

Appendix C Historical Assessment

Appendix

This page intentionally left blank.

To: BGW Architects

Attn: John Wetendorf

From: Paul Travis, AICP, Managing
Principal; Laura Janssen,
Senior Architectural Historian

Date: May 29, 2020

EVALUATION SUMMARY

Per your request, Historic Resources Group (HRG) has evaluated four residential properties located in the City of Glendora, California for potential historic significance and eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and/or designation as a Glendora Historic Resource or Landmark.

The subject properties are as follows:

- 117 E. Whitcomb Avenue
- 125/127 E. Whitcomb Avenue
- 131 E. Whitcomb Avenue
- 415 N. Vista Bonita Avenue

In preparation of this memorandum, existing documentation on the development of the subject properties was reviewed. Sources include historic newspaper accounts, city directories, voter registration records, census records, Sanborn Fire Insurance maps, historic aerial photographs, and the building permit history for each property.¹

¹ At the time this report was researched and written the Glendora Library and Glendora Historical Society were closed due to the Coronavirus pandemic. As a result, our research was limited to what could be found through readily available online resources.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

HRG has determined that the property at 131 E. Whitcomb Avenue is eligible for listing as a Historic Resource or Landmark in the City of Glendora. The house appears to be historically significant as an intact example of early-twentieth century residential development in Glendora. The property retains enough of its original design and physical features to convey its historic significance. The other three properties were not found to be historically significant.

Previous Historic Resources Surveys and Evaluations

The City of Glendora conducted a historic resources survey in 1995 and identified one historic district; a residential neighborhood near the central business district of Glendora, referred to locally as “Glendora Village.” In addition, the City keeps an inventory of individual properties that have been listed as Historic Resources and Landmarks.² The subject properties are not located within the Glendora Historic District nor are they listed as individual historic resources or landmarks in the City of Glendora.

Prior to the 1995 survey, the City compiled a historic resources inventory in the early 1980s to identify patterns of development and related historic housing stock. This information was used to provide recommendations for developing a historic preservation program in Glendora.³ Properties constructed prior 1930 were identified and limited research was performed. A tier system was developed to assign historic significance. Tier 1 structures retained the highest historic and architectural significance. Two of the subject properties were identified and inventoried as part of the survey: 131 E. Whitcomb Avenue (Tier 2) and 415 N. Vista Bonita Avenue (Tier 3). The other two properties were constructed after 1930 and not included in the inventory.

PHYSICAL DESCRIPTION OF THE SUBJECT PROPERTIES

Although constructed at different times, all five houses are basically vernacular in style. The term “residential vernacular” is used to describe simple houses or cottages with little or no distinguishing decorative features. These buildings are characterized by their simple forms, general lack of ornamentation, and the absence of characteristics of recognizable architectural styles. Vernacular houses were typically utilitarian structures, built utilizing local materials and techniques without the input of trained architects.⁴ However, each house has some distinguishing features that place each within the era in which it was built.

² As of October 2018, the list included thirty-six Historic Landmarks and one Historic Resource. “Glendora Historic Landmark and Historic Resource Designations,” <https://www.cityofglendora.org/home/showdocument?id=24621> (accessed April 16, 2020.)

³ “Recommendations for Historic Preservation in Glendora.” Submitted to City of Glendora Planning & Redevelopment Department. Prepared by Jonathan H. Grinder, University of California, Riverside, January 18, 1983.

⁴ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984), 63.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicrosourcesgroup.com

117 E. Whitcomb Avenue

The single-family residence at 117 E. Whitcomb Avenue is located mid-block on the north side of E. Whitcomb Avenue between Glendora Avenue and N. Vista Bonita Avenue. It was constructed in 1947 and is located on Lot 20 of Block N of the Glendora tract. An alley runs along the north of the property and a surface parking lot runs along the west of the property. The house is situated towards the front of the property with a paved walkway, lawn, shrubs, and mature trees.

This one-story house has a rectangular plan, simple massing, and symmetrical composition. There is a low-pitched side facing cross gable roof with composition shingles and abbreviated boxed eaves. The house is clad with wide horizontal wood siding. Fenestration consists primarily of single two-over-two double hung wood windows with simple wood trim and projecting sills. The centered main entry on the south (primary) facade has a paneled wood door with a projecting overhang from the roof supported by wood posts. There is a concrete stoop. Single windows with vertical wood shutters flank the entry. There is a covered side porch with a gable roof on the west façade and a covered concrete patio with a flat roof at the north facade.

This house is a simplified version of a Minimal Traditional. It was constructed post World War II by a local builder keen to take advantage of the increased housing need triggered by returning servicemen and their families. Minimal Traditional houses are small houses with low-pitched gabled roofs, one-story in height, roof eaves with little or no overhang, double-hung windows, small porches, and minimal architectural details.

Alterations

According to building permits the rear bedroom, bathroom and covered side porch were added in 1949. It does not appear the covered patio was permitted and was likely added at a later date. There is a large tent at the rear (north) of the parcel which does not appear to be a permanent structure.

125/127 E. Whitcomb Avenue

There are two single family residences on this parcel, which is located mid-block on the north side of E. Whitcomb Avenue between Glendora Avenue and N. Vista Bonita Avenue. The single-family residence with attached garage at 125 E. Whitcomb Avenue was constructed in 1958. The rear house and detached garage at 127 E. Whitcomb Avenue were constructed in 1946. They are located on Lot 19 and a portion of Lot 18 of Block N of the Glendora tract. An alley runs along the north of the property.

125 E. Whitcomb Avenue is a one-story house with an attached single-car garage. It has a rectangular plan, simple massing, and asymmetrical composition. There is a hipped roof

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

with composition shingles and exposed eaves with wood fascia. The house is clad in a sand finish cement plaster. Fenestration consists primarily of double hung and sliding wood sash windows with projecting wood sills. The south (primary) façade has a front facing garage with wood overhead door, and main entry door with a projecting overhang supported by wood brackets. The entry is flanked by a two-over-two double hung wood sash window to the west and tripartite picture window to the east with a center divided light fixed window and two one-over-one double hung wood sash windows. There is a brick stoop and split face stone planter bed. There is a concrete walkway from the driveway across the primary façade to the west side of the house to the rear house.

127 E. Whitcomb Avenue is a one-story house with a detached two-car garage. It has an L-shaped plan, simple massing, and asymmetrical composition. There is a cross gable roof with composition shingles and exposed eaves. The house is clad in a sand finish cement plaster. Fenestration consists primarily of double hung wood sash windows with projecting wood sills. There are two entry doors, with metal screen doors, concrete stoops and metal awnings; one each on the west and east facades. The detached garage with front facing gable roof and plaster cement cladding faces the alley has a metal roll up door. There is a flat roof carport with metal posts attached to the west side of the garage.

127 E. Whitcomb Avenue is a residential vernacular house purpose built, in this case to house an elderly parent. It has very simple forms and little to no architectural details. 125 E. Whitcomb Avenue is a simplified version of a Ranch, which was a popular traditional style in the late 1950s. Ranch houses are broad one-story houses with moderate roof overhangs, off-center front entries, garages attached to the main façade, large picture windows, and asymmetrical facades. Likely taken from a magazine or catalogue, this house has none of the customized features characteristic of late decade Ranch houses.

Alterations

According to building permits the carport was added to the rear garage in 1957. Otherwise there have been no notable alterations to either house.

131 E. Whitcomb Avenue

The single-family residence at 131 E. Whitcomb Avenue is located on the northwest corner of E. Whitcomb Avenue and N. Vista Bonita Avenue. It was constructed ca. 1912 and is located on Lot 17 and a portion of Lot 18 of Block N of the Glendora tract. An alley runs along the north of the property. The house is situated towards the front of the property with a paved pathways, lawn, shrubs, and mature trees.

This one- and two-story house has a rectangular plan, simple massing, and asymmetrical composition. The one-story portion of the house has a front-facing cross gable roof with

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

composition shingles and exposed eaves with decorative brackets. The two-story portion in the rear has a side-facing gable. The house is clad with wood clapboard siding and decorative shingles in the front-facing gables and along the skirt of the screened side porch. Fenestration consists primarily of single one-over-one double hung wood sash windows with wide wood casing, splayed lintels, and projecting wood sills.

The south (primary) façade has a wide concrete porch with front-facing gable roof and wood posts. There are gable vents in the house and porch gable. The house gable vent has figured slats framed with wood casing. The wood paneled main entry door is partially glazed with a leaded glass oval light surrounded by carved embellishments. The east facade has a screened porch that runs the length of the front facing gable roof with a gable vent that matches the one on the primary façade with figured slats and framed with wood casing. The porch has tapered wood piers and the screens are framed in wood. There is a wood paneled door on north façade with a wide concrete stoop. The grounds consist of concrete pathways, lawn, shrubs, and mature trees. There is an asphalt pad to the west used for parking cars.

This house is a simplified version of a Folk Victorian, which was a popular style from the mid-1800s into the early 1900s in smaller communities where the homeowner would use a kit, or plan book, to aid in the construction. Folk Victorian houses are relatively plain in plan and massing but embellished with prefabricated decorative trim, which was mass-produced and easily transported to communities around the country by rail. These machine-made embellishments appeared as decorative shaped shingles, brackets under the eaves of gabled roofs, and turned posts and spindle work detailing and moldings.

Alterations

There have been no notable alterations to this house.

415 N. Vista Bonita Avenue

The single-family residence at 415 N. Vista Bonita Avenue is located one parcel north of E. Whitcomb Avenue on the west side of N. Vista Bonita Avenue. It was constructed in ca. 1920 and is located on the north portion of Lot 17 and Lot 18 of Block N of the Glendora tract. An alley runs along the north of the property. The house is set towards the northwest corner of the parcel with two brick paved patios to the south and east, shrubs and mature trees.

As mentioned previously, this house was the original garage for 131 E. Whitcomb Avenue. It was converted into a dwelling in 1946. There are no records as to the appearance of the building prior to 1946.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicrosourcesgroup.com

This one-story house has an L-shaped plan, simple massing and asymmetrical composition. There is a front-facing cross-gable roof with composition shingles and exposed eaves with wood fascia. The house is clad with manufactured composition shingles. Fenestration consists primarily of paired wood sash casement windows with wood casing and projecting wood sills. The upper portions of the windows have divided lights. The main entry is on the side-facing south façade. There is a wood-framed pergola attached to the house supported by wood posts set in cement and brick footings. The main entry has a metal security screen door. The street-facing east façade has a divided light picture window with wood shutters.

Alterations

It was converted into a dwelling in 1946. Since that time, there have been no permitted alterations to this house. The pergola appears to be a later addition.

HISTORIC CONTEXT

The subject properties have the potential to be significant for their association with the heritage of Glendora, association with persons who may have made an impact to local history, as the site of a historic local event, or for having distinctive physical characteristics of a particular architectural style or are the work of a notable builder or architect.

City of Glendora Development

The City of Glendora is located twenty-three miles east of downtown Los Angeles in the San Gabriel Valley. Glendora is bordered by Azusa and the unincorporated community of Citrus to the west, San Dimas to the east and south, Covina and the unincorporated community of Charter Oak to the south, and the San Gabriel Mountains range to the north.

In 1844, Englishman Henry Dalton purchased five Ranchos, including the 45,000-acre Rancho Azusa which included the Glendora area. In 1852, following the Mexican American War, Dalton's right of ownership of Rancho Azusa de Dalton was challenged by the United States government, and he turned the land over to J.S. Slauson, from whom he had borrowed money to fight his case in the courts. When he died in 1884, Dalton had lost most of his property and was living in poverty.⁵

In 1868, the Glendora district was opened for homesteading. In 1874, John Bender and William Bryant Cullen arrived from Memphis, Tennessee and became the first permanent

⁵ "History of Glendora: Early History," <https://www.cityofglendora.org/departments-services/library/about-us/history-of-glendora/early-days> (accessed April 17, 2020.)

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

settlers of the future Glendora Township. Bender acquired 160 acres north of Foothill Boulevard between Grand and Pennsylvania Avenues. Cullen homesteaded the area between Wabash and Live Oak Avenues and Sierra Madre and Bennett Avenues. Bender and Cullen cleared their land and planted wheat, flax, barley, castor beans, grapevines, vegetables and fruit trees. The area began to flourish as other farmers arrived during the 1870s.⁶

Glendora's founding father was George D. Whitcomb, a wealthy Chicago manufacturer who came to Southern California for his wife's health. He arrived in 1885 and settled on a parcel of land that had once been a western section of the Rancho Azusa de Dalton. Whitcomb constructed a 26-room villa at the northernmost end of Vista Bonita Avenue. He laid out groves of oranges, and other citrus and deciduous fruit trees around his residence. Once his residence was established, he began work in earnest to develop plans for a new town.

Whitcomb entered into negotiations with Atchison, Topeka and Santa Fe Railway executives to relocate the new southern transcontinental line's planned local route through the San Gabriel Valley. Whitcomb persuaded the railroad to shift its proposed route between Pasadena and San Bernardino to the north of the South Hills and close to the town that he would name after his wife. Whitcomb combined "Glen" which described the narrow valley of his property at the foot of the San Gabriel mountains, with the latter part of his wife's given name, Leadora, and named his new town "Glendora."⁷

Whitcomb purchased a 200-acre rectangle of land for \$40 per acre and became associated with John W. Cook, a Los Angeles County Board of Supervisors member, and Merrick Reynolds, the owner of the San Pedro Lumber Company. The three formed the Glendora Land Company and the Glendora Water Company. Land was cleared, streets named and graded, and water pipes laid.⁸ Whitcomb named the north-south streets after states, places he had lived, or places for which he had a fondness, and the east-west streets for family members. Completing Glendora's infrastructure and subdividing lots for residential development was accomplished in less than three years. On the first day of sale in April 1887, almost 300 lots were sold.⁹

⁶ "History of Glendora: Early Days," <https://www.cityofglendora.org/departments-services/library/about-us/history-of-glendora/early-days> (accessed April 17, 2020).

⁷ "History of Glendora: Founding and Naming," <https://www.cityofglendora.org/departments-services/library/about-us/history-of-glendora/founding-naming> (accessed April 17, 2020).

⁸ Barbara Ann Hall, Ph.D., *Images of America: Covina Valley Citrus Industry* (Charleston, SC: Arcadia Publishing, 2011), 20.

⁹ "History of Glendora: Infrastructure Grows 1887-1911," <https://www.cityofglendora.org/departments-services/library/about-us/history-of-glendora/infrastructure-grows> (accessed April 17, 2020).

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicrosourcesgroup.com

The lack of water made farming in Glendora a constant struggle in the 1880s, and many early settlers relied on dry farming methods. The Glendora Water Company had attempted to provide Glendora with water under several schemes that all failed. In 1888, the water shortage was so acute that Whitcomb was reduced to hauling water by mule drawn tanks from the San Gabriel River. Shortly before 1900, water bearing land was discovered below the mouth of San Dimas Canyon. The Glendora Water Company, along with others, bought into the new water source. This “share” system continued to be Glendora’s main source of water until 1915 when the first city well was put down to a depth of 450 feet. Other wells soon followed, and Glendora became self-sufficient in water production.¹⁰

A mainstay of Glendora’s early economy was the citrus industry. The introduction of citrus trees brought a new and welcome prosperity to the area as vast groves of orange and lemon trees established Glendora as a center of the new Southern California citrus industry at the end of the nineteenth century. In 1895 the first citrus association was formed, the Glendora Citrus Association, and in 1896, Glendora built its first citrus packing house. By 1908, citrus production had entirely superseded that of deciduous fruits.

In December 1907, the development of Glendora got a boost when passenger service opened on a new extension of the Pacific Electric Railway’s Monrovia-Glendora line which provided service from downtown Glendora to downtown Los Angeles.

The City of Glendora was incorporated on November 13, 1911. Discussion of incorporation began at a routine Board of Trade meeting, during which it was determined that the population and wealth of Glendora residents justified obtaining the conveniences available under an incorporation. The original townsite boundaries included: “Sierra Madre avenue on the north; Grand avenue on the west; Mauna Loa on the southeast to a point where it reaches the San Jose hills; thence with a deflection for a short distance to the intersection of Loraine avenue; thence on Loraine avenue to Sierra Madre avenue, or the point of beginning.”¹¹

The local citrus industry continued to grow in the early twentieth century. From 1909 to 1913, Glendora sent a monthly supply of oranges and lemons to the White House for President Taft. In the 1920s, the Glendora Citrus Association and the Glendora Heights Orange and Lemon Growers joined forces to create the Glendora Fruit Exchange. In

¹⁰ “Recommendations for Historic Preservation in Glendora.” Submitted to City of Glendora Planning & Redevelopment Department. Prepared by Jonathan H. Grinder, University of California, Riverside, January 18, 1983.

¹¹ “History of Glendora: Glendora’s Beginning,” <https://www.cityofglendora.org/departments-services/city-manager/glendora-centennial-celebration/history> (accessed April 17, 2020.)

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

1923, the Glendora Fruit Exchange constructed a new packinghouse that was “the largest fruit packinghouse in the world with equipment and facilities good for a pack each season of 1,500 to 2,000 carloads of 400 packed boxes each.” During this period, other local growers began to establish independent packing associations, and several new packing houses were constructed in Glendora in the early 1920s. Glendora’s citrus industry continued to thrive through the 1940s.¹²

Southern California’s citrus industry declined rapidly in the late 1940s and early 1950s. The population growth in Southern California after World War II made land and water more valuable and brought the development of large housing tracts. In addition, a virus swept through the area’s citrus groves, killing vast numbers of trees in a short amount of time. With the rising prices and development pressures of the period, many growers decided to sell their land to developers.¹³ As citrus groves died, residential subdivisions grew, and Glendora eventually became a bedroom community for commuters who worked across a broad region between Los Angeles, Pasadena, Orange County, and the Inland Empire.

Site History

The subject properties are located on Lots 17, 18, 19, and 20, of Block N of the original Glendora Tract. The block is bound by Leadora Avenue to the north, Glendora Avenue (formerly Michigan Avenue) to the west, Whitcomb Avenue to the south, and Vista Bonita Avenue to the east. These parcels remained largely vacant until 1912 when a house and garage was constructed at 131 E. Whitcomb Avenue. The other two parcels were not improved until the mid- to late-1940s.

131 E. Whitcomb Avenue

Mr. and Mrs. William J. Pfoutz arrived in Glendora in 1912 from Kansas. Mr. Pfoutz had farmed a homestead in Nebraska from 1886-1891 then owned a farm in Kansas before relocating to California and purchasing the property at 131 E. Whitcomb Avenue in Glendora and building a house. By 1920 he was a janitor in the local public schools.¹⁴ There is no original building permit on file in the City; however, Los Angeles County assessor records record the house being built in 1912, which coincides with news accounts of their arrival in Glendora. It is likely Mr. Pfoutz built the house and garage himself

¹² “Rubel Castle Historic District,” National Park Service / National Register of Historic Places Registration Form, November 2012.

¹³ Ibid.

¹⁴ Census records from 1920 to 1940 place Mr. and Mrs. Pfoutz at 131 E. Whitcomb Avenue and list Mr. Pfoutz as a janitor in 1920 and 1930 and then retired in 1940.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

because he previously worked as a lumberman according to the 1910 United States Census and his two sons were carpenters.¹⁵ Mr. and Mrs. Pfoutz were active in church and community life and celebrated their 50th wedding anniversary at their home on Whitcomb Avenue in 1933.¹⁶ Mr. Pfoutz died in 1941 and Mrs. Pfoutz followed her husband in 1944.

In 1944, Floyd and Dorothy Million were residing at 131 E. Whitcomb Avenue according to voter registration records.¹⁷ Floyd W. Million was stationed at a Civilian Public Service camp at Big Dalton Canyon from 1942 until 1946 working as a sheet metal worker and a carpenter. There are no building permits on file during this time.

In 1946, Thomas Vince Tidwell and his wife Malcolm Tidwell from Oklahoma purchased the property. That year, a building permit was issued to convert the garage into a dwelling unit.¹⁸ It is unclear when the lot was split and the address was changed to 415 N. Vista Bonita Avenue.¹⁹ Mr. Tidwell held various manual labor jobs; he was a dairy hand in the 1940s before they moved to Glendora, and a machinist for Rain Bird (based in Glendora) in the 1950s. The Tidwells lived in the house until Mr. Tidwell died in 1988 and Mrs. Malcolm Tidwell died in 2001.

415 N. Vista Bonita Avenue

This building was originally the garage for the house at 131 E. Whitcomb Avenue. It was constructed ca. 1920. As stated above, it was converted into a dwelling unit in 1946. It may have served as a rental unit for Mr. and Mrs. Tidwell, although their name never shows up on building permits. Mr. and Mrs. Billy B. Taylor lived in the house in the early 1950s according to a birth announcement in the local press and voter registration rolls.²⁰ Mrs. Olive G. Burton lived in the house from the mid-1950s to the mid-1960s. An electrical permit was issued in her name to install an electric range in 1961.²¹ The last occupant of record was Mrs. Florence G. Patterson. An electrical permit was issued in her name in 1966 to install an air conditioner and a sewer permit to backfill the cesspool and

¹⁵ 1910 United States Census and Index to Register of Voters Glendora City Precinct No. 1, 1914.

¹⁶ "Pair Celebrate Golden Wedding," *Los Angeles Times*, December 23, 1933.

¹⁷ Index to Register of Voters Glendora City Precinct No. 1, 1944 and 1946.

¹⁸ Department of Building and Safety County of Los Angeles, Building Permit 492, June 3, 1946.

¹⁹ No documentation was found to determine the lot split.

²⁰ "Cradle Roll," *Pomona Progress Bulletin*, November 23, 1950 and Index to Register of Voters Glendora City Precinct No. 2, 1952.

²¹ Department of County Engineer Building and Safety Division, Electrical Permit, April 1961; Index to Register of Voters Glendora, 1958 and 1960.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

connect the house to the city sewer line in 1967.²² She died in 1996, and this was her last known residence according to city directories.²³

117 E. Whitcomb Avenue

The original building permit for this one-bedroom house was issued to Del Monte Construction in 1947. It was built as a model home intended to be the first of a future development by Del Monte Construction. However, it appears this was the only house built. It was advertised in the *Covina Argus* as a “moderate priced quality home... specially designed for future expansion and second and third bedrooms may be added later.”²⁴ With a photo rendering and a floor plan in the advertisement, customization of exterior materials was also encouraged. The model home was opened for tours in December 1947 and “typified a new idea in moderate price residential construction,”²⁵ at a time when Glendora’s economy was moving away from agriculture to housing young postwar families.

Mr. and Mrs. Charles F. Gross purchased the property in 1948.²⁶ In 1949 a building permit was issued to Mr. Gross to add a bedroom, bathroom, and covered porch.²⁷ They lived in the house with no further recorded changes until the late 1950s. Mr. and Mrs. Charles E. Tompkins were living in the house in 1958.²⁸ Mr. Tompkins was a retired rancher and farmer and Mrs. Bertha Tompkins was a retired teacher. They made no alterations to the house during their occupancy. Mrs. Tompkins died in the house in 1964.²⁹ Mrs. Edna Farrow, a dressmaker was living in the house in 1966 according to the Glendora City Directory.³⁰ A sewer permit was issued to her husband James Farrow, a shoemaker, in 1975 to backfill the cesspool and connect to the city main line.³¹ It appears their granddaughters, Jennifer and Tischia O’Farrow, may have inherited the house because they were using it for their topiary business in 1986.³² O’Farrow Topiary was known for their prize-winning indoor/outdoor ready-made topiary displays, and even held classes on

²² City of Glendora Building Department, Electrical Permit 11009, June 29, 1966; City of Glendora Building Department, Sewer Permit 12978, June 1967.

²³ “Social Security Death Index, Master File,” (Social Security Administration; Washington D.C., USA, 1935-2014); Glendora, California City Directory, 1996-1997.

²⁴ “Advertisement,” *Covina Argus*, December 12, 1947.

²⁵ “Model Home on Del Monte Tract Opened for Tours,” *Covina Argus*, December 19, 1947.

²⁶ Index to Register of Voters Glendora City Precinct No. 1, 1948.

²⁷ Department of Building and Safety County of Los Angeles, Building Permit 1232, October 19, 1949.

²⁸ Index to Register of Voters Glendora City Precinct No. 2, 1958.

²⁹ “Obituary,” *Independent Star News*, May 3, 1964.

³⁰ Glendora, California City Directory, 1966.

³¹ City of Glendora Building Department, Sewer Permit 5806, January 16 1975.

³² “Garden Show Prizes are Announced,” *Monrovia News-Post*, October 26, 1986.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

topiary creation out of the house on Whitcomb Avenue.³³ A mechanical permit was issued to Tischia O'Farrior in 1995 for the installation of a new furnace.³⁴ It appears the business morphed when Jennifer O'Farrior married Charles Coburn, former head of horticulture at the San Diego Zoo, and created Corburn Topiary and relocated to Escondido, California.³⁵

125/127 E. Whitcomb Avenue

There are two houses on this parcel. Dr. Theodore G. Kennard built the house and detached garage at 127 E. Whitcomb Avenue in 1946 for his father-in-law David W. Peterman.³⁶ Dr. Kennard was a Glendora native and well-respected community advocate. Dr. and Mrs. Kennard were named Glendora's Citizens of the Year in 1958.³⁷ Mr. Peterman lived in the house until his death in 1950. After which it appears it was rented until Harold and Jane Straughan purchased the property in 1957. Mr. Straughan was issued a building permit to add a carport in July 1957, and then he was issued a permit to build a secondary house and attached garage in 1958.³⁸ A septic tank was installed in April the same year.³⁹ This house was given the address 125 E. Whitcomb Avenue. It does not appear the Straughans ever lived in the house because it was sold (or rented) almost immediately to Mr. and Mrs. Howard Hesson Jr. in 1958.⁴⁰ A sewer permit was issued to Rafael Charles Cano in 1969,⁴¹ but little else was found to substantiate his association with the property. Permits for reroofing were issued to the Cornerstone Bible Church in 2002, 2003, and 2009 for both buildings on the parcel.⁴²

EVALUATION CRITERIA

A property may be designated as historic by national, state, and local authorities. Current landmark designations available for properties located in Glendora include listing in the National Register of Historic Places, the California Register of Historical Resources, and the Glendora Register of Historic Resources and Landmarks. All designation programs use basic criteria relating to a property's place in important events or patterns of development,

³³ "Topiary Pets Graze in Green Gardens," *Pasadena Star-News*, June 20, 1993.

³⁴ City of Glendora Building Division, Mechanical Permit 3CL9659, July 18, 1995.

³⁵ "Force of Nature," *Ranch & Coast Magazine*, June 1, 2019.

³⁶ Department of Building and Safety County of Los Angeles, Building Permit 499, June 6, 1946; Index to Register of Voters Glendora City Precinct No. 1, 1946.

³⁷ "Couple Named Glendora's Top Citizens," *Los Angeles Times*, January 19, 1958.

³⁸ Division of Building and Safety Department of County Engineer, City of Glendora Building Permit 5749, July 5, 1957; and Building Permit 6890, February 10, 1958.

³⁹ Division of Building and Safety Department of County Engineer, City of Glendora Sewer Permit 7563, April 18, 1958.

⁴⁰ Index to Register of Voters Glendora Precinct No. 2, 1958.

⁴¹ City of Glendora Building Department, Sewer Permit 13471, July 15, 1969.

⁴² City of Glendora Building Division, Building Permit 06CI0587, February 27, 2002; Building Permit January 17, 2003; Building Permit 09-1056, September 8, 2009.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

association with important personages, and/or architectural significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

National Register of Historic Places

The National Register of Historic Places is “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation’s cultural resources and indicate what properties should be considered for protection from destruction or impairment,”⁴³ and is administered by the National Park Service. Listing in the National Register assists in preservation of historic properties through: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for Federal or Federally-assisted projects; eligibility for Federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Sites, districts, structures, or landscapes of potential significance are eligible for nomination. In addition to meeting one or more of the criteria listed below, properties must also possess integrity of location, design, setting, feeling, workmanship, association, and materials.

Criteria for evaluation:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. 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 represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

California Register of Historical Resources

The California Register is an authoritative guide in California used by state and local agencies, private groups, and citizens to identify the State’s historical resources and to

⁴³ “National Register Bulletin 16A. How to Complete the National Register Registration Form” (Washington D.C.: National Park Service, United States Department of the Interior 1997).

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicresourcesgroup.com

indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.

The California Register also includes all properties formally determined eligible for, or listed in, the National Register of Historic Places.

The criteria for listing in the California Register are based on the National Register criteria:

Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California of the United States.

Criterion 2: Associated with the lives of persons important to local, California, or national history.

Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Local Designation

The City of Glendora promotes the general welfare by providing for the identification, protection, enhancement, perpetuation and use of improvements and areas within the city that reflect special elements of historical, architectural, archaeological, cultural or aesthetic heritage. Historic preservation is an effort to protect and preserve buildings and properties that are significant due to their architectural or cultural importance. The Planning Commission is appointed by the City Council to review alterations to historic resources, consider applications for historic landmark status, and support the preservation of historic resources in the community.

An historic city landmark in Glendora is a property that is architecturally, historically, and/or culturally significant. Historic resources or landmarks shall be designated based upon one or more of the following findings:⁴⁴

1. The proposed preserved features exemplify or reflect special elements of historical, architectural, archaeological, cultural or aesthetic heritage.

⁴⁴ *Glendora Municipal Code*, Title 21 Zoning, Chapter 21.03 General Regulations, 21.03.050 Historic Preservation.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

2. The proposed preserved features are identified with persons or events significant in local, state or national history.
3. The proposed features embody distinctive characteristics of a style, type, period or method of construction or are valuable examples of the use of indigenous materials or craftsmanship.
4. The proposed preserved features are representative of the notable work of a builder, designer or architect.

Historic Significance and Integrity

Significance

The definition of historic significance used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the definition used by the National Park Service for the National Register:

Historic significance is defined as the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation.⁴⁵ It is achieved in several ways:

- *Association with important events, activities or patterns*
- *Association with important persons*
- *Distinctive physical characteristics of design, construction, or form*
- *Potential to yield important information*

A property may be significant individually or as part of a grouping of properties.

Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”⁴⁶ The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and association*. These qualities are defined as follows:

⁴⁵ “National Register Bulletin 16A. How to Complete the National Register Registration Form” (Washington D.C.: National Park Service, United States Department of the Interior 1997), 3.

⁴⁶ “National Register Bulletin 16A,” 3.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *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.⁴⁷

To retain historic integrity a property will always possess several, and usually most, of the aspects. It is not necessary for a property to retain all its historic physical features or characteristics. However, the property must retain the essential physical features that enable it to convey its historic identity.

HISTORIC RESOURCE ASSESSMENT

The subject properties are evaluated below for potential eligibility for national, state, and local designation. Because the National Register (NR) and California Register (CR) criteria are in alignment, they will be evaluated for both together. They will then be evaluated for potential eligibility for local designation. A discussion of integrity will apply to those properties found to be historically significant.

117 E. Whitcomb Avenue

NR/CR Criterion A/1: Association with important events

No documentation was found to indicate the property was the site of a significant historic event in the city. The property does not meet criterion A/1.

⁴⁷ "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation" (Washington D.C.: National Park Service, United States Department of the Interior, 2002).

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

NR/CR Criterion B/2: Association with lives of important persons

No documentation was found to indicate the property was identified with a person or persons or groups who significantly contributed to the culture and development of the city. The property does not meet criterion B/2.

NR/CR Criterion C/3: Embodies distinctive characteristics of a type, period, or method of construction or that represent the work of a master

This house is an example of residential vernacular architecture with no particular emphasis on architectural style. 117 E. Whitcomb Avenue is a modest example of a wood frame single-family house synonymous with the postwar growth and development in the region. The building is not a distinguished example of post-World War II construction and is not a distinguished or innovative example of a single-family residential engineering or design. The property does not meet criterion C/3.

NR/CR Criterion D/4: Yields information important in prehistory

Criterion D/4 typically addresses archaeological resources, which is outside the scope of this analysis.

Local Criterion 1: The proposed preserved features exemplify or reflect special elements of historical, architectural, archaeological, cultural, or aesthetic heritage.

This house was constructed in 1947 just following World War II when exponential population growth increased the demand for housing and small single-family homes proliferated throughout the city and Southern California. Because single-family residential development was so common during the mid-twentieth century, individual examples of from this period would not typically be eligible for historic listing unless they are distinctive examples of a property type, architectural style or the work of a master architect.

117 E. Whitcomb Avenue is a modest example of wood frame single-family residential development synonymous with the postwar growth and development in the region. The building is not a remarkable example of post-World War II construction and is not a distinguished or innovative example of a single-family residential engineering or design. The property does not meet criterion 1.

Local Criterion 2: The proposed preserved features are identified with persons or events significant in local, state or national history.

No documentation was found to indicate the property has an association with persons or events significant in local history. The property does not meet criterion 2.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicresourcesgroup.com

Local Criterion 3: The proposed features embody distinctive characteristics of a style, type, period or method of construction or are valuable examples of the use of indigenous materials or craftsmanship.

This house is primarily an example of residential vernacular architecture with no particular emphasis on architectural style. Even though it exhibits some elements of Minimal Traditional style, it is not a distinctive or unique example of the style. The property does not meet criterion 3.

Local Criterion 4: The proposed preserved features are representative of the notable work of a builder, designer or architect.

No documentation was found to substantiate the property was the work of a notable builder, designer, or architect. The permits on file with the city indicate the house on the parcel was constructed by Del Monte Construction, a local builder; however, research indicates the company did not build many houses and was not in business for very long. The property does not meet criterion 4.

117 E. Whitcomb Avenue does not meet national, state, or local criteria of significance and is not historically significant; no evaluation of integrity is necessary.

125/127 E. Whitcomb Avenue

NR/CR Criterion A/1: Association with important events

No documentation was found to indicate the property was the site of a significant historic event in the city. The property does not meet criterion A/1.

NR/CR Criterion B/2: Association with lives of important persons

No documentation was found to indicate the property was identified with a person or persons or groups who significantly contributed to the culture and development of the city. The property does not meet criterion B/2.

NR/CR Criterion C/3: Embodies distinctive characteristics of a type, period, or method of construction or that represent the work of a master

Both houses on this parcel are examples of residential vernacular architecture with no particular emphasis on architectural style. 125 and 127 E. Whitcomb Avenue are modest examples of wood frame single-family houses synonymous with the postwar growth and development in the region. These buildings are not a distinguished examples of post-World War II construction and are not distinguished or innovative examples of single-family residential engineering or design. The property does not meet criterion C/3.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicresourcesgroup.com

NR/CR Criterion D/4: Yields information important in prehistory

Criterion D/4 typically addresses archaeological resources, which is outside the scope of this analysis.

Local Criterion 1: The proposed preserved features exemplify or reflect special elements of historical, architectural, archaeological, cultural, or aesthetic heritage.

The houses on this parcel were constructed in 1946 and 1958. This was a time when exponential population growth increased the demand for housing and small single-family homes proliferated throughout the city and Southern California. Because single-family residential development was so common during the mid-twentieth century, individual examples of from this period would not typically be eligible for historic listing unless they are distinctive examples of a property type, architectural style or the work of a master architect.

125 and 127 E. Whitcomb Avenue are modest examples of wood frame single-family residential development synonymous with the postwar growth and development in the region. The buildings are not a remarkable examples of post-World War II construction and are not distinguished or innovative examples of single-family residential engineering or design. The property does not meet criterion 1.

Local Criterion 2: The proposed preserved features are identified with persons or events significant in local, state or national history.

No documentation was found to indicate the property has an association with persons or events significant in local history. The property does not meet criterion 2.

Local Criterion 3: The proposed features embody distinctive characteristics of a style, type, period or method of construction or are valuable examples of the use of indigenous materials or craftsmanship.

Both houses on this parcel are primarily examples of residential vernacular architecture with no particular emphasis on architectural style. Even though 125 E. Whitcomb Avenue has some elements of Ranch style it is not a distinctive or unique example of the style. The property does not meet criterion 3.

Local Criterion 4: The proposed preserved features are representative of the notable work of a builder, designer or architect.

No documentation was found to substantiate the property was the work of a notable builder, designer, or architect. The permits on file with the city indicate each house on the parcel were owner-built. The property does not meet criterion 4.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

125/127 E. Whitcomb Avenue does not meet national, state, or local criteria of significance and is not historically significant; no evaluation of integrity is necessary.

131 E. Whitcomb Avenue

NR/CR Criterion A/1: Association with important events

No documentation was found to indicate the property was the site of a significant historic event in the city. The property does not meet criterion A/1.

NR/CR Criterion B/2: Association with lives of important persons

No documentation was found to indicate the property was identified with a person or persons or groups who significantly contributed to the culture and development of the city. The property does not meet criterion B/2.

NR/CR Criterion C/3: Embodies distinctive characteristics of a type, period, or method of construction or that represent the work of a master

This house is an example of residential vernacular architecture with no particular emphasis on architectural style. 131 E. Whitcomb Avenue is a modest example of a wood frame single-family house synonymous with early twentieth century growth and development in the region. The building is not a distinguished or innovative example of a single-family residential engineering or design. The property does not meet criterion C/3.

NR/CR Criterion D/4: Yields information important in prehistory

Criterion D/4 typically addresses archaeological resources, which is outside the scope of this analysis.

Local Criterion 1: The proposed preserved features exemplify or reflect special elements of historical, architectural, archaeological, cultural, or aesthetic heritage.

This house was built in 1912. The City of Glendora was flourishing at this time with the discovery of local water bearing land, the establishment of the citrus industry, the extension of the Pacific Electric Railway, the installation of electricity and paved streets, and the city's incorporation in 1911. The growth and prosperity of Glendora was an attraction to early residents. This house is an intact example of early residential development in Glendora not directly associated with the citrus industry, but along the residential corridors originally laid out by George Whitcomb in the 1880s. The property meets criterion 1.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

Local Criterion 2: The proposed preserved features are identified with persons or events significant in local, state or national history.

No documentation was found to indicate the property has an association with persons or events significant in local history. The property does not meet criterion 2.

Local Criterion 3: The proposed features embody distinctive characteristics of a style, type, period or method of construction or are valuable examples of the use of indigenous materials or craftsmanship.

This house is an example of residential vernacular architecture with no particular emphasis on architectural style. Even though it has some elements of Folk Victorian style, it is not a distinctive or unique example of the style. The property does not meet criterion 3.

Local Criterion 4: The proposed preserved features are representative of the notable work of a builder, designer or architect.

No documentation was found to substantiate the property was the work of a notable builder, designer, or architect. No original building permit is on file with the city, and research did not reveal the property was the work of a notable builder. The house was likely owner-built. The property does not meet criterion 4.

131 E. Whitcomb Avenue has been found to meet Local Criteria 1 and is historically significant for its association with early residential development in Glendora; its integrity will be evaluated.

Evaluation of Integrity

- Location: The house remains on its original site and therefore retains integrity of location.
- Design: The house is not a distinctive or unique example of a particular style; however, it does retain its original simplified design features because no alterations have been made to the house. It therefore retains integrity of design.
- Setting: The house remains in a primarily residential setting. The larger area has increased in density; however, many of the one-story houses have remained at the intersection of Whitcomb and Vista Bonita Avenues. It therefore retains integrity of setting.
- Materials: The house retains a majority of its original materials including wood clapboard siding, decorative wood roof brackets, decorative shingle siding in the front facing gables, and double hung wood sash windows. It therefore retains integrity of materials.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicresourcesgroup.com

- **Workmanship:** The house retains integrity of design and materials and retains the physical evidence of period construction techniques. It therefore retains integrity of workmanship.
- **Feeling:** The house retains integrity of location, design, materials, and workmanship and retains intact physical features that characterize it as early twentieth century residential vernacular architecture. It therefore retains integrity of feeling.
- **Association:** The house retains integrity of location, design, setting, materials, workmanship, and feeling and continues to convey its association with the early residential development of Glendora. It therefore retains integrity of association.

415 N. Vista Bonita Avenue

This building was originally constructed ca. 1920 as a garage. It was converted to a dwelling in 1946 and no longer functions as a garage. It will be evaluated as a dwelling from the 1940s.

NR/CR Criterion A/1: Association with important events

No documentation was found to indicate the property was the site of a significant historic event in the city. The property does not meet criterion A/1.

NR/CR Criterion B/2: Association with lives of important persons

No documentation was found to indicate the property was identified with a person or persons or groups who significantly contributed to the culture and development of the city. The property does not meet criterion B/2.

NR/CR Criterion C/3: Embodies distinctive characteristics of a type, period, or method of construction or that represent the work of a master

This house is an example of residential vernacular architecture with no particular emphasis on architectural style. 415 N. Vista Bonita Avenue is a modest example of a wood frame single-family house synonymous with the postwar growth and development in the region. The building is not a distinguished example of post-World War II construction and is not a distinguished or innovative example of a single-family residential engineering or design. The property does not meet criterion C/3.

NR/CR Criterion D/4: Yields information important in prehistory

Criterion D/4 typically addresses archaeological resources, which is outside the scope of this analysis.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicresourcesgroup.com

Local Criterion 1: The proposed preserved features exemplify or reflect special elements of historical, architectural, archaeological, cultural, or aesthetic heritage.

This building was converted to a dwelling just following World War II when exponential population growth increased the demand for housing and small single-family homes proliferated throughout the city and Southern California. Because single-family residential development was so common during the mid-twentieth century, individual examples of from this period would not typically be eligible for historic listing unless they are distinctive examples of a property type, architectural style or the work of a master architect.

415 N. Vista Bonita Avenue is a modest example of wood frame single-family residential development synonymous with the postwar growth and development in the region. The building is not a remarkable example of post-World War II construction and is not a distinguished or innovative example of a single-family residential engineering or design. The property does not meet criterion 1.

Local Criterion 2: The proposed preserved features are identified with persons or events significant in local, state or national history.

No documentation was found to indicate the property has an association with persons or events significant in local history. The property does not meet criterion 2.

Local Criterion 3: The proposed features embody distinctive characteristics of a style, type, period or method of construction or are valuable examples of the use of indigenous materials or craftsmanship.

This house is an example of residential vernacular architecture with no particular emphasis on architectural style. The property does not meet criterion 3.

Local Criterion 4: The proposed preserved features are representative of the notable work of a builder, designer or architect.

No documentation was found to substantiate the property was the work of a notable builder, designer, or architect. No original building permit is on file with the city, and research did not reveal the property was the work of a notable builder. The building (originally a garage) was likely owner-built and permits indicate it was converted into a dwelling by the second owner. The property does not meet criterion 4.

415 N. Vista Bonita Avenue does not meet national, state, or local criteria of significance and is not historically significant; no evaluation of integrity is necessary.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

CONCLUSION

Based on the findings of this assessment, the houses at 117 E. Whitcomb Avenue, 125/127 E. Whitcomb Avenue, and 415 N. Vista Bonita Avenue are not historically significant and are not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and/or designation as a Glendora Historic Resource or Landmark. No evidence was found to suggest that a former owner had a significant impact on local, state, or national history, and no important events occurred at any of these properties. None of these houses represent distinctive characteristics of a particular architectural style, and none were designed by a noted architect or builder.

131 E. Whitcomb Avenue is historically significant as a representative example of early residential development in Glendora. There have been no notable alterations to the house, and it retains sufficient integrity to convey its significance. It is eligible for designation as a Historic Resource or Landmark in the City of Glendora because it meets the findings of Criteria 1 of the local Historic Preservation Ordinance and retains its architectural integrity.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

BIBLIOGRAPHY

- "Advertisement," *Covina Argus*, December 12, 1947.
- California Voter Registration, Glendora, 1914, 1916, 1922-1930, 1936-1940, 1944-1960.
- City of Glendora building permit records.
- "Civilian Public Service Story, Floyd W. Million,"
<https://civilianpublicservice.org/workers/7111>.
- "Couple Named Glendora's Top Citizens," *Los Angeles Times*, January 19, 1958.
- "Cradle Roll," *Pomona Progress Bulletin*, November 23, 1950
- "Dorothy May Belnap Million (1917-1977) - Find A Grave Memorial,"
<https://www.findagrave.com/memorial/165418174/dorothy-may-million>.
- "Force of Nature," *Ranch & Coast Magazine*, June 1, 2019.
- "Garden Show Prizes are Announced," *Monrovia News-Post*, October 26, 1986.
- Glendora City Directory, 1959, 1966.
- Hall, Barbara Ann, Ph.D. *Images of America: Covina Valley Citrus Industry*. Charleston SC: Arcadia Publishing, 2011.
- "History of Glendora," <https://www.cityofglendora.org/departments-services/library/about-us/history-of-glendora/>.
- Landers, John David. *Images of America: Glendora, California*. Charleston SC: Arcadia Publishing, 2001.
- Map of the Town of Glendora, 1887 (MR015-027). Los Angeles County Public Works, Land Records Information.
<https://pw.lacounty.gov/smpm/landrecords/MiscRecords.aspx>
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984.
- "Model Home on Del Monte Tract Opened for Tours," *Covina Argus*, December 19, 1947.
- "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." Washington, D.C.: U.S. Department of the Interior, National Park Service, 2002.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com

"National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington D.C.: U.S. Department of the Interior, National Park Service, 1997.

"Obituary," *Independent Star News*, May 3, 1964.

"Pair Celebrate Golden Wedding," *Los Angeles Times*, December 23, 1933.

Price, Ryan Lee. *Stories of Old Glendora*. Charleston SC: The History Press, 2012.

"Recommendations for Historic Preservation in Glendora." Submitted to City of Glendora Planning & Redevelopment Department. Prepared by Jonathan H. Grinder, University of California, Riverside, January 18, 1983.

"Rubel Castle Historic District," National Park Service / National Register of Historic Places Registration Form, November 2012.

Sanborn Fire Insurance maps.

Special Research Collections, UCSB Library, University of California Santa Barbara; Aerial Photography Collection. Glendora [air photo]. 1:18,000. Flight C_300, Frame L-172. Glendora, Calif. 1928.

---. Glendora [air photo]. 1:9,600. Flight C_3064, Frame 120. Glendora, Calif. 1934.

---. Glendora [air photo]. 1:18,000. Flight C_23870, Frame 1468. Glendora, Calif. 1949.

---. Glendora [air photo]. 1:14,400. Flight C_23870, Frame 1468. Glendora, Calif. 1960.

"Thomas Vince Tidwell (1902-1988) - Find A Grave Memorial,"
<https://www.findagrave.com/memorial/33393543>.

"Topiary Pets Graze in Green Gardens," *Pasadena Star-News*, June 20, 1993.

U.S. Census for Glendora, CA, 1920, 1930, 1940.

"William J Pfoutz (1856-1941) - Find A Grave Memorial,"
<https://www.findagrave.com/memorial/196007049>.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicalresourcesgroup.com

PERMIT HISTORY

Date	Permit No.	Owner	Description of work
117 E. Whitcomb Avenue			
1947		Del Monte Construction	New construction
10/19/1949	1232	Charles F Gross	Bed and bath addition to rear and covered porch
12/05/1949	934	C.F Gross	Relocation of electric meter
1/16/1975	5806	J. Farrior	Backfill cesspool. New house sewer
7/18/1995		Trischia O'Farrior	New furnace
125/127 E. Whitcomb Avenue			
06/06/1946	499	T.G. Kennard	Residence (127)
07/05/1957	5749	Harold Straughan	Add carport (127)
02/14/1958	6926	Harold Straughan	Dwelling and attached garage (125)
04/17/1958	7563	Harold Straughan	New house sewer (127)
07/15/1969	13471	R.C. Cano	Backfill cesspool. New house sewer (125)
02/27/2002	06CL0587	Cornerstone Bible Church	Remove existing composition and rolled roofs. Install 30 lb felt and GAF 20-year Class A 3-tab shingles. Repair 400 sq.ft. (125)
01/17/2003		Cornerstone Bible Church	Tear off and reroof garage and carport (127)
09/08/2009	09-1056	Cornerstone Bible Church	T/O reroof with 30-year comp (125)
131 E. Whitcomb Avenue			
06/03/1946	492	T. Vince Tidwell	Alteration - Rent house
08/07/1963	02293	T. Tidwell	Install floor furnace in dwelling
07/24/1981	02677	Tidwell	Backfill cesspool. New house sewer
12/01/1998	05CL1309	Kenneth Tidwell	T/O existing, add 1/2" ply and comp shingles CANCELLED PERMIT EXPIRED
12/04/1998	05CL1353	Kenneth Tidwell	Tear off, re-sheath, check insulation, install 2 dormer vent, re-roof in grade "A" comp shingles, paint CANCELLED PERMIT EXPIRED
07-20-2000	05CL5789	Kenneth Tidwell	Reroof. Renew Permit #5CL1353

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicresourcesgroup.com

Date	Permit No.	Owner	Description of work
415 N. Vista Bonita Avenue			
04/21/1961		C.G. Burton	Electrical permit; Install electric range
06/29/1966	11009	Florence Patterson	Electrical permit; Install air conditioner
06/1967	12978	Florence Patterson	Backfill cesspool. New hose sewer

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicrosourcesgroup.com

MAPS AND AERIALS



Location map with subject area outlined in red and parcels delineated in yellow.

HISTORIC RESOURCE ASSESSMENT

117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California

HISTORIC RESOURCES GROUP

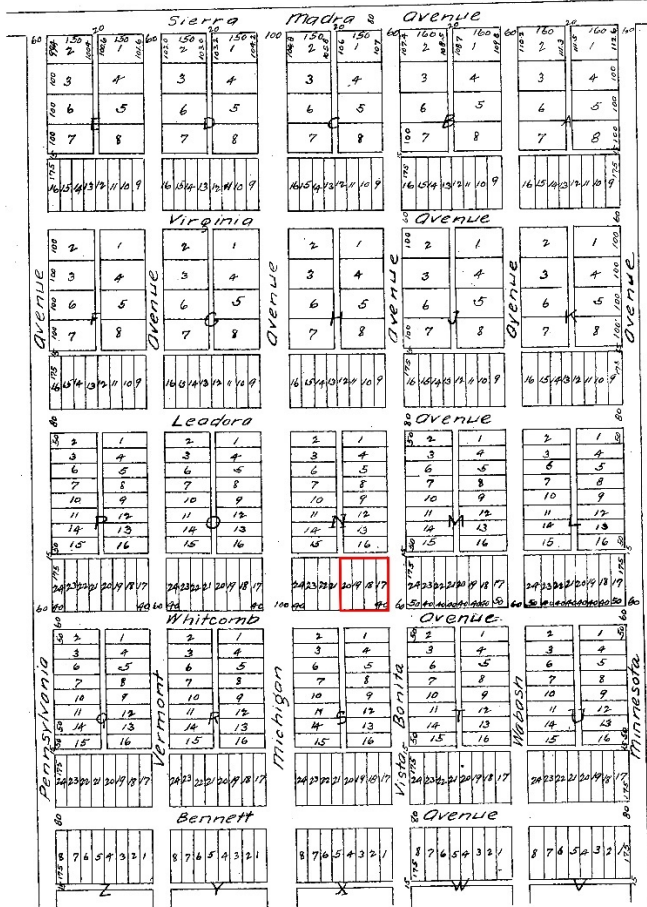
12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicalresourcesgroup.com

+15027

MAP OF THE TOWN OF "Glendora" Los Angeles County Calif

27

Surveyed by Flanagan & Quinton March 1887 Scale 20 ft to 1 in.



Full, true and correct copy of the original reduced to the scale of 20 feet to one inch. Recorded March 21, 1887 at 7 Min Past 4 PM at request of G. R. Whitcomb.

Frank A. Gibson County Recorder, Wm Geo. Hughes Deputy

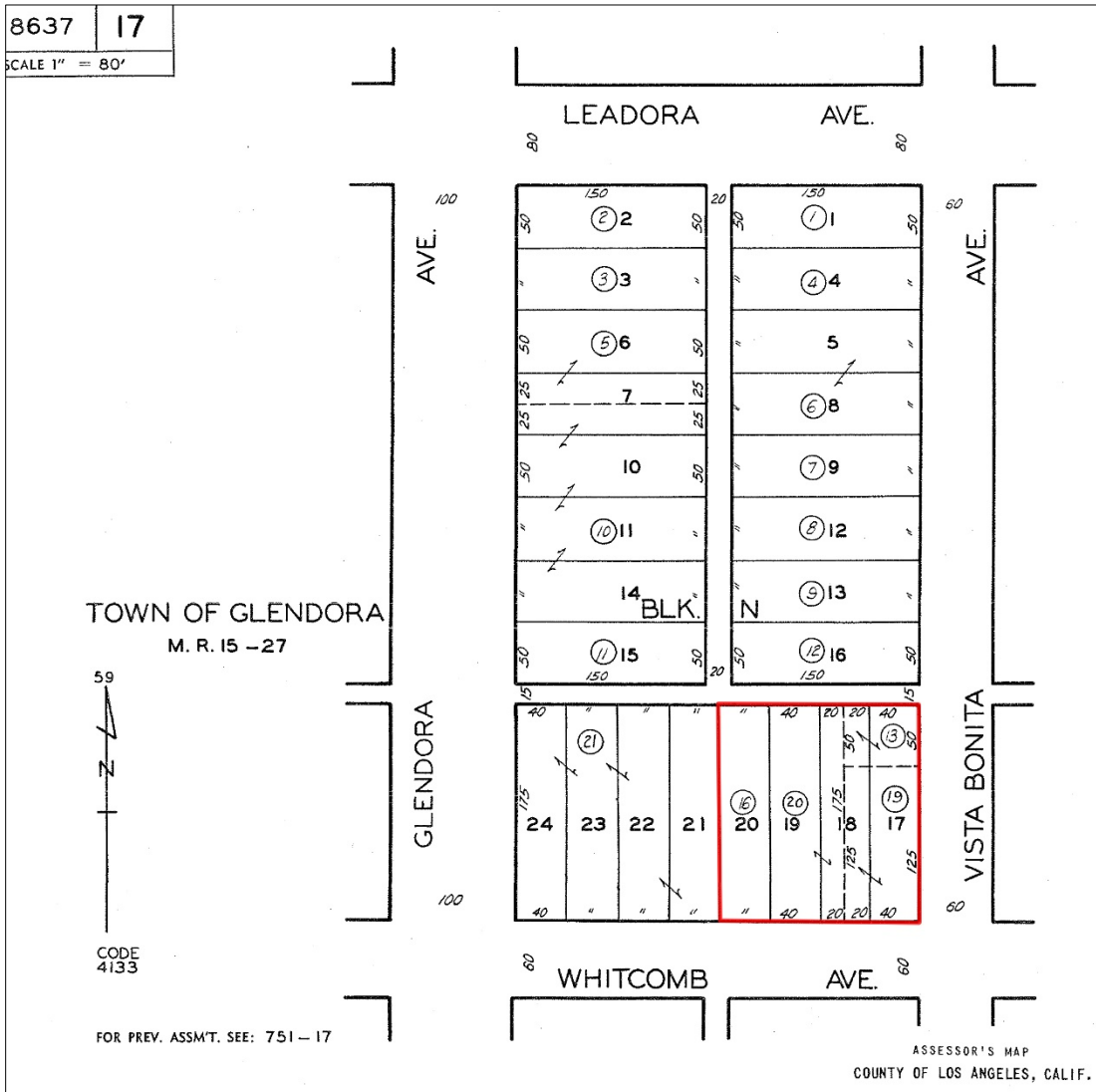
Original town site of Glendora as laid out by George Whitcomb in 1887. Subject area outlined in red. (Los Angeles County Public Works, Land Records Information)

HISTORIC RESOURCE ASSESSMENT

117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave., 131 E. Whitcomb Ave., 415 N. Vista Bonita Ave. Glendora, California

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816 Telephone 626 793 2400, Facsimile 626 793 2401 historicresourcesgroup.com



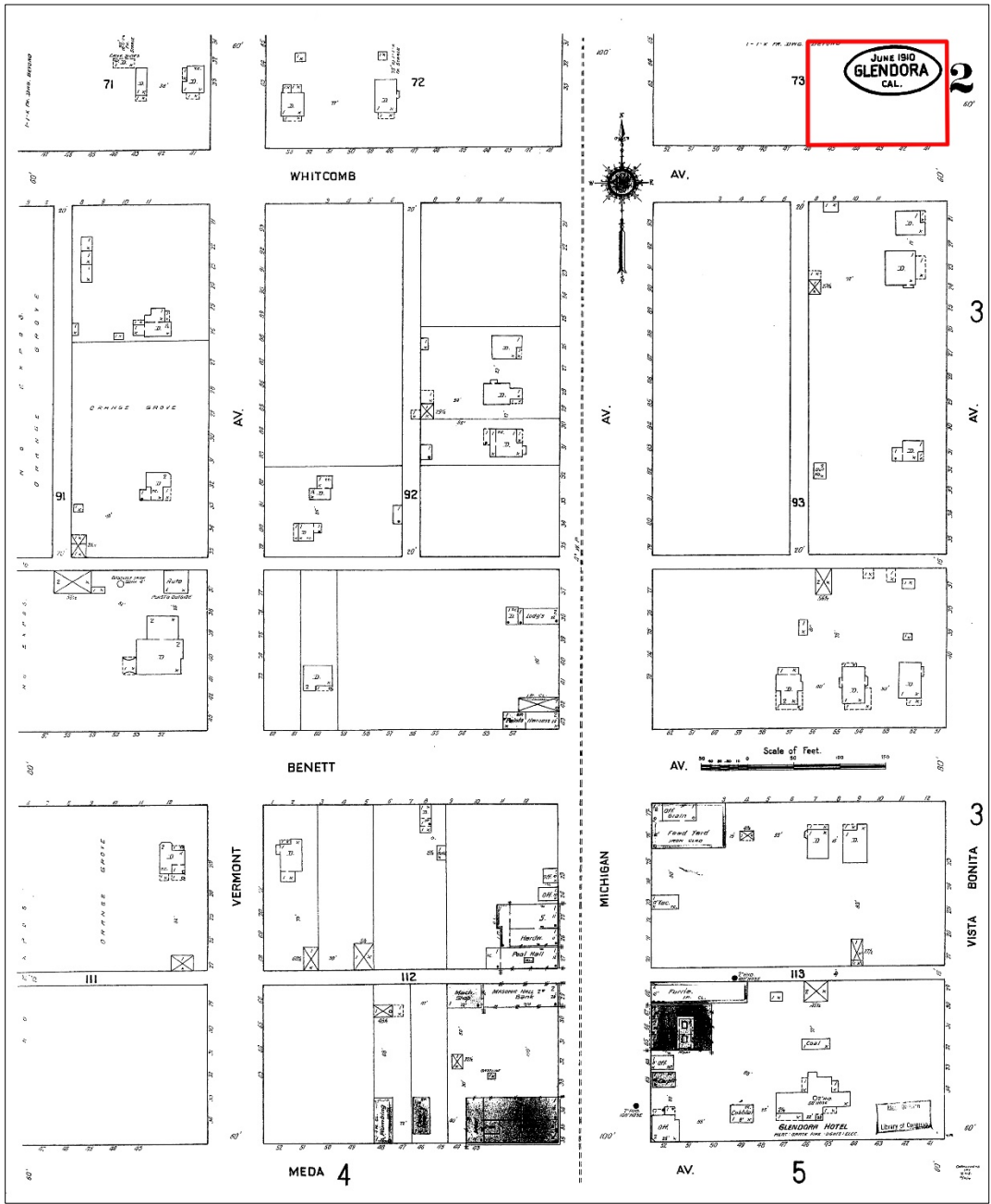
Parcel map showing the subject area (Lots, 17, 18, 19 and 20 of Block N) outlined in red, 1964. (Los Angeles County Assessor)

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com



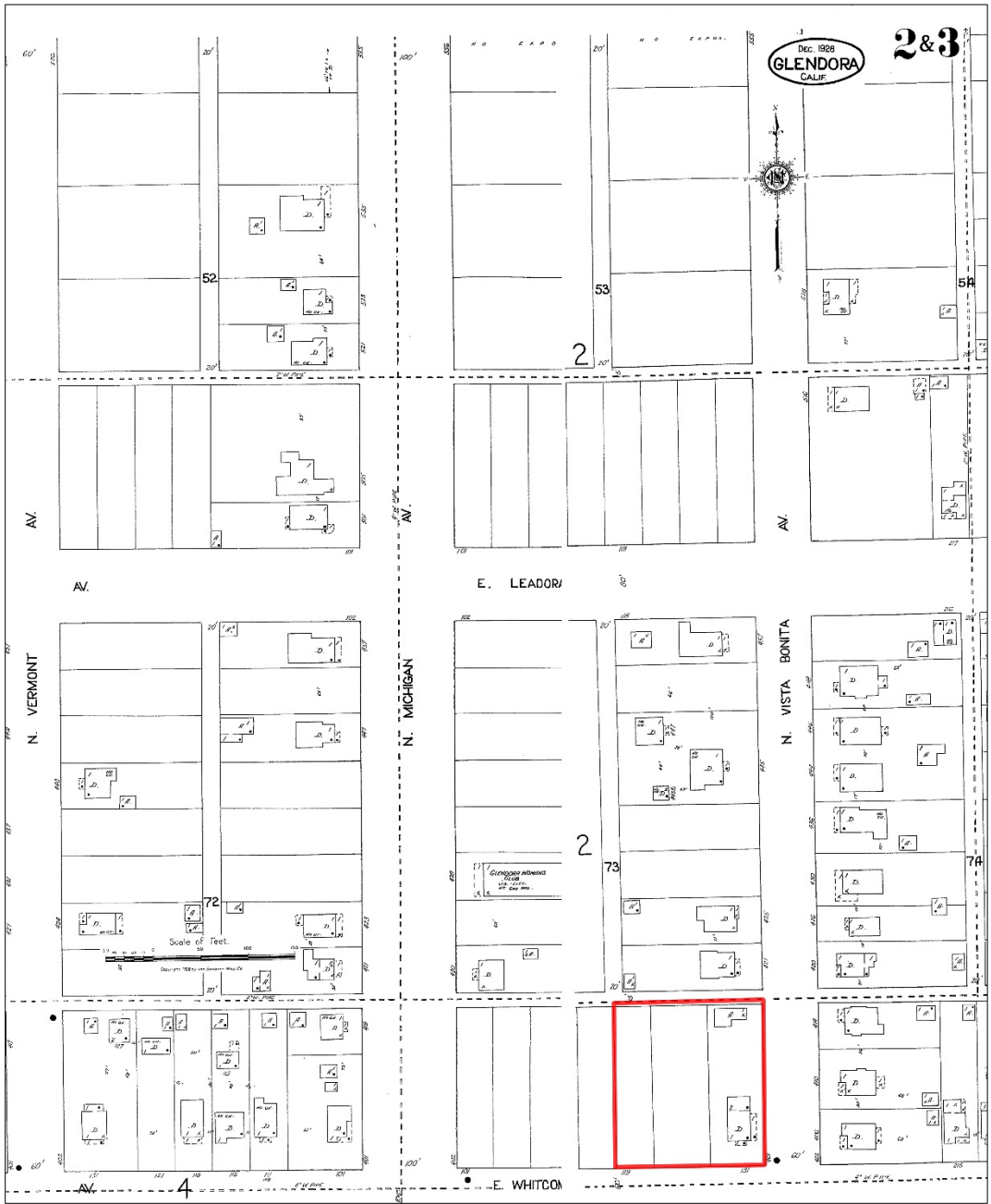
Sanborn Fire Insurance map showing subject area (outlined in red) in 1910. No buildings were on the property at this time. (Sanborn Map Company)

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com



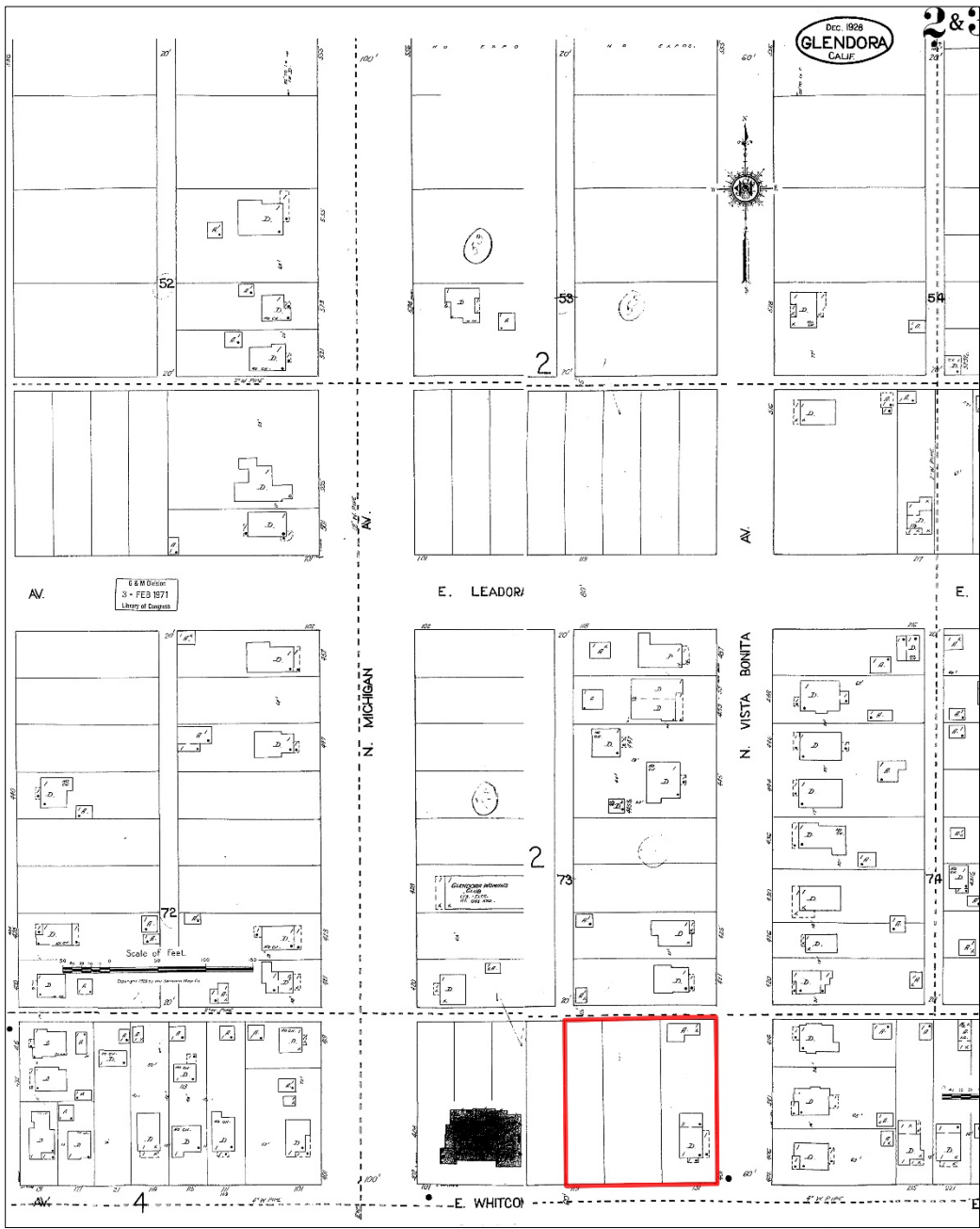
Sanborn Fire Insurance map showing subject area (outlined in red) in 1928. The house and garage at 131 E. Whitcomb Avenue are represented. (Sanborn Map Company)

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicalresourcesgroup.com



Sanborn Fire Insurance map showing subject area (outlined in red) in 1931. The house and garage at 131 E. Whitcomb Avenue are represented, but the other parcels are still vacant. (Sanborn Map Company)

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com



Aerial photograph with subject property outlined in red, 1934. This image shows the house and garage at 131 E. Whitcomb Avenue. (Special Research Collections, UCSB Library, University of California Santa Barbara)

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
 131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
 Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
 Telephone 626 793 2400, Facsimile 626 793 2401
 historicresourcesgroup.com



Aerial photograph with subject property outlined in red, 1949. This image shows houses on all parcels of the subject property. (Special Research Collections, UCSB Library, University of California Santa Barbara)

HISTORIC RESOURCE ASSESSMENT

117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
 131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
 Glendora, California

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
 Telephone 626 793 2400, Facsimile 626 793 2401
historicrosourcesgroup.com



Aerial photograph with subject property outlined in red, 1960. This image shows houses on all parcels of the subject property and includes the front house at 125 E. Whitcomb Avenue. (Special Research Collections, UCSB Library, University of California Santa Barbara)

EXISTING CONDITIONS PHOTOGRAPHS

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicresourcesgroup.com

The following photographs were taken by
Historic Resources Group on April 13, 2020.



117 E. Whitcomb Avenue. View of the south (primary) façade, looking northwest.



HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicrosourcesgroup.com

117 E. Whitcomb Avenue. View of the west façade with porch, looking north.



117 E. Whitcomb Avenue. View of the north façade with covered patio addition, looking south.



117 E. Whitcomb Avenue. View of the east façade, looking southwest.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com



125 E. Whitcomb Avenue. View of the south (primary) façade, looking north.



125 E. Whitcomb Avenue. View of the west façade, looking northeast.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com



125 E. Whitcomb Avenue. View of the north façade, looking southeast.



125 E. Whitcomb Avenue. View of the east façade, looking west.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicalresourcesgroup.com



127 E. Whitcomb Avenue. View of west façade, looking east.



127 E. Whitcomb Avenue. View of north façade, looking south.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicrosourcesgroup.com



127 E. Whitcomb Avenue. View of east façade with garage, looking northwest.



127 E. Whitcomb Avenue. View of garage with carport, looking southeast.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com



131 E. Whitcomb Avenue. View of south (primary) facade, looking north.



131 E. Whitcomb Avenue. View of west facade, looking southeast.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicalresourcesgroup.com



131 E. Whitcomb Avenue. View of north façade, looking south.



131 E. Whitcomb Avenue. View of east façade with screened porch, looking west.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com



415 N. Vista Bonita Avenue. View of south and east facades, looking northwest.



415 N. Vista Bonita Avenue. View of south facade, looking north.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com



415 N. Vista Bonita Avenue. View of west façade, looking west southeast.



415 N. Vista Bonita Avenue. View of north façade, looking southeast.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicsourcesgroup.com



415 N. Vista Bonita Avenue. View of east façade, looking west.

HISTORIC RESOURCE ASSESSMENT

**117 E. Whitcomb Ave., 125/127 E. Whitcomb Ave.,
131 E. Whitcomb Ave., 415 N. Vista Bonita Ave.
Glendora, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626 793 2400, Facsimile 626 793 2401
historicrosourcesgroup.com