports or garages. The landscape style was as modern as the homes, featuring junipers and clustered palms with lava rock and seeded aggregate paving.

Identifying exterior features of the Ranch-style.

- One-story, sprawling plan
- Horizontal, angular massing, with wide façade facing the street
- L- or U-shaped plan, often with radiating wings
- Low-pitched hipped or gabled roof, with open overhang eaves, and wood shakes
- Divided light wood sash widows including picture, casement, diamond-pane
- Sun shades, screens, or shadow block accents,
- Wide, covered front porch with wood posts
- Attached garage, sometimes linked with an open-sided breezeway
- Details such as wood shutters, attic vents in gable ends, dovecotes and extended gables
- Non-traditional exterior finishes including but not limited to:
    - vertical wood siding,
    - concrete block,
    - stucco,
    - flagstone, and
    - mullion-free window walls.

213 Novice Lane | Construction History

Property construction history is based on the Los Angeles County Office Property Information System, building permits, and historic and current aerial photography of the subject property. The area is not delineated on early Sanborn Fire Insurance maps. In 1952, the subject property was initially improved with the construction of a one-story residence with an attached garage constructed in the Ranch style by an unidentified builder. The dwelling was constructed as a standard single-family residence, with an irregular floorplan, sited on a concrete foundation. The residence featured a stucco façade, a low-pitched side gabled roof topped with composite shingles, and likely had steel casement sliding sash windows as is visible in other similar construction dwellings in the area. In 1952, the subject property was captured on an aerial photograph of the area in its current footprint.

One building permit was identified for the subject property. On January 7, 1969, a sewer permit was submitted by the property owner (Permit No. 11529). Over the years the original fenestration along the main elevation appears to have been replaced with vinyl units. Today, the windows throughout the property have since been boarded up. No further alterations were identified.

213 Novice Lane | Current Description

Constructed in 1952, 213 Novice Lane is a one-story, single-family Ranch style residence with an attached garage constructed by an unidentified builder. The property is located on the north side of Novice Lane between S. Myrtle Avenue and California Avenue. The surrounding area is composed of residential, commercial and industrial use properties. The dwelling has minimal decorative features, an irregular floorplan, asymmetrical façade, and is sited on a concrete foundation. The low-pitched side gabled roof is topped with composite shingles and has a slight eave overhang with exposed rafter beams. The exterior is clad in stucco and painted in light gray with white accent trim along the windows and doors. Identifying characteristics of the Ranch architectural style include: a one-story plan, built-in garage, and a low-pitched roof with a moderate eave overhang.

The main (south) elevation fronts Novice Lane with a moderate and typical setback from the street. A partial brick and concrete paver way leads from the sidewalk to the main entryway. The main elevation features a front porch with a shed roof extension supported by wood beams, a metal screen door over a wood panel door, and an attached garage towards the far east end of the dwelling. The main entrance is flanked by two single-hung vinyl windows on each side, with screen inserts. A chain link gate located east of the garage opens towards the east elevation.

The east and west elevations face neighboring properties and have minimal decorative features. A narrow concrete pathway extends the entire length of the east elevation providing access to the rear portion of the property. The west elevation features a small attic vent placed towards the top of the roof line and two windows, now boarded, that were likely similar to the main elevation's fenestration.

The rear (north) elevation faces 214 E Wyland Way and a large rectangular back yard. The elevation is characterized by an asymmetrical façade with minimal decorative features, a small volume located towards the west end of the elevation, a secondary entryway, and four boarded up windows of various sizes. A white half-lite door is located on the small volume. The rear portion of the parcel is enclosed by a concrete masonry unit wall.

217 Novice Lane | Construction History

Property construction history is based on the Los Angeles County Assessor Records, building permits, and historic and current aerial photography of the subject property. The area is not delineated on historic Sanborn Fire Insurance maps. In 1948, the subject property was initially improved with the construction of a one-story dwelling with an attached garage constructed in the Ranch style by an unidentified builder. The dwelling was constructed as a standard single-family residence, with an L-shaped floorplan, sited on a concrete foundation. The residence featured a stucco façade and a low-pitched cross-gabled roof topped with composite shingles. In 1948, the subject property was captured on an aerial photograph of the area in its current footprint.

One building permit was identified for the subject property. On January 25, 1979, an electrical permit was submitted by the property owner (Permit No. 10171). Today, the windows throughout the property have been boarded up. No further alterations were identified.

217 Novice Lane | Current Description

Constructed in 1948, 217 Novice Lane is a one-story, single-family residence with an attached garage constructed in the Ranch architectural style by an unidentified builder. The residence is located on the north side of Novice Lane between S. Myrtle Avenue and California Avenue. The dwelling has minimal decorative features, an L-shaped floorplan, asymmetrical façade, and is sited on a concrete foundation. The low-pitched cross-gabled roof is topped with composite shingles and has a slight eave overhang. The exterior is clad in stucco and painted in light tan. The entire parcel is enclosed by a concrete masonry wall. Identifying features of the Ranch architectural style include: a one-story L-shaped floor plan, built-in garage, and a low-pitched roof with moderate roof overhang.

The main (south) elevation fronts Novice Lane with a moderate and typical setback from the street. The south elevation is asymmetrical with the longest side of the "L" located towards the west end of the elevation. The dominant feature is an exterior brick chimney positioned between the main entryway and the attached garage located towards the far east end of the elevation. A concrete driveway leads from Novice Lane to the garage. From the driveway, a concrete pathway leads to a small concrete stoop for the south-facing front door. The main entryway has a metal security door over flush wood door and is sheltered by a shed roof extension supported by a single wood beam. The two windows, now boarded, once featured aluminum triple sliding sash units. A wood gate located east of the garage opens towards the east elevation.

The east and west elevations face neighboring properties and have minimal decorative features. The east elevation has a single centered window, and the west elevation features a small attic vent towards the top of the roof line and a single window located towards the north end of the façade. Both windows are now boarded up and were likely similar to the main elevation's fenestration.

The rear (north) elevation faces the 2601 S. California Avenue property and a large rectangular backyard. The rear elevation features a small concrete stoop that provides access to a secondary entryway, three windows, and a secondary garage opening. The secondary entryway has a metal security gate over a white flush wood door. The remaining fenestration has been boarded up.

VI. NRHP/CRHR ELIGIBILITY & REGULATORY CONCLUSIONS

The project area, and its immediate environs, is characterized as a mixed residential and commercial / industrial area. The survey area is accessible by Novice Lane. Historic images and newspaper articles found during the course of historical research are included in **Appendix A.** Maps delineating the project area survey boundaries, with all built environment improvement locations depicted, are included as **Appendix B** as part of the DPR 523 site form.

NRHP/CRHR/ Monrovia Local Register Eligibility

NHRP/CRHR/Local Criterion A/1/1: Association with events that have made a significant contribution to the broad patterns of our history.

The 213-217 Novice Lane properties do not appear to qualify for designation under Criterion A/1/1. While both properties were constructed during the post-World War II residential development of Monrovia, no specific information was identified to indicate the properties, in and of themselves, exemplify or represent a specific element of Monrovia's history. For this reason, Urbana determined the properties are not eligible under Criterion A/1/1.

NRHP/CRHR/Local Criterion B/2/1: Association with the lives of persons significant in national, state, or local history.

Research does not indicate that the subject properties qualify for designation under Criterion B/2/1. None of the previous owners or occupants appear to rise to a level of importance such that the properties would be eligible under Criterion B/2/1. For this reason, Urbana determined the properties are not eligible under Criterion B/2/1.

NRHP/CRHR/Local Criterion C/3/2/4: Embodies the 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 represent a significant and distinguishable entity whose components may lack individual distinction.

To designate a property under Criterion C/3/2/4, the subject dwellings must possess the distinctive characteristics of a type, period, or method of construction that has not been substantially altered. Constructed in 1948 and 1952 respectively, the 213 and 217 Novice Lane properties were constructed as single-family Ranch style dwellings by unidentified builders. Nationally popular between the 1940s and 1970s, the Ranch style home

has its roots in Southern California beginning with architect Cliff May in the 1930s. The style was designed to be modest, low-profile, and affordable, while reflecting a relaxed Western lifestyle. Ranch style houses are typically one-story homes featuring low-pitched gabled or hipped roofs, an attached garage, L-shaped or U-shaped plan, and plaster, wood lap, or board and batten siding. These homes were often built as part of large tract development in the post-World War II periods and are best evaluated for eligibility as part of a historic district.

The 213 and 217 Novice Lane properties appear to have been minimally modified and are modest representations of the Ranch architectural style. Both dwellings feature a low-pitched hipped roof, stucco siding, and minimal architectural detail throughout. While both buildings do retain character defining features of the Ranch style, the properties are not architecturally significant under Criterion C/3/2/4 as they do not present any distinctive characteristics to distinguish them from other examples of the style constructed contemporaneously with the subject properties. Therefore, Urbana determined the properties are not eligible under Criterion C/3/2/4.

NRHP/CRHR/Local Criterion D/4/7: Potential to yield information important in prehistory or history.
The subject properties are not eligible under Criterion D/4/7 as they are unlikely to yield information important in prehistory or history.

Local Register Criterion 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.
The subject properties have not been identified as being associated with a recognized historic area (or district) and are two of many properties in the area exhibiting individual architectural preferences. Although numerous residences of the same architectural style are located within the community, over the years several properties been substantially altered. Therefore, the 213 and 217 Novice Lane properties have not been found eligible under Local Register Criterion 3.

Local Register Criterion 5: It has a unique location or physical characteristics or represents an established and familiar visual feature of a neighborhood, a community, or a City.
There is nothing unique about the location of these properties and there are no physical characteristics defining this property as being representative of the neighborhood, community, or City. The improvements

are indicative of common residential units constructed post-World War II and designed specifically to meet housing needs. Therefore, the subject properties are not eligible under Local Register Criterion 5.

Local Register Criterion 6: It incorporates elements that help preserve and protect a historic place or area of historic interest in the City.

As noted in the previous discussions, the subject properties are not indicative of or a representative of the historic nature of the City of Monrovia. Therefore, the 213 and 217 Novice Lane properties have not been found eligible under Local Register Criterion 6.

Integrity Analysis

Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to historic significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 213-217 Novice Lane properties have not been found by Urbana to be individually eligible for designation under any criteria, although the subject properties generally retain all aspects of integrity. Because the properties do not appear to be eligible for designation, and have not been identified as significant, further integrity analysis is not merited.

Regulatory Conclusions

The 213-217 Novice Lane properties are determined not eligible for the NRHP, CRHR, or local designation in the City of Monrovia.

While both properties were constructed during the post-World War II residential development of Monrovia, the properties do not exemplify or represent a specific element of Monrovia's history under Criterion A/1/1. Constructed in 1948 and 1952 respectively, the subject properties were initially improved by the construction of two single-family residences constructed in the Ranch architectural style. Although both buildings retain character defining features of the Ranch style, the properties are not eligible under Criterion C/3/2/4 as they do

not present any distinctive characteristics to distinguish them from other examples of the style. The subject properties have not been found eligible under Criterion B/2/1 and D/4/7 as the site is not associated with the lives of significant individuals. Further study of the evaluated improvements would not appear to yield information that could be regarded as important in local, regional, state, or national history. The evaluated properties have not been associated with a historic area or district, and are not a representation of a neighborhood, community, or City under Local Register Criterion 3, 5, and 6. Consequently, the subject properties do not meet the definition of an historic property pursuant to NHPA, or a historic resource pursuant to CRHR. As a result, Urbana found that the proposed 213-217 Novice Lane project would not cause an adverse effect to an historic property.

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APPENDIX A

HISTORIC IMAGES AND ARTICLES



1928 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject properties are located is highlighted in red. The 213 and 217 Novice Lane properties were not constructed until 1948 and 1952.
Source: Frame Finder.



1938 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject properties are located is highlighted in red. Although this image shows a building in the area, I 213 and 217 Novice Lane properties were not constructed until 1948 and 1952. Source: Frame Finder.



1944 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject properties are located is highlighted in red. The 213 and 217 Novice Lane properties were not constructed until 1948 and 1952.
Source: Frame Finder.



1948 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject properties are located is highlighted in red. The 217 Novice Lane property was constructed in 1948 and is visible in the aerial photograph.
Source: Frame Finder.



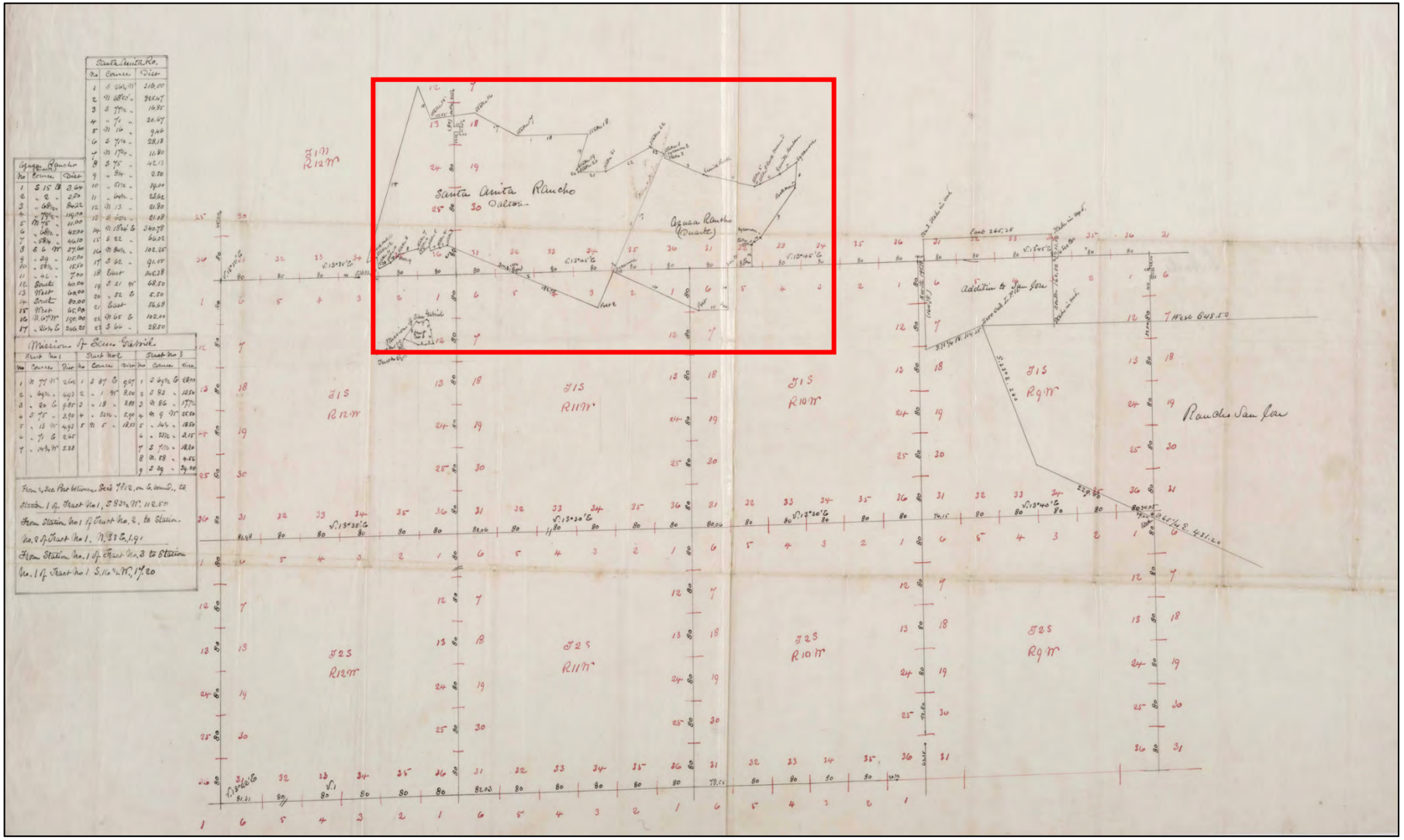
1952 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject properties are located is highlighted in red. The 213 Novice Lane property was constructed in 1952. Both properties are visible in the aerial photograph in their current footprint. Source: Frame Finder.



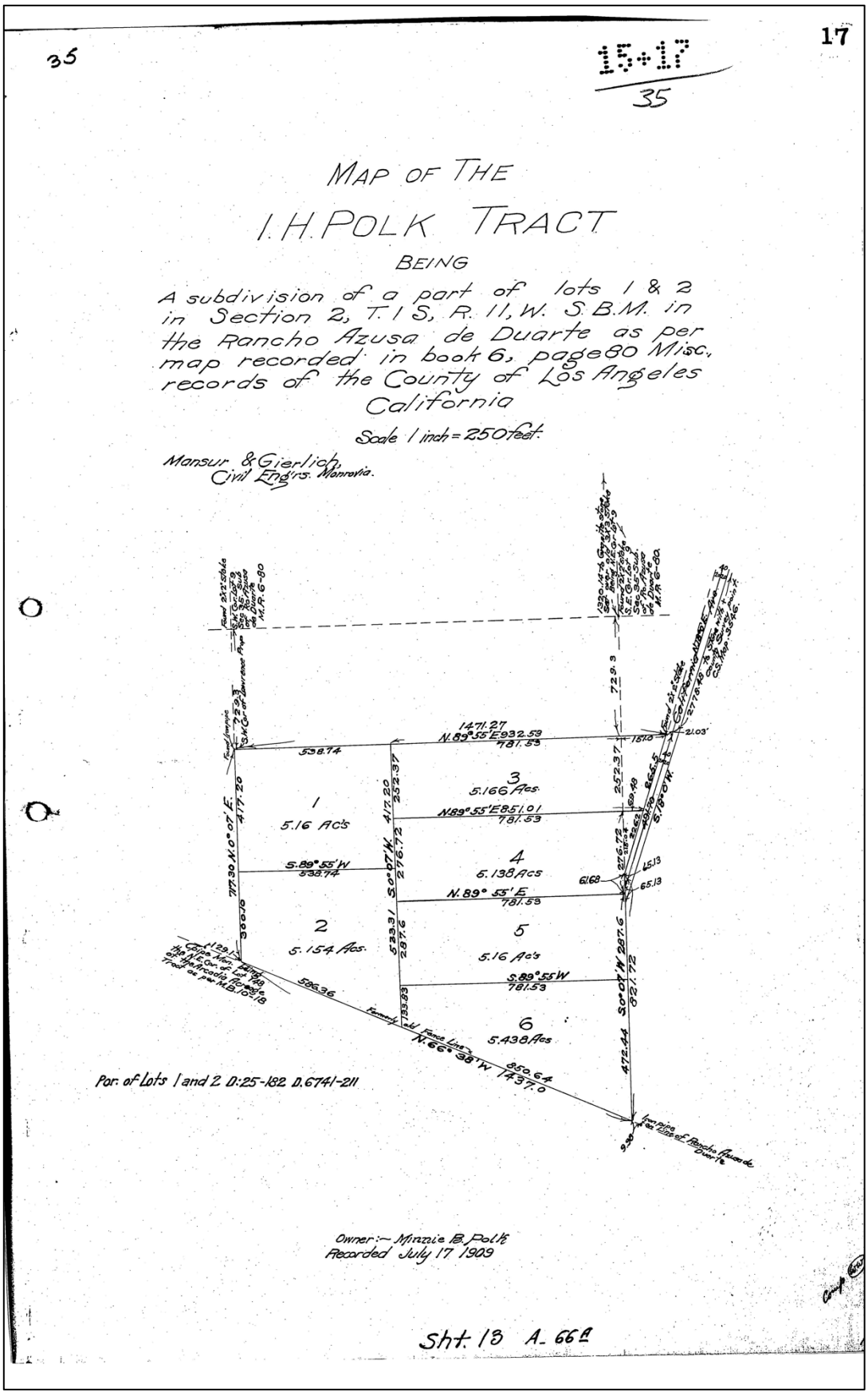
1964 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject properties are located is highlighted in red. Both properties are visible in the aerial photograph in their current footprint.
Source: Frame Finder.



1972 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject properties are located is highlighted in red. Both properties are visible in the aerial photograph in their current footprint.
Source: Frame Finder.



Circa 1880s map of the area. The project area is located on lands once part of Rancho Azusa de Duarte and Rancho Santa Anita.
Source: Rancho Azusa de Duarte and Rancho Santa Anita map, Courtesy of the Huntington Library, *Solano Reeve Collection*, ca.1880s, Identifier No. 312811.

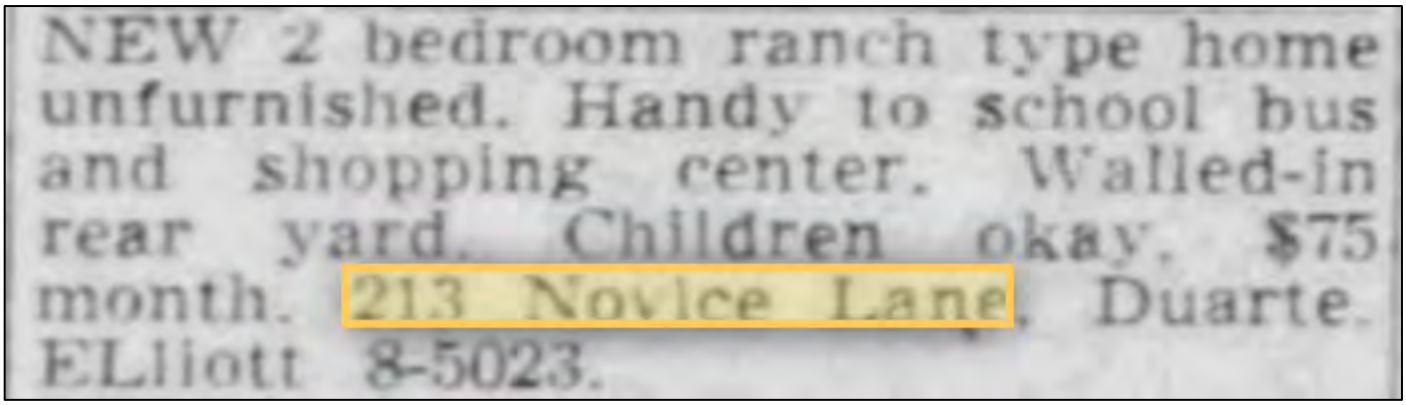


The I. H. Polk Tract was commissioned in 1909 by Isaac Hillard Polk and his wife Minerva Bradbury. The subject properties are located in Lot 5.
Source: Map Book 15-17.

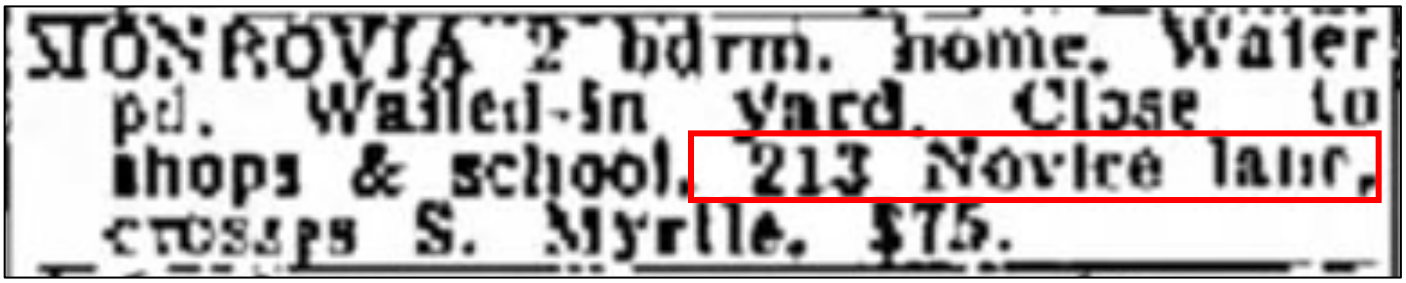


Circa 1940s map of the area. For much of the early 20th century the area was characterized as primarily agricultural. By the late 1940s, former agricultural fields were purchased and improved with the construction of tract-housing to accommodate the increased population that occurred after the war. The block highlighted in red is the approximate location of the subject properties.

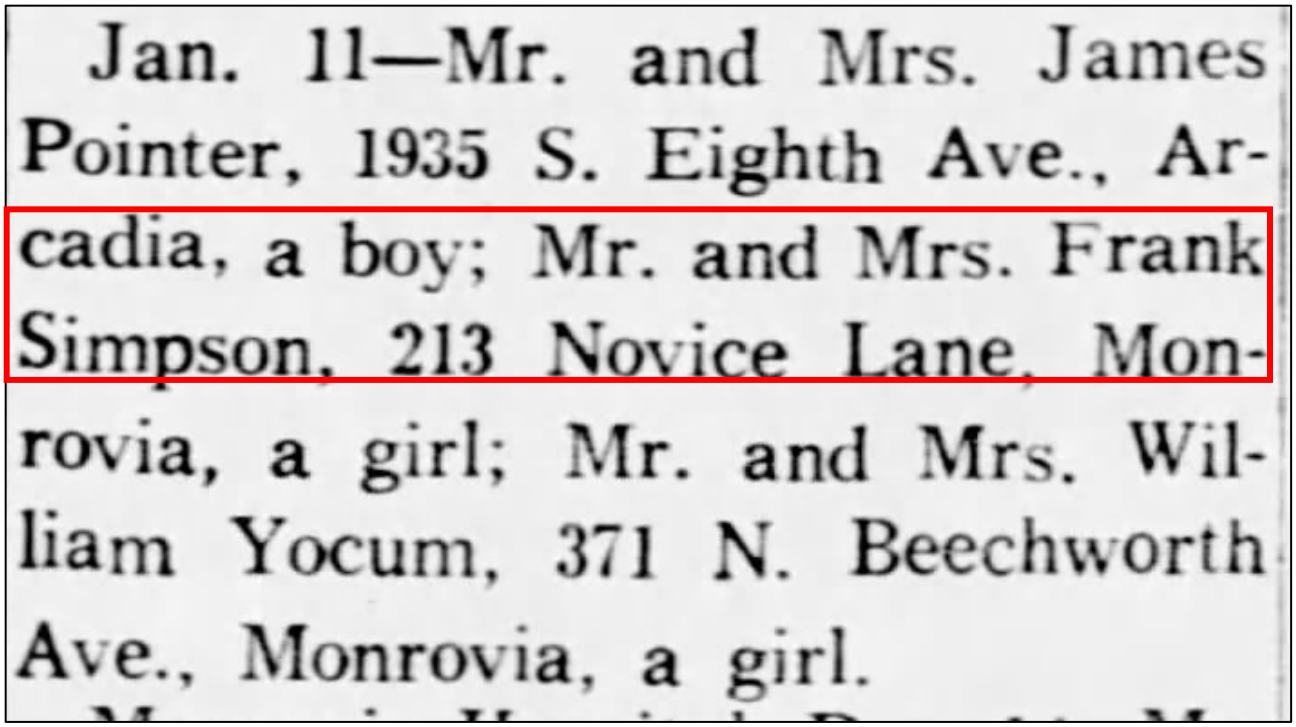
Source: Duarte (W ½), Courtesy of the *Huntington Library*, ca.1940s, "Duarte," Identifier No. 438662.


NEW 2 bedroom ranch type home unfurnished. Handy to school bus and shopping center. Walled-in rear yard. Children okay. $75 month. 213 Novice Lane, Duarte. ELliott 8-5023.

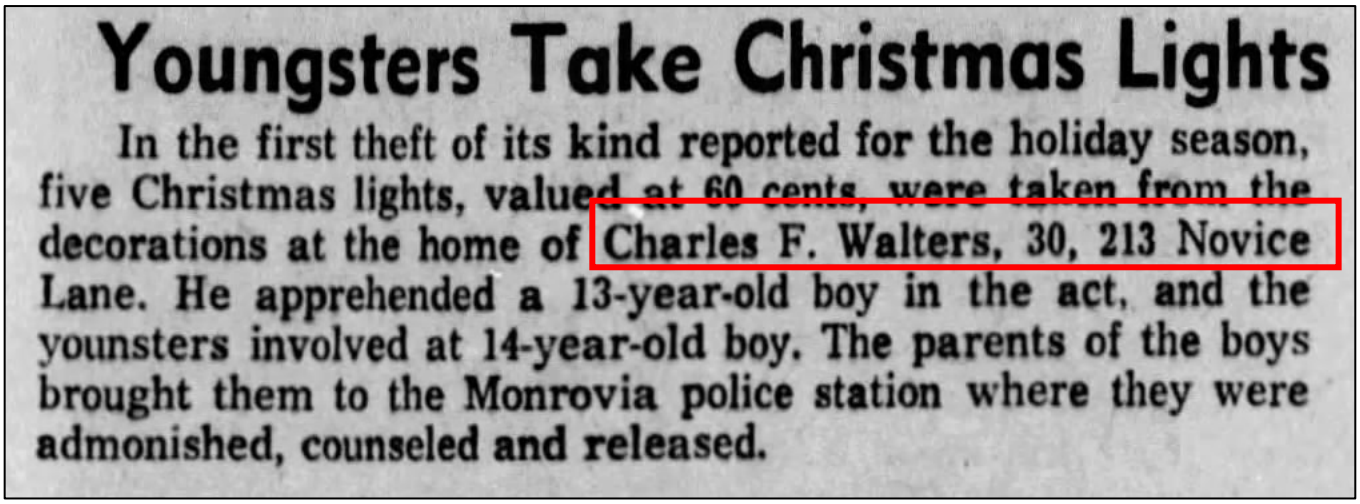
213 Novice Lane mentioned in a newspaper article. Since its construction, the property appears to have been utilized as a rental property.
Source: "Rental Homes," *Daily News-Post and Monrovia News-Post,* July 12, 1952.


MONROVIA 2 bdrm. home. Water pd. Walled-in yard. Close to shops & school. 213 Novice lane, crosses S. Myrtle. $75.

213 Novice Lane rental advertisement.
Source: "Rental Homes, "*Pasadena Independent,* March 30, 1959.


Jan. 11—Mr. and Mrs. James Pointer, 1935 S. Eighth Ave., Arcadia, a boy; Mr. and Mrs. Frank Simpson, 213 Novice Lane, Monrovia, a girl; Mr. and Mrs. William Yocum, 371 N. Beechworth Ave., Monrovia, a girl.

In 1964, Frank Simpson and his wife briefly lived at the 213 Novice Lane property
Source: "Births," *Daily News-Post and Monrovia News-Post,* January 20, 1964.



Youngsters Take Christmas Lights

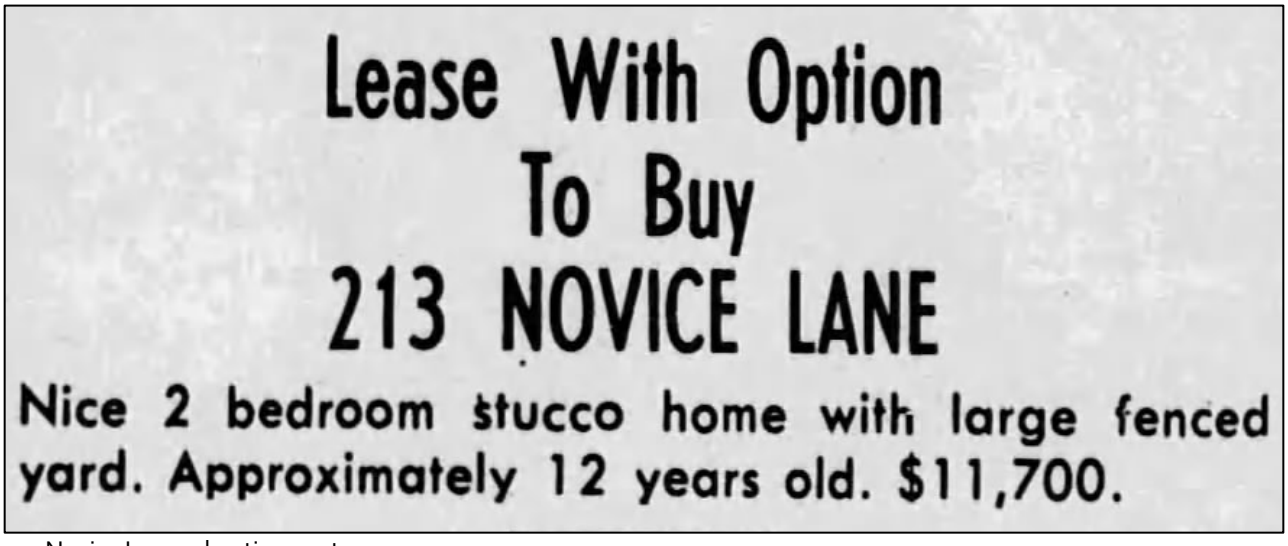
In the first theft of its kind reported for the holiday season, five Christmas lights, valued at 60 cents, were taken from the decorations at the home of Charles F. Walters, 30, 213 Novice Lane. He apprehended a 13-year-old boy in the act, and the younsters involved at 14-year-old boy. The parents of the boys brought them to the Monrovia police station where they were admonished, counseled and released.

In 1965, Charles F. Walters briefly lived at the 213 Novice Lane property.
Source: "Youngsters Take Christmas Lights," *Daily News-Post and Monrovia News-Post,* December 6, 1965.



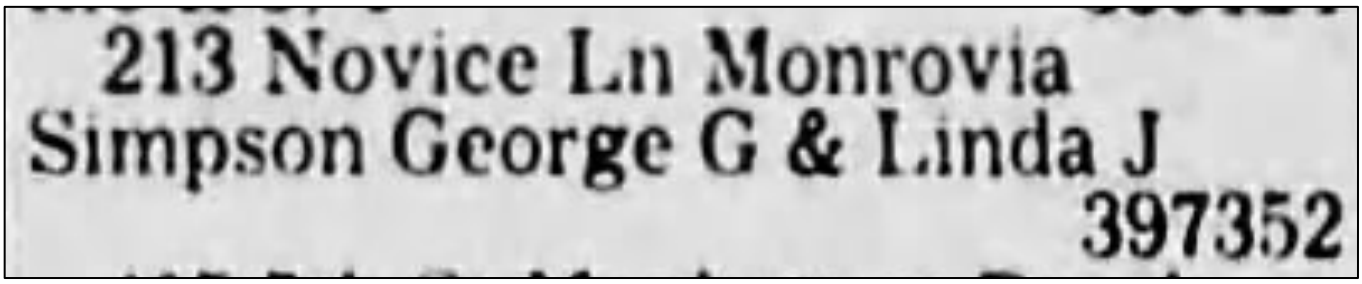
SPLENDID FENCED YARD
213 NOVICE LANE
A 12 year old 2 bedroom home on an R-4 lot.
$11,700 V.A. appraisal. Sellers will pay all costs.

213 Novice Lane advertisement.
Source: "Splendid Fenced Yard: 213 Novice Lane," *Daily News-Post and Monrovia News-Post,* April 2, 1965.

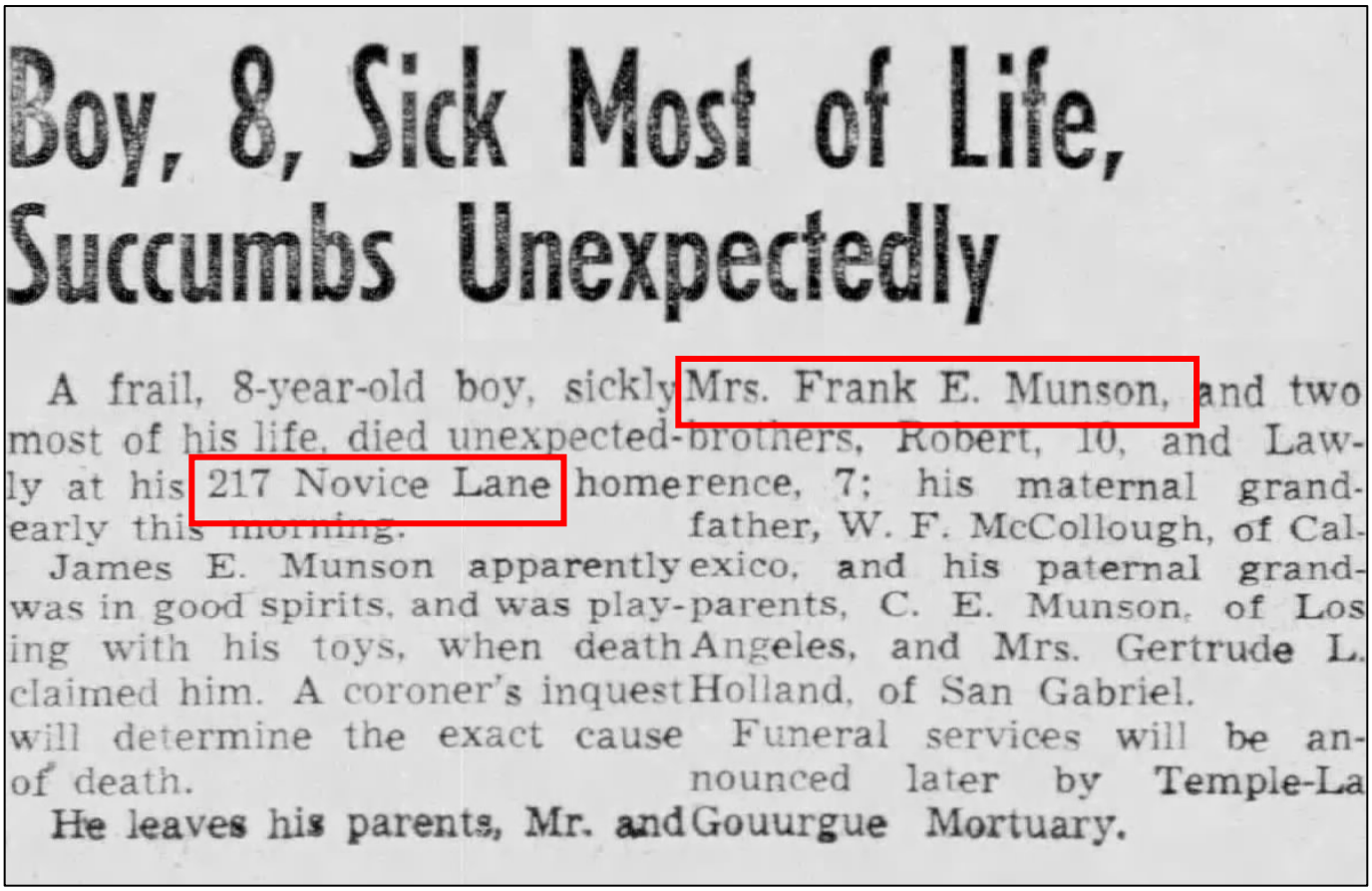


Lease With Option
To Buy
213 NOVICE LANE
Nice 2 bedroom stucco home with large fenced yard. Approximately 12 years old. $11,700.

213 Novice Lane advertisement.
Source: "Lease With Option to Buy 213 Novice Lane," *Daily News-Post and Monrovia News-Post,* September 2, 1969.


213 Novice Ln Monrovia
Simpson George G & Linda J
397352

In 1977, the 213 Novice Lane property was under the ownership of George G. Simpson and his wife Linda.
Source: "213 Novice Lane," *Los Angeles Times*, April 26, 1977.



Boy, 8, Sick Most of Life, Succumbs Unexpectedly

A frail, 8-year-old boy, sickly most of his life, died unexpectedly at his 217 Novice Lane home early this morning.

James E. Munson apparently was in good spirits, and was playing with his toys, when death claimed him. A coroner's inquest will determine the exact cause of death.

He leaves his parents, Mr. and Mrs. Frank E. Munson, and two brothers, Robert, 10, and Lawrence, 7; his maternal grandfather, W. F. McCollough, of Calexico, and his paternal grandparents, C. E. Munson, of Los Angeles, and Mrs. Gertrude L. Holland, of San Gabriel.

Funeral services will be announced later by Temple-La Gouurgue Mortuary.

Between 1953 and 1958, Frank E. Munson and his family lived at the 217 Novice Lane property.
Source: "Boy, 8, Sick Most of Life, Succumbs Unexpectedly," *Daily News-Post and Monrovia News-Post*, February 26, 1955.

DOUBLE bed innerspring mattress, $25.
217 Novice Lane, Monrovia
DELUXE Storkline crib mattress

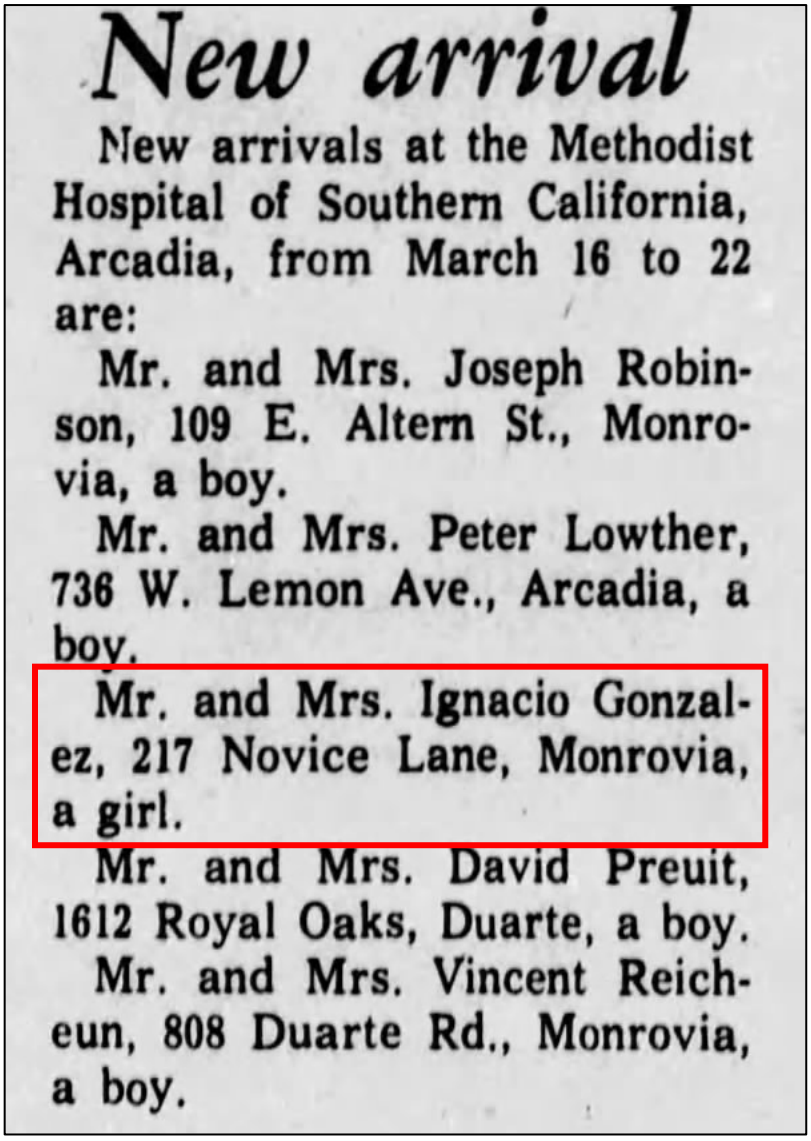
Source: "For Sale," *Daily News-Post*, December 11, 1958.



—Staff Photo.

REALLY LUCKY — The $100 represented by the Pasadena Independent and Star-News $1 "Lucky Buck" held by Tom Walters and son, R. L. Walters of 217 Novice Lane, Monrovia, was a very fortunate find. It will be used in helping to pay for a hospital bill. The Lucky Buck turned up at Bud's Country store in Monrovia.

In 1961, Tom Waters and his wife Juanita briefly lived at the 217 Novice Lane property.
Source: "Really Lucky," *Pasadena Independent*, September 12, 1961.



New arrival

New arrivals at the Methodist Hospital of Southern California, Arcadia, from March 16 to 22 are:

Mr. and Mrs. Joseph Robinson, 109 E. Altern St., Monrovia, a boy.

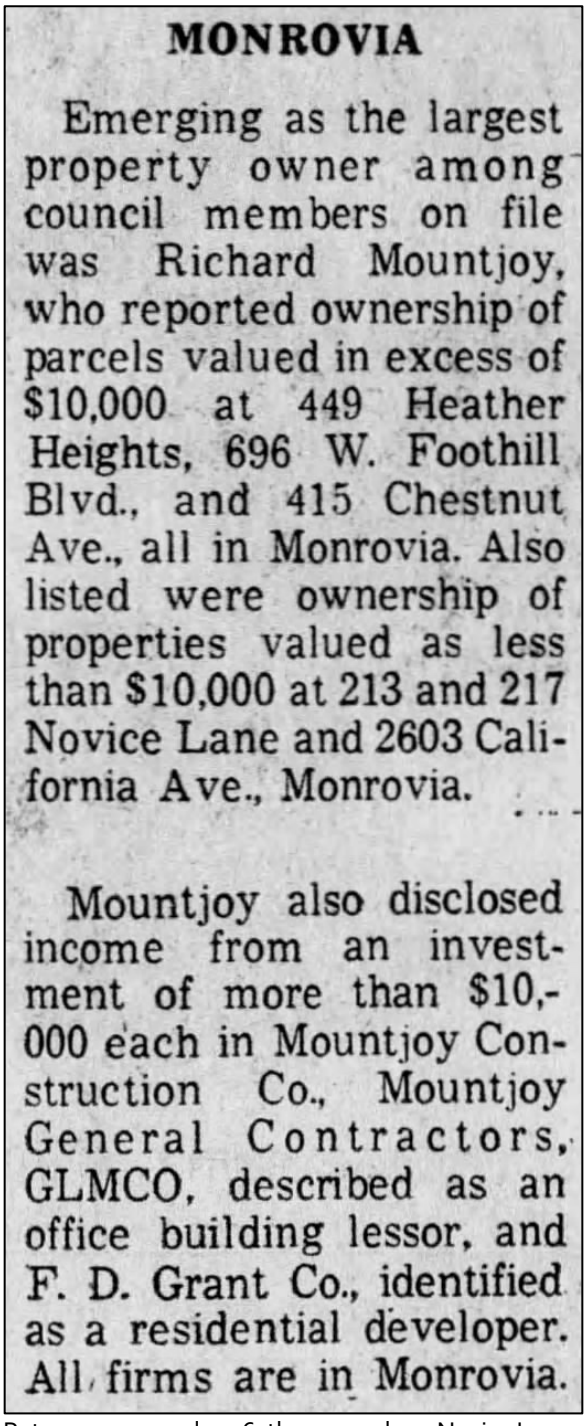
Mr. and Mrs. Peter Lowther, 736 W. Lemon Ave., Arcadia, a boy.

Mr. and Mrs. Ignacio Gonzalez, 217 Novice Lane, Monrovia, a girl.

Mr. and Mrs. David Preuit, 1612 Royal Oaks, Duarte, a boy.

Mr. and Mrs. Vincent Reicheun, 808 Duarte Rd., Monrovia, a boy.

In 1969, Ignacio Gonzalez and his wife briefly resided at the 217 Novice Lane property.
Source: "New Arrival," *Daily News-Post,* April 1, 1969.



MONROVIA

Emerging as the largest property owner among council members on file was Richard Mountjoy, who reported ownership of parcels valued in excess of $10,000 at 449 Heather Heights, 696 W. Foothill Blvd., and 415 Chestnut Ave., all in Monrovia. Also listed were ownership of properties valued as less than $10,000 at 213 and 217 Novice Lane and 2603 California Ave., Monrovia.

Mountjoy also disclosed income from an investment of more than $10,000 each in Mountjoy Construction Co., Mountjoy General Contractors, GLMCO, described as an office building lessor, and F. D. Grant Co., identified as a residential developer. All firms are in Monrovia.

Between 1974 and 1976, the 213 and 217 Novice Lane properties were under the ownership of Richard Mountjoy. Mr. Mountjoy was a Navy veteran who served in the Korean War and later as the mayor of Monrovia during the early 1970s. Although he was a significant figure in Monrovia's history, he never resided at the subject properties.
Source: "Monrovia," *Los Angeles Times,* October 6, 1974.

APPENDIX B

DPR 523 SERIES 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

 ***Resource Name or #:** (Assigned by recorder) 213 Novice Lane

P1. Other Identifier:

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

- ***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** See Location Map **Date** 2018 **T** 1; **R** 11; **of** **of Sec** ; S.B. **B.M.**
- c. Address 213 Novice Lane City Monrovia Zip 91016
- d. UTM: (Give more than one for large and/or linear resources)
  213 Novice Lane: Zone 11S, 407709.65 mE/ 3775653.78 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The 213 Novice Lane property is sited between S. Myrtle Avenue and California Avenue on Lot 5 of the I. H. Polk Tract. Identified as Los Angeles County Assessor's Parcel Number 9534-016-047, the property is located within the southern boundary of the City of Monrovia. The property is accessible via California Avenue and S. Myrtle Avenue.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is addressed as 213 Novice Lane and is located on Lot 5 of the I. H. Polk Tract (Map Book No. 15-17) within the boundaries of south Monrovia. The property consists of a single-family residence with a built-in garage constructed in the Ranch style. The dwelling is sited on a rectangular parcel, approximately 0.17-acres, located on the north side of Novice Lane between S. Myrtle Avenue and California Avenue. The property is partially enclosed by a concrete masonry unit wall towards the rear portion of the property. The surrounding area is composed of residential, commercial and industrial use properties.
See Continuation Sheet for additional description information.



***P3b. Resource Attributes:** (List attributes and codes) (HP2) Single-Family Property
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: View north of 213 Novice Lane . (IMG 5191)
***P6. Date Constructed/Age and Source:**
☒Historic: 1952; Los Angeles County Accessor's Office
☐ Prehistoric
☐ Both_____
***P7. Owner and Address:**
OC Engineering
Ignacio Crespo
7901 Crossway Drive
Pico Rivera, CA 90660
***P8. Recorded by:**
Urbana Preservation & Planning, LLC www.urbanapreservation.com
***P9. Date Recorded:** December 3, 2021
***P10. Survey Type:** CEQA Review

***P11. Report Citation:** Urbana Preservation & Planning, LLC, Historic Resource Analysis Report | 213-217 Novice Lane, Monrovia, CA December 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 213 Novice Lane ***NRHP Status Code** 6Z

B1. Historic Name: Not Identified
B2. Common Name: 213 Novice Lane
B3. Original Use: Single Family Dwelling B4. Present Use: Vacant
***B5. Architectural Style:** Ranch style
***B6. Construction History:**
Property construction history is based on the Los Angeles County Office Property Information System, building permits, and historic and current aerial photography of the subject property. The area is not delineated on early Sanborn Fire Insurance maps.

For much of the early 20th century, southern Monrovia was characterized as agricultural. By the 1940s, agricultural lands were rapidly replaced by tract housing developments in an effort to address the housing shortage crisis that occurred following the war. In 1952, the subject property was initially improved with the construction of a one-story residence with a built-in garage constructed in the Ranch architectural style by an unidentified builder. The dwelling was constructed as a standard single-family residence, with an irregular floorplan, sited on a concrete foundation. The residence featured a stucco façade, a low-pitched side gabled roof topped with composite shingles, and likely had aluminum triple sliding sash windows as is visible in other similar construction in the area. In 1952, the subject property was captured on an aerial photograph of the area in its current footprint.

One building permit was identified for the subject property. On January 7, 1969, a sewer permit was submitted by the property owner (Permit No. 11529). Over the years the original fenestration along the main elevation appears to have been replaced with vinyl units. Today, the windows throughout the property have since been boarded. No further alteration were identified.
See continuation sheet for additional history.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified b. Builder: Not Identified
***B10. Significance: Theme** Not Found Eligible **Area** Monrovia
Period of Significance N/A **Property Type** Single-Family Residence **Applicable Criteria** N/A

NHRP/CRHR/ Local Criterion A/1/1: Association with events that have made a significant contribution to the broad patterns of our history.

The 213 Novice Lane property does not appear to qualify for designation under Criterion A/1/1. While the property was constructed during the post-World War II residential development of Monrovia, no specific information was identified to indicate the property, in and of itself, exemplifies or represents a specific element of Monrovia's history. For this reason, Urbana determined the property not eligible under Criterion A/1/1.

See Continuation Sheet for eligibility and integrity conclusions.



B11. Additional Resource Attributes: N/A
***B12. References:** Urbana Preservation & Planning, LLC, Historic Resource Analysis Report | 213-217 Novice Lane, Monrovia, CA December 2021.
B13. Remarks:
***B14. Evaluator:** Alexia Landa, BA, Historian | Urbana Preservation & Planning, LLC
***Date of Evaluation:** December 2021.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

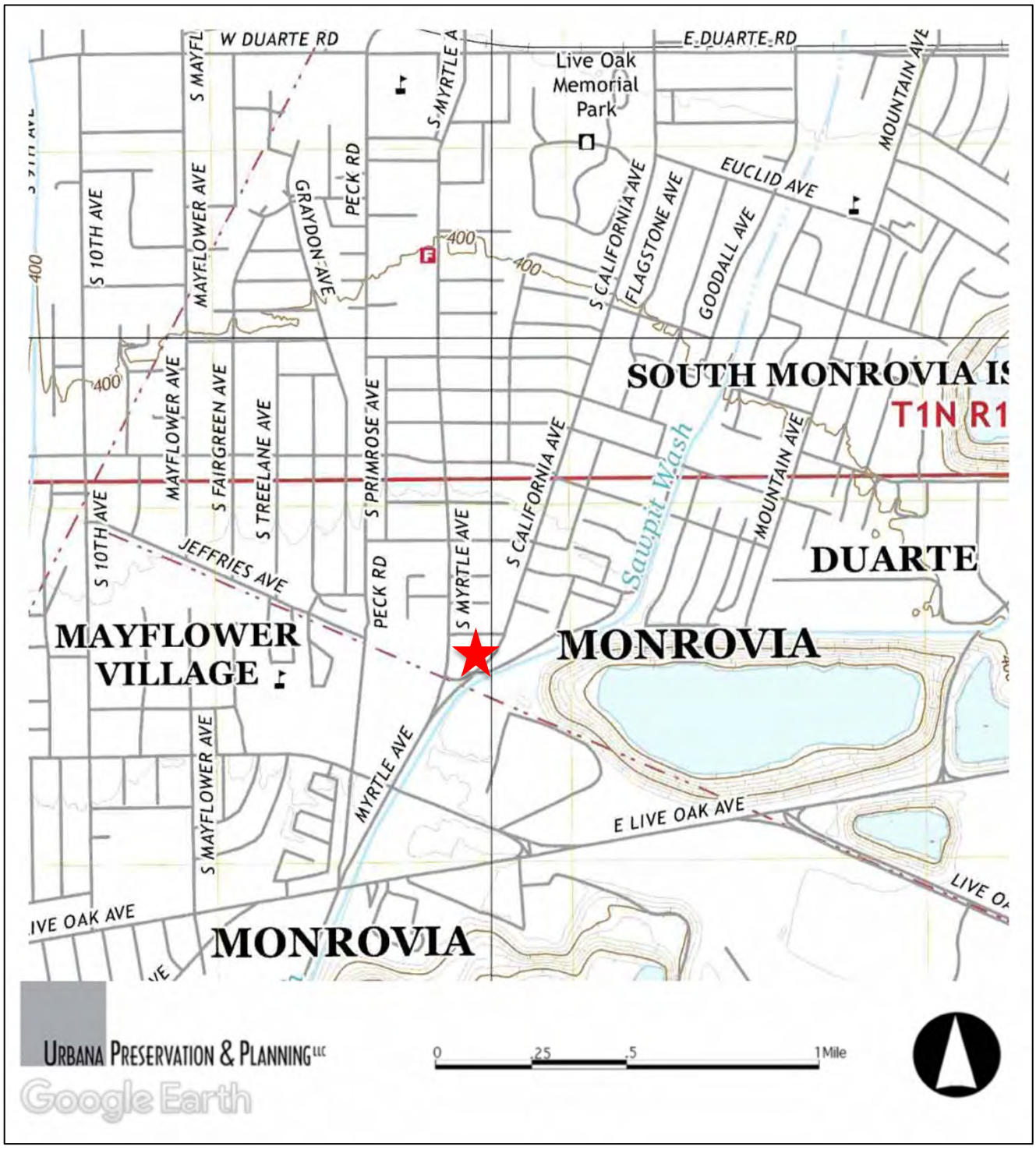
LOCATION MAP

Primary# _____
HRI# _____
Trinomial# _____

 ***NRHP Status Code: 6Z**

***Resource Name or # (Assigned by recorder)** 213 Novice Lane

Map Name: Baldwin Park Quad, El Monte Quad, Azusa Quad, Mt Wilson Quad Date: 2018 Scale: 1:24,000



***Required information**

***P3a. Description (Continued From Page 1):**

213 Novice Lane | Current Description

Constructed in 1952, 213 Novice Lane is a one-story, single-family Ranch style residence with a built-in garage constructed by an unidentified builder. The property is located on the north side of Novice Lane between S. Myrtle Avenue and California Avenue. The surrounding area is composed of residential, commercial and industrial use properties. The dwelling has minimal decorative features, an irregular floorplan, asymmetrical façade, and is sited on a concrete foundation. The low-pitched side gabled roof is topped with composite shingles and has a slight eave overhang with exposed rafter beams. The exterior is clad in stucco painted in light gray with white accent trim along the windows and doors. Identifying characteristics of the Ranch architectural style include: a one-story plan, built-in garage, and a low-pitched roof with a moderate eave overhang.

The main (south) elevation fronts Novice Lane with a moderate and typical setback from the street. A partial brick and concrete paver way leads from the sidewalk to the main entryway. The main elevation features a front porch with a shed roof extension supported by wood beams, a metal screen door over a wood panel door, and a built-in garage towards the far east end of the dwelling. The main entrance is flanked by two single-hung vinyl windows on each side, with screen inserts. A chain link gate located east of the garage opens towards the east elevation.

The east and west elevations face neighboring properties and have minimal decorative features. A narrow concrete pathway extends the entire length of the east elevation providing access to the rear portion of the property. The west elevation features a small attic vent placed towards the top of the roof line and two windows, now boarded, that were likely similar to the main elevation's fenestration.

The rear (north) elevation faces 214 E Wyland Way and a large rectangular back yard. The elevation is characterized by an asymmetrical façade with minimal decorative features, a small volume located towards the west end of the elevation, a secondary entryway, and four boarded up windows of various sizes. A white half-lite door is located on the small volume. The rear portion of the parcel is enclosed by a concrete masonry unit wall.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 5 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update

213 Novice Lane | Current Photographs



View north of the 213 Novice Lane property's main (south) façade from Novice Street. The main elevation features a front porch with a shed roof extension, a metal screen door over a wood panel door, and a built-in garage located towards the far east end of the elevation.



Detail view of the main entryway on the south elevation.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 6 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update



View east of front porch located on main elevation. The shed roof extension is supported by wood beams.



View north of built-in garage located on the main elevation. The garage is visible on a 1952 aerial of the area. A chain link fence east of the garage opens towards the east elevation.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 7 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update



View south of the rear (north) elevation and partial east elevation from the backyard. A concrete path extends the entire length of the east elevation providing access to the backyard.



View west of the rear elevation. The elevation features a slight eave overhang with exposed rafter beams.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 8 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update



View south of rear (north) elevation. The elevation is characterized by an asymmetrical façade with minimal decorative features, a small volume located towards the west end of the elevation, a secondary entryway, and four boarded up windows of various sizes



View southeast of the rear elevation and partial west elevation.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 9 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update



View north of the backyard.

***B6. Construction History (Continued From Page 2):**

Los Angeles County

The area comprising Los Angeles County was originally settled by small groups of Native Americans centuries before European missionaries, including Gaspar de Portola, camped on the banks of the Los Angeles River in 1769.[1] San Gabriel Mission was founded as the center of the first community by Father Junipero Serra and a group of Spaniards in 1771, in an area already inhabited by Gabrielino Indians. In the 1780s, a group of 11 families established a new pueblo, named *El Pueblo de la Reina de Los Ángeles*. This group of adobe-brick houses and streets eventually became known as the *Ciudad de Los Ángeles*. Despite a ban by the Spanish government on trade with foreign ships, American vessels began arriving in the 1800s, and the first English-speaking settler, a carpenter named Joseph Chapman, arrived in 1818. Mexico assumed rule over California from Spain in 1822, and by the 1840s, Los Angeles was the largest city in Southern California. After the two-year war between the United States and Mexico (1846-1848), California became American territory with the signing of the Treaty of Guadalupe Hidalgo. The County of Los Angeles was incorporated as one of 27 original California counties on February 18, 1850.

The annexation of California and the Gold Rush in the late 1840s brought thousands of prospectors, adventurers, and immigrants to Los Angeles County. In the 1850s, immigration included English, French, Spanish, German, and Chinese settlers joining Spanish-speaking Californios, Native Americans, Anglo-Americans, and former African American slaves. Gold seekers settled permanently in the 1850s and 1860s due to mining, and the Civil War (1860-1865) increased the population further due to the extraction of gold, silver, and copper. Post-Civil War, immigration to the Los Angeles area increased drastically, and many large Mexican ranches were subdivided into small farms that fostered the development of communities such as Santa Monica, Pasadena, and Monrovia. Originally 4,340 square miles, Los Angeles County grew to 34,520 square miles before later losing acreage to Kern County (1851), San Bernardino County (1853), and Orange County (1889). Currently, Los Angeles County is 4,084 square miles.[2]

The completion of the Southern Pacific Railroad route to Los Angeles in 1880 and the Santa Fe Railroad in 1886, led to increased agriculture, established towns, and an increase in tourism to attract investors and land speculators. Trade increased and as a result population rose as agricultural products that once required ocean transport could now be shipped via overland freight at a fraction of the cost. Agriculture became an important part of the economy in the early 1900s, as the area's coastal valley Mediterranean-like climate created an ideal environment for fruit, citrus, and olive cultivation in particular. By the 1920s, fruit and citrus farming was a major industry, including apricots, melons, peaches, and oranges. Dairy farms were prevalent around the same time, including the world's largest Guernsey herd.[3] Public works projects were initiated to accommodate Los Angeles County's growing population including the Los Angeles Aqueduct (1913), which channeled water from the Owens River and the Colorado River Aqueduct (1935), which delivered water from the Colorado River at Hoover Dam and provided hydroelectric power. The Los Angeles Aqueduct was constructed between 1907 and 1913, and included 142 tunnels, 120 miles of railroad track, 500 miles of highways and roads, two power plants, 169 miles of transmission lines, and 240 miles of telephone wire.[4] In 1907, President Theodore

[1] "History," County of Los Angeles. Accessed November 20, 2019, https://www.lacounty.gov/government/about-la-county/history/.
[2] Ibid.
[3] Ibid.
[4] Marc Weingarten, *Thirsty: William Mulholland, California Water, and the Real Chinatown* (Los Angeles, CA: Rare Bird Books, 2015), 145.

Roosevelt created the Inyo National Forest from public land to allow for the aqueduct right-of-way.[5] In 1910, the Southern Pacific Railroad constructed a standard gauge line to southern Inyo County, in order to transport men and materials to the aqueduct construction sites.[6]

Today, Los Angeles County includes 10.4 million people residing in 88 cities and 140 incorporated areas.

Monrovia

Monrovia is a city situated approximately 20-miles northeast of the City of Los Angeles nestled along the southern foothills of the San Gabriel Mountains in Los Angeles County. The city is bordered to the west by the City of Arcadia, to the east by the City of Duarte, and to the south by El Monte and Baldwin Park. It is among the oldest towns in the San Gabriel Valley and the fourth city to be incorporated in the county after Los Angeles, Santa Monica, and Pasadena.[7] Incorporated in 1887, the city was named after Lieutenant William Newton Monroe of Lexington, Indiana, a pioneer railroad builder.[8] The area encompasses approximately 13.74-square miles and is comprised of single-family and multi-family units, with mixed commercial and industrial use properties. The major transportation network that intersects the area along the southern end of the city is Interstate 210.

Prior to European settlement, the area was traditionally occupied by the native Tongva people. The Tongva once inhabited what is now southern and eastern Los Angeles County, Orange County, as well as the southern Channel Islands. They occupied some of the most fertile lands in California and were among the wealthiest and technologically advanced indigenous groups in the region. Interior mountain and foothill settlements indicate the presence of both permanent and seasonal settlements. In the late 18th century, when the first Spanish settlers arrived the population of the Tongva was an estimated 5,000 to 10,000 people.[9]

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample room for agriculture. With the establishment of mission's, an economy of agriculture, ranching, and trade emerged. Surrounding each mission were several ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belonged to Mission San Gabriel, located in present-day Los Angeles County, which extended over 2,100 square miles.[10]

Established in 1771, Mission San Gabriel encompassed much of the San Gabriel Valley, including the area that would later become the City of Monrovia. It was the fourth out of twenty-one Spanish missions established in California. The mission was meant to be self-sufficient with farming as its most important industry. Ranch labor was often carried out by the Native American populace. Constructed utilizing indigenous slave labor, Mission San Gabriel Arcángel was one of two

[5] Les Standiford, *Water to the Angels: William Mulholland, His Monumental Aqueduct, and the Rise of Los Angeles* (New York: Harper Collins, 2015), 98.
[6] *Farming and Ranching*. Eastern California Museum, 2018. Accessed January 2019, http://www.inyocounty.us/ecmsite/Exhibits/farming-ranching/exh-farming-ranching.html.
[7] "Early Monrovia History," *Monrovia Historic Preservation Group,* Monrovia, website: http://www.mohpg.org/early-monrovia-history.html. Accessed December 2021
[8] "Aged Pioneer Rail Builder Dies," *Baltimore Sun,* December 27, 1935.
[9] "Original People of Los Angeles County," *Los Angeles Almanac,* CA, website: http://www.laalmanac.com/history/hi05.php. Accessed December 2021.
[10] R. Louis Gentilcore, *Missions and Mission Lands of Alta California* (US: Taylor & Francis Ltd., 1961), 68.

missions where the indigenous populations of the San Gabriel and San Fernando Valleys were forcibly relocated. Following the Spanish custom of naming mission Indians after the nearby mission, the Tongva were referred to as Gabrielinos.[11]

In 1821, following Mexico's independence from Spain, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as *diseños*, that delineated the boundaries of each grant.[12] In 1841, two land grants were issued by Juan Alvarado, the Governor of Alta California; Rancho Azusa de Duarte to Andres Duarte, a Mexican soldier, and Rancho Santa Anita to Hugo Reid, a naturalized Mexican citizen of Scottish decent.[13] Both ranchos combined covered over 19,500-acres and extended through the San Gabriel Valley, encompassing all or portions of the present-day cities of Arcadia, Bradbury, Duarte, Sierra Madre, Pasadena, San Marino, Azusa, Baldwin Park, Irwindale, and Monrovia. In 1848, California was incorporated into the United States following the Mexican-American War. Under the Treaty of Guadalupe Hidalgo, the United States was bound to honor the Mexican land grant system. However, by the late 19th century, most of the Mexican ranchos had been subdivided and sold to eager land developers.

By the 1880s, both ranchos had passed through several hands. In 1884, William N. Monroe, a former superintendent for the Southern Pacific Railroad in Utah, and his brother C. O. Monroe purchased 120-acres of the former Rancho Santa Anita and Rancho Azusa de Duarte.[14] The following year an additional 90-acres were acquired. In partnership with several other men of means, Monroe laid out a 120-acre town centered at present-day Colorado Boulevard and Myrtle Avenues with 8-square miles of agricultural land around it. Between 1886 and 1887, more than 40 tracts and additions to the original town were filed. In an effort to attract potential buyers and protect his new town from land speculators, lots were sold for between $100 to $150 each and required owners to construct a house within the first six months of purchase.[15] In 1887, the town of Monrovia was officially incorporated.

Soon after the incorporation of Monrovia, infrastructure was expanded or enhanced in support of the new town. The establishment of public transit and infrastructure were the most important factors contributing its rapid growth. In 1888, a railroad was constructed by the San Gabriel Valley Rapid Transit Railroad Company, connecting the town of Monrovia to the City of Los Angeles.[16] As many as four trains were operated by the company on weekdays and two on Sundays. In 1893, the line was acquired by the Southern Pacific Railroad who extended the line east to the town of Duarte. By the early 1900s, the construction of the Pacific Electric streetcar line introduced local and interurban service to Monrovia.[17] The line provided early residents easy access to local commercial establishments and opened up commuting to the masses. As a result, the town boundaries were extended, and new tracts and subdivisions were recorded during the first decade of the 1900s. By 1910, the population of Monrovia tripled to almost 4,000 residents.[18]

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[11] Shannon Davis, et. al., *City of Monrovia Historic Context Statement* (CA: ASM Affiliates, 2018).
[12] "Essay: 1821-1847: Missions, Ranchos, and the Mexican War for Independence," *Calisphere,* California Digital Library, website. https://calisphere.org/exhibitions/essay/3/missions-ranchos/. Accessed December 2021.
[13] Davis, *City,* 2018.
[14] Ibid.
[15] Ibid
[16] Ibid.
[17] Ibid
[18] Ibid.

For much of the early 20th century, the population and development of Monrovia progressively increased despite a decline in building activity during World War I and the Great Depression. Much of downtown Monrovia began to densify while the outlying lands remained largely agricultural. Fields were primarily dedicated to the cultivation of citrus but included walnuts, peaches, apples, and dates. The area was located within the greater Los Angeles "citrus belt" and was a crucial element to the agricultural powerhouse in the regional economy. The two most famous varieties shipped from the area were Valencia and Navel oranges.[19] In 1923, over a quarter of a million dollars' worth of Valencia oranges were shipped from the area.[20] While the Great Depression hit Monrovia like many other cities in the United States, the city likely managed to stay afloat largely due to its agricultural economy.

By the 1940s, America's involvement in World War II had a significant impact on the economy and workforce of the United States. The beginning of the war boosted the local economy of Monrovia through government war contracts and the expansion of military installations located in Southern California. Existing military installations were enlarged, and new ones were constructed. It was not unusual for local residents to drive over 50-miles to get to work.[21] To fill the growing number of defense industry positions, a mass influx of workers and servicemen relocated to California in support of the war effort. As a result, Monrovia experienced a housing shortage crisis during and after the war. To address the housing shortage, agricultural lands located in the outlying areas were acquired by land developers and new tracts were established.[22] New housing was often funded by the Federal Housing Administration and was commonly constructed in modest Minimal Traditional and Ranch architectural styles.

By the mid-1960s, much of Monrovia's agricultural lands had been replaced with residential, commercial, and industrial use properties. The construction of Interstate 210 through the city further opened the area to residential and commercial suburbanization and the rapid expansion of housing. Today, Monrovia has a population of almost 40,000 residents and in-fill redevelopment continues to represent almost all new construction.[23]

Post-World War II Residential Development

Following the Second World War, the City of Monrovia experienced an acute housing shortage crisis largely due to an increased population. Between 1940 and 1950, the city experienced a larger population growth than any other period in its history. In a decade the population of Monrovia increased from approximately 12,000 residents to over 20,000.[24] The overwhelming majority of this growth occurred between 1946 and 1950. To alleviate the housing shortage, large developments of tract-type homes were established, typically on agricultural lands located on the eastern and southern portions of the city. New tracts were subdivided and improved by a single developer and higher density housing was encouraged to accommodate the demand. As a result, new neighborhoods were more homogenous in design and appearance than pre-war neighborhoods which developed over the years by accumulated infill and modification.

By the 1950s, tract home construction represented the largest portion of new residences built in Monrovia. New residential subdivisions were established throughout former agricultural lands, while older homes in existing

[19] "Citrus Industry Here Reaches High State of Development With Nearly 1000 Acres Under Cultivation," *Monrovia Daily News,* December 15, 1922.
[20] "Quarter of Million For Valencias," *Monrovia Daily News,* August 6, 1923.
[21] Shannon Davis, et. al., *City of Monrovia Historic Context Statement* (CA: ASM Affiliates, 2018).
[22] Ibid.
[23] Ibid.
[24] Ibid.

neighborhoods were demolished to make room for new multi-family housing. Single-family residences constructed around this time were typically one-story vernacular Minimal Traditional or Ranch styles.[25] The efficiency and simplicity of both architectural styles also conformed to the design guidelines of the Federal Housing Administration (FHA) and met the agency's approval for financing. Created in 1934, the FHA attempted to stabilize the housing market and expand opportunities for home ownership.[26] This was done primarily through the FHA's mortgage and lending programs.

I.H. Polk Tract

The property is located on Lot 5 of the I. H. Polk Tract (Map Book No. 15-17). The subdivision is located within the boundaries of the City of Monrovia. Commissioned by Isaac Hillard Polk and his wife Minerva Bradbury in 1909, the subdivision was created from over 30-acres of land and included Lots 1-6. Initially lots were approximately 5-acres in size and were likely utilized for the cultivation of citrus, walnuts, and livestock.

I. H. Polk, a native of Tennessee, was a former superintendent of the Southern Pacific Railroad Company and a descendant of President James K. Polk. His wife Minerva was the daughter of Lewis L. Bradbury, a prominent pioneer of the area who was influential in the early development of the City of Bradbury. In 1876, Polk relocated west to California initially settling in San Francisco. In 1883, he moved south to Los Angeles where he would later meet his wife and settle in Monrovia. During the early 1900s, Polk and his wife began purchasing land in southern Monrovia and Duarte.[27] He built his home at 2232 California Avenue where he lived with his family and became affiliated with the orange industry until his death in 1919.

For much of the early 20th century, southern Monrovia was predominately characterized as agricultural. The properties comprising the subdivision were not delineated on the Sanborn Fire Insurance Company maps which focused on urbanized areas. Early descriptions of the area are based on historic aerials and early newspapers. In 1928, the area was first captured in an aerial photograph and appears mostly rural. The few primary roads through the area were California Avenue and Peck Road. Between 1944 and 1948, agricultural lands were being rapidly replaced by tract housing developments in an effort to address the housing shortage crisis that occurred following World War II. Lots in the northeast section of the I. H. Polk Tract were divided into smaller individual parcels of rectangular shape, while Lots 1 and 2 remained vacant and Lot 6 was utilized for commercial / industrial use. By the 1970s, much of the area appears how it does today with mixed use residential, commercial, and industrial use properties.

Ranch Style

Initially designed to be low-cost tract housing, the Ranch style (identified as a Post-War Modernism style in the City of Monrovia's Historic Context Statement) was not intended to be eye-catching. Its low-profile appearance and plain use of materials extended the Minimal Traditional-style aesthetic popular in the 1930s and 1940s into the 1950s. Ranch style homes represented sheltered privacy and a sense of security from the happenings of the Cold War. Throughout the United States, the Ranch style dominated residential tracts developed between the 1940s and 1970s.

In suburban communities, developers constructed contemporary style tracts in response to demand for housing that reflected the latest architectural aesthetic, stylistic details, and materials including interior courtyards, aluminum framed windows, sliding glass doors, flat roofs, masonry screen walls, and clerestory and transom units at primary facades and

[25] Ibid.
[26] California Department of Transportation, *Tract Housing in California, 1945-1973: A Context for National Register Evaluation* (CA: California Department of Transportation, 2011).
[27] "Land Transfers," *Los Angeles Times,* November 22, 1906.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION **CONTINUATION SHEET**	Primary # HRI # _____ Trinomial: _____

Page 15 of 29 *Resource Name or # (Assigned by recorder): 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update

on attached carports or garages. The landscape style was as modern as the homes, featuring junipers and clustered palms with lava rock and seeded aggregate paving.

Identifying-exterior features of the Ranch style.

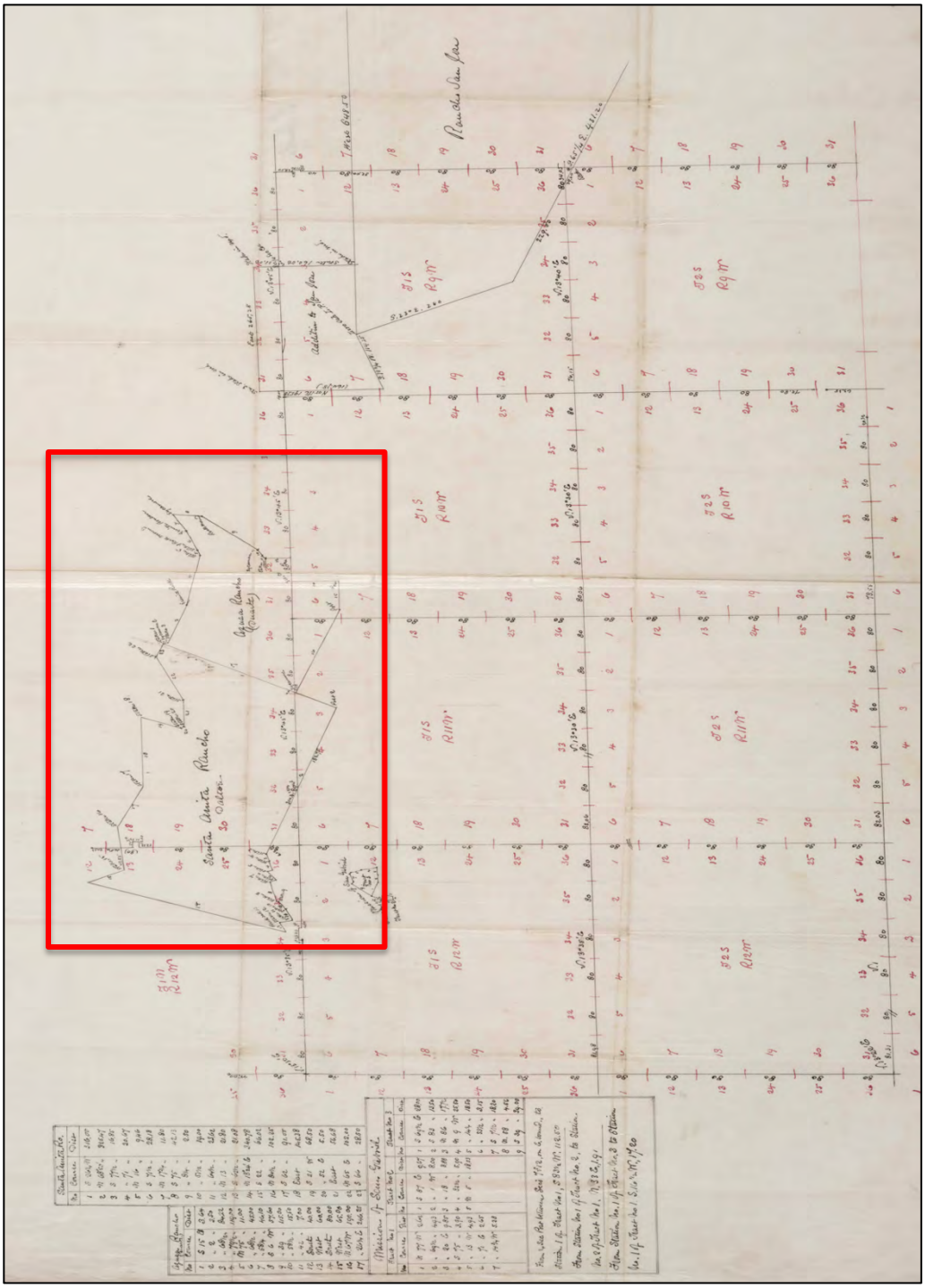
- One-story, sprawling plan
- Horizontal, angular massing, with wide street facade
- L- or U-shaped plan, often with radiating wings
- Low-pitched hipped or gabled roof, with open overhangs eaves and wood shakes
- Divided light wood sash widows including picture, casement, diamond-pane
- Sun shades, screens or shadow block accents,
- Wide, covered front porch with wood posts
- Attached garage, sometimes linked with an open-sided breezeway
- Details such as wood shutters, attic vents in gable ends, dovecotes and extended gables
- Non-traditional exterior finishes including but not limited to:
    - vertical wood siding,
    - concrete block,
    - stucco,
    - flagstone, and
    - mullion-free window walls.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 16 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update

Historic Maps

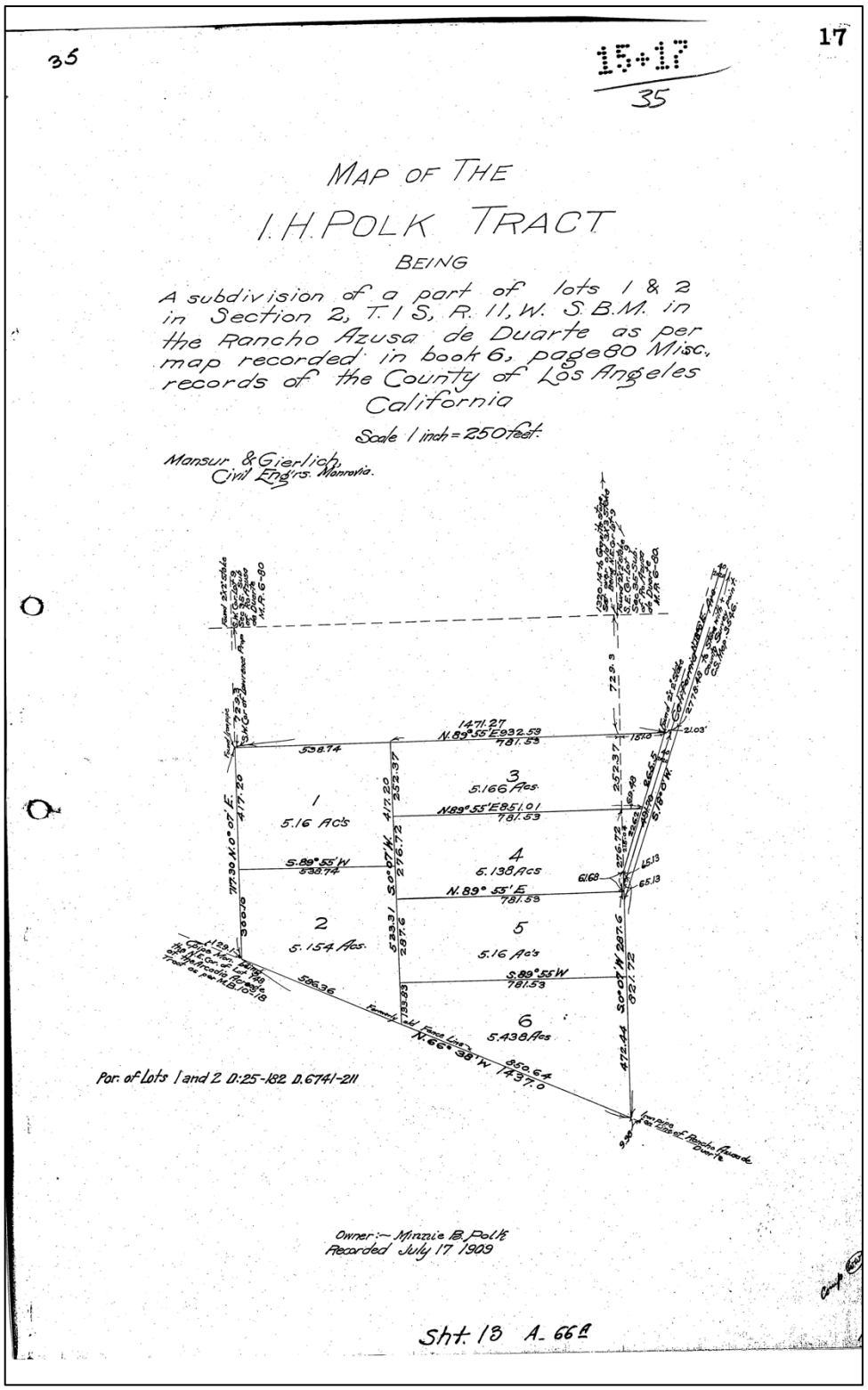


The subject property is located on lands once part of Rancho Azusa de Duarte and Rancho Santa Anita.
Source: Rancho Azusa de Duarte and Rancho Santa Anita map, Courtesy of the *Huntington Library*, "Solano Reeve Collection," ca.1880s, Identifier No. 312811.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 17 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update

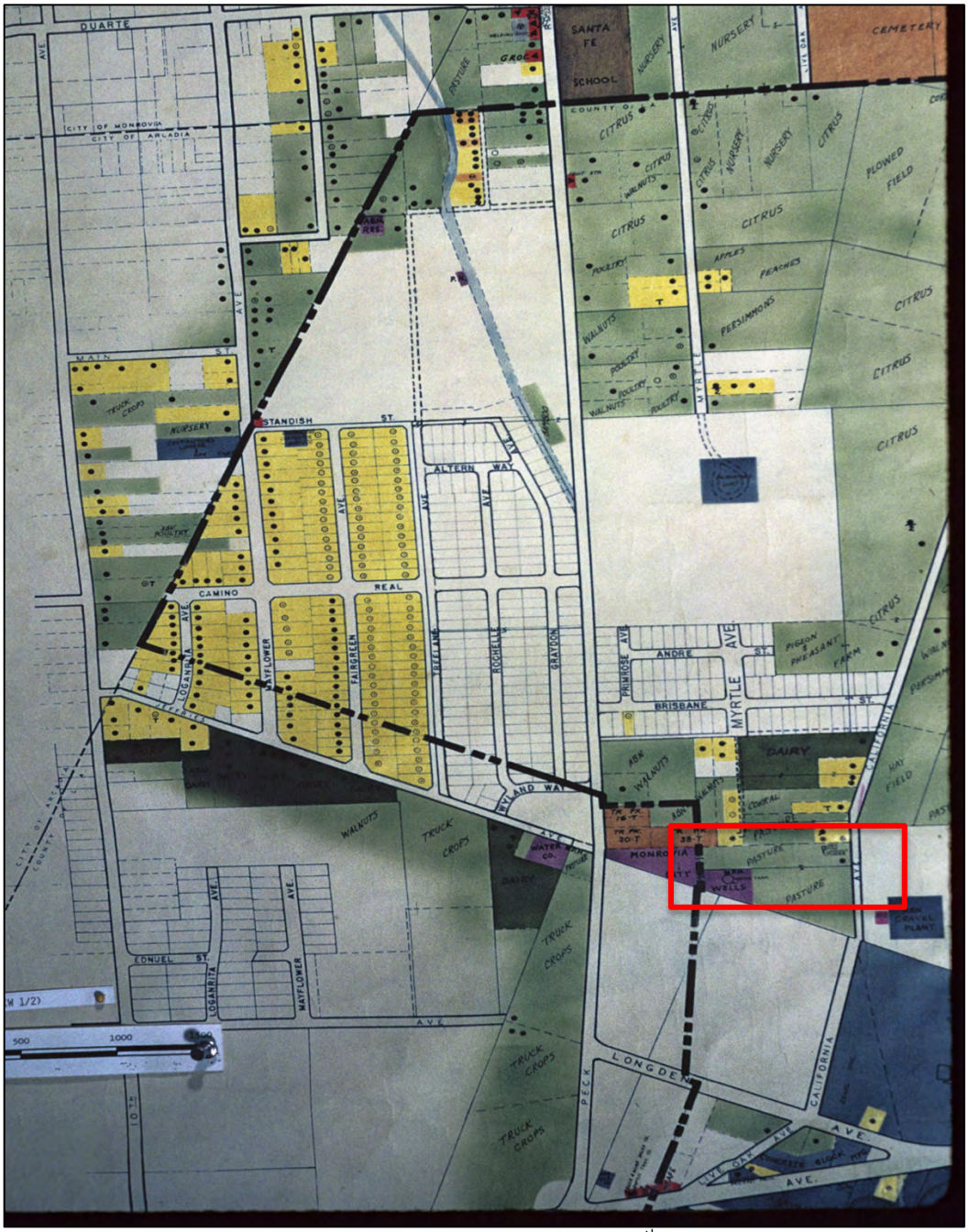


The I.H. Polk Tract was commissioned in 1909 by Isaac Hillard Polk and his wife Minerva Bradbury.
Source: Map Book 15-17.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 18 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update



Circa 1940s map of southern Monrovia. For much of the early 20th century the area was characterized as primarily agricultural. By the late 1940s, former agricultural fields were purchased and improved with the construction of tract-housing to accommodate the increased population that occurred after the war. The block highlighted in red is the approximate location of the subject property and is labeled as "pasture" land.
Source: Duarte (W ½), Courtesy of the *Huntington Library*, ca.1940s, "Duarte," Identifier No. 438662.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 19 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update

Historic Photographs



1928 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject property is located is highlighted in red. The 213 Novice Lane property was not constructed until 1952.
Source: Frame Finder.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 20 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update



1938 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject property is located is highlighted in red. The 213 Novice Lane property was not constructed 1952.
Source: Frame Finder.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 21 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update

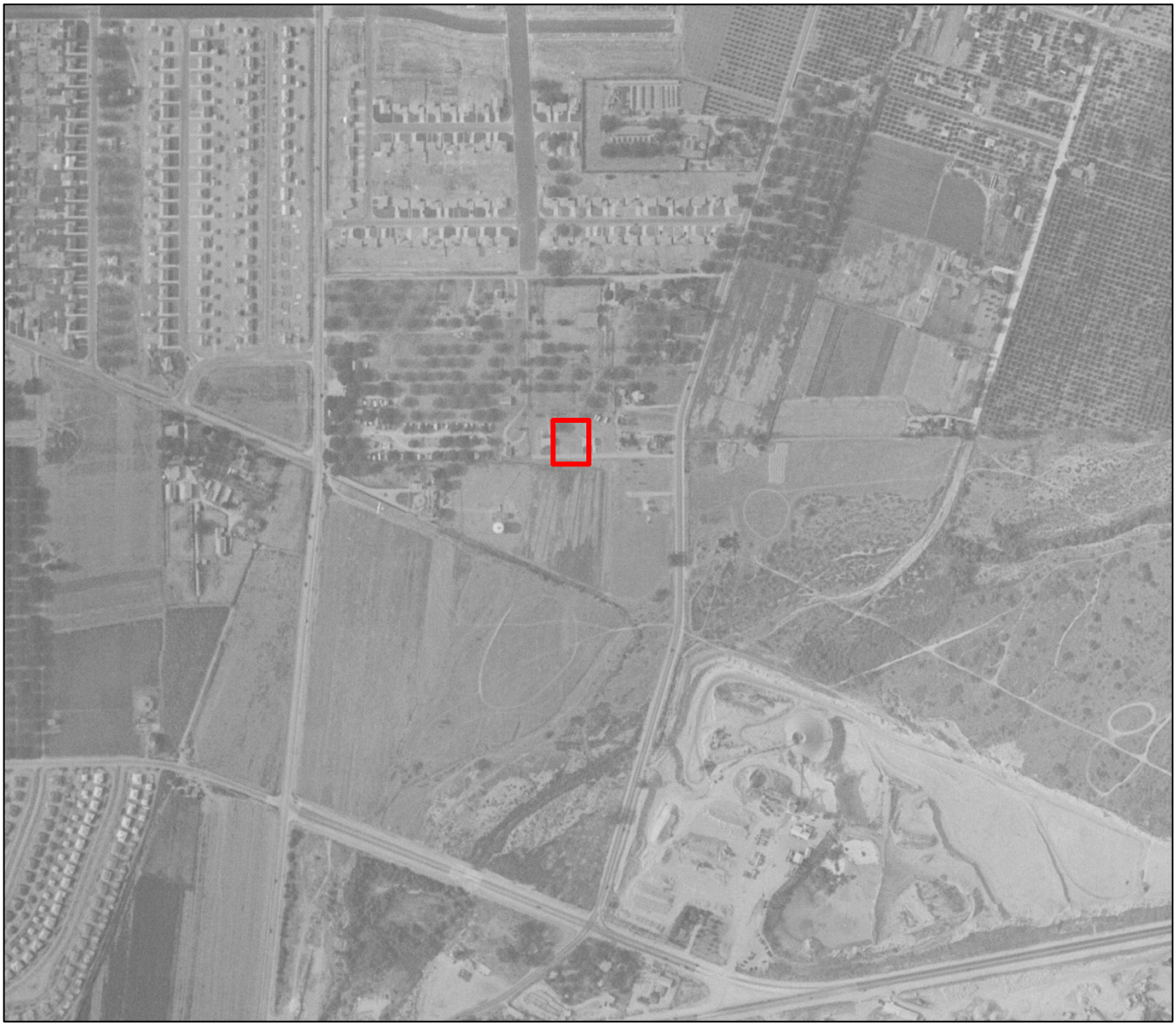


1944 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject property is located is highlighted in red. The 213 Novice Lane property was not constructed 1952.
Source: Frame Finder.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 22 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update



1948 aerial image of south Monrovia and the I. H. Polk Tract. By this time, agricultural lands were being rapidly replaced by tract housing developments in an effort to address the housing shortage crisis that occurred following World War II. The block where the subject property is located is highlighted in red. The 213 Novice Lane property was not constructed 1952.
Source: Frame Finder.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 23 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update



1952 aerial image of south Monrovia and the I. H. Polk Tract. By the 1950s, most of the agricultural lands were replaced by tract housing developments. The block where the subject property is located is highlighted in red. The 213 Novice Lane property appears in its current footprint.
Source: Frame Finder.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 24 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update



1964 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject property is located is highlighted in red. The 213 Novice Lane property appears in its current footprint.
Source: Frame Finder.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 25 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update



1972 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject property is located is highlighted in red. The 213 Novice Lane property appears in its current footprint.
Source: Frame Finder.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 26 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update

Table 1. Chain of Title / Ownership History

Date	Owner	Source	Relevance
1952-1969	Not Identified		
1969	Esquire Enterprises	Building Permit	"Sewer; Contractor-Paul Roberts Inc."
1970-1973	Not Identified		
1974-1976	Richard Mountjoy	*Los Angeles Times*	Oct 6, 1974: "Monrovia"
1977	George G. Simpson and Linda J. Simpson	*Los Angeles Times*	"Notice of Unclaimed Property"
1978-2004	Not Identified		
2005	Jonetta A Elmore	County Office	
2005	Jonetta A. Elmore, Kenneth C. Elmore Living Trust	County Office	
2006-2020	Ronald D. Rossiter, Barbara Rossiter	County Office	
2021	Gary L Lorenzini Co Trust	Parcel Quest	

Table 2. Occupancy History Table

Date	Occupant	Source	Relevance
1952	Not Listed	Monrovia and Arcadia City Directory	Novice Lane listed in the Duarte section
1953-1954	Not Listed	Monrovia and Arcadia City Directory	Novice Lane first listed as part of Monrovia
1955	Darol G. Uphoff and Eva M. Uphoff	Monrovia and Arcadia City Directory California Voters Registration	1955 Directory- Occupation: "Manager"
1956-1958	Donald R. Wright and Frances A. Wright	Monrovia and Arcadia City Directory	1958 Directory- Occupation: "Produce Foreman" 1959 Directory- "listed at 512 S 1st Avenue"
1959	Not Listed	Monrovia and Arcadia City Directory	
1960	Bernhard R. Baumgardt and Mrs. Jessie J. Baumgardt	California Voters Registration	
1961-1963	Not Listed	Monrovia and Arcadia City Directory	
1964	Frank Simpson	*Daily News-Post*	Jan 20, 1964:"Mr. and Mrs. Frank Simpson, 213 Novice Lane, a girl"
1965	Charles F. Walters	*Daily News-Post*	Dec 6, 1965: "Youngsters Take Christmas Lights"

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 27 of 29 ***Resource Name or # (Assigned by recorder):** 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update

1966-1975	Not Listed	Monrovia and Arcadia City Directory	
1976-1992	Martin J. Flores Jr.	U.S. Public Records Index	
1993-1994	Graciela A. Flores, Jacqeuline Flores, Maria M. Flores, Martiin J. Flores Jr.	U.S. Public Records Index	
1995-1996	Jacqueline Flores, Maria M. Flores, Martin J. Flores Jr.	U.S. Public Records Index	
1997-2001	Maria M. Flores, Martin J. Flores Jr.	U.S. Public Records Index	
2002	Daniel Villaflores Jr.	U.S. Public Records Index	
2003-2005	Not Listed	Monrovia and Arcadia City Directory	
2006-2019	Guy L. Lorenzini, Magda Avetisyan	U.S. Public Records Index	
2020	Melissa Alexander	White Pages	
2021	Not Listed	White Pages	

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI # _____
Trinomial: _____

Page 28 of 29 *Resource Name or # (Assigned by recorder): 213 Novice Lane
***Recorded by:** Urbana Preservation & Planning, LLC
***Date:** December 2021 ☒ Continuation ☐ Update

***B10. Significance (Continued From Page 2):**

NRHP/CRHR/Local Criterion B/2/1: Association with the lives of persons significant in national, state, or local history.
Research does not indicate that the subject property qualifies for designation under Criterion B/2/1. While the property was owned by an individual who contributed to the local history of Monrovia, the individual themselves never resided on the subject property. Additionally, none of the previous occupants appear to rise to a level of importance such that the property would be eligible under Criterion B/2/1. For this reason, Urbana determined the property is not eligible under Criterion B/2/1.

NRHP/CRHR/Local Criterion C/3/2/4: Embodies the 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 represent a significant and distinguishable entity whose components may lack individual distinction.
To designate a property under Criterion C/3/2/4, the subject dwelling must possess the distinctive characteristics of a type, period, or method of construction that has not been substantially altered. Constructed in 1952, the 213 Novice Lane property was constructed as single-family Ranch style dwelling by an unidentified builder. Nationally popular between the 1940s and 1970s, the Ranch style home has its roots in Southern California beginning with architect Cliff May in the 1930s. The style was designed to be modest, low-profile, and affordable, while reflecting a relaxed Western lifestyle. Ranch style houses are typically one-story homes featuring low-pitched gabled or hipped roofs, an attached garage, L-shaped or U-shaped plan, and plaster, wood lap, or board and batten siding. These homes were often built as part of large tract development in the post-World War II periods and are best evaluated for eligibility as part of a historic district.

The 213 Novice Lane property appears to have been minimally modified and is a modest representations of the Ranch architectural style. The dwelling features a low-pitched hipped roof, stucco siding, and minimal architectural detail throughout. While the dwelling does retain character defining features of the Ranch style, the property is not architecturally significant under Criterion C/3/2/4 as it does not present any distinctive characteristics to distinguish it from other examples of the style constructed contemporaneously with the subject property. Therefore, Urbana opines the dwelling as individually ineligible under Criterion C/3/2/4.

NRHP/CRHR/Local Criterion D/4/7: Potential to yield information important in prehistory or history.
The subject property is not eligible under Criterion D/4/7 as it is unlikely to yield information important in prehistory or history.

Local Register Criterion 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.
The property has not been associated with a recognized historic area (or district) and is one of many residences in the area exhibiting individual architectural preferences. Although numerous residences of the same architectural style are located within the community, over the years several properties been substantially altered over the course of time. Therefore, the 213 Novice Lane have not been found eligible under Local Register Criterion 3.

Local Register Criterion 5: It has a unique location or physical characteristics or represents an established and familiar visual feature of a neighborhood, a community, or a City.
There is nothing unique about the location of 213 Novice Lane and there are no physical characteristics defining this property as being representation of the neighborhood, community, or City. The improvement is indicative of common

residential units constructed post-World War II and designed specifically to meet housing needs. Therefore, the subject property is not eligible under Local Register Criterion 5.

Local Register Criterion 6: It incorporates elements that help preserve and protect a historic place or area of historic interest in the City.

As noted in the previous discussions, the 213 Novice Lane property is not indicative of nor representative of the historic nature of the City of Monrovia. Therefore, the 213 Novice Lane property has not been found eligible under Local Register Criterion 6.

Integrity Analysis

Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to historic significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 213 Novice Lane property has not been found by Urbana to be individually eligible for designation under any criteria, although the subject property generally retains all aspects of integrity. Because the property does not appear to be eligible for designation, and has not been identified as significant, further integrity analysis is not merited.

Regulatory Conclusions

The 213 Novice Lane property is opined not eligible for the NRHP, CRHR, or as a historic district in the City of Monrovia. Even through the property was constructed during the post-World War II residential development of Monrovia, no specific information was identified to indicate the property exemplifies or represents a specific element of Monrovia's history under Criterion A/1/1. Constructed in 1952, the subject property was initially improved by the construction of a single-family residence constructed in the Ranch architectural style. While the dwelling does retain character defining features of the Ranch style, the property is not eligible under Criterion C/3/2/4 as it does not present any distinctive characteristics to distinguish it from other examples of the style constructed contemporaneously with the subject property. The subject property has not been found eligible under Criterion B/2/1 and D/4/7 as the site is not associated with the lives of significant individuals and further study of the evaluated improvements would not appear to yield information that could be regarded as important in local, regional, state, or national history. The evaluated property has not been associated with a historic area or district, and are not a representation of a neighborhood, community, or City under Local Register Criterion 3, 5, and 6. Consequently, the subject property does not meet the definition of an historic property pursuant to NHPA or a historic resource pursuant to CEQA. As a result, Urbana opines that the proposed 213 Novice Lane project would not cause an adverse effect to an historic property.

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

 ***Resource Name or #:** (Assigned by recorder) 217 Novice Lane

P1. Other Identifier:

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

- ***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** See Location Map **Date** 2018 **T** 1; **R** 11; **of** **of Sec** ; S.B. **B.M.**
- c. Address 217 Novice Lane City Monrovia Zip 91016
- d. UTM: (Give more than one for large and/or linear resources)
- e. 217 Novice Lane: Zone 11S, 407723.54 mE/ 3775654.52 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The 217 Novice Lane property is sited between S. Myrtle Avenue and California Avenue on Lot 5 of the I. H. Polk Tract. Identified as Los Angeles County Assessor's Parcel Number 9534-016-046, the dwelling is located within the southern boundary of the City of Monrovia. The property is accessible via California Avenue and S. Myrtle Avenue.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is addressed as 217 Novice Lane and is located on Lot 5 of the I. H. Polk Tract (Map Book No. 15-17) within the boundaries of south Monrovia. The property consists of a single-family residence with a built-in garage constructed in the Ranch style. The dwelling is sited on the west end of a large rectangular parcel, approximately 0.56-acres, located on the north side of Novice Lane, west of California Avenue. The eastern portion of the parcel is utilized for commercial uses. The entire residence is enclosed by a concrete masonry unit wall, with the backyard extending into Parcel No. 8534-016-045. The surrounding area is composed of residential, commercial and industrial use properties. **See Continuation Sheet for additional description information.**



***P3b. Resource Attributes:** (List attributes and codes) (HP2) Single-Family Property
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: View north of 217 Novice Lane. (IMG 5212)
***P6. Date Constructed/Age and Source:**
☒Historic: 1952; Los Angeles County Accessor's Office
☐ Prehistoric
☐ Both_____
***P7. Owner and Address:**
OC Engineering
Ignacio Crespo
7901 Crossway Drive
Pico Rivera, CA 90660
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** December 3, 2021

***P10. Survey Type:** CEQA Review
***P11. Report Citation:** Urbana Preservation & Planning, LLC, Historic Resource Analysis Report | 213-217 Novice Lane, Monrovia, CA December 2021.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 217 Novice Lane ***NRHP Status Code** 6Z

B1. Historic Name: Not Identified
B2. Common Name: 217 Novice Lane
B3. Original Use: Single Family Dwelling B4. Present Use: Vacant
***B5. Architectural Style:** Ranch style
***B6. Construction History:**
Property construction history is based on the Los Angeles County Office Property Information System, building permits, and historic and current aerial photography of the subject property. The area is not delineated on early Sanborn Fire Insurance maps.

Property construction history is based on the Los Angeles County Assessor Records, building permits, and historic and current aerial photography of the subject property. The area is not delineated on historic Sanborn Fire Insurance maps. In 1948, the subject property was initially improved with the construction of a one-story dwelling with a built-in garage constructed in the Ranch style by an unidentified builder. The dwelling was constructed as a standard single-family residence, with an L-shaped floorplan, sited on a concrete foundation. The residence featured a stucco façade and a low-pitched cross-gabled roof topped with composite shingles. In 1948, the subject property was captured on an aerial photograph of the area in its current footprint.

One building permit was identified for the subject property. On January 25, 1979, an electrical permit was submitted by the property owner (Permit No. 10171). Today, the windows throughout the property have been boarded up. No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified b. Builder: Not Identified
***B10. Significance: Theme** Not Found Eligible **Area** Monrovia
Period of Significance N/A **Property Type** Single-Family Residence **Applicable Criteria** N/A

NHRP/CRHR/ Local Criterion A/1/1: Association with events that have made a significant contribution to the broad patterns of our history.

The 217 Novice Lane property does not appear to qualify for designation under Criterion A/1. While the property was constructed during the post-World War II residential development of Monrovia, no specific information was identified to indicate the property, in and of itself, exemplifies or represents a specific element of Monrovia's history. For this reason, Urbana determined the properties are not eligible under Criterion A/1/1.

See Continuation Sheet for eligibility and integrity conclusions.

B11. Additional Resource Attributes: N/A
***B12. References:** Urbana Preservation & Planning, LLC, Historic Resource Analysis Report | 213-217 Novice Lane, Monrovia, CA December 2021.
B13. Remarks:
***B14. Evaluator:** Alexia Landa, BA, Historian | Urbana Preservation & Planning, LLC
***Date of Evaluation:** December 2021.



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

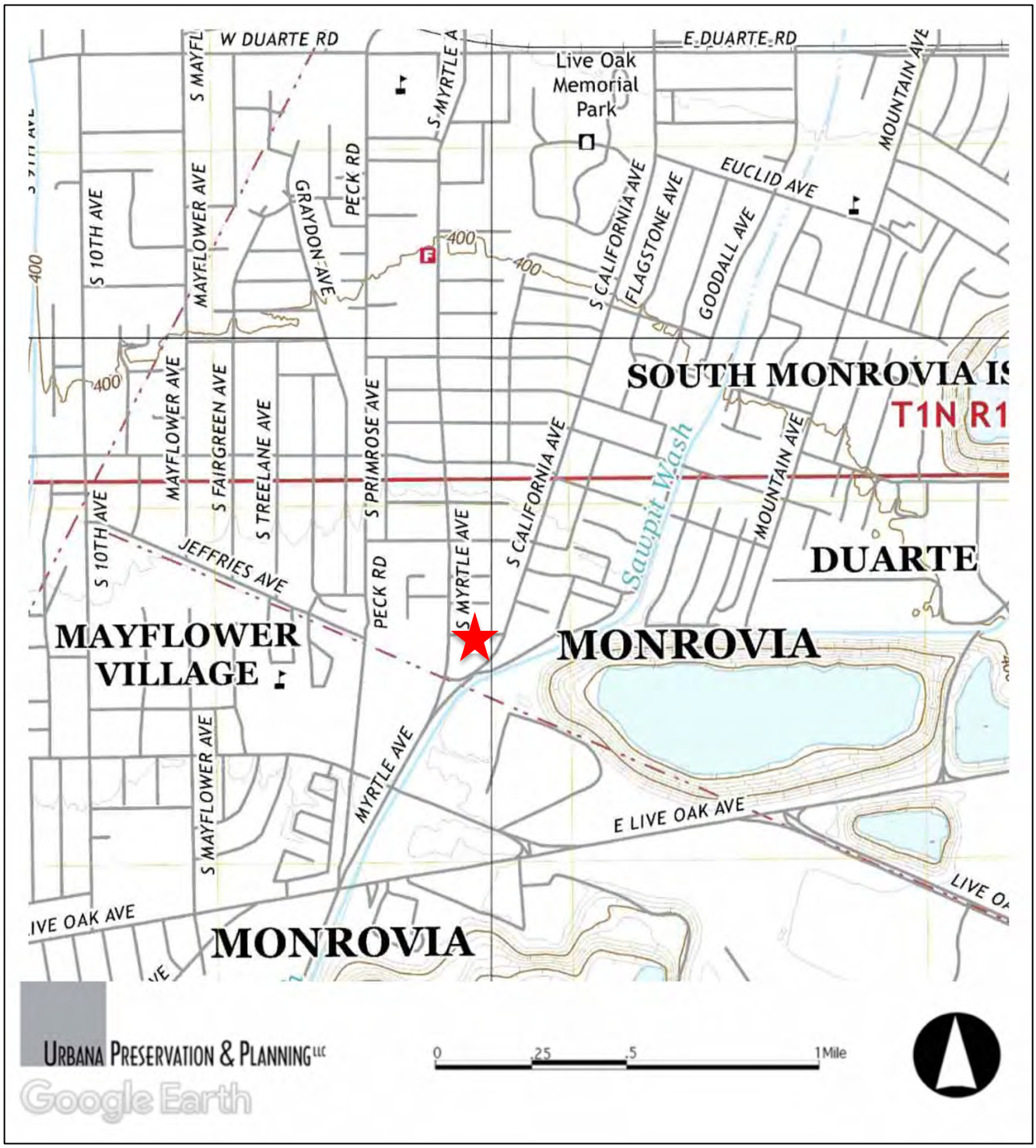
LOCATION MAP

Primary# _____
HRI# _____
Trinomial# _____

 ***NRHP Status Code: 6Z**

***Resource Name or # (Assigned by recorder)** 217 Novice Lane

Map Name: Baldwin Park Quad, El Monte Quad, Azusa Quad, Mt Wilson Quad Date: 2018 Scale: 1:24,000



***P3a. Description (Continued From Page 1):**

217 Novice Lane | Current Description

Constructed in 1948, 217 Novice Lane is a one-story, single-family residence with a built-in garage constructed in the Ranch architectural style by an unidentified builder. The residence is located on the north side of Novice Lane between S. Myrtle Avenue and California Avenue. The dwelling has minimal decorative features, an L-shaped floorplan, asymmetrical façade, and is sited on a concrete foundation. The low-pitched cross gabled roof is topped with composite shingles and has a slight eave overhang. The exterior is clad in stucco painted in light tan. The entire parcel is enclosed by a concrete masonry unit. Identifying features of the Ranch architectural style include: a one-story L-shaped floor plan, built-in garage, and a low-pitched roof with moderate roof overhang.

The main (south) elevation fronts Novice Lane with a moderate and typical setback from the street. The south elevation is asymmetrical with the longest side of the "L" located towards the west end of the elevation. The dominant feature is an exterior brick chimney positioned between the main entryway and the built-in garage located towards the far east end of the elevation. A concrete driveway leads from Novice Lane to the garage. From the driveway, a concrete pathway leads to a small concrete stoop for the south-facing front door. The main entryway has a metal security door over flush wood door and is sheltered by a shed roof extension supported by a single wood beam. The two windows, now boarded, once featured aluminum triple sliding sash units. A wood gate located east of the garage opens towards the east elevation.

The east and west elevations face neighboring properties and have minimal decorative features. The east elevation has a single centered window, and the west elevation features a small attic vent towards the top of the roof line and a single window located towards the north end of the façade. Both windows are now boarded up and were likely similar to the main elevation's fenestration.

The rear (north) elevation faces the 2601 S. California Avenue property and a large rectangular backyard. The rear elevation features a small concrete stoop that provides access to a secondary entryway, three windows, and a secondary garage opening. The secondary entryway has a metal security gate over a white flush wood door. The remaining fenestration has since been boarded up.

217 Novice Lane | Current Photographs



View north of the 217 Novice Lane property's main (south) elevation from Novice Lane. The south elevation is asymmetrical with the longest side of the "L" located towards the west end of the elevation.



View northwest of the main elevation. The dominant feature is an exterior brick chimney positioned between the main entry and built in garage.



View north of the west elevation. The west elevation faces 213 Novice Lane and has minimal decorative features. A small attic vent is located towards the top of the roof line.



View southeast of the west elevation. The west elevation faces 213 Novice Lane. A single window is located towards the north end of the façade.



View southeast of the rear (north) elevation. The rear elevation features a small concrete stoop that provides access to a secondary entryway, three windows, and a secondary garage opening.



View northwest of the east elevation from Novice Lane. The elevation has minimal decorative features and a single centered window.

***B6. Construction History (Continued From Page 2):**

Los Angeles County

The area comprising Los Angeles County was originally settled by small groups of Native Americans centuries before European missionaries, including Gaspar de Portola, camped on the banks of the Los Angeles River in 1769.[1] San Gabriel Mission was founded as the center of the first community by Father Junipero Serra and a group of Spaniards in 1771, in an area already inhabited by Gabrielino Indians. In the 1780s, a group of 11 families established a new pueblo, named *El Pueblo de la Reina de Los Ángeles*. This group of adobe-brick houses and streets eventually became known as the *Ciudad de Los Ángeles*. Despite a ban by the Spanish government on trade with foreign ships, American vessels began arriving in the 1800s, and the first English-speaking settler, a carpenter named Joseph Chapman, arrived in 1818. Mexico assumed rule over California from Spain in 1822, and by the 1840s, Los Angeles was the largest city in Southern California. After the two-year war between the United States and Mexico (1846-1848), California became American territory with the signing of the Treaty of Guadalupe Hidalgo. The County of Los Angeles was incorporated as one of 27 original California counties on February 18, 1850.

The annexation of California and the Gold Rush in the late 1840s brought thousands of prospectors, adventurers, and immigrants to Los Angeles County. In the 1850s, immigration included English, French, Spanish, German, and Chinese settlers joining Spanish-speaking Californios, Native Americans, Anglo-Americans, and former African American slaves. Gold seekers settled permanently in the 1850s and 1860s due to mining, and the Civil War (1860-1865) increased the population further due to the extraction of gold, silver, and copper. Post-Civil War, immigration to the Los Angeles area increased drastically, and many large Mexican ranches were subdivided into small farms that fostered the development of communities such as Santa Monica, Pasadena, and Monrovia. Originally 4,340 square miles, Los Angeles County grew to 34,520 square miles before later losing acreage to Kern County (1851), San Bernardino County (1853), and Orange County (1889). Currently, Los Angeles County is 4,084 square miles.[2]

The completion of the Southern Pacific Railroad route to Los Angeles in 1880 and the Santa Fe Railroad in 1886, led to increased agriculture, established towns, and an increase in tourism to attract investors and land speculators. Trade increased and as a result population rose as agricultural products that once required ocean transport could now be shipped via overland freight at a fraction of the cost. Agriculture became an important part of the economy in the early 1900s, as the area's coastal valley Mediterranean-like climate created an ideal environment for fruit, citrus, and olive cultivation in particular. By the 1920s, fruit and citrus farming was a major industry, including apricots, melons, peaches, and oranges. Dairy farms were prevalent around the same time, including the world's largest Guernsey herd.[3] Public works projects were initiated to accommodate Los Angeles County's growing population including the Los Angeles Aqueduct (1913), which channeled water from the Owens River and the Colorado River Aqueduct (1935), which delivered water from the Colorado River at Hoover Dam and provided hydroelectric power. The Los Angeles Aqueduct was constructed between 1907 and 1913, and included 142 tunnels, 120 miles of railroad track, 500 miles of highways and roads, two power plants, 169 miles of transmission lines, and 240 miles of telephone wire.[4] In 1907, President Theodore

[1] "History," County of Los Angeles. Accessed November 20, 2019, https://www.lacounty.gov/government/about-la-county/history/.
[2] Ibid.
[3] Ibid.
[4] Marc Weingarten, *Thirsty: William Mulholland, California Water, and the Real Chinatown* (Los Angeles, CA: Rare Bird Books, 2015), 145.

Roosevelt created the Inyo National Forest from public land to allow for the aqueduct right-of-way.[5] In 1910, the Southern Pacific Railroad constructed a standard gauge line to southern Inyo County, in order to transport men and materials to the aqueduct construction sites.[6]

Today, Los Angeles County includes 10.4 million people residing in 88 cities and 140 incorporated areas.

Monrovia

Monrovia is a city situated approximately 20-miles northeast of the City of Los Angeles nestled along the southern foothills of the San Gabriel Mountains in Los Angeles County. The city is bordered to the west by the City of Arcadia, to the east by the City of Duarte, and to the south by El Monte and Baldwin Park. It is among the oldest towns in the San Gabriel Valley and the fourth city to be incorporated in the county after Los Angeles, Santa Monica, and Pasadena.[7] Incorporated in 1887, the city was named after Lieutenant William Newton Monroe of Lexington, Indiana, a pioneer railroad builder.[8] The area encompasses approximately 13.74-square miles and is comprised of single-family and multi-family units, with mixed commercial and industrial use properties. The major transportation network that intersects the area along the southern end of the city is Interstate 210.

Prior to European settlement, the area was traditionally occupied by the native Tongva people. The Tongva once inhabited what is now southern and eastern Los Angeles County, Orange County, as well as the southern Channel Islands. They occupied some of the most fertile lands in California and were among the wealthiest and technologically advanced indigenous groups in the region. Interior mountain and foothill settlements indicate the presence of both permanent and seasonal settlements. In the late 18th century, when the first Spanish settlers arrived the population of the Tongva was an estimated 5,000 to 10,000 people.[9]

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample room for agriculture. With the establishment of mission's, an economy of agriculture, ranching, and trade emerged. Surrounding each mission were several ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belonged to Mission San Gabriel, located in present-day Los Angeles County, which extended over 2,100 square miles.[10]

Established in 1771, Mission San Gabriel encompassed much of the San Gabriel Valley, including the area that would later become the City of Monrovia. It was the fourth out of twenty-one Spanish missions established in California. The mission was meant to be self-sufficient with farming as its most important industry. Ranch labor was often carried out by the Native American populace. Constructed utilizing indigenous slave labor, Mission San Gabriel Arcángel was one of two

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[5] Les Standiford, *Water to the Angels: William Mulholland, His Monumental Aqueduct, and the Rise of Los Angeles* (New York: Harper Collins, 2015), 98.
[6] *Farming and Ranching*. Eastern California Museum, 2018. Accessed January 2019, http://www.inyocounty.us/ecmsite/Exhibits/farming-ranching/exh-farming-ranching.html.
[7] "Early Monrovia History," *Monrovia Historic Preservation Group,* Monrovia, website: http://www.mohpg.org/early-monrovia-history.html. Accessed December 2021
[8] "Aged Pioneer Rail Builder Dies," *Baltimore Sun,* December 27, 1935.
[9] "Original People of Los Angeles County," *Los Angeles Almanac,* CA, website: http://www.laalmanac.com/history/hi05.php. Accessed December 2021.
[10] R. Louis Gentilcore, *Missions and Mission Lands of Alta California* (US: Taylor & Francis Ltd., 1961), 68.

missions where the indigenous populations of the San Gabriel and San Fernando Valleys were forcibly relocated. Following the Spanish custom of naming mission Indians after the nearby mission, the Tongva were referred to as Gabrielinos.[11]

In 1821, following Mexico's independence from Spain, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as *diseños*, that delineated the boundaries of each grant.[12] In 1841, two land grants were issued by Juan Alvarado, the Governor of Alta California; Rancho Azusa de Duarte to Andres Duarte, a Mexican soldier, and Rancho Santa Anita to Hugo Reid, a naturalized Mexican citizen of Scottish decent.[13] Both ranchos combined covered over 19,500-acres and extended through the San Gabriel Valley, encompassing all or portions of the present-day cities of Arcadia, Bradbury, Duarte, Sierra Madre, Pasadena, San Marino, Azusa, Baldwin Park, Irwindale, and Monrovia. In 1848, California was incorporated into the United States following the Mexican-American War. Under the Treaty of Guadalupe Hidalgo, the United States was bound to honor the Mexican land grant system. However, by the late 19th century, most of the Mexican ranchos had been subdivided and sold to eager land developers.

By the 1880s, both ranchos had passed through several hands. In 1884, William N. Monroe, a former superintendent for the Southern Pacific Railroad in Utah, and his brother C. O. Monroe purchased 120-acres of the former Rancho Santa Anita and Rancho Azusa de Duarte.[14] The following year an additional 90-acres were acquired. In partnership with several other men of means, Monroe laid out a 120-acre town centered at present-day Colorado Boulevard and Myrtle Avenues with 8-square miles of agricultural land around it. Between 1886 and 1887, more than 40 tracts and additions to the original town were filed. In an effort to attract potential buyers and protect his new town from land speculators, lots were sold for between $100 to $150 each and required owners to construct a house within the first six months of purchase.[15] In 1887, the town of Monrovia was officially incorporated.

Soon after the incorporation of Monrovia, infrastructure was expanded or enhanced in support of the new town. The establishment of public transit and infrastructure were the most important factors contributing its rapid growth. In 1888, a railroad was constructed by the San Gabriel Valley Rapid Transit Railroad Company, connecting the town of Monrovia to the City of Los Angeles.[16] As many as four trains were operated by the company on weekdays and two on Sundays. In 1893, the line was acquired by the Southern Pacific Railroad who extended the line east to the town of Duarte. By the early 1900s, the construction of the Pacific Electric streetcar line introduced local and interurban service to Monrovia.[17] The line provided early residents easy access to local commercial establishments and opened up commuting to the masses. As a result, the town boundaries were extended, and new tracts and subdivisions were recorded during the first decade of the 1900s. By 1910, the population of Monrovia tripled to almost 4,000 residents.[18]

[11] Shannon Davis, et. al., *City of Monrovia Historic Context Statement* (CA: ASM Affiliates, 2018).
[12] "Essay: 1821-1847: Missions, Ranchos, and the Mexican War for Independence," *Calisphere,* California Digital Library, website. https://calisphere.org/exhibitions/essay/3/missions-ranchos/. Accessed December 2021.
[13] Davis, *City,* 2018.
[14] Ibid.
[15] Ibid
[16] Ibid.
[17] Ibid
[18] Ibid.

For much of the early 20th century, the population and development of Monrovia progressively increased despite a decline in building activity during World War I and the Great Depression. Much of downtown Monrovia began to densify while the outlying lands remained largely agricultural. Fields were primarily dedicated to the cultivation of citrus but included walnuts, peaches, apples, and dates. The area was located within the greater Los Angeles "citrus belt" and was a crucial element to the agricultural powerhouse in the regional economy. The two most famous varieties shipped from the area were Valencia and Navel oranges.[19] In 1923, over a quarter of a million dollars' worth of Valencia oranges were shipped from the area.[20] While the Great Depression hit Monrovia like many other cities in the United States, the city likely managed to stay afloat largely due to its agricultural economy.

By the 1940s, America's involvement in World War II had a significant impact on the economy and workforce of the United States. The beginning of the war boosted the local economy of Monrovia through government war contracts and the expansion of military installations located in Southern California. Existing military installations were enlarged, and new ones were constructed. It was not unusual for local residents to drive over 50-miles to get to work.[21] To fill the growing number of defense industry positions, a mass influx of workers and servicemen relocated to California in support of the war effort. As a result, Monrovia experienced a housing shortage crisis during and after the war. To address the housing shortage, agricultural lands located in the outlying areas were acquired by land developers and new tracts were established.[22] New housing was often funded by the Federal Housing Administration and was commonly constructed in modest Minimal Traditional and Ranch architectural styles.

By the mid-1960s, much of Monrovia's agricultural lands had been replaced with residential, commercial, and industrial use properties. The construction of Interstate 210 through the city further opened the area to residential and commercial suburbanization and the rapid expansion of housing. Today, Monrovia has a population of almost 40,000 residents and in-fill redevelopment continues to represent almost all new construction.[23]

Post-World War II Residential Development

Following the Second World War, the City of Monrovia experienced an acute housing shortage crisis largely due to an increased population. Between 1940 and 1950, the city experienced a larger population growth than any other period in its history. In a decade the population of Monrovia increased from approximately 12,000 residents to over 20,000.[24] The overwhelming majority of this growth occurred between 1946 and 1950. To alleviate the housing shortage, large developments of tract-type homes were established, typically on agricultural lands located on the eastern and southern portions of the city. New tracts were subdivided and improved by a single developer and higher density housing was encouraged to accommodate the demand. As a result, new neighborhoods were more homogenous in design and appearance than pre-war neighborhoods which developed over the years by accumulated infill and modification.

By the 1950s, tract home construction represented the largest portion of new residences built in Monrovia. New residential subdivisions were established throughout former agricultural lands, while older homes in existing

[19] "Citrus Industry Here Reaches High State of Development With Nearly 1000 Acres Under Cultivation," *Monrovia Daily News,* December 15, 1922.
[20] "Quarter of Million For Valencias," *Monrovia Daily News,* August 6, 1923.
[21] Shannon Davis, et. al., *City of Monrovia Historic Context Statement* (CA: ASM Affiliates, 2018).
[22] Ibid.
[23] Ibid.
[24] Ibid.

neighborhoods were demolished to make room for new multi-family housing. Single-family residences constructed around this time were typically one-story vernacular Minimal Traditional or Ranch styles.[25] The efficiency and simplicity of both architectural styles also conformed to the design guidelines of the Federal Housing Administration (FHA) and met the agency's approval for financing. Created in 1934, the FHA attempted to stabilize the housing market and expand opportunities for home ownership.[26] This was done primarily through the FHA's mortgage and lending programs.

I.H. Polk Tract

The property is located on Lot 5 of the I. H. Polk Tract (Map Book No. 15-17). The subdivision is located within the boundaries of the City of Monrovia. Commissioned by Isaac Hillard Polk and his wife Minerva Bradbury in 1909, the subdivision was created from over 30-acres of land and included Lots 1-6. Initially lots were approximately 5-acres in size and were likely utilized for the cultivation of citrus, walnuts, and livestock.

I. H. Polk, a native of Tennessee, was a former superintendent of the Southern Pacific Railroad Company and a descendant of President James K. Polk. His wife Minerva was the daughter of Lewis L. Bradbury, a prominent pioneer of the area who was influential in the early development of the City of Bradbury. In 1876, Polk relocated west to California initially settling in San Francisco. In 1883, he moved south to Los Angeles where he would later meet his wife and settle in Monrovia. During the early 1900s, Polk and his wife began purchasing land in southern Monrovia and Duarte.[27] He built his home at 2232 California Avenue where he lived with his family and became affiliated with the orange industry until his death in 1919.

For much of the early 20th century, southern Monrovia was predominately characterized as agricultural. The properties comprising the subdivision were not delineated on the Sanborn Fire Insurance Company maps which focused on urbanized areas. Early descriptions of the area are based on historic aerials and early newspapers. In 1928, the area was first captured in an aerial photograph and appears mostly rural. The few primary roads through the area were California Avenue and Peck Road. Between 1944 and 1948, agricultural lands were being rapidly replaced by tract housing developments in an effort to address the housing shortage crisis that occurred following World War II. Lots in the northeast section of the I. H. Polk Tract were divided into smaller individual parcels of rectangular shape, while Lots 1 and 2 remained vacant and Lot 6 was utilized for commercial / industrial use. By the 1970s, much of the area appears how it does today with mixed use residential, commercial, and industrial use properties.

Ranch Style

Initially designed to be low-cost tract housing, the Ranch style (identified as a Post-War Modernism style in the City of Monrovia's Historic Context Statement) was not intended to be eye-catching. Its low-profile appearance and plain use of materials extended the Minimal Traditional-style aesthetic popular in the 1930s and 1940s into the 1950s. Ranch style homes represented sheltered privacy and a sense of security from the happenings of the Cold War. Throughout the United States, the Ranch style dominated residential tracts developed between the 1940s and 1970s.

In suburban communities, developers constructed contemporary style tracts in response to demand for housing that reflected the latest architectural aesthetic, stylistic details, and materials including interior courtyards, aluminum framed windows, sliding glass doors, flat roofs, masonry screen walls, and clerestory and transom units at primary facades and

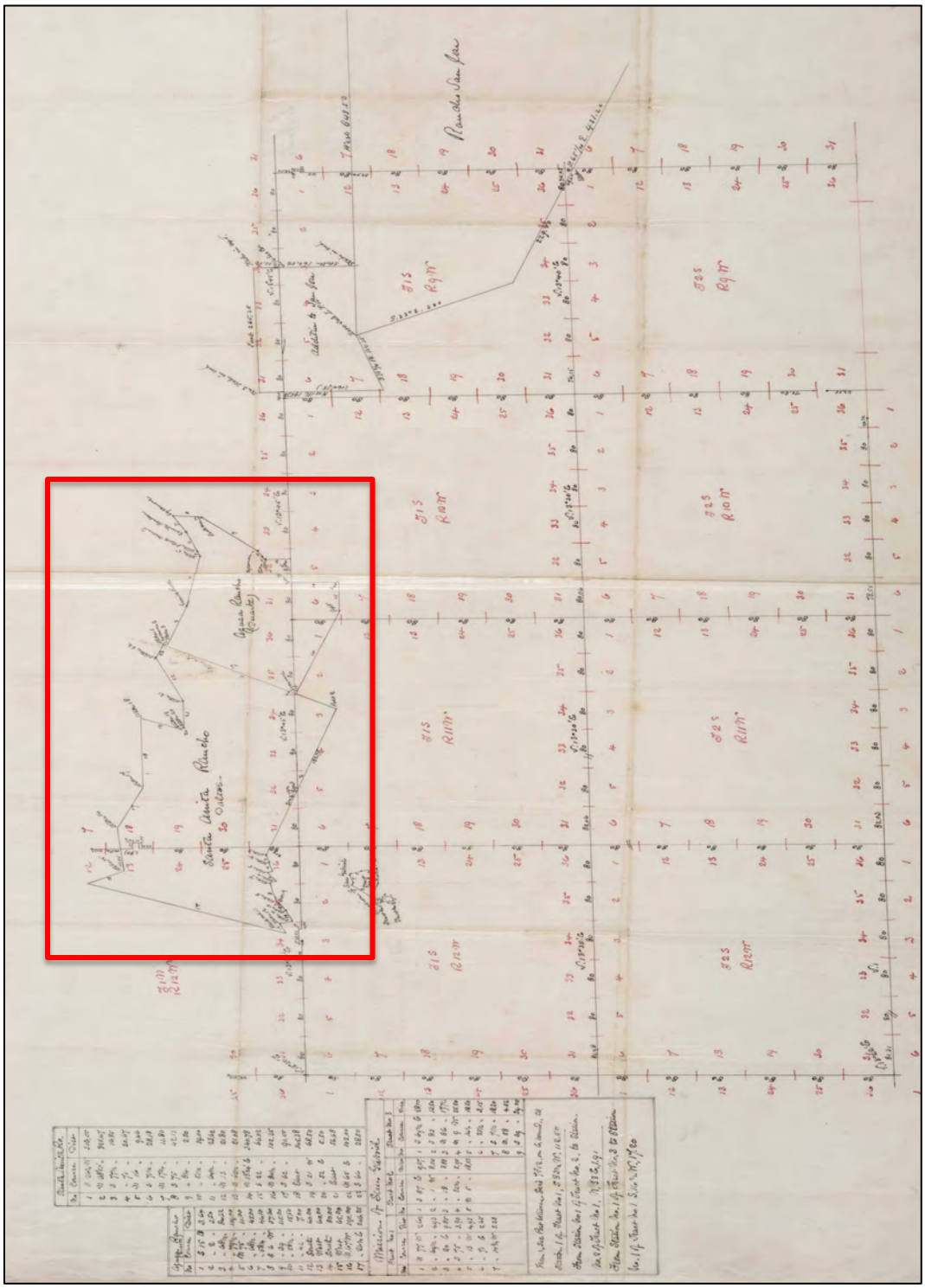
[25] Ibid.
[26] California Department of Transportation, *Tract Housing in California, 1945-1973: A Context for National Register Evaluation* (CA: California Department of Transportation, 2011).
[27] "Land Transfers," *Los Angeles Times,* November 22, 1906.

on attached carports or garages. The landscape style was as modern as the homes, featuring junipers and clustered palms with lava rock and seeded aggregate paving.

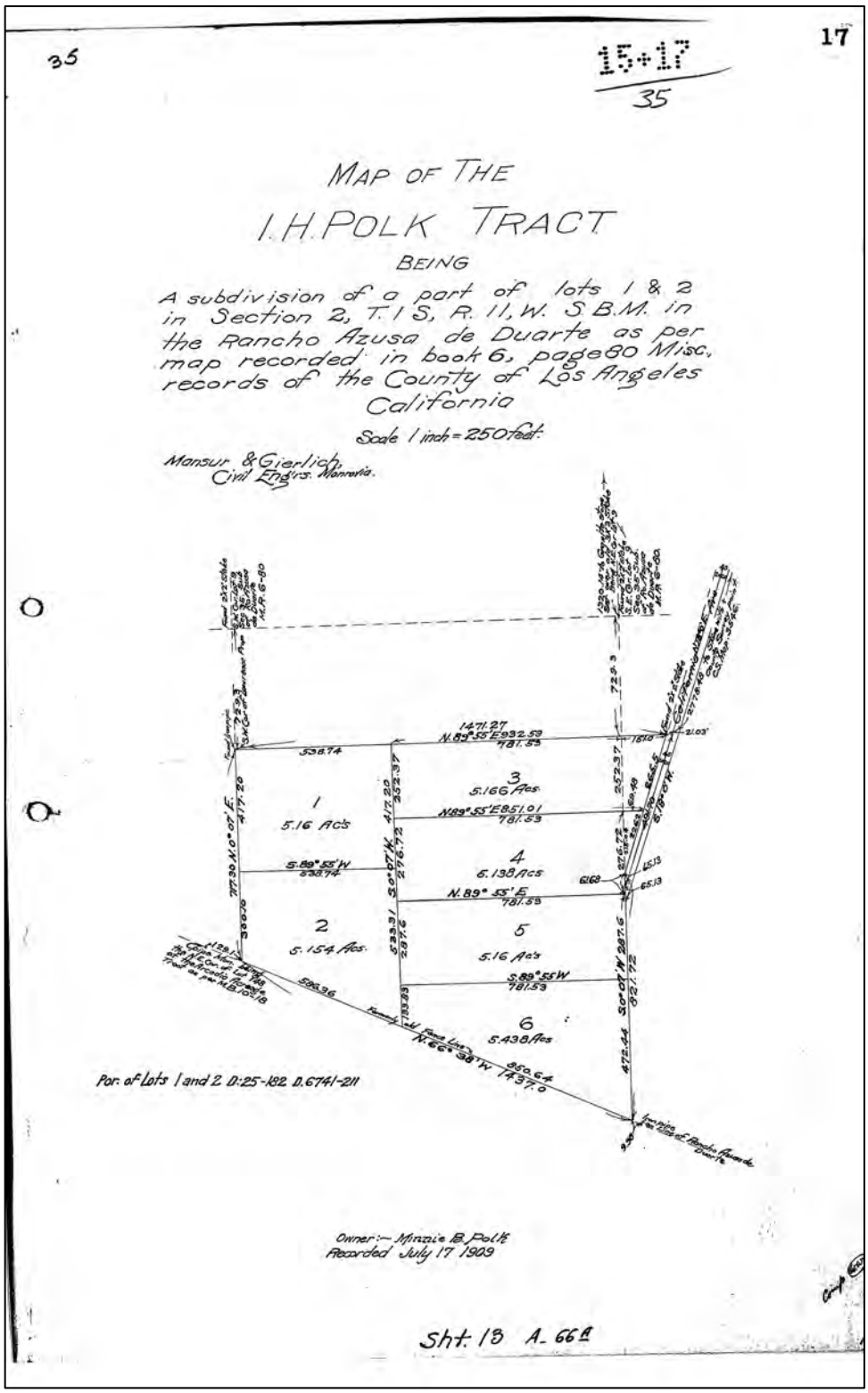
Identifying-exterior features of the Ranch style.

- One-story, sprawling plan
- Horizontal, angular massing, with wide street facade
- L- or U-shaped plan, often with radiating wings
- Low-pitched hipped or gabled roof, with open overhangs eaves and wood shakes
- Divided light wood sash widows including picture, casement, diamond-pane
- Sun shades, screens or shadow block accents,
- Wide, covered front porch with wood posts
- Attached garage, sometimes linked with an open-sided breezeway
- Details such as wood shutters, attic vents in gable ends, dovecotes and extended gables
- Non-traditional exterior finishes including but not limited to:
    - vertical wood siding,
    - concrete block,
    - stucco,
    - flagstone, and
    - mullion-free window walls.

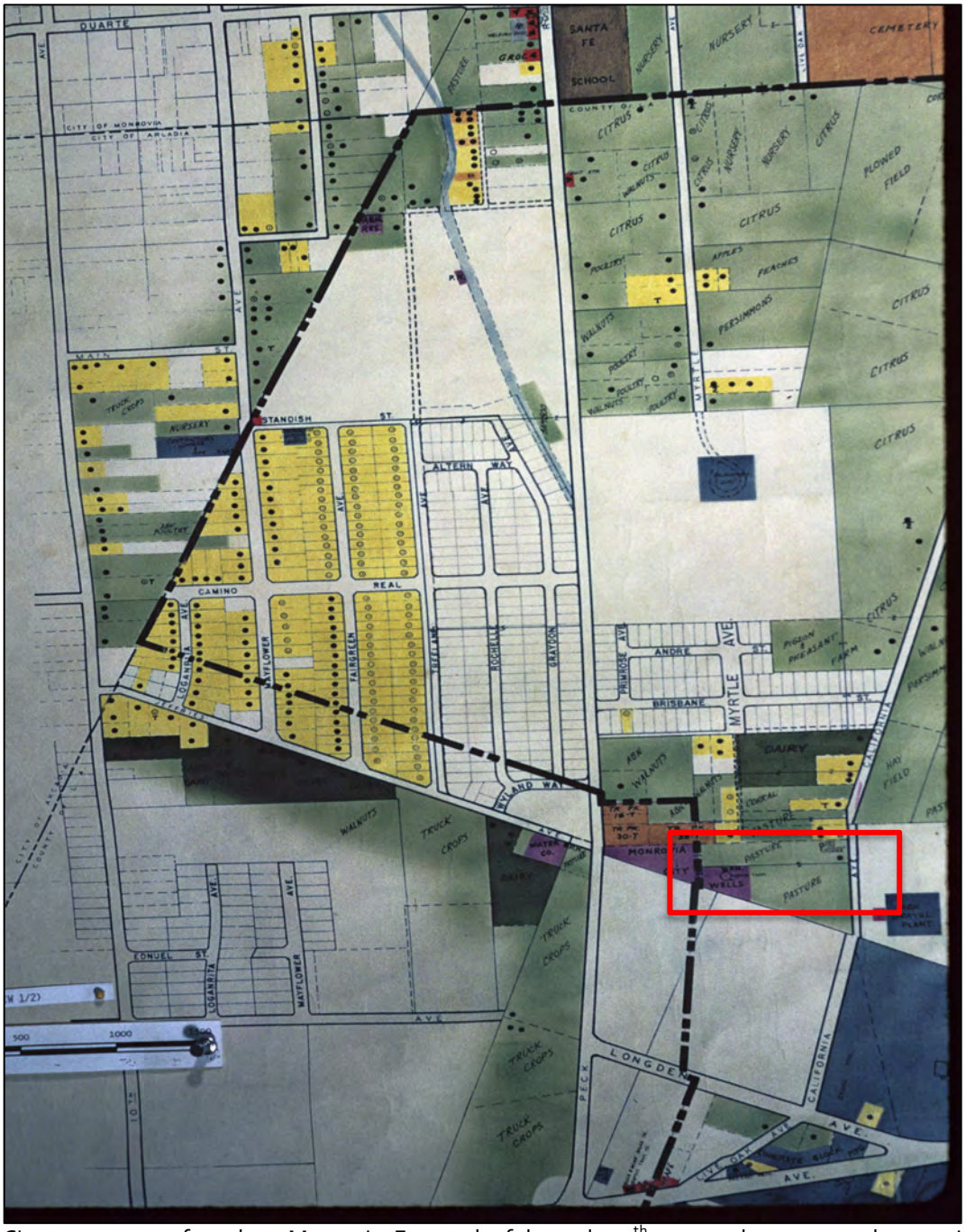
Historic Maps



The subject property is located on lands once part of Rancho Azusa de Duarte and Rancho Santa Anita. Source: Rancho Azusa de Duarte and Rancho Santa Anita map, Courtesy of the *Huntington Library*, "Solano Reeve Collection," ca.1880s, Identifier No. 312811.



The I.H. Polk Tract was commissioned in 1909 by Isaac Hillard Polk and his wife Minerva Bradbury.
Source: Map Book 15-17.



Circa 1940s map of southern Monrovia. For much of the early 20th century the area was characterized as primarily agricultural. By the late 1940s, former agricultural fields were purchased and improved with the construction of tract-housing to accommodate the increased population that occurred after the war. The block highlighted in red is the approximate location of the subject property and is labeled as "pasture" land.
Source: Duarte (W ½), Courtesy of the *Huntington Library*, ca.1940s, "Duarte," Identifier No. 438662.

Historic Photographs



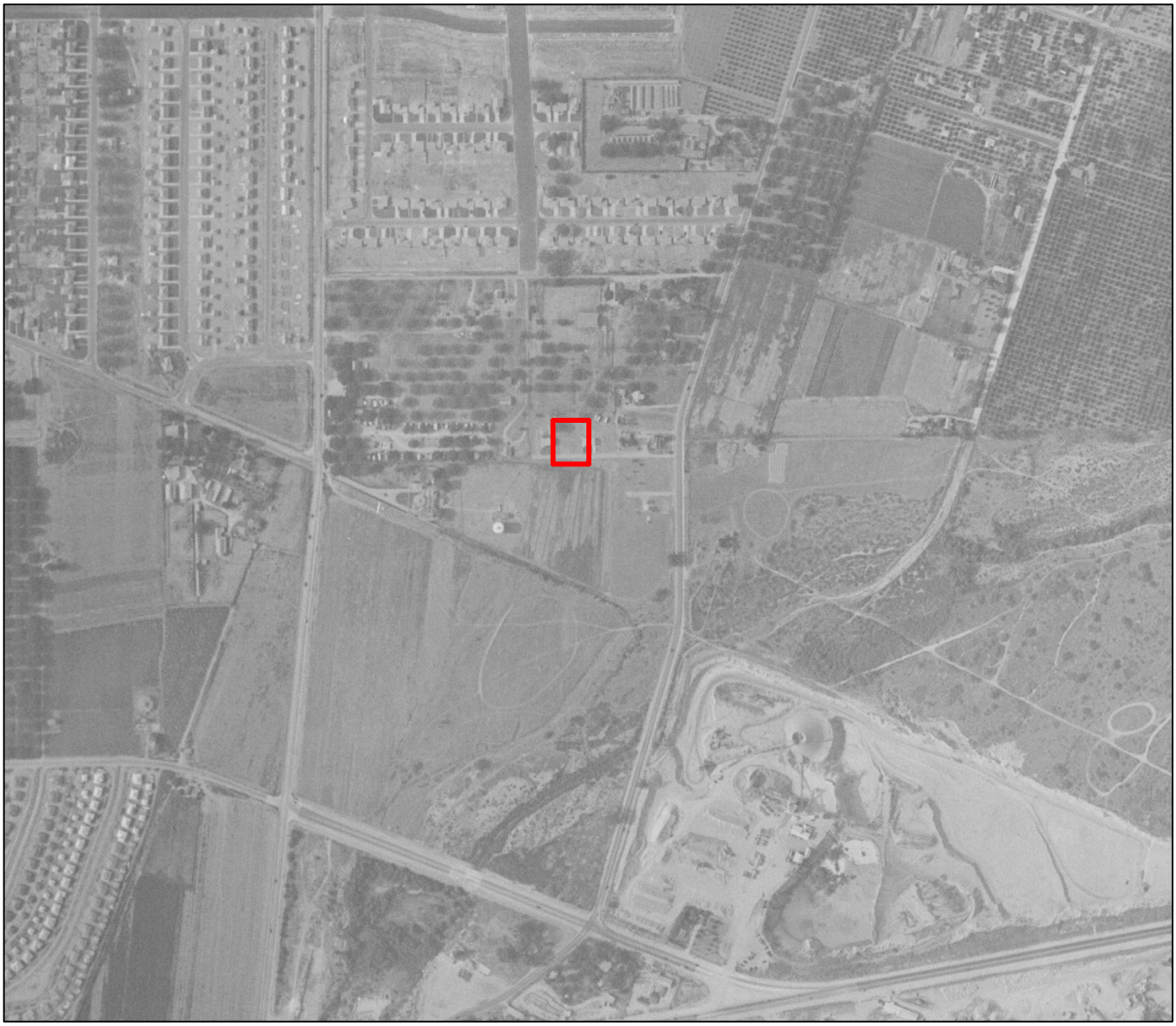
1928 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject property is located is highlighted in red. The 217 Novice Lane property was not constructed until 1948.
Source: Frame Finder.



1938 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject property is located is highlighted in red. The 217 Novice Lane property was not constructed 1948.
Source: Frame Finder.



1944 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject property is located is highlighted in red. The 217 Novice Lane property was not constructed 1948.
Source: Frame Finder.



1948 aerial image of south Monrovia and the I. H. Polk Tract. By this time, agricultural lands were being rapidly replaced by tract housing developments in an effort to address the housing shortage crisis that occurred following World War II. The block where the subject property is located is highlighted in red. The 217 Novice Lane property appears in its current footprint.
Source: Frame Finder.



1952 aerial image of south Monrovia and the I. H. Polk Tract. By the 1950s, most of the agricultural lands were replaced by tract housing developments. The block where the subject property is located is highlighted in red. The 217 Novice Lane property appears in its current footprint.
Source: Frame Finder.



1964 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject property is located is highlighted in red. The 217 Novice Lane property appears in its current footprint.
Source: Frame Finder.



1972 aerial image of south Monrovia and the I. H. Polk Tract. The block where the subject property is located is highlighted in red. The 217 Novice Lane property appears in its current footprint.
Source: Frame Finder.

Table 1. Chain of Title / Ownership History

Date	Owner	Source	Relevance
1948-1973	Not Identified		
1974-1976	Richard Mountjoy	*Los Angeles Times*	Oct 6, 1974: "Monrovia"
1977-1978	Not Identified		
1979	K. C. Elmone	Building Permit	"Electric Building Permit"
1980-2004	Not Identified	1980-2004	Not Identified
2005	Jonetta A. Elmore, Kenneth C. Elmore Living Trust	County Office	
2006-2021	Ronald D. Rossiter, Barbara Rossiter	County Office	

Table 2. Occupancy History Table

Date	Occupant	Source	Relevance
1948-1952	Not Listed	Monrovia and Arcadia City Directory	Novice Lane listed in the Duarte section
1953-1958	Frank E. Munson and Helen L. Munson	Monrovia and Arcadia City Directory *Daily News-Post and Monrovia News-Post* California Voters Registration	Feb 26, 1955: "Boy, 8, Sick Most of Life, Succumbs Unexpectedly" 1956 Sep 27, 1957: "Women, 28, Killed In Highway Crash" 1958 Directory- Occupation: "Plumber"
1959-1960	Not Listed	Monrovia and Arcadia City Directory	
1961	"Commodore" Tom Walters and Juanita Walters	Monrovia and Arcadia City Directory	1961 Directory-Occupation: "Attendant Dan's Shell Service"
1962-1968	Not Listed	Monrovia and Arcadia City Directory	
1969	Mr. and Mrs. Ignacio Gonzalez	*Daily News-Post*	Apr 1, 1969: "New Arrival"
1970-1986	Not Listed	Monrovia and Arcadia City Directory	
1987-1993	Kenneth G. Allen Jr. Graciela A. Allen Flores	U.S. Public Records Index	
1994-2006	Not Listed	U.S. Public Records Index	
2007-2020	Esther V. Trejo, Annette L. Medina, Joann Trejo, Sacramento Navarrete	U.S. Public Records Index White Pages	
2021	Not Listed	White Pages	

***B10. Significance (Continued From Page 2):**

NRHP/CRHR/Local Criterion B/2/1: Association with the lives of persons significant in national, state, or local history.

Research does not indicate that the subject property qualifies for designation under Criterion B/2/1. While the property was owned by an individual who contributed to the local history of Monrovia, the individual themselves never resided on the subject property. Additionally, none of the previous occupants appear to rise to a level of importance such that the property would be eligible under Criterion B/2/1. For this reason, Urbana determined the property is not eligibility under Criterion B/2/1.

NRHP/CRHR/Local Criterion C/3/2/4: Embodies the 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 represent a significant and distinguishable entity whose components may lack individual distinction.

To designate a property under Criterion C/3/2/4, the subject dwelling must possess the distinctive characteristics of a type, period, or method of construction that has not been substantially altered. Constructed in 1948, the 217 Novice Lane property was constructed as single-family Ranch style dwellings by an unidentified builder. Nationally popular between the 1940s and 1970s, the Ranch style home has its roots in Southern California beginning with architect Cliff May in the 1930s. The style was designed to be modest, low-profile, and affordable, while reflecting a relaxed Western lifestyle. Ranch style houses are typically one-story homes featuring low-pitched gabled or hipped roofs, an attached garage, L-shaped or U-shaped plan, and plaster, wood lap, or board and batten siding. These homes were often built as part of large tract development in the post-World War II periods and are best evaluated for eligibility as part of a historic district.

The 217 Novice Lane property appears to have been minimally modified and is a modest representation of the Ranch architectural style. The dwelling features a low-pitched hipped roof, stucco siding, and minimal architectural detail throughout. While the dwelling does retain character defining features of the Ranch style, the property is not architecturally significant under Criterion C/3/2/4 as they do not present any distinctive characteristics to distinguish it from other examples of the style constructed contemporaneously with the subject property. Therefore, Urbana determined the property is not eligible under Criterion C/3/2/4.

NRHP/CRHR/Local Criterion D/4/7: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion D/4/7 as it is unlikely to yield information important in prehistory or history.

Local Register Criterion 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.

The property has not been associated with a recognized historic area (or district) and is one of many residences in the area exhibiting individual architectural preferences. Although numerous residences of the same architectural style are located within the community, over the years several properties been substantially altered over the course of time. Therefore, the 217 Novice Lane have not been found eligible under Local Register Criterion 3.

Local Register Criterion 5: It has a unique location or physical characteristics or represents an established and familiar visual feature of a neighborhood, a community, or a City.

There is nothing unique about the location of 217 Novice Lane and there are no physical characteristics defining this property as being representation of the neighborhood, community, or City. The improvement is indicative of

common residential units constructed post-World War II and designed specifically to meet housing needs. Therefore, the subject property is not eligible under Local Register Criterion 5.

Local Register Criterion 6: It incorporates elements that help preserve and protect a historic place or area of historic interest in the City.

As noted in the previous discussions, the 217 Novice Lane property is not indicative of or representative of the historic nature of the City of Monrovia. Therefore, the subject property has not been found eligible under Local Register Criterion 6.

Integrity Analysis

Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to historic significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 217 Novice Lane property has not been found by Urbana to be individually eligible for designation under any criteria, although the subject property generally retains all aspects of integrity. Because the property does not appear to be eligible for designation, and have not been identified as significant, further integrity analysis is not merited.

Regulatory Conclusions

The 217 Novice Lane property is opined not eligible for the NRHP, CRHR, or as a historic district in the City of Monrovia. Even through the property was constructed during the post-World War II residential development of Monrovia, no specific information was identified to indicate the property exemplifies or represents a specific element of Monrovia's history under Criterion A/1/1. Constructed in 1948, the subject property was initially improved by the construction of a single-family residence constructed in the Ranch architectural style. While the dwelling does retain character defining features of the Ranch style, the property is not eligible under Criterion C/3/2/4 as it does not present any distinctive characteristics to distinguish it from other examples of the style constructed contemporaneously with the subject property. The subject property has not been found eligible under Criterion B/2/1 and D/4/7 as the site is not associated with the lives of significant individuals and further study of the evaluated improvements would not appear to yield information that could be regarded as important in local, regional, state, or national history. The evaluated property has not been associated with a historic area or district, and are not a representation of a neighborhood, community, or City under Local Register Criterion 3, 5, and 6. Consequently, the subject property does not meet the definition of an historic property pursuant to NHPA or a historic resource pursuant to CEQA. As a result, Urbana opines that the proposed 217 Novice Lane project would not cause an adverse effect to an historic property.

APPENDIX C

PREPARER QUALIFICATIONS

URBANA PRESERVATION & PLANNING LLC

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

www.urbanapreservation.com

Toll Free : (844) URBANA 3
(844) 872-2623

Northern California
248 3rd Street, #841
Oakland, CA 94607

Southern California
7705 El Cajon Blvd., #1
La Mesa, CA 91942

Southwest Region
428 E. Thunderbird Rd., #419
Phoenix, AZ 85022

Mountain Region
280 W. Kagy Blvd., #D-186
Bozeman, MT 59715

Midwest Region
2400 E. Main St., #103-218
St. Charles, IL 60174

Founding Principal, ***Wendy L. Tinsley Becker, RPH, AICP,*** brings an expert background in American history, architecture, and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy is a co-author and editor of the AICP Certified Urban Designer Exam Study Guide (V1.0) released in March 2016. From 2013 forward she has provided professional training to AICP exam applicants as part of the American Planning Association California Chapter – San Diego Section annual exam training program.

Wendy has assisted municipalities, utility providers, and lead agencies in preservation planning program development and implementation efforts. She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. She was the author / facilitator and lead historic preservation consultant for the City of Chula Vista's award-winning Municipal Preservation Planning Program. She authored the Historic Preservation Element for the City of La Mesa's award winning 2011 / 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company including preparation of a programmatic guide for the treatment of all historic-era properties in the company's 55,000 square mile service territory. She served as the lead Architectural Historian for the City and County of Honolulu High Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) consultant team. Wendy's professional analysis and determinations are reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, the Bureau of Land Management, and the National Park Service.

Her current interests include facilitating approvals for brick and mortar construction and building rehabilitation projects, and working with community-based organizations that emphasize public participation while striving for the improvement of the built environment through good urban and architectural design and associated social programs.

EDUCATION

Master of City Planning,
Preservation & Urban Design Emphasis
San Diego State University

—

Bachelor of Arts – History
San Diego State University

REGISTRATIONS

American Institute of Certified Planners
(#022838)
Register of Professional Historians
(#612)

EXPERIENCE

2005-present: Founding Principal
Urbana Preservation & Planning, LLC

—

2012-present: Faculty Lecturer
San Diego State University
City Planning Graduate Program

—

2006-2017: Faculty Instructor
University of California, San Diego
Urban Planning & Development Program

—

2002-2005: Historian / Planner
Architectural Resources Group

—

2001-2002: Historian / Planner
Historic Research Services

—

2000-2001: Historian
Office of Marie Burke Lia, Esq.

—

1996-1999: Asst. Coordinator + Researcher:
SHPO/CHRIS
South Coastal Information Center

URBANA PRESERVATION & PLANNING LLC

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

PROJECT EXPERIENCE*

2020 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.*

2020 *Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.*

2020 *Historic District Nomination Package, Arizona Street Tract, Park Villas Subdivision, City of San Diego, CA.*

2020 *Historical Resource Analysis Report, Moiola School, Fountain Valley, CA.*

2020 *Historical Resource Survey, Proposed Merrill Commerce Center Specific Plan, Ontario, CA.*

2020 *Historic Property Survey Report, Evan Hewes Highway and Bridge Evaluation, Imperial County, CA.*

2019 *Historic Context and Preservation Element Historical Resource Analysis Report / Historic Property Survey Report for Southern California Edison Company Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line.*

2019 *To Kalon Vineyard / Robert Mondavi Winery Patent Litigation Expert Witness Consulting, Oakville, CA.*

2019 *Historical Resource Analysis Report, Vic Braden Tennis College, 23333 Ave La Caza, Coto De Caza, CA.*

2019 *Church of God in Christ Bulletin 580 Package.*

2019 *Historical Resource Analysis Report, 7407 Alvarado Road, La Mesa, CA.*

2019 *City of Laguna Beach Preservation Ordinance and Program Consulting.*

2019 *Historic Resource Research Report and Conditions Consulting, 8445 Avenida de las Ondas, La Jolla, CA.*

2019 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report.*

2019 *Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.*

2019 *Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Catalina Island Wrigley Pipeline Project, Catalina Island, CA.*

2019 *Retroactive Historical Resource Research Report, 31st Street, San Diego, CA.*

2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Pedley Powerhouse Complex, Norco, California.*

2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Company Eastern Sierras Transmission System, Mono County and Inyo County, California.*

2019 *Historical Resource Research Report, 3629 Front Street, San Diego, CA.*

2019 *Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.*

2019 *City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element.*

2019 *Historic Site Report, 10446 Russell Road, La Mesa, CA.*

2019 *City of Coronado, As-Needed Historic Research Consulting, Coronado, CA.*

2019 *Historical Resource Research Report, 4250-52 Cleveland Ave, San Diego, CA.*

2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*

BOARDS + COMMITTEES

Chair / Immediate Past Chair: American Planning Association National Urban Design & Preservation Division, 04/2012-12/2016

—

Founder + Volunteer Executive Director / Ex –Officio Director: Built Environment Education Program (BEEP) San Diego, 2008-2015

—

Education Committee Member: California Preservation Foundation, 04/2012-04/2014

—

Vice-Chair + Newsletter Editor: APA National Urban Design & Preservation Division, 01/2010-03/2012

—

Director & Education Chair: San Diego Architectural Foundation, 11/2008-2011

—

Appointed Public Member: City of San Diego Historical Resources Board Incentives Subcommittee, 08/2008-02/2010

—

Advisor/Member – UCSD Extension Advisory Group Urban Planning & Development Certificate Program, 2007 forward

—

Founding President – Jack London District Association, 2005-2006

SELECT AWARDS

2016 - Award of Excellence for Preservation Advancement - City of San Diego Historical Resources Board (recognized for Urbana's preservation planning study for the San Diego State Normal School Campus & San Diego City Schools Historic District).

—

2014 - American Planning Association (APA) San Diego Chapter – Planning Agency Award for preparation of La Mesa 2030 General Plan. *Historic Preservation Element prepared by WLTB / Urbana.

2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*

2018 *Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*

2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*

2018 *City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.*

2018 *California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.*

2018 *City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.*

2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*

2017 *Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.*

2017 *Nelson-Sloan Otay Rock Plant Property, Chula Vista, California 91910.*

2017 *Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.*

2017 *4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.*

2017 *Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.*

2017 *Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.*

2017 *Historical Resource Analysis Report / Historic Property Survey Report, SCE MacNeil Substation, Burbank, California.*

2017 *Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.*

2017 *4617-4619 and 4621-4625 Park Boulevard, San Diego, California, Historical Resource Technical Report.*

2017 *Historical Resource Research Report, 707 17th Street, San Diego, California.*

2017 *5064 Lotus Street, San Diego, California, Historical Resource Technical Report.*

2017 *Historical Resource Technical Report, 550 Sicard Street, San Diego, California.*

2017 *Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.*

2017 *6035 University Avenue, San Diego, California, Historical Resource Technical Report.*

2016 *Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego*

2016 *4365-4369 Ohio Street, San Diego, California, Historical Resource Technical Report.*

2016 *4505 Park Boulevard, San Diego California, Historical Resource Technical Report.*

2016 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.*

2016 *NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.*

SELECT AWARDS (CONT.)

2013 – American Planning Association National Division Executive Committee Recipient – Division Achievement Award (*recognized for professional development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division*).

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2012 - American Association of Environmental Professionals San Diego Chapter – *Outstanding Planning Document Award for preparation of the City of Chula Vista Historic Preservation Program & Ordinance.* *Historic Preservation Ordinance& Program prepared by WLTB / Urbana.

—

2012 - American Planning Association National Division Executive Committee Recipient – Education Excellence Award (*recognized for education efforts on behalf of the APA Urban Design & Preservation Division*).

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2011 - American Planning Association National Division Executive Committee Recipient Branding Award (*recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division*).

—

2010 - Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (*recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego*).

—

2009 - San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (*recognized for preservation planning work at the historic San Diego State Normal College campus*).

URBANA PRESERVATION & PLANNING LLC

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

2016	*Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.*
September 2016	*City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.*
August 2016	*Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.*
June 2016	*Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.*
June 2016	*Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.*
May 2016	*Historic American Engineering Record (HAER) No. CA-167-O – Southern California Edison Company Big Creek Hydroelectric System Vincent 220kV Transmission Line, Kern, Fresno, and Los Angeles Counties.*
May 2016	*San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.*
March 2016	*Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.*
March 2016	*City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.*
March 2016	*Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.*
March 2016	*City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.*
February 2016	*City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.*
February 2016	City of San Diego HRB No. 461 / *Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.*
January 2016	*Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.*
December 2015	*Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.*
December 2015	*Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.*
November 2015	*Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.*
November 2015	*Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.*
October 2015	*Designation and Mills Act Rehabilitation Reporting and Consulting for the Florence Palmer Spec. House II of III, 350 Fern Glen, San Diego, CA.*
May 2015	*Historic-era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the Southern California Edison Company's Service Territory.*
March 2015	*Class III Cultural Resources Inventory for Southern California Edison's Coolwater-Lugo Transmission Project, San Bernardino County, California – Volume 1: Historic-Era Built Environment Survey Report.*
2014-2015	*Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.*

RELATED EXPERIENCE

Member: County of San Diego Valle de Oro Community Planning Group, 09/2016 forward

—

Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 08/2016 forward

—

Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort

—

Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016)

—

AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present

—

Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present

—

Invited Panel Speaker: *Density and Design: The Future of Housing in San Diego*, American Planning Association San Diego Section, San Diego, 09/2017

—

Invited Speaker: *Building Community and Character – Preservation is Place; 1st Annual Historic Preservation Conference Nebraska State Office of Historic Preservation*, Omaha (NE), 06/2013

—

Panel Speaker: *Preservation Toolkit for Small Cities*, American Planning Association California Chapter Conference, 10/2012

—

Invited Speaker: *Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012*, Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012

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Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

2014	*Historic Preservation and Urban Planning Expert Witness, Brandon Milan v. City of San Diego, State of California Superior Court Case No. 37-2013-00067039-CU-EI-CTL.*
2013-2014	*Historic Preservation and Urban Planning Expert Witness, Edward Valerio v. City of San Diego, U.S.D.C. Case No. 12C1200W (WMC)*
November 2014	*Historic-Era Built Environment Survey Report, NRHP / CRHR Eligibility Evaluations, and Concurrence Consulting for proposed Coolwater Lugo Transmission Project (approx. 200 built environment sites over 13 segments in the vicinity of Apple Valley, Barstow, and Hesperia, California).*
November 2014	*Herald Examiner Building, 1101-1139 S. Broadway, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
November 2014	*Cecil Hotel Building, 640 Main Street, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
November 2014	*Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.*
November 2014	*Historic-Era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the SCE Service Territory.*
October 2014	*Commercial Exchange Building, 416 W. 8th Street, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
October 2014	*NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.*
October 2014	*NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.*
October 2014	*NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.*
September 2014	*City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.*
September 2014	*City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.*
September 2014	*Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.*
July 2014	*Friday Morning Club Building, 938 S. Figueroa, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
May 2014	*Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.*
May 2014	*City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.*
April 2014	*City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.*
April 2014	*Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.*
April 2014	*4th@ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA*
March 2014	*Commercial Club of Southern California Building / Case Hotel Part 1 Determination of Eligibility, Los Angeles, CA.*
February 2014	*Commercial Club of Southern California Building / Case Hotel Historic Cultural Monument Application, Los Angeles, CA.*

RELATED EXPERIENCE (CONT.)

Invited Panel Speaker: *Outsiders & Fringe Dwellers – Preservation Partners of the Future*, California Preservation Foundation Conference, 05/2011

Guest Lecturer: *Preservation, Housing, and Sustainability*, UCSD Urban Studies & Planning Program, 05/2011

—

Invited Speaker: *Harriett Wimmer, Women, and Modern Landscape Architecture in California*, Congress of History of San Diego & Imperial Counties, 03/2011

—

Guest Lecturer: *Historic Preservation Planning,* San Diego State University Public Administration Program, 07/2010

—

Attendee: AIA Webinar, *The 2030 Commitment: Setting and Achieving Energy Goals with Integrated Design*, 12/2009

—

Attendee: APA Webinar, *Balancing the Land-Use Transportation Equation: At the Community Level*, 09/2009

—

Attendee: APA Webinar, *LEED for Neighborhoods*, 08/2009

—

Attendee: San Diego APA, *Making Density Work – San Diego Density Symposium*, 10/2008

Moderator: *Planning for Preservation: A Survey of Municipal Preservation Programs Throughout San Diego County*, San Diego APA & UCSD Extension–UPD Cert. Program, 08/2008

—

Invited Speaker: *Local Historic Site Designation & The Mills Act Historic Property Tax Credit Program*, City of San Leandro (CA), 04/2005

—

Attendee: CA Preservation Foundation & CA Office of Historic Preservation, *Historical Resource Surveys for Local Governments*, San Diego (CA) 02/2004

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Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

January 2014	*1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence Consulting.*
November 2013	*Consulting for Two Historic House Relocations to the City of San Diego Development Services Department, Public Works Department, and City Attorney's Office.*
September 2013	*Caltrans Section 106 Historic Property and CEQA Historical Resource Survey – Gilbert Street, Santa Ana, CA.*
October 2013	*NHPA Section 106 Historic Property and CEQA Historical Resource Survey Report, Proposed Coolwater Lugo Transmission Project.*
June 2013	*Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA*
January 2013	*National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – Big Creek Hydroelectric System East & West Transmission Line, Fresno to Los Angeles, CA*
January 2013	*Historical and Architectural Eligibility Evaluation of Delano Substation Complex.*
October 2012	*Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations*
October 2012	*City and County of San Francisco, 2419-2435 Lombard Street Historical Resource Evaluation Report.*
2011-2013	*Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)*
In-process	*San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA*
July 2012	*National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA*
June 2012	*Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA*
June 2012	*County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA*
April 2012	*NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA*
March 2012	*Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
February 2012	*National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
February 2012	*Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA*
January 2012	*NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA*
December 2011	*City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
December 2011	*Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
November 2011	*NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
September 2011	*Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.*
July 2011	*Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*

RELATED EXPERIENCE (CONT.)

Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003

—

Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003

—

Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003

—

Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002

—

Invited Participant: *Second Natures, Redefining The Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)

—

Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S)

—

Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999

COURSES CREATED & TAUGHT

BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012)

—

BUSA 40515 - Fundamentals of City Planning (UCSD 2007)

—

BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012)

—

BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012)

—

ART 40436 - American Architectural History I & II (UCSD 2008-2014)

—

CP 670 - History of Urban Planning (SDSU 2012)

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Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

June 2011	*Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
April 2011	*Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
December 2010	*Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
October 2010	*City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
November 2010	*Historic Designation Report, Burt F, Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
August 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
July 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
July 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
June 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
June 2010	*Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
April 2010	*Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
March 2010	*Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
January 2010	*CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
December 2009	*City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
December 2009	*Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*
November 2009	*City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*
November 2009	*CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*
November 2009	*Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*
August 2009	*CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*
August 2009	*Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*
August 2009	*Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*
August 2009	*CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA*
July 2009	*Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA*
July 2009	*City of Santa Ana Bristol & 17th Transportation Study Historical Resource Survey, Santa Ana, CA*
May 2009	*Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA*
May 2009	*Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA*

URBANA PRESERVATION & PLANNING LLC

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
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April 2009	*Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA*
April 2009	*Section 106 Review of the Fairfax Theatre, Oakland, CA*
March 2009	*National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California*
February 2009	*Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA*
February 2009	*San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA*
January 2009	*Historical Resource Analysis Report, 634 2nd Avenue, Chula Vista, CA*
October 2008	*Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA*
2007-2008	*Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms*
August 2008	*Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA*
July 2008	*California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA*
July 2008	*Historic Context Statement – Bean Springs Site, Rosamond, CA*
June 2008	*Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA*
May 2008	*Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA*
April 2008	*Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA*
April 2008	*Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA*
March 2008	*Lombardi Ranch CEQA Review, San Ardo, California*
February 2008	*Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA*
February 2008	*Foothill Ranch Historical Resource Review, Palmdale, CA*
January 2008	*Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA*
January 2008	*Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA*
November 2007	*Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA*
October 2007	*Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA*
October 2007	*Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*
September 2007	*Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*
September 2007	*SCE Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*
August 2007	*USDA Forest Service Meeks Creeks Bridge Assessment, Lake Tahoe, CA*
July 2007	*Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*
May 2007	*Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*
February 2007	*419 Park Way Historical Resource Analysis Report, Chula Vista, CA*

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January 2007	*Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*
December 2006	*Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*
November 2006	*Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*
September 2006	*Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*
September 2006	*Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*
August 2006	*Historical Evaluation Report – 2959 East Avenue, Hayward, CA*
June 2006	*Historical Resource Analysis Report: 418-450 10th Avenue Properties, San Diego, CA*
May 2006	*Section 106 Review of the Cocoanut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*
May 2006	*Historical Resource Evaluation Report for the 70 15th Street Warehouse, San Diego, CA*
April 2006	*Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*
March 2006	*City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*
March 2006	*South Mossdale Historic-Era House Evaluation, Lathrop, CA*
February 2006	*Westwind Barn Historic Preservation Study, Los Altos Hills, CA*
January 2006	*Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*
January 2006	*Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*
January 2006	*Section 106 Review of Ardenwood 34551 Ardenwood Bouevard, Fremont, CA 94555*
December 2005	*Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*
December 2005	*Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*
November 2005	*Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*
November 2005	*Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*
October 2005	*Section 106 Review of the 1025 3rd Street Property, Sacramento, CA 95818*
September 2005	*City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*
September 2005	*Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*
August 2005	*Historical Resource Analysis Report – Somky Property/Thompson's Soscol Ranch, Napa, CA 94558*
July 2005	*Walnut Creek Women's Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*
June 2005	*Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*
May 2005	*Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*
March 2005	*Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*
March 2005	*University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*
February 2005	*Hall Winery Historical Resource Analysis, St. Helena, CA*
January 2005	*Historical Resource Evaluation, 700 28th Avenue, San Mateo, CA*
January 2005	*Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
December 2004	*San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report* (Revised February 2005)

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November 2004 *Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
October 2004 *Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
September 2004 *University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
September 2004 *City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
August 2004 *Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
August 2004 *Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA* (with Conservator Seth Bergstein)
July 2004 *Design Review Analysis – Schneider's Building, 208 East Third Street, San Mateo, CA 94401*
July 2004 *Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
July 2004 *Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107* (Revised January 2005)
June 2004 *City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
June 2004 *City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
June 2004 *Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
May 2004 *Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
April 2004 *City and County of San Francisco Historical Resource Evaluation Report – 1272 42nd Avenue, San Francisco, CA 94122*
April 2004 *City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
March 2004 *Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
March 2004 *Historical Evaluation Of The Fresno Republican/McMahan's Building, 2030 Tulare Street, Fresno, CA 93721*
February 2004 *Crocker Bank Building Preservation Planning Considerations Memorandum*
January 2004 *Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
January 2004 *Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
January 2004 *Historical Evaluation Of The Residence Located At 571 Valley Street, San Francisco, CA*
January 2004 *Historical Evaluation Of The 3925 20th Street Residence, San Francisco, CA 94131*
November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*
November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
November 2003 *Historical Evaluation of the Greer-O'Brine Property, 51 Encina Avenue, Palo Alto, CA,*
November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*
July 2003 *Historical Evaluation Of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*

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June 2003	*Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum* (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)
May 2003	*Historical Evaluation Of The Residence Located At 606 Dorchester Road, San Mateo, CA*
March 2003	*Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register Nomination* (Prepared for NASA Ames Research Center)
March 2003	*Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National Register Nomination* (Prepared for NASA Ames Research Center)
March 2003	*Ames Aeronautical Laboratory Administration Building National Register Nomination* (Prepared for NASA Ames Research Center)
March 2003	*Historical Evaluation Of The Residence Located At 1015 South Grant Street, San Mateo, CA*
February 2003	*8th & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA*
February 2003	*Existing Conditions and Subdivision Design Alternatives For The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*
February 2003	*Historical Evaluation Of The Residence Located At 336 West Poplar Avenue, San Mateo, CA*
January 2003	*Historical Evaluation Of The Residence Located At 744 Occidental Avenue, San Mateo, CA*
January 2003	*Historical Evaluation Of The 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA*
December 2002	*CA State Capitol Building, Historical Resource Review, Sacramento, CA*
November 2002	*Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA*
October 2002	*Historical Evaluation Of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574* (Revised June 2003)
October 2002	*Historical Assessment Of The St. Patrick's Parish Community Building Located At 3585 30th Street, San Diego, CA, 92104*
September 2002	*Historical Assessment Of The Building Located At 4257 Third Street, San Diego, CA,*
April 2002	*Historical Assessment Of The Building Located At 3567 Ray Street, San Diego, CA,*
October 2001	*Historical Assessment Of The Gustafson's Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104*
September 2001	*Historical Review Of Lots A, B, K & L, Block 93, Horton's Addition Lockling, San Diego, CA*
August 2011	*El Cortez Hotel Part 3 - Request for Certification of Completed Work*
August 2001	*Core Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented* (Prepared For Centre City Development Corporation)
August 2001	*Urbana Project Abstract Bibliography* (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)
July 2001	*Historical Assessment Of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103*
July 2001	*Historical Assessment Of The Building Located At 4230 Maryland Street, San Diego, CA, 92103* (With Kathleen A. Crawford)
June 2001	*Historical Assessment Of The 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103*
May 2001	*Update Of The November 1988 Historic Site Inventory Of Centre City East For Centre City Development Corporation* (with Scott Moomjian)

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April 2001	*East Village Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented* (Prepared For Centre City Development Corporation)
April 2001	*Update Of The May 1989 Historic Site Inventory Of Bayside For Centre City Development Corporation*
January 2001	*Historic Survey Report Of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101*(with Scott Moomjian)
January 2001	*Historical Assessment Of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101*
December 2000	*Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site*
November 2000	*Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites*
November 2000	*Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site*
October 2000	*The National Register of Historic Places Travel Itinerary; Old Town San Diego*
August 2000	*Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites*
July 2000	*Cultural Resource Report, 52nd Street Area Elementary School Preferred & Alternative Sites, San Diego, CA*
July 2000	*Historical Assessment Of The 3658 Warner Street Residence, San Diego, CA 92106*
July 2000	*Historical Assessment Of The 367 Catalina Boulevard Residence, San Diego, CA 92106*
July 2000	*Historical Assessment Of The 906 West Lewis Street Residence, San Diego, CA 92103*
May 2000	*Historical Assessment Of The 501-503, 507 and 509 14th Street Residences, San Diego, CA*
May 2000	*The San Diego Flume Company System Redwood Pipeline, San Diego County, CA*
March 2000	*Historical Assessment of The Society For Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35th Street, San Diego, CA 92113* (with Scott Moomjian)

*Visit www.urbanapreservation.com for project profiles and additional information.

URBANA PRESERVATION & PLANNING LLC

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Historian + Archaeologist
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428 E. Thunderbird Rd., #419
Phoenix, AZ 85022

Mountain Region
280 W. Kagy Blvd., #D-186
Bozeman, MT 59715

Midwest Region
2400 E. Main St., #103-218
St. Charles, IL 60174

Alexia Landa is a Veteran of the United States Navy having served from 2007-2012, including deployments in the Middle East. For the USN, she served as an Aircrew Survival Equipmentman. In this capacity she inspected aircraft and aircrew life-support equipment for evidence of abuse, damage, or malfunction. She holds a Bachelor of Arts (double major) in History and Anthropology from San Diego State University. Prior to joining Urbana, Alexia served as an Archaeological Specialist for the California Department of Parks and Recreation Southern Service Center where she performed archaeological monitoring and site assessment activities for a variety of project types including State Park facility improvements, historic building maintenance, and municipal water and sewer system repair and replacement. She meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of History. At Urbana Alexia leads field survey and monitoring activities, conducts contextual and site-specific research, prepares historic context statements, and authors technical reports and site records. Ms. Landa's passion for history is demonstrated through her volunteer work with the Museum of Man, the San Diego Museum of Natural History, and as a member of the Board of Directors for the San Diego County Archaeological Society.

PROJECT EXPERIENCE

In-progress	*Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report | Eldorado -Pisgah-Lugo Project, San Bernardino County, California and Clark County, Nevada*
2018-present	*Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report | Ivanpah-Control Project, Inyo, Kern, and San Bernardino Counties, California*
2020	*City of Coronado Determination of Historic Significance, 518 Adella Lane, Coronado, CA*
2020	*Rancho Miramonte Project Historic Property Survey Report, Chino, CA*
2020	*City of Coronado Determination of Historic Significance, 800 1st Street, Coronado, CA*
2020	*City of Coronado Determination of Historic Significance, 610 10th Street, Coronado, CA*
2020	*Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report | Kern River to Los Angeles Project, Kern and Los Angeles Counties, California*
2020	*Even Hewes Highway / Coyote Wash Bridge Historic Property Survey Report, Imperial County, California*
2019-2020	*Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report | Control-Silver Peak Transmission Corridor, Inyo and Mono Counties, California*
2019	*Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line Historic Property Survey Report, Lindsay, CA*
2019	*Pedley Powerhouse Historic Property Survey Report,* Norco, California
2017-2019	*Crew Chief / Archaeological Monitor for linear trench utility excavations; prepared daily reporting, photo documentation, and artifact recordation; facilitate contractor and crew communications.*
2017	*Site excavation, artifact identification, screening, and lab analysis for ancient paleocoastal site at Santa Rosa Island within Channel Islands National Park*

EDUCATION

Bachelor of Arts-
History and Anthropology
School of Arts and Letters,
California, State University, San Diego

PROFESSIONAL EXPERIENCE

Historian + Archaeologist: Urbana Preservation & Planning, LLC (San Diego) 2018 – present

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Field Archaeologist / Historian: Loveless & Linton, Inc. Cultural Preservation & Archaeology (San Diego) 2017-2019

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Archaeological Project Leader: California State Parks, Southern Service Center (San Diego) 2017-present

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Field Archaeologist: PanGIS, Inc. (San Diego) 2017

—

Field Archaeologist: Channel Islands National Parks Services (Santa Rosa) 2017

PROFESSIONAL MEMBERSHIPS

Society of California Archaeology

—

Board Member: San Diego County Archaeological Society

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Society of Architectural Historians