APPENDIX D

Historical Resources Technical Report

Prepared by Evan Brooks Associates

Historic Resources Technical Report

ENVIRONMENTAL IMPACT REPORT

DOWNTOWN EL MONTE MAIN STREET TRANSIT ORIENTED DISTRICT SPECIFIC PLAN

Prepared for
City of El Monte
11333 Valley Boulevard
El Monte, CA 91731

Prepared by
Evan Brooks Associates, Inc.
1030 S. Arroyo Parkway, Suite 106
Pasadena, CA 91105
626.799.8011

Document Log:
October 30, 2016 - Final Draft

Historic Resources Technical Report

Downtown El Monte Main Street Transit Oriented District Specific Plan

Prepared for:

CITY OF EL MONTE

Planning Division
11333 Valley Boulevard
El Monte, CA 91731

Prepared by:

EVAN BROOKS ASSOCIATES

Hal Suetsugu, Managing Partner

Juliet M. Arroyo, Historic Resource Consultant/Architectural Historian

Jorge Zarza, Research Associate/GIS Analyst

1030 S. Arroyo Parkway, Suite 106

Pasadena, CA 91105

626.799.8011

evan
brooks
associates

October 30, 2016

TABLE OF CONTENTS

1.0 INTRODUCTION AND PURPOSE **pg.01**

2.0 LOCAL, STATE, AND NATIONAL FRAMEWORK **pg.01**

Historic Preservation Laws and Policies
Historic Resource Plans and Incentive Programs
City of El Monte General Plan and Municipal Code
Listing Programs
Formally Listed and Surveyed Properties in El Monte
Review Process for Historic and Potentially Historic Properties

3.0 HISTORIC CONTEXT STATEMENT **pg.9**

El Monte Citywide Context Statement
Downtown El Monte Historic Context Statement
Pedestrian Malls (1959 to 1974)
Early Modern Architectural Styles (1925 to 1955)

4.0 PRELIMINARY FIELD WORK AND DATA COLLECTION **pg.29**

Data Collection
Field Observations

5.0 POTENTIALLY ELIGBLE PROPERTIES AND SITES **pg.37**

6.0 EVALUATING HISTORIC SIGNIFICANCE AND ELIGIBILITY **pg.39**

Property Evaluation
Assessment within Context
Criteria and Eligibility
Integrity

7.0 DESIGN REVIEW FOR HISTORIC PROPERTIES **pg.40**

8.0 FINDINGS AND RECOMMENDATIONS **pg.41**

SOURCES CONSULTED

MAPS

Map 1. Plan Area Character
Map 2. Year Structure Built

Exhibits

Exhibit 1. Secretary of the Interior's Standards for Rehabilitation
Exhibit 2. Downtown EL Monte Retail Core Façade Design Standards (Chapter 17.72)
Exhibit 3. Historic Property Data File, El Monte 2012
Exhibit 4. El Monte General Plan, Cultural Element, Cultural Resources Context
Exhibit 5. Sanborn Maps, 1908
Exhibit 6. Sanborn Maps, 1920,1925-1932

1. Introduction and Purpose

The City of El Monte has prepared a draft Specific Plan ("Plan") for its Downtown to serve as the guiding document to direct and encourage growth and revitalization in the City's center. One of the primary objectives of the "Downtown El Monte Main Street Transit Oriented District Specific Plan" is to increase transit-oriented development by focusing on new residential development located near transit stations and corridors. El Monte (City) desires more economic vitality and pedestrian activity in the Downtown to create a vibrant district. As a part of the Plan development process, a series of baseline studies and reports have been prepared to understand existing conditions, solidify the vision as well as identify opportunities and constraints.

the Downtown Specific Plan Area ("Plan Area") is a focused area generally defined as the triangle area between the Southern Pacific Railroad, Ramona Boulevard, and Santa Anita Avenue. ***Map 1*** shows the boundary and the current land use character of the Plan Area. This area represents the original El Monte township settlement and the original business district, making the area a sensitive historic zone. Before future planning efforts are codified, it is important to understand the historic setting, significance, and impacts of future actions.

This Historic Resource Technical Report (Report) is has been prepared for analyzing impacts on "Historical Resources" under the California Environmental Quality Act ("CEQA") and is a first look at identifying possible historic resources that may exist in the Plan Area. As a critical first step in understanding historic resources, this Report begins the development of a historic context statement as needed to help identify which remaining resources hold a level of historic significance. Preliminary findings are made and recommendations listed. This Report does not include a parcel by parcel historic resource survey. Such reconnaissance or intensive level surveys can become a later phase of historic resource identification and impact analysis.

2. Local, State, and National Framework

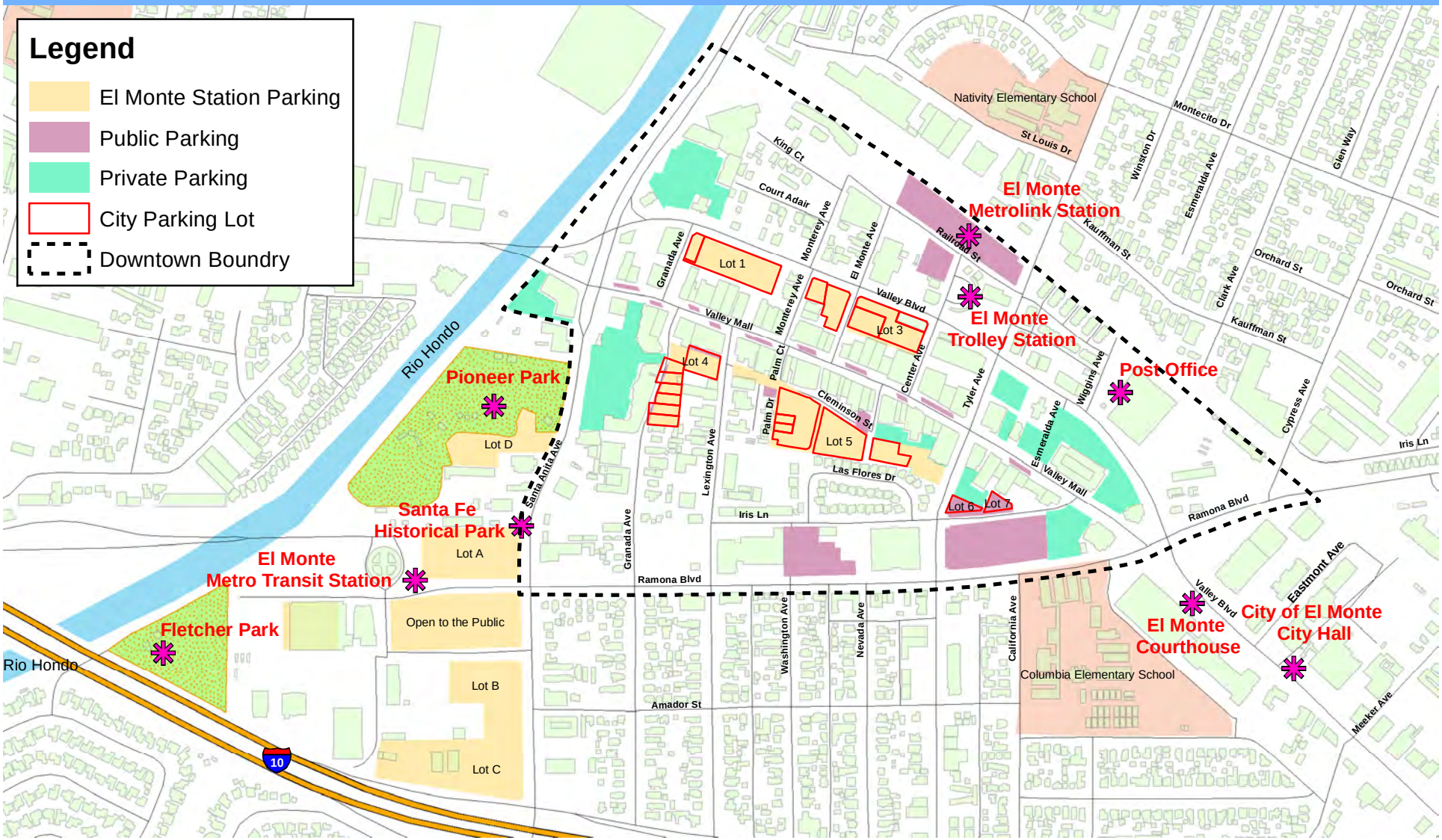
It's best to understand how to identify, protect, and treat historic properties within the framework of existing laws, plans, and policies. Treatment of historically significant properties is within the responsibility of local governments through zoning and other land use authorities granted by states. The following summarizes the major governmental regulations associated with historic resources. Community development corporations, non-profit organizations, historical societies, arts and cultural foundations, advocacy groups, and educational institutions also play a role but are not emphasized in this Report.

Historic Preservation Laws and Policies

Historic preservation practices are generally defined through a set of policies and laws at the Federal, State, and local levels of government. Historic preservation advocacy efforts and heritage education is generally

HISTORIC RESOURCE IDENTIFICATION REPORT

MAP 1
Plan Area Character



evan brooks associates

done through local and regional non-profit agencies. The following highlights the most significant laws and policies at the National, State, and local levels of government. It is the governmental agencies that have the greater powers and the greater responsibilities to uphold a community's heritage as it sees necessary, although some local preservation programs are voluntary.

NATIONAL HISTORIC PRESERVATION ACT

The passage of the National Historic Preservation Act in 1966 ("Act") made the Federal Government a full partner and a leader in historic preservation. Prior to the Act, citizen committees formed to protect historic properties from demolition. The Act defined a list of policy objectives. While Congress recognized that national goals for historic preservation could best be achieved by supporting the drive, enthusiasm, and wishes of local citizens and communities, it understood that the Federal Government must set an example through policies and practices in a leadership manner. A major part of the Act was the creation of the National Register of Historic Places program as well as codified the roles and responsibilities of Federal agencies. Although the Act is not responsible for historic preservation, its major influence is the requirement to review the impacts of Federal actions on historic properties eligible for the National Register, through the Section 106 process. Review is limited to Federal actions and has a lesser influence on State and local preservation programs.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

At the State level, the California Environmental Quality Act (CEQA) serves as a review process for the identification and impact findings with regard to historic properties, similar to the Section 106 process at the Federal level. CEQA is a State mandate for all discretionary decisions of all local lead agencies and State agencies. A wide range of environmental considerations must be given when a local government makes a land use decision which includes the impact on historical resources. Actions that have a significant impact on a property of historic significance should be mitigated to a less than significant level. If mitigation is not possible, then the lead agency must make a finding of overriding considerations. If the local approval includes demolition of a historic resource, no mitigation is available since permanent removal of a resource is significant and cannot be mitigated. Alternatives can be considered to avoid or lessen the impact but are not required. Projects that include treatments and alterations to historic properties that meet the Secretary of the Interior's Standards and Guidelines can be deemed exempt from CEQA review. ***Exhibit 1.*** contains the *Secretary of the Interior's Standards for Rehabilitation*.

HISTORIC RESOURCE PLANS AND INCENTIVE PROGRAMS

To supplement laws that require government agencies to review impacts before final decisions are made, historic resource plans provide a vision, a direction, and a way to help protect important structures, objects, and places. These plans and their associated programs aim to help create an awareness and appreciation through knowledge, history, and community identity. Preservation plans often complement laws and policies. At the State level, California recently prepared the "Sustainable Preservation, California's Statewide

Historic Preservation Plan 2013-2017". This plan describes the organization of preservation activities at the State level as well as list goals and objectives for the five-year period. They include fostering a preservation ethic, developing partnerships, and protecting resources.

Along with historic resource plans, a set of incentives are typically included and often involve a funding incentive mechanism for protecting historic properties, or providing building code relief measures, zoning bonuses, and relaxed parking requirements.

At the National level, the 20 percent Federal Rehabilitation Tax Credit is among the most popular for adaptive re-use of historic properties by the private sector. This tax credit is sometimes combined with other incentives to create a truly feasible rehabilitation project that contributes to the economic prosperity of the community. Because this incentive is a tax credit, only National Register eligible properties qualify and work must be done in conformance with the Secretary of the Interior's Standards and Guidelines.

At the State level, the most popular program is the State-sponsored Mills Act Property Tax Abatement Program implemented at the local level. This incentive is especially popular with single family homeowners who enter into a contract with the City and agree to preserve the property in exchange for a reduction in property taxes as coordinated with the County tax assessor. Once a qualified property is recorded as a Mills Act contract, the tax assessor applies a new "historic" assessed value to the property which typically results in a reduction of about 50 percent for single family homeowners. The enabling legislation must first be enacted at the local level to begin the program. The local jurisdiction determines the parameters and conditions of the program. Because of its popularity, some local governments cap the number of applications processed each year.

There are a select number of grant programs to assist with preservation planning, historic resource surveys, historic rehabilitation work, and educational programs. At times there are State bond measures or Federal funding programs for historic preservation activities. There are also discretionary government funds that can also be sought. The National Trust for Historic Preservation has a few funding programs providing grants to local agencies or non-profit organizations.

City of El Monte General Plan and Municipal Code

The recent 2011 El Monte General Plan included a "Cultural Resources" Element that forms the basis for understanding historic resources at the local level. The primary guiding principles are outlined as a series of goals and objectives. Although the City currently does not have a historic preservation program, the following goals and policies from the General Plan (see below) is a good start. At this time, none of the policies have been put into action, but some may be under consideration by the City.

Goal CR-4

A community that acknowledges, identifies, protects, enhances, and expands its inventory of historic buildings, sites, and resources.

Policies

CR-4.1 **El Monte Historic Register.** Establish an El Monte Register of Historic Buildings and Places and seek listing for appropriate properties to the national and state registers of historic places.

CR-4.2 **Architectural Inventory.** Survey all potentially historic structures and create an architectural period and styles inventory for El Monte as a means to identify potential historic or locally significant structures.

CR-4.3 **Local List of Historic Places.** Create a local list of historic places for properties that do not meet criteria of the national or state Registers but are important to protect in terms of local significance. Tie this to the cultural resources index.

CR-4.4 **Historic Preservation Ordinance.** Adopt a preservation ordinance that would require a special permit to demolish or modify a historic resource.

CR-4.5 **Preservation and Rehabilitation.** Promote the preservation, rehabilitation, restoration, and reuse of older structures through the Mills Act and other programs.

CR-4.6 **School Curricula.** Link El Monte's Register of Historic Places and national and state monuments to multidisciplinary school curricula (literature, art, and social studies), with a living history component to include guest speakers and local field trips.

CR-4.7 **Adaptive Reuse.** Encourage the adaptive reuse of buildings of historical significance to serve meaningful contemporary uses while preserving the character, spirit, and original identity of the structures.

The El Monte Municipal Code does not contain provisions for protection, review, or identification of historic resources but does contain, in Chapter 17.72 (Downtown El Monte Retail Core Façade Design Standards), design guidance focused on signage, awnings, lighting, and other elements of front, side and rear facades along Valley Mall. The standards do not address the historic nature of the retail core and they do not include historic property design guidelines (see ***Exhibit 2.*** for the current version). The City does not have a historic preservation ordinance.

The building code chapters of the El Monte Municipal Code under 15.01.130 includes adoption, in its entirety, Part 8 of the Historical Building Code of California. This code provision is seen as an incentive for

rehabilitation work on historic structures. There does not appear to be a City implementation component for enacting this provision and it appears that the historical code has not been used before.

Under Chapter 14.03 (Tree Preservation), the Municipal Code has a provision for identifying and protecting trees that may be deemed historically or culturally significant.

The City Municipal Code also includes the establishment of the "Patriotic Commission", the "Cultural Commission", and the "Planning Commission". These appointed City bodies may deal with matters associated with historic and cultural resources, but it is not clear in what manner.

Listing Programs

Historic resources can be formally recognized through various governmental register programs. At the National level, the "National Register of Historic Places" is the premier landmarking program, however, others exist. Historic places can include single properties, districts, clusters, objects, or landscapes. At the State level the premier program is the "California Register of Historical Resources".

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is a listing of properties nominated and officially placed on the Nation-wide list of historically significant properties. The listing procedures starts with an application process followed by research, criteria finding, and owner consent. If an owner objects to listing, a formal finding of eligibility is made but the property is not officially placed on the register. Any person or organization can apply for listing. A property on the National Register is not subject to any special review unless local governments place a procedure. However, properties on the National Register are clearly CEQA historical resources. The National Parks Service is the keeper of the National Register.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The State of California created the California Register of Historical Resources in 1992. In addition to properties added since 1992, the register contains historic properties from older landmarking programs such as the "Points of Historical Interest" program. The California Register was created by the State legislature as an authoritative guide to be used to identify the State's historic resources and to indicate what properties are to be protected to the extent prudent and feasible, from substantial adverse change. The State Historical Resources Commission was tasked with administrative oversight of the California Register.

Formally Listed and Surveyed Properties in El Monte

There are few properties in the City that have been formally listed as historic. Listing takes a coordinated act by persons or groups and requires research and findings. There is no process in El Monte, similar to other local jurisdictions, to comprehensively inventory all remaining historic properties. The effort is typically too large for most cities. Many cities take on the enormous staff of a citywide survey, in a systematic way. Thus, most listings only represent a very small portion of remaining historic properties.

There are many historic and culturally noteworthy properties in the City that have yet to be identified. It typically takes 45 to 50 years to have passed before one can evaluate historic importance. For example, the "Art Deco" style was discovered as a significant historic movement in art and architecture beginning in the late 1970s and early 1980s, and the understanding of this historical movement increases over time. A property that was not previously found to be historic may have gained significance in recent times. Properties may also lose historic significance over time due to inappropriate alterations. Therefore, it is important that historic surveys and inventories be updated periodically.

Within the City of El Monte, the following properties were formally found to be historically significant and placed on a list. In the 1980s, the El Monte Historical Society took an active part in landmarking properties associated with the City's pioneer history resulting in the creation of Pioneer Park, just east of the Specific Plan Area. Recently the Los Angeles Conservancy took the initiative to nominate the Driftwood Drive-Thru Dairy as one of the best examples of drive- through modern architecture.

CURRENTLY LISTED EL MONTE PROPERTIES

- California Historical Landmark No. 975
  El Monte-First Southern California Settlement by Immigrants from United States
  "El Monte, on the bank of the San Gabriel River, played a significant part in California's early pioneer history. It was first an encampment on the Old Spanish Trail, an extension of the trail from Missouri to Santa Fe. By the 1850s, some began to call El Monte the "End of the Santa Fe Trail". Early in that decade a permanent settlement was established by immigrants from Texas, the first settlement in Southern California founded by citizens of the United States. LISTED: August 13, 1987

- California Point of Historical Interest No. LAN-47 (Plaque No. P715)
  Old El Monte Jail, Pioneer Park, Located at 3535 Santa Anita Avenue
  The Old el Monte Jail was built by William Dodson and donated to the town in 1880. The jail consists of a one-room wooden structure, and it was used to contain undesirables until 1922. The jail housed its share of desperadoes over the years. LISTED: June 12, 1989

- California Historical Resources
  Driftwood Drive-Thru Dairy
  Nominated and formally found eligible, but because the property owner objected to the listing the property was not officially placed on the Register. Its space age design is the only example of a drive-thru dairy in El Monte and one of the few remaining in the County.
  NOMINATION AND FORMAL FINDING: 2008.

LISTED HISTORIC PROPERTIES

The Driftwood Dairy was nominated and formally found to be eligible for the California Register.

A plaque in Pioneer Park marks the location of California Landmark No. 975, an early immigrant settlement in the Spanish and American historical periods.

PIONEER PARK

The Santa Fe Trail Historical Park is among City park and recreational facilities owned and operated by the City.

Pioneer Park is the name for City recreational facilities located at the site of the City's pioneer heritage. The park is currently under construction due to development activity associated with the Gateway project.

SURVEYED AND POTENTIAL HISTORIC RESOURCES IN EL MONTE

The City of El Monte does not have a survey program nor does it maintain a list of potential historic resources. The City does not have a register of historic properties. As a part of the research conducted for this Report, the State of California's "Directory of Properties in the Historic Property Data File" was obtained for the City (see ***Exhibit 3.***). The list includes over 500 properties, but nearly all those properties were included because they underwent some type of historic resource review under a federal funding program subject to the National Historic Preservation Act. All the properties under review were not found to be eligible for the National Register of Historic Places based on the status codes given. The list also includes the few properties that have been designated at the State level as listed above.

The responsibility for identifying historic and potentially significant properties is given to local governments. Because there is no survey or inventory list in El Monte, it is difficult to gauge the extent of historic and significant properties in El Monte. However, there are likely many undiscovered historic properties in the City.

There are a few unlisted but well known historic properties in the City that have no designation. The old El Monte Library now houses the El Monte Historical Society and is a known local landmark but is not on any inventory list nor is it registered. The Victorian Farmhouse within pioneer park is a known local landmark of significance, but its specific identification is not identified other than it is a part of the heritage park.

LOCAL HISTORIC LANDMARKS

The old El Monte Library building is not currently listed on any register program but is widely recognized as a local historic monument. Documentation and a significance statement should be conducted and possible listing sought due to its importance to the City's early development.

The Victorian era farmhouse at Pioneer Park is not a separately identified resource but is widely recognized as a property of significance. Documentation and possible listing should be sought and protections should be put in place.

Review Process for Historic and Potentially Historic Properties

Properties that are formally listed or are potential or eligible historic resources typically undergo a review process at the local government level for modifications, demolitions, alterations, and rezoning. Such activities are considered "discretionary" actions of the local government requiring review and considerations. Other than the CEQA and Section 106 identification and review process, there is no local historic review process.

3. Historic Context Statement

According to the National Register, historic contexts are defined as "those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) is made clear." A context may be organized by theme, geographic area, or chronology; regardless of the frame of reference, a historic context is associated with a defined area and an identified period of significance. Historic contexts are linked to physical artifacts through the concept of property types. Historic context is crucial to the evaluation of historic significance. A property's historic significance must be explained against its associated context.

The first step in understanding the significance of a property is understanding what context it belongs to and determining the role the property had in that context through architecture, events, persons, and associations.

El Monte Citywide Context Statement

The City does not have a Citywide Historic Context Statement but does have a section in the Cultural Resources Element of the General Plan that can, at this time, serve as a preliminary context statement to evaluate properties and to understand the development patterns and events in the Downtown area. The section is titled "Cultural Resources Context" and covers a large period of time. ***Exhibit 4.*** of this Report includes this section of the Element in its entirety. A historic context statement typically does not cover pre-history periods since understanding these periods is done in a different manner. It also does not cover contemporary events over the past 40 years since not enough time has passed to understand importance. In El Monte, a citywide historic context statement would typically cover the Spanish colonial period, the Mexican period, the American settlement period, township development, city incorporation, neighborhood formation, commercial districts, along with themes such as schools, city institutions, organizations, and population groups.

For the purpose of this Report and the Downtown Specific Plan, a limited historic context statement was created for the City's central business district as described below. This context can be further developed and used to help identify the significance of individual and groupings of properties in the Plan Area.

Downtown El Monte Historic Context Statement

In developing a historic context statement for Downtown El Monte, research efforts and archival records review was undertaken to understand the development patterns and important themes central to the City overall. This downtown context forms the basis for developing a context to review the historic significance of Downtown properties on a parcel by parcel level.

Research included a review of historical El Monte maps at the Los Angeles Public Library, a review of historical Los Angeles Times newspaper articles about El Monte, a review of old tract maps from Los Angeles County, a review of old Sanborn fire insurance maps for central El Monte, and a review of historic Los Angeles County Assessor Maps for Downtown El Monte. Other research includes photographic evidence, as well as books and research papers on themes associated with the patterns of development in El Monte. The following divides the downtown historic context into distinct development periods. The downtown represents the approximate location for some of the earliest historical settlement patterns in the Spanish, Mexican, and American periods. The Plan Area location is also associated with pre-historic and Native American sites not addressed in this Report.

SETTLEMENT AND TOWNSITE DEVELOPMENT (1860 to 1900)

Downtown El Monte today represents the earliest American settlement before the City's incorporation in 1912. The City today was once a part of the Rancho San Francisquito during the Spanish and Mexican periods. The location around the Rio Hondo and Valley Boulevard was once known as a stopping point for Spanish explorers and Mexican rancheros as well as the native people of the region.

Early Anglo-American settlement began in 1850 with the establishment of the State of California under United States rule and the discovery of gold. The Anglo-American settlement around today's El Monte was first referred to as Lexington since many of the settlers were from Lexington, Kentucky. In 1868 the State of California created the Township of El Monte, a boundary to represent the settlement around the Rio Hondo.

Completion of the trans-continental railway into California and the Southern Pacific Railway from Los Angeles through El Monte helped create sites for new town development in the 1880s. A station stop in El Monte served the commerce needs of the growing agricultural industry.

By the late 1890s, the dirt road that contained the area's commercial businesses was named Main Street for its role in the area's commerce. Large tracts of agricultural crops surrounding the area led to the formation of a trade network centered on today's intersection of Valley Boulevard and Santa Anita Avenue.

MAP OF RANCHOS AND EARLY ANGLO SETTLEMENT PERIODS IN TODAY'S SAN GABRIEL VALLEY

El Monte was at the end of the road from Los Angeles that today follows an alignment roughly along Valley Boulevard. Another roadway ran from El Monte to San Bernardino in the 1880s. Roadway development advanced over the next 20 years and a new roadway extended to Pomona with El Monte being a stopping point.

CENTRAL BUSINESS DISTRICT (1901 to 1920)

In 1901, the El Monte Union High School District was organized and located the area's high school just east of the town settlement by about ½ mile. The location of the former high school is the intersection of Valley Boulevard and Ramona Avenue. Today the site is currently a vacant lot but still owned by the school district. The building of the High School in this location is perhaps the greatest historical event that led to the creation of downtown El Monte.

Because of the large and diverse agricultural operations around the Rio Hondo, a central business district emerged along the County road and soon became named "Main Street". At the turn of the century walnut farms dominated some of the landscape, particularly the area immediately west of the Plan Area including the current site of the El Monte Bus Station. However, many other crops were grown in the area.

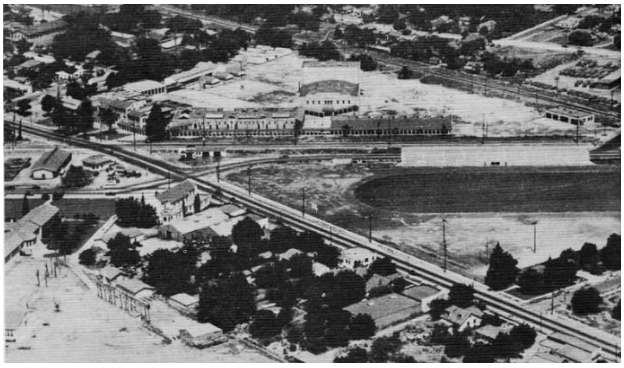
From 1903 to 1905, subdivision activity was heavy, creating mostly residential town parcels for development surrounding Main Street. This subdivision activity helped to create a real townsite in El Monte. This was the

impetus to bring the region's electric railway system to El Monte. Between 1903 and 1908, a station stop was created at the location of today's Iris Lane and Tyler Avenue. This became the Pacific Electric depot.

In 1903, the First National Bank of El Monte was established, and in the following year a town hotel was built. In 1906, Main Street was paved.

EARLY EL MONTE

The El Monte hotel marked the center of town and encouraged commerce and trading in this widely agricultural valley.



The El Monte Union High School District located its high school at the intersection the Southern Pacific Railroad and Main Street.

Between 1902 and 1910, a portion of the County Road from Los Angeles to San Bernardino, known as the "Los Angeles and San Bernardino Road" was named "Main Street" though El Monte. The County road was later known as Pomona Boulevard in the 1912 to 1919 period.

In 1908 the population of El Monte was 600. The town had walnut packing houses, creameries, stables, hay sheds, and feed establishments along Granada Avenue and Lexington Avenue. In addition to El Monte Union High School, grammar schools also formed around the townsite.

A community lodge was located at El Monte Avenue and Main Street. The Methodist church was located in the center of town; a drug store, a bicycle store, a jewelry store, the post office, a meat market, a furniture store, and general store were all located along Main Street. The town's opera hall, a bakery, and the Presbyterian Church were also located on Main Street. ***Exhibit 5*** includes the 1908 Sanborn Maps for El Monte showing development at that point in time. Also included is a Sanborn overlay map on a current aerial map showing today's land uses.

In 1912 the City of El Monte was incorporated, encompassing today's downtown as the center and reaching to its immediate surroundings generally along the Rio Hondo on the west, Garvey Avenue on the south, Peck Road on the east, and Bryant Road at the north. The City grew to the size it is today through a series of annexations over time, some small and some large. In the mid-century growth period, the City more than doubled in size.

PACIFIC ELECTRIC DEPOT

Circa 1937 photograph showing the Pacific Electric Depot near Tyler Avenue. Source: Los Angeles Public Library

MAIN STREET (1920 to 1933)

In the 1920s, growth in the Los Angeles region hit a high point due to the development of several major industries and migration from eastern and mid-western states. The San Gabriel Valley was still primarily a farming region with agricultural production was at high levels. El Monte became the center of agricultural commerce for the region with the location of major packing houses, oil companies, lumber yards, dairies, as well as services such as stores, the post office, and was the location of headquarters for agricultural associations such as the walnut growers association. It was also the location of arts and entertainment venues with an opera house, pool halls, and dance halls as well as the Shakespeare club.

In 1927, Main Street was known as the principal business street in El Monte. Beginning in the early 1930s, the County of Los Angeles began to create a motorway across the San Gabriel Valley oriented to the emerging importance of the automobile. The plan began with a high speed highway from El Monte to Los Angeles along the route of Main Street and west through the city of Alhambra. The growing importance of the automobile and the creation of Valley Boulevard meant that the El Monte Central Business District was beginning to experience a lack of parking.

The El Monte Chamber of Commerce was a major booster of new and expanding commerce in El Monte. As with all Chambers, the quest to secure capital investment in the town was a matter of a good marketing campaign. Similar to other Cities, the El Monte Chamber needed a great slogan to attract new investment. The existing pioneer society at the time suggested that "The End of the Santa Fe Trail" be used as the new City's motto to capitalize on the location of the town throughout history. The motto stuck and is still being used today.

To determine the extent of the 1920s development in the El Monte township, a review of historical Sanborn Fire Insurance Maps was conducted. The maps are included in Appendix F for 1920, 1925, and 1932 and are summarized below.

According to the 1920 Sanborn Maps, the El Monte population was 1,400. Mexican tenements surrounded Columbia Avenue (now Ramona Boulevard), as well as a cannery, the El Monte grammar school at Lexington Avenue, and a feed and grain. City Hall was located at Tyler Avenue and the Pacific Electric depot. An auto garage and lumber yards also surrounded the Pacific Electric Deport. The San Gabriel Valley Canning Company and the El Monte Walnut Growers Association were located near the depot. A few dairies surrounded the Central Business District.

According to the 1925 Sanborn Maps, there was a dance hall on the west end of Main Street. The 1925 population was 2,500, streets were mostly paved. Standard Oil and Union Oil were located near the Southern Pacific Railway Depot at the north. Auto sales garage and machine shops were located on Main Street. There was a large walnut grove at today's El Monte Station. In 1925 the Masonic Hall was at the northeast corner of El Monte Avenue and Main Street. There were court apartments, a pool hall, and a hardware store. All of the major oil companies were located here.

According to the Sanborn maps from the 1925 to 1932 period, the town center included the San Gabriel Canning Company, a cannery, a lumber yard, the Shakespeare club, the milling association, the Pacific Chemical Corporation, Standard Oil and Union Oil, the Valley Dairy Company, the Mountain View Walnut Growers Association, the American Fruit Growers Association, the American Fruit Growers Packing House, the California Vegetable Union, City Hall at Tyler Avenue, a walnut packing house, a vegetable packing house, the El Monte Canning Company, the First Methodist and Episcopal churches, the Women's club, and the Los Angeles Cannery. The population grew to 3,478.

CIRCA 1925 VIEW OF MAIN STREET

A view of the south side of Main Street showing the First National Bank of El Monte and the Rialto Theatre.

Circa 1925 Guillespie's Street Guide Maps of the town center of El Monte. Source: Los Angeles Public Library.

VALLEY BOULEVARD (1933 to 1964)

By the early 1930s Valley Boulevard was the major route through the large San Gabriel Valley Region that had grown significantly in the 1920s and was becoming more urbanized, populated with more industries moving in, and replacing the once strong agricultural marketplace. Main Street became Valley Boulevard in stages between 1933 and 1942. During this period, Valley Boulevard became the town's shopping destination with services being replaced by retail stores. This was the center for all community events including the annual El Monte pioneer day parade and Christmas parade. This is where everything happened in the City- parades and children's programs. Oral histories can tell us about events and places in the past. Some of which are contained in published periodicals of the "La Historia Society" of El Monte.

In 1938, a devastating flood hit the community. Soon after the flood, the County of Los Angeles began an aggressive program to channelize the region's waterways which included constructing a concrete lining to control flooding along the Rio Hondo. This work once completed eliminated the impact of flooding around downtown El Monte to the present.

Although automobile transportation was becoming the popular mode of travel in the region, the streetcar system was still heavily used. The Covina Branch began in downtown Los Angeles and made its way east with El Monte being a major station stop. The station on Tyler Avenue was a popular one. The train tracks ran along today's Iris Lane in central El Monte. The right of way was abandoned and new uses were developed including residential townhomes.

HISTORIC AERIAL VIEW OF THE PLAN AREA

Showing the Shopping District in an East-West Alignment

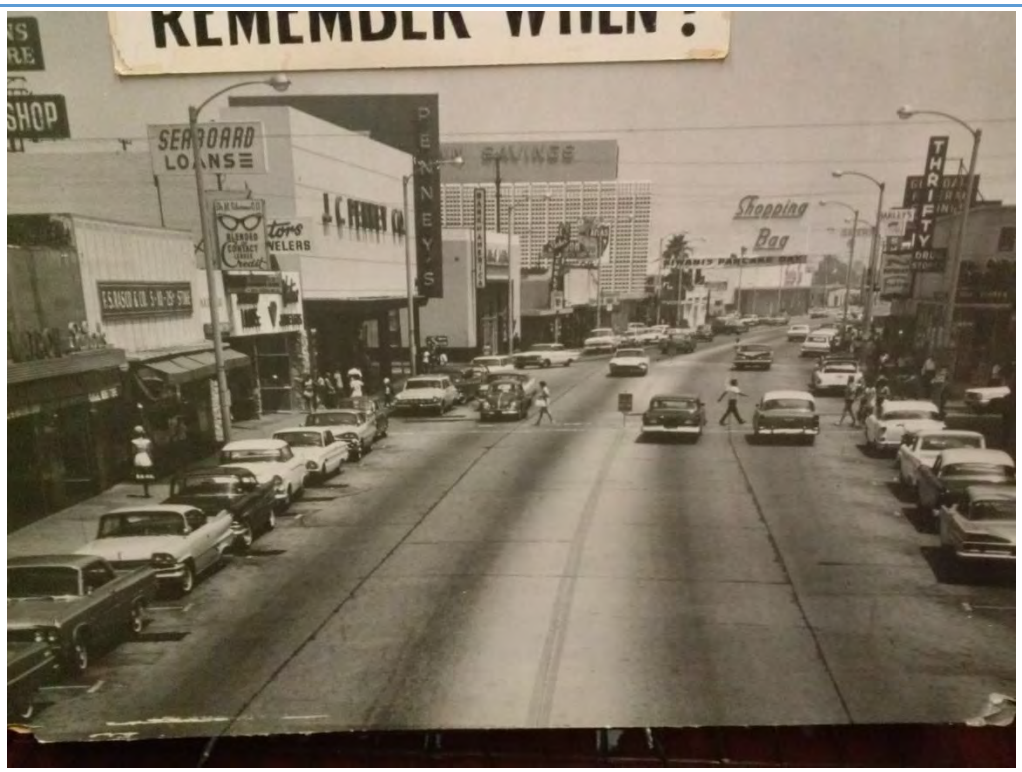
This historic view of the Plan Area looking east with the Rio Hondo in the foreground shows the El Monte Union High School in the distance and commercial development along Valley Boulevard. This was before a northern bypass road was created. Source: Los Angeles Public Library

Beginning in 1943 plans for regional freeways and highways were being developed by the County of Los Angeles. The first freeway-like roadway built was the Arroyo Seco Parkway, created as a motor expressway from downtown Los Angeles to Pasadena completed in 1941. State and County plans for a San Gabriel Valley Freeway occurred from about 1943 to 1953. Several routes were studied and the City's concern was the impact on the business district. By the end of the 1950s, the San Bernardino Freeway was completed.

Beginning in the early 1950s, parking issues were among the major concerns facing the shopping district in what was now downtown El Monte. By 1951 Valley Boulevard was at its capacity, and the roadway through El Monte was widened in 1955. That same year the merchants in downtown and the City created parking areas for shoppers by demolishing properties and creating surface parking lots behind the boulevard. Meters were installed and removed and became a controversial issue. Paid parking was seen as a major deterrent to shopping in El Monte.

In the 1950s the shopping district in El Monte was following a downward trend. The primary reason was the building of modern suburban shopping malls surrounding El Monte. The Malls enticed shoppers with free parking, shopping conveniences, modern stores, and easy access due to the new freeways being built.

VALLEY BOULEVARD IN THE 1950s



Valley Boulevard in the 1950s. Typical of shopping districts in the 1950s with widening roadways and narrowing sidewalks making it easier for automobiles but more difficult for shopping pedestrians. Photo courtesy of the El Monte Historical Society as housed in the El Monte Historic Museum.

VALLEY BOULEVARD BEFORE CONVERSION TO PEDESTRIAN MALL

Postcard image of downtown El Monte showing the JC Penny's Department store on the right and Thrifty Drug Store to the left.

By the late 1950s, regional shopping centers had a strong hold on attracting the area's shoppers away from the downtown with plenty of parking and now easy freeway access, most households had a car and the streetcar system was seen as an inefficient way to travel.

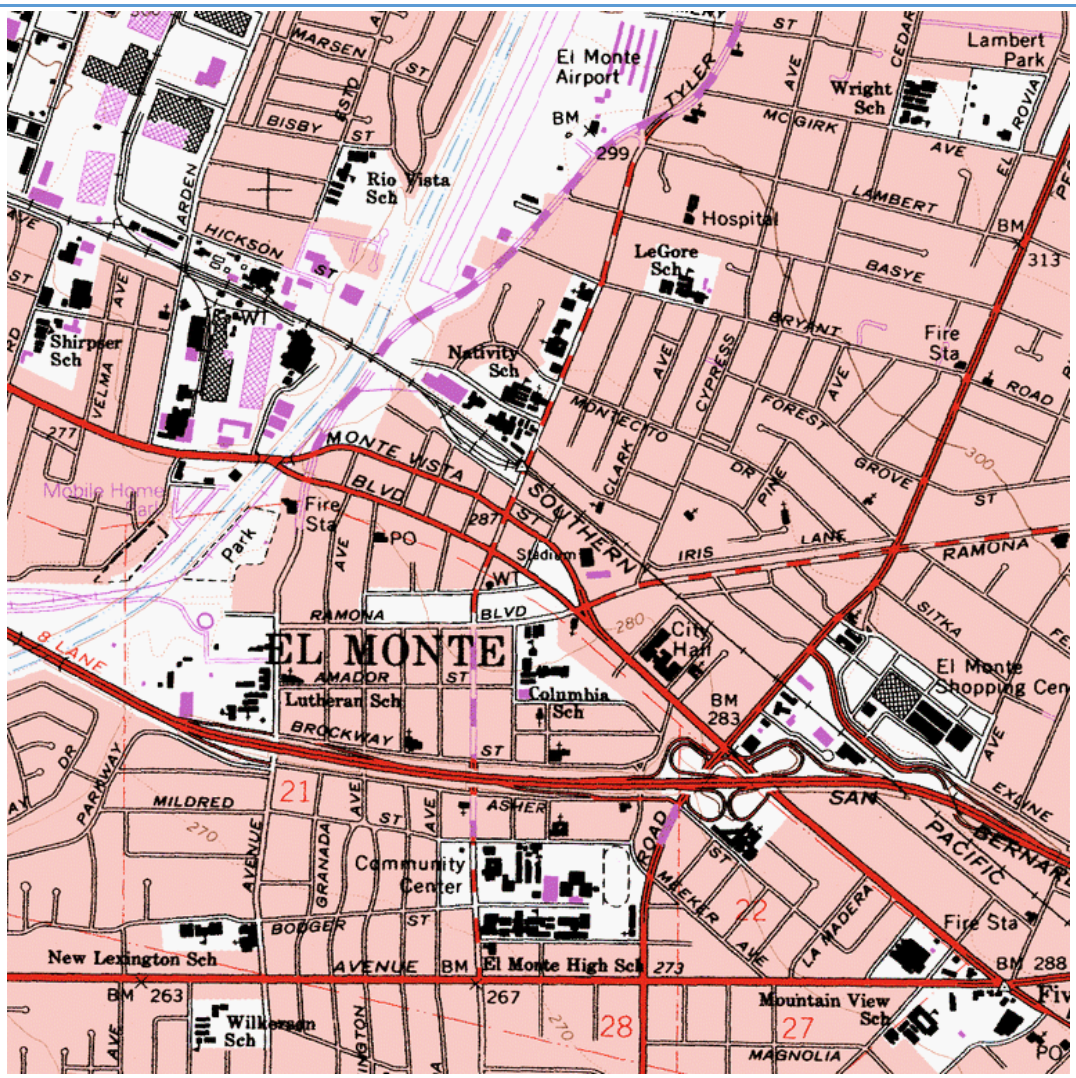
As early as 1957, a local Valley Boulevard merchant saw the changes and developed a concept plan for the Valley Boulevard shopping district known locally as the "Shenbaum Plan". His plan was inspired by the Rambulas in Barcelona, Spain where long promenades of shoppers perused in an inviting environment. The Shenbaum Plan was revised in November 1959 and got its start in December 1962 after a series of delays.

VALLEY MALL (1964 to 1975)

December 1964 began the assessment district process for funding the plan to convert Valley Boulevard into a pedestrian mall. The district had the required 60 percent owner signatures. The initial costs for the improvements was projected at $150,000. Improvements were to be paid by the City with a maintenance district to be paid by the property owners.

The plan included cutting traffic speeds down to 15 miles per hour with diagonal parking and two way traffic. The highlight was wider sidewalks, new landscaping, a children's playground, and water features. Because of the loss of one lane of traffic in each direction, the City built a northern bypass road and named it Valley Boulevard, thus directing through traffic around the pedestrian-oriented shopping district.

EL MONTE MALL BYPASS ROAD – MONTE VISTA STREET, CIRCA 1965



Downtown roadway network showing the northern bypass road around the Mall. Source: USGS Topographic Map

The City Council gave final approval for the plan on April 26, 1965. Groundbreaking occurred in the summer of 1965 and the grand opening was celebrated in November 1965 before the holiday shopping season. It was initially called the "El Monte Mall" or "Downtown Mall" but is today known as the Valley Mall. The Mall was a success up until about 1971 and was an example for other communities in the region.

NEW EL MONTE MALL CIRCA 1965

Postcard image showing the reduction in travel lanes and the installation of wider sidewalks with landscaping.

As early as 1965 there were reported and frequent traffic jams on the San Bernardino Freeway. The Regional Transportation District began plans for an express busway to El Monte and constructed a bus station with the objective of reducing regional freeway congestion and helping to spur economic development in downtown El Monte. In 1972 the bus station opened.

After the Mall was created there continued to be parking issues mostly focused on time limits. At this time the City was also considering urban renewal and redevelopment programs. The City's first General Plan was adopted in 1969. In 1972, there was talk of closing the Valley Mall to all traffic, but that never materialized.

EL MONTE IN THE 1970s

The Legion Stadium was a popular music and dance hall venue known around Los Angeles County for hosting successful music acts in the 1950s and 1960s. The building was the old gymnasium belonging to the El Monte Union High School which was later purchased by the American Legions and rented for various events. The Stadium was purchased and demolished in the 1970s to build a US Post Office.

The El Monte Busway began the new era in public transportation for the greater Los Angeles Region. Opened in 1972, the Busway had an express lane on the San Bernardino Freeway making public transit fast and efficient compared to traffic congestion on the freeway.

DOWNTOWN DECLINE AND REDEVELOPMENT (1976 to 1993)

In the later part of the 1970s, more social, medical, and educational services began to locate in the downtown. Meanwhile, more and more retail stores were leaving the Mall. New uses included an alcohol and drug rehabilitation center. In 1977, crime, gangs and the economy were among the City's top concerns. In 1979, El Monte Adult School was established.

The 1970s also saw the creation of the El Monte Redevelopment Agency and the beginning of planning and constructing new redevelopment projects, many around the downtown. In 1977 the El Monte City Council approved its first redevelopment plan. One of the plan's first project, was the site work and construction for the multi-story office building that currently exist at the eastern end of the Plan Area. This replaced the old Shopping Bag grocery store.

A 1983 attempt to renew downtown resulted in a 1985 contract with the consulting firm the "Arroyo Group" in Pasadena. Much of their planning work went into the 1987 City of El Monte "Redevelopment Plan for the Downtown El Monte Redevelopment Project" which included the Plan Area and surrounding areas. The plan's central action was focused on land acquisition and consolidation for a wider range of land use types including residential, commercial-retail, office and professional uses, manufacturing, business parks, auto

sales, and included a plan for a hotel convention center use around the El Monte Busway. The redevelopment plan also coincided with the Valley Mall Façade Overlay Zone Ordinance. The plan also included roadway and intersection improvements and more than three parking structures to serve the downtown.

PEDESTRIAN MALLS (1959 TO 1974)

In order to understand the El Monte Mall, it's important to understand how pedestrian malls became popular in mid-size cities across North America. Pedestrian Mall is a term that often means a series of outdoor shopping blocks closed off to cars. Although nearly all retail malls are closed to cars, a pedestrian mall is often the term used for shopping districts that were once the "Main" streets of America but in the mid-century modern period, the street was removed and that automobile was "banned". The public right of way converted into a pedestrian promenade with amenities to make the shopping experience enjoyable and recreational. Amenities often included landscaping, public art, clock towers, water fountains, children's playgrounds, and attractive seating areas.

Most pedestrian malls were closed off completely to cars and are today known as full pedestrian malls and a few, like El Monte, created partial (or limited) pedestrian malls, reducing the capacity of the roadway and slowing traffic, but not closing the street completely to the car. In either case the objective was to create an enjoyable shopping experience.

El Monte appears to have been the local example for a partial pedestrian mall. The old shopping districts in the Cities of San Fernando, Bellflower, and Glendale (Montrose), used the El Monte Mall as their example. The San Fernando Mall is nearly a replica of the El Monte Mall created one year later, and the Montrose Shopping Park, created two years later followed the winding road example created in El Monte. The City of Bellflower considered but did not go through with the pedestrian mall idea.

DECENTRALIZATION, SUBURBANIZATION, AND THE ROLE OF THE AUTOMOBILE (1926 to 1959)

Pedestrian malls were an outgrowth of the suburban shopping mall created in the mid-1950s to serve new large tracts of residential subdivisions connected by a new system of freeways. Prior to this period, American cities had the "Main" street with streetcar access. With the popularity of the automobile in the 1930s and the post WWII population boom in the 1940s, an increasing number of single family homes were built on the outskirts of major metropolitan centers. The Baldwin Hills-Crenshaw plaza was one of the earliest shopping mall examples in California. The Lakewood shopping mall was another example.

In the 1940s the rise of the chain store along with retail giants and department stores helped to create a new model in retailing. While old main streets had traffic congestion, crowded sidewalks, and limited parking, regional shopping malls had plenty of free parking, easy access via new inter-urban freeways, and cheap land for more growth. The pedestrian environment was controlled to make the shopping experience pleasant.

SHOPPING MALLS

A pleasant shopping experience included a car-free environment and long promenades for leisurely shopping. .

URBAN RENEWAL (1950s)

These new and popular regional malls drew shoppers away from the old downtown main streets across the country. The old downtown districts began to suffer as retailers left to establish themselves closer to the decentralizing population. Neglect ensued and further deterioration resulted. In reaction to declining urban centers, the Federal government created the urban renewal program in 1954.

CLOSING MAIN STREET (1957 to 1974)

A new concept emerged as a reaction to the regional mall and new urban renewal programs of the Federal government. The idea was to create car-free zones similar to shopping malls by closing former main streets and adding pedestrian amenities making the shopping experience a more entertaining and enjoyable experience. Most pedestrian malls occurred within former central business districts and were a response to a loss of shoppers to regional suburban malls. The pedestrian mall was used to rebuild the image of the failing main street. In the early years, pedestrian malls were solely focused on retail activity but by the 1970s pedestrian malls began to include more community spaces and government services.

PEOPLE CENTERED MAIN STREETS

Beginning in the 1920s and culminating in the 1950s, the automobile was dominate. Shopping was done while walking along narrow sidewalks and having to wait to cross streets. This image shows a typical downtown shopping district in the 1950s (this example is of Phoenix Arizona) where sidewalks are narrow and traffic lanes dominate the space between stores.

Kalamazoo, Michigan was the first city to implement the pedestrian mall idea by converting the street for people use.

Architect Victor Guen was considered one of the most innovative and influential person's in the design of commercial and retail architecture. He was commissioned to design storefronts for major department stores and retail chain stores in the 1940s. At this time be began experimenting with pedestrian-oriented centers. He saw a type of town center that could be developed for suburban tracts away from the uncomfortableness of shopping with traffic congestion along main streets. His design in 1954 of the Northland Center shopping mall in suburban Detroit began a new era of thinking for shopping.

Gruen believed that his designs could also be applied to urban centers. He tried to recreate the aging city center using models from European cities. The first downtown pedestrian mall appeared in Kalamazoo Michigan in 1959. In his first pedestrian mall to be built, he aimed for an inviting pedestrian experience created in the human scale with amenities that fostered social interaction.

REMOVING THE STREET – SANTA MONICA, CALIFORNIA

The Santa Monica Mall under construction showing the removal of the street over a three-block section. The Mall was created in 1965. Source: Los Angeles Public Library.

The Santa Monica Mall is one of the very few remaining pedestrian malls that has not been converted back, although the area was updated in the late 1980s and rebranded as the 3rd Street Promenade. Its popularity is often credited to its location near the beach and other nearby attractions.

FULL PEDESTRIAN MALL EXAMPLES

The Fresno Fulton Mall opened in November 1964 and was a national success model. Designed by Victor Gruen through the urban renewal program, the Fresno Mall was an advancement over the Kalamazoo Michigan Mall. Considered one of the best examples of pedestrian malls, the Fulton Mall was found to be eligible for the National Register of Historic Places.

In 1960, the Second Street Downtown Pomona Mall was the first Pedestrian Mall created in California and was accomplished through the new California Mall Act that allowed public rights of way to be closed. Pomona was also one of the longest pedestrian malls covering nine blocks. Mall projects were often headed by merchant associations and funded through assessment districts.

In the early years, shopkeepers were skeptical and fearful of a loss in business, but as cities adopted this plan and found success, others were more than supportive and provided the funding mechanism to make them successful. To solve traffic circulation problems, the plan often included rerouting traffic around the core. Hundreds of cities, mostly small and medium sized, implemented the pedestrian mall idea.

Financing needed to implement pedestrian malls plans often included a mix between urban renewal funding and assessment district financing. Parking districts were also formed. In California, the City of Pomona began planning for the first pedestrian mall which lead to the passage of the Pedestrian Mall Act of 1960, enabling other cities to create a pedestrian zone from a public right of way. Often, merchants and local governments worked together to fund and maintain the pedestrian improvements.

In addition to the examples shown above, other local malls of the era included the Burbank Golden Mall, six blocks created 1968, the Sacramento K Street Mall, nine blocks created in 1970, and the Riverside Mall, four blocks created in 1966.

PARTIAL PEDESTRIAN MALL EXAMPLES

In old town Montrose (a part of Glendale, Ca), the local merchants formed an assessment district to create a limited mall in 1967 by converting the former main street, Honolulu Avenue, into a pedestrian-oriented shopping district. Photo from the archives of the Crescenta Valley Historical Society.

San Fernando merchants took close cues from El Monte and created a limited mall by converting a major regional roadway (San Fernando Road) into a three-block, pedestrian-oriented shopping district in October 1966. Source:www.themuseumofSFV.org.

According to "Central City Malls" author Harvey M. Rubenstein, the author identifies over 200 pedestrians malls and classifies each as full-, semi-, or transit-. Over 95 percent are listed as full-malls, most serving cities with populations under 380,000. Many were either named after the former street that closed or by the name of the city or other geographical point of interest. Most were funded with public money and assessment districts and most were between three and eight blocks long. Nearly all were created between

1964 and 1974 which appears to be the height. Many were part of an urban renewal program, such as the Fresno Fulton Mall. Most malls created in the 1960s cost between $700,000 to $1.5 million dollars and many created in the 1970s cost between $1.5 million and $3 million dollars. California and Pennsylvania had the largest number of pedestrian malls.

Pedestrian malls remained popular throughout the 1960s and they continued to grow into the early 1970s. Some cities considered and planned for a pedestrian mall but plans were never implemented such as converting Brand Boulevard in Glendale, California, and a pedestrian mall plan in New York City. By the mid-1970s there was a major decline in the number of new malls. Many were created when it was too late since people were living further and further away from the old central cities. Some of the malls became deserted at night time then eventually at all hours of the day and night. Major retailers were moving out. Some experienced increasing crime. Very few of these malls remain today.

Many cities have opened up their malls to auto traffic, such as in Burbank. But others maintained and rejuvenated their malls like in Santa Monica. Riverside failed as a retail mall since many of the stores moved out by the time it opened. But office cultural and government helped to create a destination. Fresno is currently getting ready to remove its award winning pedestrian mall by opening up the street once again for auto traffic. This decision was made after lengthy studies, planning, outreach, and legal debates. Although the era of the 1960s pedestrian mall is over, some more recent contemporary examples include the "Las Vegas Experience" and "Times Square" in New York, although these are tourist-oriented and entertainment car-free zones rather than shopping malls.

Early Modern Architectural Styles (1925 to 1955)

The Plan Area contains a high concentration of properties built in what are known as the Early Modern architectural styles. These styles began appearing in the mid-1920s and include Art Deco and Moderne styles, such as Streamline Moderne, Art Moderne, and WPA Moderne. Emphasis is placed on simple geometric forms. Art Deco was a style of decoration and ornamentation with both horizontal and vertical orientation. Vertical massing was often angular in the Art Deco style and horizontal emphasis with rounded features was often found in the Streamlined Moderne versions. Art Deco was inspired by ancient designs such as zigzags. Doorways had punctuated surrounds often with pilasters and pediments, reeding or fluting, and recessed. The Art Deco architectural period ran from about 1925 to 1940.

The Streamlined Modern style was a striped down version of Art Deco and ran from about 1930 to 1942. The style took elements of motion and speed with aerodynamic curves, a reflection of the machine age. Chrome hardware was common as well as a band of recessed windows. WPA modern emerged in 1933 and extended to 1944 and is a name given to buildings designed and built under the US Works Progress Administration.

STREAMLINE MODERNE STOREFRONTS

Horizontal wrap-around banding with stainless steel window frames, stainless steel banding, and windows arranged in in a horizontal orientation are some of the features of this Streamline Moderne store.

Large display windows, steel framed with a recessed retail entry highlighted by floating merchandizing display boxes characterize this Streamline Moderne store.

For commercial retail architecture, signage was an important element of the architecture, with signboards made a part of the style, particularly in the Streamlined styles. Horizontal bands, sometimes made up of a row of windows, were often a dividing treatment created between the lower and the upper floors. Or a horizontal protruding canopy could sometimes create this division between the first floor and the upper floor. Aluminum and stainless steel frames encased large display windows. Common features include:

- Emphasis on horizontal aspects of design
- Long segmented windows
- Fins or cantilevered overhangs emphasizing the lines of a building
- Rounded corners
- Smooth surfaces, typically white or light colors
- Minimal ornamentation
- Curved end walls
- Glass block
- Horizontal stainless steel railings

Arterial development and modernized storefronts meant glass and big sign boards to attract the attention of drivers. In the 1930s the introduction of structural glass helped to create the large glass display windows, set in stainless steel, which often included recessed entry courts, projecting headers, ribbon windows, and terrazzo flooring. All of these features were meant to highlight the modernity of the retail establishment.

Neon blade signs and terra cotta colored tile were also attractive design features. The horizontal banding with buildings side by side created patterns and a repetition of architectural elements across the tops of stores drawing shoppers in.

4. Preliminary Field Work and Data Collection

Data Collection

In addition to records and archival research conducted to develop this historic context, some key data was collected and reviewed for select parcels in the Plan Area. The primary source of property data came from the Los Angeles County Assessor database file which includes year built. *Map 2* shows the parcel data from the Assessor data by year built to give an overview of the age of structures in the Plan Area.

Although there are a large number of properties built before 1950s, there is also contemporary development and redevelopment projects. A limited number of building permit record files were obtained from the City to obtain more accurate year built information. Permit packets pulled did not include the original building permit but included many of the alterations and certificate of occupancies.

Field Observations

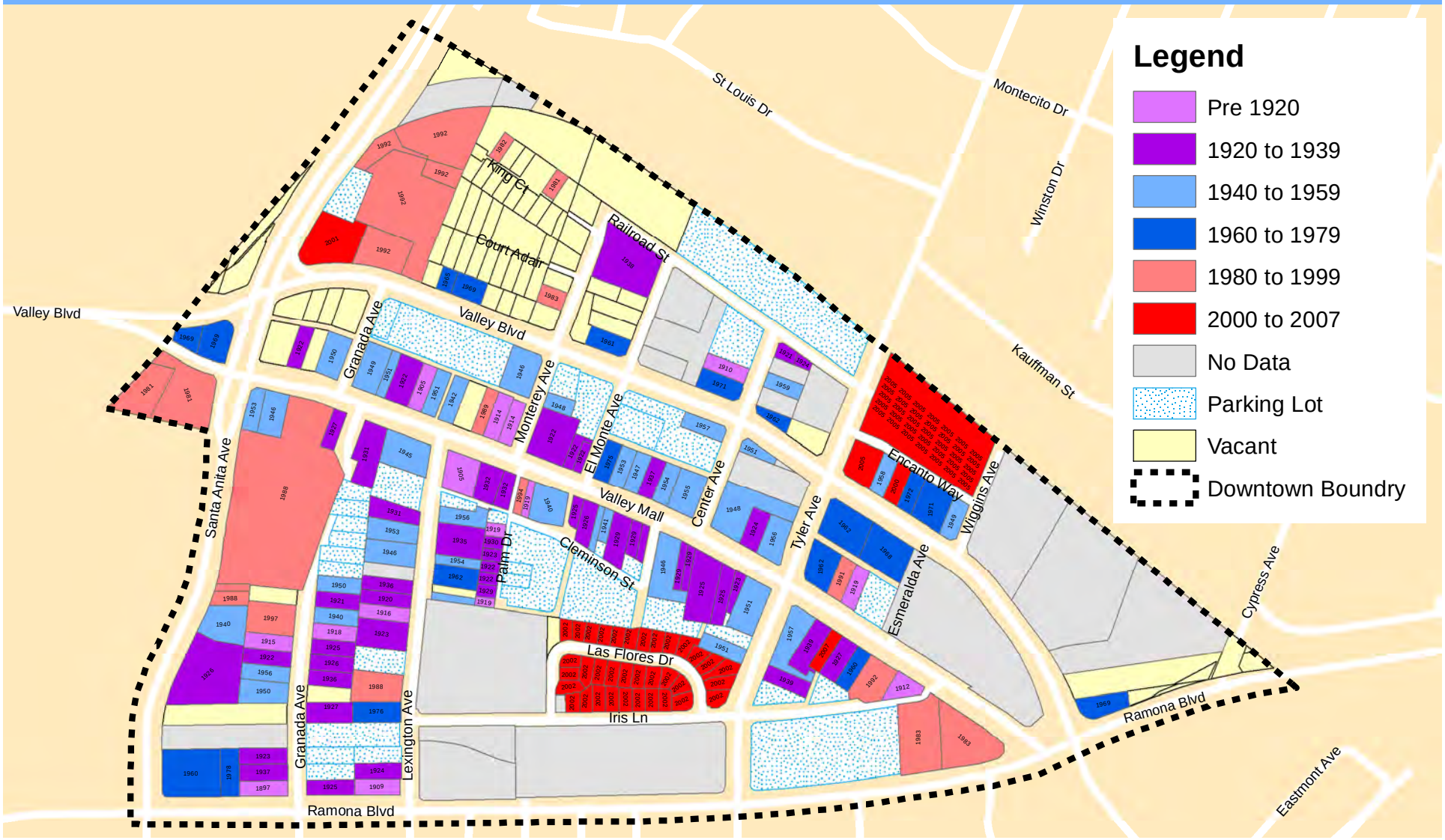
A series of field visits were made to the Plan Area to help identify the historic and architectural character of the area and to identify property that may have historic importance. The Valley Mall district emerged as the focus of field visits due to its high concentration of buildings built in the early Modern architectural styles. It appears that the properties have undergone a series of modifications, some of which have significantly diminished the integrity of the property.

ARCHITECTURAL STYLES AND CHARACTER DEFINING FEATURES

The Plan Area includes a wide range of architectural styles. There are a number of Craftsman style homes, remnants of the past. Some have been modified, a few likely contain enough historic integrity. There are a few Spanish Colonial Revival properties, most have been altered, however, one or two may have retain a sufficient amount of architectural integrity. Brick vernacular architecture from the 1920s has largely been lost. Some of the old buildings remain but have been substantially modified, some have been transformed into Moderne styles that may hold significance. The overwhelming concentration of historic architecture found were buildings designed or modified in the Moderne styles. There are also a few good examples of Mid-Century Modern architecture.

HISTORIC RESOURCE IDENTIFICATION REPORT

MAP 2
Year Structure Built



evan brooks associates

The former Thrifty Drug Store was designed in the Streamlined Modern style with a pronounced rounded façade in a steel framed storefront drawing in the attention of motorists from both roadways.

The screen encasing of this Mid-Century Modern style bank building is one of the most important character-defining features.

FORM, SCALE, MASSING, AND CHARACTER-DEFINING FEATURES

The following photographs provide examples of some of the features found within the Valley Mall area properties that collectively convey a unified district of like styles and features. Valley Mall contains buildings built on single parcels adjoined side by side. Modern style storefronts with contrasting horizontal and vertical elements provide a distinctive rhythm to the shopping area and give the area visual appeal.

HORIZONTAL AND VERTICAL ORIENTATION

A recessed horizontal upper floor is surrounded by ribbed columns providing area for signage.

Vertical pilasters railed and designed using geometric forms give this storefront its Art Deco style.

Rounded horizontal pilasters combined with a contrasting rounded header gives this building a Streamlined Moderne style.

Vertical columns flank the storefront entry are geometric in design.

HORIZONTAL BANDING

Scored horizontal bands with a decorative rooftop parapet provide a streamlined look to this angular building.

A thin and rounded canopy separating the storefront windows from the upper area provide interest for display signage.

CANOPIES

This protruding and squared, horizontal corner canopy provides a clear division between the signage area above and the retail store display windows below.

This protruding rounded canopy reflects the corner location of this retail store. Storefront display windows have been altered.

DISPLAY STOREFRONTS

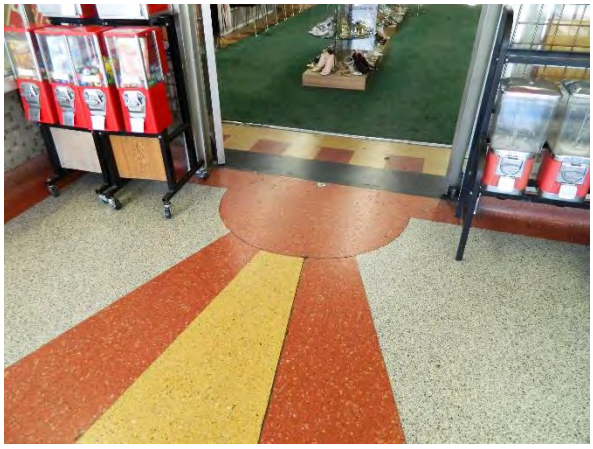
This recessed storefront with large plate glass store windows has been designed to attract the attention of pedestrian shoppers characteristic of Modern-era retailing.

Another example of a recessed storefront with large display windows set in thin-lined stainless steel frames.

This display window was been designed to rest on a recessed tile base to give it a floating feeling.

This highly recessed storefront has floor to ceiling display thinly framed windows.

TERRAZO FLOORING



A starburst terrazzo floor design creates a decorative pathway into the store.

Terrazzo flooring with the name of the retail store common in Modern-era retail stores, particularly clothing and shoe stores.

SIGNAGE

Valley Mall street signage included a blue and white ribbon design.

The City seal from the 1960s is found on some of the public features such as benches.

WINDOWS & DOORS

Steel framed thinly recessed windows and thin horizontal canopy give this building its unique Moderne style.

Steel and later aluminum framed windows and doors provided for large expanses of glass displays for both storefront and entry doors.

ALTERATIONS

Although the Plan Area, and Valley Mall in particular, contain a high concentration of Streamline Moderne features, there has been a large amount of inappropriate alterations over the past several decades. Some of the alterations have been completed in more recent times and some in the distant past. Depending upon the extent of the alteration, the historic and architectural integrity of a property may be rated as good to fair, or may have resulted in a complete loss of the historic fabric.

An assessment of the impact of previous alterations on the eligibility and integrity of the property includes both a records search for alteration permits and a field investigation. Photographic evidence may also be useful in identifying changes over time.

FIRST NATIONAL BANK

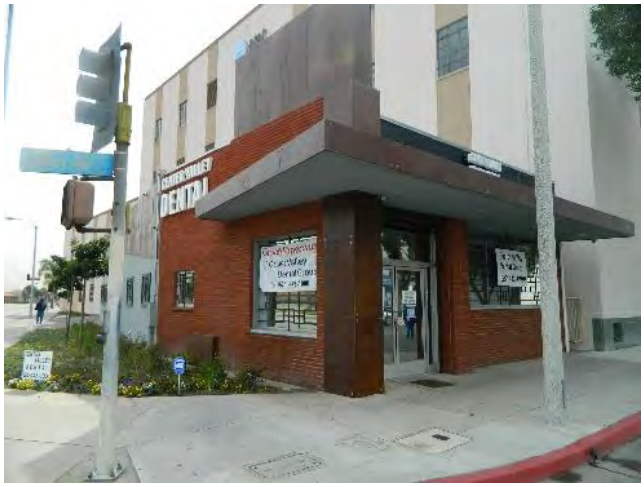
A photo image of the First National Bank of El Monte originally built in 1903 shows that it was designed in the neo-classical style.

A current image of the First National Bank shows that the front portico has been boxed and enclosed. These alterations, unless they are reversible, have resulted in a complete loss of historic integrity.

EL MONTE THEATER

The El Monte Theatre was originally designed in the Art Deco and Streamline Moderne styles as shown along the upper area.

The Theatre has been altered a few times in the past and has lost its architectural and historic integrity but its role in the development of downtown El Monte remains significant.



This commercial building on Valley Boulevard originally built in the Mid-Century Modern style has been updated recently without compromising the integrity of the original style, materials, features, and orientation.

5. Potentially Eligible Properties and Sites

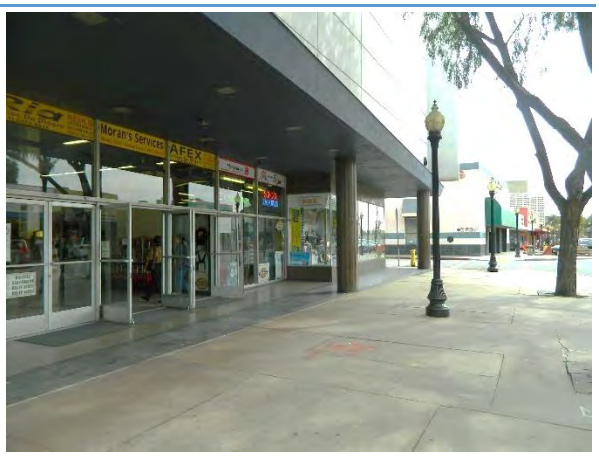
There are a number of noteworthy properties found during initial field visits. Although a parcel by parcel reconnaissance or intensive level survey was not conducted as a part of this Report, several properties stand out for their unique architectural style and high amount of integrity. Some have clear links to the City's historic past.

The former JC Penny's department store appears to have retained a substantial amount of architectural and historic integrity to convey its importance to the City's downtown shopping district and may be eligible for the National Register of Historic Places pending further review, research, and criteria findings. The building is an excellent example of modern architecture for mid-size town shopping malls. It may be one of the best examples in Los Angeles County. The store was featured in images of downtown El Monte from the past. The department store is currently being rented to a large number of retail sub-tenants.

The other property that clearly stands out as significant is the former City post office. This building was designed under the supervision of the Works Progress Administration under depression-era programs. The architectural style is a unique combination of Streamlined Modern with Spanish Colonial Revival influences. The integrity of the property is excellent. It is currently being used for light manufacturing.

FORMER JC PENNYS DEPARTMENT STORE

The varied horizontal and vertical design elements make this property an excellent example of Moderne architecture.



A geometric canopy supported by ribbed columns create an enhanced retail court entry. The large corner display takes advantage of the building's corner location.

EL MONTE POST OFFICE – BUILT 1935

The old El Monte post office is Moderne in style but contains influences from the Spanish Colonial Revival style such as the red tile roof and the highly decorated window and door surrounds. This style has also become known as the "WPA Moderne" style.

An existing building engraving includes the name of the supervising architect and the year built. Pending research and context, this property appears to be eligible for the National Register.

Other noteworthy properties that need further evaluation include the old "Bank of America" at the corner of Valley Mall and Center Avenue and the old "Thrifty's Drug Store at the corner of Valley Mall and Cleminson Street. There are also a many streamlined moderne styles along Valley Mall. Some are alterations of older styles. Because of the large number of historic properties along Valley Mall and its historical location, there is a high probability of an existing historic district.

There are also a few residential properties built in the Craftsman or Spanish Colonial Revival styles. Although many have lost their architectural integrity though a series of alterations, a few appear to have retained enough integrity and may qualify as historical resources under CEQA.

6. Evaluating Historic Significance and Eligibility

Based on methodology and guidance from the Federal and State agencies and professional practice, there is a standard way of determining if a property has historic significance and if it is eligible for a particular listing program. In summary, this is a three-step process that begins with an evaluation of the property based on research and field investigations, followed by and assessment of the property with an appropriate context to determine its significance, and conclusions with a finding that it meets the established criteria.

Property Evaluation

The first step is to study the historic setting and architecture of the property. This involves archival research and a search of all records on the property. This process typically begins with completing a survey that records the basic information on the property followed by a report that explains its associations. The National Parks Service, and the California Department of Parks and Recreation have established survey methodologies for reconnaissance and intensive level surveying.

Assessment within Context

In evaluating the significance of a property or a collection of properties, it is important to first determine the context. Evaluating this would include a time period, a type of property, an event, a person, an institution, or an organization. Significance is determined based on the role of that property within the context. For example, in determining the significance of the historic El Monte post office, it is important to develop a context statement for post offices in the State or the Nation. Other context statements may be necessary depending on the associations.

Criteria and Eligibility

Depending on the listing or register program, the project must meet a set of criteria. There is no local criteria for historic resources, however the State of California has criteria for determining " historical resources". The following list the criteria which can also be adapted or modified for local consideration.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES: Eligibility Criteria

> *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion 1).*
>
> *Associated with the lives of persons important to local, California or national history (Criterion 2).*
>
> *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 3).*
>
> *Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4).*

Integrity

To be listed on the National Register of Historic Places (or other register program), a property must not only be shown to be significant under applicable criteria, but it also must have integrity. Integrity is the ability of a property to convey its significance. The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity and include:

1. Location
2. Design
3. Setting
4. Materials
5. Workmanship
6. Feeling
7. Association

7. Design Review for Historic Properties

Changes, alteration, and demolition of potential and listed historic resources often undergo a design review process to determine the impact of the changes on the historic significance of the property. Minor changes and on-going maintenance typically do not require review, but major alterations and demolitions are typically reviewed by a commission or other public body.

In conjunction with the review process, a review commission has an established list of standards and guidelines to judge changes. These guidelines can be based on the Secretary of the Interior's Standards and Guidelines or can be developed to address the importance of certain local resources.

8. Findings and Recommendations

This Report finds that many of the properties from the earliest El Monte historical periods have been lost. A few remnant features, sites, and objects remain and can be listed as properties of historic importance. There does not appear to be historic fabric remaining from the 1920s Main Street period, and earlier historical periods, including the El Monte township period, that convey the sense of the past. Further research is needed.

Although some of the oldest resources have been lost, particularly those linking to the importance of the City as an agricultural center, the site of the City's central business district remains. Although many of the original buildings built in the 1920s boom era have been demolished, destroyed, or drastically altered over the years, a substantially high concentration of commercial properties built, designed, and modernized during the 1930s, 1940s, and 1950s still remain intact today. Most of these buildings are modernistic in design with the use of horizontal and vertical massing, and treatments around doors and windows. Elaborate decorative elements, motifs, many characteristic of pre-modern architecture are widely absent but is characteristic of the architectural style of Moderne calling for clean lines, architectural signage, plate glass storefronts, and aluminum and metal materials for divisions.

This Report finds that there could be a historic district among Valley Mall centered around the JC Penny's department store. Typically historic districts need to have 75 percent "contributing" structures with the remaining 25 percent "non-contributing" properties.

Owner consent is not needed for determining significance and eligibility but is typically needed to formally list a district/property on an established register. For historic districts, jurisdictions typically want to see that at least 50 to 70 percent consent among owners to the designation.

The historic context period for evaluating the significance of the Valley Mall shopping district property is the Moderne period of the 1930s and 1940s where commercial architecture was designed to be modern, efficient, effective, and eye-catching for motorists and pedestrians. The historic context to be used to evaluate the eligibility of Valley Mall as a multiple property district resource is as follows:

Period of Significance:	1933 to 1969
Primary Theme:	Downtown Shopping and Community Gatherings
Geographic Area:	El Monte Shopping District (Valley Blvd/Valley Mall)

Based on the historic context and the concentration of modernist storefronts within the original city townsite, a series of recommendations have been developed to be considered. Because the City does not have a historic preservation program, or a Citywide context statement indicating themes and periods important to the City's development history, it is recommended that the City create a depository for all information gathered that could be useful in evaluating the historic significance of individual or groupings of properties. The City's General Plan includes a set of goals and policy objectives that will help to develop a historic resource program. It's important to gather historical information and develop an inventory of properties that may have merit or significance. The following recommendations could be instituted in the near-term.

FURTHER CONTEXT DEVELOPMENT. This Report includes a historic context statement that can form the basis for further context development citywide or for the downtown area. Contexts can also examine residential development and neighborhood formation, civic functions, schools, and persons important to the City's growth.

IMPLEMENTATION OF GENERAL PLAN GOALS AND POLICIES. The General Plan includes a set of policy objectives that can serve to initiate a program to evaluate properties and consider their role in the City's development.

PROPERTY INVENTORY. The City should create and maintain a list of potential historic resources and an inventory of surveyed properties. There are 10 pages of listed properties in El Monte that have undergone some level of historic review, survey, or assessment work. Most of those properties were subjected to review under Section 106 such as review for federally funded projects under FHWA, HUD, or the Department of Energy. The City should create a depository, library of evaluations for all properties under historic resource review. Additionally, the City should keep an on-going list of properties that could have historic significance based on existing evidence and study, or should be studied further for significance. The City could consider a survey methodology that follows the State's methodology for recording properties, although other methodologies are also available.

CONDUCT A HISTORIC RESOURCE SURVEY FOR THE PLAN AREA. The Specific Plan should include a parcel by parcel historic resource survey. This task can be conducted as part of the environmental review process once a draft Specific Plan is prepared.

INCLUDE HISTORIC PROPERTY TREATMENT SOLUTIONS AND DESIGN GUIDELINES. The Specific Plan should include a set of design standards to help preserve in whole or in part some of the most important character-defining features along Valley Mall. These standards should recognize the importance of the architecture and history of Valley Mall.

CONSIDER BECOMING A PART OF THE "MAIN STREET PROGRAM". The City could consider becoming a part of the National and State-wide "Main Street Program" designed to assist communities with marketing and planning efforts that enhance their old downtowns. Although financial assistance is limited, resources can be helpful to meeting El Monte's objectives.

CONSIDER NOMINATING DOWNTOWN PROPERTIES OF HIGH SIGNIFICANCE TO A REGISTER. The City could consider nominating one or two properties to the National Register of Historic Places or the California Register. Nominating the old El Monte post office to the National Register appears to be the most feasible nomination in the near-term.

SOURCES CONSULTED

Publications

Robert Brambilla and Giannni Longo, *"Banning the Car Downtown, Selected American Cities"*, Columbia University Center for Advanced Research in Urban and Environmental Affairs, 1974

M. Jeffrey Hardwick "Mall Maker Victor Gruen, Architect of an American Dream", published by the Pennsylvania Press, Philadelphia 2004

Alison Isenberg, *"Downtown America, A History of the Place and the People Who Made it",* University of Chicago Press Chicago, 2004

Harvey M. Rubenstein, *"Central City Malls"* by Wiley-Interschience Publication, 1978

Richard Longstreath, "City Center to Regional Mall Architecture, the Automobile and Retailing in Los Angeles 1920 to 1950", MIT press, 1997

"Using CEQA to Protect Your Community: A brief guide to the California Environmental Quality Act", Los Angeles Conservancy, 2010.

"US Post Offices in California 1900-1941, Thematic Resources" National Register Nomination Form prepared by the US Postal Service Western Regional Office, San Bruno, California, 1985.

"Cuentos De El Monte: The Barrio and Beyond", Volume 4, Issue 1, Fall 2012. City of El Monte Centennial Edition, La Historia Historical Society, Established 1998

Garcia, Matt. *"A World of Its Own"*. The University of North Carolina. 2001.

Judge, Cole E. *"The Experiment of American Pedestrian Malls: Trend Analysis, Necessary Indicators for Success and Recommendations for Fresno's Fulton Mall"*. Fresno Future Conference. October 11, 2013.

McAlester, Virginia & Lee. "*A Field Guide to American Houses".* Alfred A. Knopf, New York, New York. 2005.

U.S. Department of the Interior, National Park Service, Revised 2002. *National Register Bulletin No. 15 How to Apply the National Register Criteria for Evaluation.*

U.S. Department of the Interior, National Park Service, Revised 1985. *National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning.*

National Cooperative Highway Research Program. Transportation Research Board of the National Academies. 2012.

Instructions for Recording Historical Resources. Office of Historic Preservation. March 1995.

The California Register of Historical Resources. *California Public Resources Code 5024.1***.**

Los Angeles Public Library, California Index

City of El Monte, Municipal Code

City of El Monte, Planning Division. "*General Plan*". June 2011, Cultural Resources Element.

People

Crippen, Donna. Curator of the El Monte Historical Museum and El Monte Resident.

Newspapers

"Architect Will Report on El Monte Mall Plan." Los Angeles Times. 3 Mar. 1965

"El Monte Council Approves 1st Redevelopment Project." Los Angeles Times. 27 Nov. 1977

"El Monte CRA Gives Approval to 3 Projects." Los Angeles Times. 13 Jan. 1977

"Bell Restored at El Monte." Los Angeles Times. 15 June 1932

"Bidding to Close on Widening of Valley Blvd." Los Angeles Times. 27 Mar. 1955

"Councilmen Asked for $3000 El Monte Study." Los Angeles Times. 5 Oct. 1971

"New RTD Depot Site Proposed for El Monte." Los Angeles Times. 18 Dec. 1971

"Close El Monte Mall to Cars, Study Urges." Los Angeles Times. 7 May 1972

"Council OKs Parking Lots for El Monte." Los Angeles Times. 19 June 1955

"Council Will Weigh Mall Petition Bid." Los Angeles Times. 24 May 1964

"Downtown Merchants Make More Use of Special Districts." Los Angeles Times. 27 Oct. 1968

"El Monte Calls for Mall Bids Despite Threat." Los Angeles Times. 28 Apr. 1965

"El Monte Goes It Alone on Downtown Mall." Los Angeles Times. 18 Nov. 1965

"El Monte Mall Ground Breaking." Los Angeles Times. 1 Aug. 1965

"El Monte Mall Merchants Protest Parking Time Limits." Los Angeles Times. 29 May 1966

"El Monte Mall Plan Wins OK." Los Angeles Times. 25 July 1963

"El Monte May Act on Double-Deck Parking." Los Angeles Times. 9 Aug. 1959

"El Monte OKs Study Funds." Los Angeles Times. 6 Oct. 1971

"El Monte Plans Celebration to Open Mall." Los Angeles Times. 24 Oct. 1965

"El Monte Produces Large Crops." Los Angeles Times. 23 Mar. 1913

"El Monte Set to Adopt Guidelines Until 1990." Los Angeles Times. 14 Dec. 1969

"El Monte Sites Bring $143,200 From Angelenos." Los Angeles Times. 13 Nov. 1927

"El Monte Thriving." Los Angeles Times. 22 Apr. 1922:

"El Monte to Build a Hotel." Los Angeles Times. 4 June 1904

"El Monte Vows Fight Over Ramona Blvd. Rail Link." Los Angeles Times. 27 July 1967

"50th Anniversary to Be Held in El Monte." Los Angeles Times. 25 Nov. 1962

"Freeway Ramp Issues Revived." Los Angeles Times. 2 Feb. 1958

Gast, Ross H. "The Ins and Outs of Celery Culture in This Section." Los Angeles Times. 8 Jan. 1922

"Hotel Planned for El Monte." Los Angeles Times. 14 Jan. 1923

"Improvement of City's Business District Set." Los Angeles Times. 21 Jan. 1962

"Limited Mall in El Monte Asked." Los Angeles Times. 2 Dec. 1962

"El Monte Tries Again to Renew Shopping Mall." Los Angeles Times. 6 Feb. 1983

"Merchant's Hope Architect Can Revive El Monte Mall." Los Angeles Times. 20 Oct. 1985

"El Monte O Study Creation of Redevelopment Agency." Los Angeles Times. 12 Mar. 1967

"Parking Area Hearing Set." Los Angeles Times. 12 July 1953

"Parking Plan Speedup Asked." Los Angeles Times. 8 May 1959

"Ready to Start (Times Photo)." Los Angeles Times. 22 July 1965

"El Monte Insists Trail Didn’t End in Santa Fe." Los Angeles Times. 25 June 1987

"Selection of Freeway Path Made Headlines." Los Angeles Times. 25 Dec. 1966

"Shopping Mall Plans Adopted by El Monte." Los Angeles Times. 19 July 1964

"Decision Awaited on $3.5 Million El Monte Shopping Development." Los Angeles Times. 1 Oct. 1970

"El Monte's Decision Expected on Bypass." Los Angeles Times. 23 Jan. 1971

"El Monte's General Plan Ready for Debut." Los Angeles Times. 28 Oct. 1969

"Subdivisions and Subdividers." Los Angeles Times. 8 May 1925

"Survey Emphasizes Lack of Parking Space in Downtown Area." Los Angeles Times. 16 Jan. 1927

"Two-Building Office Plaza Slated in Central El Monte." Los Angeles Times. 12 Feb. 1978:

"Valley Boulevard." Los Angeles Times. 2 Jan. 1929

"Water Purchase Favored." Los Angeles Times. 3 Aug. 1925

Websites

California State Office of Historic Preservation, Website, www.ohp.parks.ca.gov

Los Angeles County Assessor's Office, Website, http://assessor.lacounty.gov/extranet/default.aspx

Records

City of El Monte, Select Building Permit Files

Sanborn Fire Insurance Maps for the City of El Monte

County of Los Angeles, Department of Public Works, Tract Maps

Los Angeles County Assessor, Assessor Map Archives

Exhibits

Exhibit 1. Secretary of the Interior's Standards for Rehabilitation
Exhibit 2. Downtown EL Monte Retail Core Façade Design Standards (Chapter 17.72)
Exhibit 3. Historic Property Data File, El Monte 2012
Exhibit 4. El Monte General Plan, Cultural Element, Cultural Resources Context
Exhibit 5. Sanborn Maps, 1908
Exhibit 6. Sanborn Maps, 1920,1925-1932

Exhibit 1. Secretary of the Interior's Standards for Rehabilitation

STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

standards for rehabilitation

34 SPRA

-GUIDELINES-
The Approach
Exterior Materials
Exterior Features
Interior Features
Site
Setting
Special Requirements
STANDARDS

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitation--»
HISTORICAL OVERVIEW - PRESERVING - rehabilitating - RESTORING - RECONSTRUCTING

Exhibit 2. Downtown EL Monte Retail Core Façade Design Standards (Chapter 17.72)

Chapter 17.72 - DOWNTOWN EL MONTE RETAIL CORE FACADE DESIGN STANDARDS

Sections:

17.72.010 - Establishment of the downtown El Monte retail core facade design standards.

The downtown El Monte retail core facade design standards are intended to implement the policies of the city of El Monte General Plan and the downtown El Monte redevelopment plan. This chapter is intended to provide detailed design standards for: signage, lighting, awnings, color, materials, and other appropriate design factors. The downtown El Monte retail core facade design standards are applicable to the front, rear and sides of all buildings located on property fronting the south side of Valley Boulevard from Santa Anita Avenue on the west to Iris Lane on the east and property fronting the north side of Valley Mall from Santa Anita on the west to a point three hundred forty (340) feet east of the centerline of Tyler Avenue along the east and west side of Monterey Avenue, El Monte Avenue and Center Street north of the centerline of Valley Mall to Valley Boulevard and Lexington Avenue to a point four hundred ninety-four (494) feet on the east side of Lexington Avenue and five hundred twenty-seven (527) feet on the west side of Lexington Avenue south of the centerline of Valley Mall.

(Zoning ordinance § 17.72)

17.72.020 - Definitions.

For the purposes of this chapter, certain terms and words are described as follows:

"Billboard" means a sign, structure or device used for outdoor advertising purposes or to attract the attention of the public relative to products, services or uses other than those provided on the premises.

"Block" means an area of land, whether under one or several ownerships, shown on the map and bounded either by streets or the boundary of the ordinance area.

"Building identification sign" means a sign containing the name and/or address of the building to which the sign is attached.

"Community service sign" means a sign provided by a nonprofit organization.

"Facade" means any exterior wall of a building, including front, side and rear.

"Freestanding sign" means any sign of which the primary structural support is not a building and which has as its primary support a post, pole or other structure which is anchored to, attached to or stands directly on the ground.

"Ground level" means the highest elevation of the ground surface or existing sidewalk directly under a sign.

"Hanging sign" means a sign other than a wall or projecting sign suspended from or supported by a building structure.

"Inanimate sign" shall have the same meaning as the term is given under Section 17.12.030 (Definitions) of Chapter 17.12 (Sign Standards and Signage Regulation) of Title 17 (Zoning) of the EMMC.

"Interior store" means any premises with access from a mall or other common area, but without direct access from a public street such as stores within malls or arcades.

"Map" means the map on file in the office of the City Clerk.

"Mural" means a large-scale painting for ornament or commemoration, but not for advertising, painted directly onto an exterior wall or a building.

"Ordinance area" means the area within the shading on the map on file in the office of the City Clerk.

"Painted wall sign" means any sign painted directly on the exterior surface of the building. Allowed only when precedent can be documented.

"Pedestrian lighting" means public exterior lighting providing a low level of illumination for the public right-of-way.

"Premises" means an individual building housing one or more businesses.

"Project" means any proposed building, structure, facade modification signage change or other development of property or structural alteration or enlargement of a building or structure to be located on a lot within the ordinance area.

"Projecting sign" means a sign other than a wall sign suspended from or supported by a building and projecting out therefrom.

"Retail sales" means sale of commodities in small quantities to the public, as distinguished from wholesale sales (not available to the general public) and from the provision of services.

"Roof sign" means any sign erected upon or above a roof or parapet or projecting above a roofline of a building or structure.

"Security gate" means moveable gate permanently installed over or behind building doors and windows.

"Sign" means any display board, screen object, device or part thereof used to visually announce, declare, demonstrate, display, identify or otherwise advertise and attract the attention of the public including signs identifying services or products available in the premises or identifying the occupant or premises, but excluding changeable restaurant menus, less than two hundred (200) square inches in size.

"Sign area" means the area of the smallest rectangle, circle, and/or triangle (or any combination of these) which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated area, and attention-attracting devices forming an integral part of the sign. Sign area refers only to single-facade signs shall be no more than twice that allowed for single-faced sign.

"Sign lighting" means lighting provided for signs. With the exception of neon signs, all signs will be lit by exterior lighting.

"Street address sign" means a numeric sign for the purpose of identifying a building's legal address.

"Temporary sign" shall have the same meaning as the term is given under Section 17.12.030 (Definitions) of Chapter 17.12 (Sign Standards and Signage Regulation) of Title 17 (Zoning) of the EMMC.

"Wall sign" means any sign (excluding a sign that qualifies as temporary sign or an inanimate sign) which is attached to or erected against the wall of a building or structure with the exposed face of the sign in the plane approximately parallel to the plan of said wall.

(Amended during 1999 recodification; zoning ordinance §§ 17.72.01—17.72.01.260)

(Ord. No. 2831, § 7, 9-24-2013)

17.72.030 - Mandatory facade improvement regulations.

All building facades which are rendered nonconforming by reason of this chapter shall be brought into conformity within the following time period, which period shall commence on the effective date of the ordinance codified in this chapter.

A. Time Period for Removal of Nonconforming Items. Removal of nonconforming signs, awnings, lighting, nonpermitted exterior materials and nonpermitted exterior colors: three (3) years.

B. Time Period for Facade Rehabilitation. Rehabilitation of building facades in conformance with this chapter four (4) years.

C. Nonconforming Facades Deemed Public Nuisances. Upon the conclusion of the abatement period for non-conforming facade improvements within the downtown El Monte retail core area, such nonconforming facade improvements shall be deemed to be a public nuisance and shall be subject to abatement by the city in the manner provided by law.

D. Procedures for Compliance.

1. Submittal of Review Package.

a. Current eight (8) by ten (10) color photos of the existing facade—one each of front, rear, and side(s) as applicable;

b. Proposed facade elevation drawing prepared by a licensed architect. Proposed colors and materials shall be indicated. All existing and proposed lighting, signage and awnings shall also be indicated;

c. A written report prepared by a structural engineer indicating the seismic safety of the structure and if appropriate, the measures recommended to properly secure such structure from unreasonable risk of loss to persons and property as a result of earthquake;

d. In the event that the proposed facade renovation includes an expansion of the floor area of a building or structure, the applicant shall indicate the method by which the required vehicle parking amenities shall be provided.

2. Upon determination by the Planning Division that the review package is complete, the Planning Division shall schedule an evaluation of the improvements by the Planning Commission within thirty (30) days.

3. All proposed improvements shall be reviewed pursuant to this chapter, and the standards for downtown El Monte.

4. The City Planning Commission shall review all proposed improvements and authorize the installation and construction thereof subject to reasonable modification and if appropriate, such other conditions as the Planning Commission may require. Subject to such review, the Planning Commission affirms that all improvements have been made in accordance with the specifications of the downtown El Monte retail core facade design standards ordinance.

5. The approved facade improvement or necessary construction shall commence within six (6) months after the Planning Commission approval of the improvements. Failure to begin renovation or make diligent efforts toward completion shall render approvals null and void.

6. Following the Planning Commission action, the Redevelopment Agency shall review the proposed improvements, as approved by the Planning Commission, to determine consistency with the redevelopment plan.

7. The proposal shall comply with all other applicable provisions of this code and development standards.

(Amended during 1999 recodification; zoning ordinance §§ 17.72.02—17.72.40)

17.72.040 - Facade design.

The front, rear and side (where applicable) of building facades shall be fully improved.

A. Common Palette. All building shall maintain a common palette of building facade colors and materials appropriate to the area.

1. Building Color Treatment.

a. A warm palette of "earthtone" colors with color accents on windows, door frames and awnings shall be provided for building exteriors.

2. Building Materials Treatment.

a. A common palette of materials and finishes including brick, tile, metal, glass and stucco shall be maintained among building exteriors.

b. Continuity in building materials shall be maintained for all lots with more than one commercial occupant sharing continuous frontage.

c. The following materials are prohibited for new development or exterior building facade, rehabilitations: imitation rock, crushed rock, reflective glass in ground floor window frontage, corrugated fiberglass, metal sliding, wood siding, imitation brick and artificial turf.

B. Minimum Glazed Area. A minimum of twenty (20) percent of the building's ground floor walls shall be provided with window openings along street frontage.

C. Consistent Treatment of Shared Frontage. All lots with more than one commercial occupant sharing contiguous frontage shall maintain uniform door and window treatment consistent with overall building design.

D. Continuity of Roof Design. Roofs and roof lines on single structures shall be continuous in design except where there is a major change on the building elevation.

E. Roof Materials. The following roof materials shall be provided for all construction or building rehabilitation where roofing is visible from the adjacent street; clay roof tile in red or earthtones; slate roof in black, gray, blue gray or blue black; composition roofing shingle in a color coordinated with the overall building renovation and approved per the requirements of this chapter.

F. Awnings. The design and installation of awnings shall conform to the following standards:

1. All lots with more than one commercial occupant sharing contiguous frontage shall maintain a common location and design for building awnings.

2. The bottom edge of awnings shall be a minimum of eight (8) feet of the ground.

3. All awnings shall be constructed with noncombustible materials such as fireproof canvas or vinyl.

4. Awnings shall be centered over doorways and windows.

5. Awnings shall be in proportion to door and window openings.

6. Awnings shall be of a color which is appropriate to the overall colors of the facade.

7. The shape, size and number of awnings shall be appropriate to the overall facade design and building size.

8. Awning structure shall be sufficient to support safely the awning and withstand the pressures of wind and weather.

9. Awnings which become ripped, tattered, or damaged must be repaired or replaced within three (3) months of the occurrence/appearance of the damage.

G. Exterior Building Lighting. The design and installation of exterior building lighting shall conform to the following standards:

1. Exterior building lighting shall be designed to relate in color, material, size, location and illumination to the building architecture.

2. Exterior building lighting designated to illuminate signs shall be mounted above the sign on the facade and shall be appropriate to the size and scale of the signage.

3. Pedestrian and auto-oriented street lighting (light posts) will be provided by the city. No private pedestrian street lighting shall be permitted.

4. Pedestrian alley lighting (light posts) will be provided by the city. No privately installed light posts shall be permitted.

5. Alley lighting, marking building entries must be surface mounted and may be either flush with, recessed or extended from the wall. No fluorescent lighting shall be allowed for this purpose.

6. No lights shall be strung between buildings, trees or other objects.

7. Fluorescent lighting tubes shall be concealed by a shade or lens.

8. Spotlights and up-lights for trees concealed within the alleyway landscaping shall be directed so as not to shine in the eyes of the pedestrians.

9. No floodlights shall be permitted.

10. All lots with more than one commercial occupant sharing contiguous frontage shall maintain a common location and design for pedestrian lighting as approved under Section 17.08.030 of this title.

H. Mechanical Equipment Screening.

1. Mechanical equipment on the ground shall be completely screened from street level view with attractive planting, masonry walls or iron fencing with planting which compliment building architecture. All planting shall be provided in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect or landscape contractor and approved as set forth in Chapter 17.10 of this title.

2. All roof-mounted mechanical equipment shall be located behind a permanent parapet wall and completely screened from ground level view.

I. Security Gates.

1. No security gates or security window grilles shall be installed or maintained on the exterior of a building.

(Zoning ordinance § 17.72.03—17.72.03.90)

17.72.050 - Signage standards.

The design and installation of signs shall conform with the following standards:

A. Auto-Oriented Signage. Auto-oriented signage shall comply with the following signage system:

1. The sign message must be the store name only. Sign shall be made of individual cut out letters mounted directly to the building facade with thin rods or pins which hold the letter three-fourths inch off the building surface. A narrow ornamental frame, completely independent of the letters, shall be permitted. Such a frame would be mounted in the same manner as the letters.

2. Sign letters shall be of wood, metal or exterior quality, high density foam covered with high pressure plastic laminate at least three-fourths inch thick. Lighted neon glass tubing is also permitted.

3. All letters shall be painted with an exterior gloss enamel in an accent color used elsewhere on the building exterior.

4. Non-neon signage will be lit externally by fixtures mounted above the sign on the facade.

5. Any additional symbols or graphic elements must be three dimensional and shall be subject to approval as part of the review package.

B. Pedestrian-Oriented Signage. Pedestrian-oriented signage shall comply with the following signage system. All buildings are required to have a twenty-six (26) by twenty-two (22) inch flag mounted sign as specified below:

1. The bottom edge of all signs shall be seven (7) feet nine (9) inches to eight (8) feet six (6) inches above the ground.

2. All signs shall be twenty-six (26) inches in length by twenty-two (22) inches in height.

3. Signs shall be made of one-eighth inch thick painted sheet metal.

4. All signs shall be painted with an exterior grade enamel. The bracket shall be painted in an accent color used elsewhere on the building exterior.

5. Signs shall be nonfixed to lessen the impact of vandalism.

6. Signs shall be hung from a two (2) feet by eight (8) inches horizontal metal tube (two (2) inches in diameter) and mounted.

C. Rear Facade Signage. Rear facade signage shall comply with the following guidelines:

1. Signage may be either a painted wall sign, a wall sign or three (3) dimensional signage as specified in subsection A of this section, Auto-Oriented Signage.

2. Painted Wall Signs.

a. Painted wall signs shall be allowed only on rear building facades.

b. Signage shall not cover greater than twenty (20) percent of the surface on which the sign is painted. This determined by the area defined by the edges of the lettering.

c. The design and maximum coverage of all painted wall signs shall be subject to Planning Commission approval as part of the review package.

3. Wall Signs.

a. Wall signs shall be allowed only on rear building facades.

b. Wall signs may be made of wood or metal and painted with exterior gloss enamel colors.

c. The area of the wall sign shall not exceed twenty (20) percent of the wall surface on which it is hung.

d. The design and maximum coverage of all wall signs shall be subject to Planning Commission approval as part of the review package.

D. Exterior Signage Lighting.

1. Signage lighting shall be mounted on the facade above the auto-oriented sign.

2. The lights shall not obstruct the signage.

3. Signage lighting shall be designed to relate in color, material, size, location and illumination to both the signage being illuminated and to the building facade.

E. Other Signage Requirements. Notwithstanding any provision of the El Monte Municipal Code to the contrary, no person shall erect or maintain a sign or signs within the area designated the downtown El Monte retail core facade overlay zone unless it conforms to the following regulations:

1. Pursuant to an inventory of existing signs, that signage which is identified as legal nonconforming shall be removed simultaneously along with the facade improvement.

2. No sign shall be constructed, placed, created or maintained on any premises which advertises other than a bona fide business conducted, product sold or service rendered on the premises where the sign is located, or which identifies by name, logo and address the building or premises on which the sign is located.

3. No more than two signs shall be constructed, placed, created or maintained on any premises except that (a) premises, situated in buildings located on corner lots, may have one sign on each exterior wall which abuts a street; (b) premises with accessways to an alley or parking lot may have one additional sign directly adjacent to the alley accessway; (c) theaters may have additional wall signs, not to exceed a total of one hundred (100) square feet, for the purpose of advertising their current and forthcoming shows.

4. Existing theater wall signs and existing theater marquees shall be permitted three and one-half (3 ½) square feet for each one foot of street frontage. First story street frontage must be calculated separately for each street which the premises abuts and may not be accumulated for determining the size of any sign.

5. Double-faced signs shall be considered as one sign and shall be limited to one sign per premises. A double-faced sign shall have two parallel faces. The total thickness of the sign shall be no more than two (2) inches.

6. Each building which contains interior stores shall be permitted one sign on each exterior wall which abuts a street. The permitted sign may, pursuant to the design process contained herein, identify all businesses conducted in the interior premises but may not exceed a total area of twelve (12) square feet.

7. No projecting sign shall have a vertical dimension exceeding four (4) feet.

8. No painted wall signs shall be permitted unless a historical precedent can be documented with the exception of those signs on the rear building facade as outlined in subsection C of this section, Rear Facade Signage.

9. No signs painted on metal, wood, plastic or surfaces other than the wall of the building shall be permitted with the exception of those signs on the rear building facade as outlined in subsection C of this section, Rear Facade Signage.

10. The top of any sign shall not extend more than twenty (20) feet above ground level.

11. No more than one projecting sign shall be constructed, placed, created or maintained on any premise.

12. No wall sign shall project more than nine (9) inches from the face of the building to which it is attached.

13. Signs permanently attached or affixed to exterior windows or doors shall not occupy more than ten (10) percent of the total window or door area to which they are attached or affixed.

14. Premises with awnings may have painted on or affixed to the valances thereof in letters, numbers or symbols not to exceed nine (9) inches in height the name, occupation and/or address of the tenant or owner.

15. All lots with more than one commercial occupant sharing contiguous frontage shall maintain a common size, location and height for signs as measured from the adjacent sidewalk level.

16. The regulation of temporary signs and inanimate signs shall be governed by the provisions of Chapter 17.12 (Sign Standards and Signage Regulation) of the El Monte Municipal Code.

17. One street address sign shall be allowed on each building face for which the property has a legal address. The numeric signs shall be white, four (4) inch, Helvetica Medium vinyl die cut numbers located above the doorway of each property.

18. No sign shall be installed or maintained above the building parapet.

19. Foreign language signs are permitted; however, all established business trade names or the basic business product name appearing on those shall also be written with the English alphabet and the street address with Arabic numerals.

F. Prohibited Signs.

1. No roof signs shall be permitted.

2. No freestanding signs shall be permitted.

3. No portable signs shall be permitted.

4. No billboards shall be permitted.

5. No flashing or blinking signs shall be constructed, placed, created or maintained.
6. No internally lit rectangular box signs with overall plexiglass faces shall be permitted.
7. No banners, flags, bunting, balloons, or similar temporary advertising shall be permitted, except pursuant to Section 17.12.090A.

G. Exceptions. The provisions of subsections C, D and E of this section shall not apply to:

1. Signs required by law;
2. Signs owned by a governmental agency;
3. Public utility signs which contain no advertising copy and which are customarily utilized in the performance of the utility's function;
4. One construction sign located on a lot where a building or structure is being erected or remodeled and which identifies the architects, engineers, financing agent and/or contractors involved in the project, provided, however, that such sign shall not extend more than eight (8) feet above the ground level, nor exceed forty (40) square feet in area;
5. Mural decorations intended for ornament or commemoration which have been determined by the Planning Commission to have artistic merit and to be supportive of the goals and objectives of this chapter and the Downtown El Monte design plan;
6. One temporary real estate sign on the building face of each premises which abuts a street, alley, exit court, or parking lot, indicating the building or land or premises is for sale, lease or rent; provided such signs are located on the property to which they relate and do not exceed fifteen (15) square feet in size;
7. Signs which are contained on the list of cultural or historical monuments prepared by the city;
8. Freestanding community service signs which are existing on the effective date of the ordinance codified in this chapter.

(Zoning ordinance §§ 17.72.04—17.72.04.70.)

(Ord. No. 2831, § 8, 9-24-2013)

Exhibit 3. Historic Property Data File, El Monte 2012

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
118760			BUILDING #516 / WATER TOWER	EDWARDS AF	F	1955	HIST.RES.	ADOE-19-98-013-06	10/02/98	2D2	AC
							PROJ.REVW.	USAF980814A	10/02/98	2D2	AC
118773			BUILDING #545	EDWARDS AF	F	1959	HIST.RES.	ADOE-19-98-013-10	10/02/98	2D2	AC
							PROJ.REVW.	USAF980814A	10/02/98	2D2	AC
130589		2258 ALLGEYER AVE		EL MONTE	P	1951	HIST.RES.	DOE-19-02-0029-0000	03/18/02	6Y	
							PROJ.REVW.	HUD020221F	03/18/02	6Y	
138433		2264 ALLGEYER AVE		EL MONTE	P	1951	HIST.RES.	DOE-19-03-0091-0000	03/27/03	6Y	
							PROJ.REVW.	HUD030321F	03/27/03	6Y	
153187		2309 ALLGEYER AVE		EL MONTE	P	1952	PROJ.REVW.	HUD050324E	04/19/05	6Y	
144954		2333 ALLGEYER AVE		EL MONTE	P	1951	HIST.RES.	DOE-19-03-0321-0000	11/19/03	6Y	
							PROJ.REVW.	HUD031029A	11/19/03	6Y	
133022		10811 AMADOR ST		EL MONTE	P	1924	HIST.RES.	DOE-19-02-0981-0000	08/12/02	6Y	
							PROJ.REVW.	HUD020808B	08/12/02	6Y	
169944		3825 ARDEN DR		EL MONTE	P	1937	PROJ.REVW.	HUD080109A	01/11/08	6Y	
149812		3843 ARDEN DR		EL MONTE	P	1926	HIST.RES.	DOE-19-04-0141-0000	07/14/04	6Y	
							PROJ.REVW.	HUD040621A	07/14/04	6Y	
174857		3315 ASHER ST		EL MONTE	P	1956	PROJ.REVW.	HUD090112D	02/09/09	6Y	
101440		10311 ASHER ST		EL MONTE		1944	PROJ.REVW.	HUD960229B	03/29/96	6Y	
156004		11524 ASHER ST		EL MONTE	P	1948	PROJ.REVW.	HUD051011C	10/17/05	6Y	
156947		11525 ASHER ST		EL MONTE	P	1939	PROJ.REVW.	HUD070523A	05/30/07	6Y	
							PROJ.REVW.	HUD051128E	12/07/05	6Y	
088023		11646 AZUSA RD		EL MONTE	P	1935	PROJ.REVW.	HUD940125N	03/08/94	6Y	
165181		4116 BALDWIN AVE		EL MONTE	P	1935	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165163		4117 BALDWIN AVE		EL MONTE	P	1931	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165180		4122 BALDWIN AVE		EL MONTE	P	1948	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165165		4123 BALDWIN AVE		EL MONTE	P	1946	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165179		4126 BALDWIN AVE		EL MONTE	P	1940	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165170		4127 BALDWIN AVE		EL MONTE	P	1944	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165178		4132 BALDWIN AVE		EL MONTE	P	1947	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165171		4135 BALDWIN AVE		EL MONTE	P	1950	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165172		4139 BALDWIN AVE		EL MONTE	P	1936	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165173		4143 BALDWIN AVE		EL MONTE	P	1938	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165177		4144 BALDWIN AVE		EL MONTE	P	1927	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165174		4147 BALDWIN AVE		EL MONTE	P	1946	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165176		4237 BALDWIN AVE	TEX'S GLASS AND MIRROR	EL MONTE	P	1931	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
174858		4158 BANNISTER AVE		EL MONTE	P	1947	PROJ.REVW.	HUD090112E	02/09/09	6Y	
079943		4344 BANNISTER AVE		EL MONTE	U	1938	PROJ.REVW.	HUD930104Q	02/03/93	6Y	
139229		11338 BASYE AVE		EL MONTE	P	1940	HIST.RES.	DOE-19-03-0111-0000	04/15/03	6Y	
							PROJ.REVW.	HUD030411F	04/15/03	6Y	
164390		11124 BASYE ST		EL MONTE	P	1947	PROJ.REVW.	HUD061215B	12/15/06	6Y	
165175		9960 BESSIE AVE		EL MONTE	P	1924	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
132829		10508 BISBY ST		EL MONTE	P	1946	PROJ.REVW.	HUD061002H	10/02/06	6Y	
							HIST.RES.	DOE-19-02-0975-0000	08/05/02	6Y	
							PROJ.REVW.	HUD020729F	08/05/02	6Y	
173499		11952 BONWOOD RD		EL MONTE	P	1953	PROJ.REVW.	HUD081008F	10/21/08	6Y	
167430		12136 BONWOOD RD		EL MONTE	P	1951	PROJ.REVW.	HUD070817B	08/31/07	6Y	
169709		12143 BONWOOD RD		EL MONTE	P	1952	PROJ.REVW.	HUD071213C	12/18/07	6Y	
129199		12147 BONWOOD RD		EL MONTE	P	1951	PROJ.REVW.	HUD070914C	09/19/07	6Y	
							HIST.RES.	DOE-19-01-0248-0000	11/20/01	6Y	
							PROJ.REVW.	HUD011010D	11/20/01	6Y	
162944		12150 BONWOOD RD		EL MONTE	P	1951	PROJ.REVW.	HUD060824A	08/28/06	6Y	
175115		9540 BROCKWAY ST		EL MONTE	P	1958	PROJ.REVW.	HUD090319C	04/10/09	6Y	
162720		10155 BROCKWAY ST		EL MONTE	P	1956	PROJ.REVW.	HUD060713C	07/14/06	6Y	
132324		10825 BROCKWAY ST		EL MONTE	P	1952	HIST.RES.	DOE-19-02-0955-0000	07/18/02	6Y	
							PROJ.REVW.	HUD020710B	07/18/02	6Y	

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
166159		11148 BRYANT RD		EL MONTE	P	1947	PROJ.REVW.	HUD070525B	05/30/07	6Y	
141945		11169 BRYANT RD		EL MONTE	P	1952	HIST.RES.	DOE-19-03-0207-0000	07/29/03	6Y	
							PROJ.REVW.	HUD030717I	07/29/03	6Y	
150663		11505 BRYANT RD		EL MONTE	P	1947	HIST.RES.	DOE-19-04-0336-0000	03/23/04	6Y	
							PROJ.REVW.	HUD040266A	03/23/04	6Y	
169949		11660 BRYANT RD		EL MONTE	P	1948	PROJ.REVW.	HUD080114F	01/18/08	6Y	
131272		11831 BRYANT RD		EL MONTE	P	1949	HIST.RES.	DOE-19-02-0313-0000	03/28/02	6Y	
							PROJ.REVW.	HUD020325A	03/28/02	6Y	
087630		2221 BRYCE RD		EL MONTE	P	1930	PROJ.REVW.	HUD940107D	02/18/94	6Y	
154966		2426 BRYCE RD		EL MONTE	P	1947	PROJ.REVW.	HUD050808I	08/12/05	6Y	
157055		2436 BRYCE RD		EL MONTE	P	1946	PROJ.REVW.	HUD051212F	12/16/05	6Y	
066114		5244 BUFFINGTON RD		EL MONTE	U		PROJ.REVW.	HUD890818H	09/14/89	6Y	
167429		2236 CAMINAR AVE		EL MONTE	P	1942	PROJ.REVW.	HUD070817C	08/31/07	6Y	
094583		3905 CEDAR AVE		EL MONTE	P	1937	PROJ.REVW.	HUD941020J	02/02/95	6Y	
131378		4105 CEDAR AVE		EL MONTE	P	1947	HIST.RES.	DOE-19-02-0326-0000	06/05/02	6Y	
							PROJ.REVW.	HUD020530A	06/05/02	6Y	
101439		4144 CEDAR AVE		EL MONTE	P	1940	PROJ.REVW.	HUD960301A	03/29/96	6Y	
131204		4403 CEDAR AVE		EL MONTE	P	1920	HIST.RES.	DOE-19-02-0312-0000	03/28/02	6Y	
							PROJ.REVW.	HUD020313D	03/28/02	6Y	
							HIST.RES.	DOE-19-02-0248-0000	05/02/02	6Y	
							PROJ.REVW.	HUD020425G	05/02/02	6Y	
169946		4716 CEDAR AVE		EL MONTE	P	1941	PROJ.REVW.	HUD080109C	01/11/08	6Y	
146821		12202 CHOSEN ST		EL MONTE	P	1942	HIST.RES.	DOE-19-04-0032-0000	01/12/04	6Y	
							PROJ.REVW.	HUD031203E	01/12/04	6Y	
179076		3824 CLARK AVE		EL MONTE	P	1949	PROJ.REVW.	HUD100510J	05/26/10	6Y	
152801		3833 CLARK AVE		EL MONTE	P	1930	HIST.RES.	DOE-19-05-0042-0000	02/02/05	6Y	
							PROJ.REVW.	HUD041117B	02/02/05	6Y	
101963		3824 CLARK ST		EL MONTE	P	1945	PROJ.REVW.	HUD960328M	04/25/96	6Y	
169948		12004 CLARK ST		EL MONTE	P	1955	PROJ.REVW.	HUD080114G	01/18/08	6Y	
146006		11322 COFFIELD AVE		EL MONTE	P	1909	HIST.RES.	DOE-19-04-0001-0000	01/30/04	6Y	
							PROJ.REVW.	HUD040112A	01/30/04	6Y	
132293		2277 COGSWELL RD		EL MONTE	P	1951	HIST.RES.	DOE-19-02-0954-0000	07/18/02	6Y	
							PROJ.REVW.	HUD020710A	07/18/02	6Y	
150350		2315 COGSWELL RD		EL MONTE	P	1951	HIST.RES.	DOE-19-04-0259-0000	10/06/04	6Y	
							PROJ.REVW.	HUD040910J	10/06/04	6Y	
077430		3430 COGSWELL RD	ALFRED C DRAKE HOUSE	EL MONTE	U	1904	PROJ.REVW.	HUD920629P	07/29/92	6Y	
156950		4404 COGSWELL RD		EL MONTE	P	1951	PROJ.REVW.	HUD051128H	12/07/05	6Y	
152804		4427 COGSWELL RD		EL MONTE	P	1936	HIST.RES.	DOE-19-05-0045-0000	02/03/05	6Y	
							PROJ.REVW.	HUD041227C	02/03/05	6Y	
084788		4832 COGSWELL RD		EL MONTE	P	1937	PROJ.REVW.	HUD930930A	11/22/93	6Y	
130580		5026 COGSWELL RD		EL MONTE	P	1951	HIST.RES.	DOE-19-02-0028-0000	03/18/02	6Y	
							PROJ.REVW.	HUD020225I	03/18/02	6Y	
163609		5226 COGSWELL RD		EL MONTE	P	1936	PROJ.REVW.	HUD061016D	10/17/06	6Y	
149811		5516 COGSWELL RD		EL MONTE	P	1951	HIST.RES.	DOE-19-04-0140-0000	07/13/04	6Y	
							PROJ.REVW.	HUD040614C	07/13/04	6Y	
139228		9745 CORTADA ST		EL MONTE	P	1938	HIST.RES.	DOE-19-03-0110-0000	04/15/03	6Y	
							PROJ.REVW.	HUD030411G	04/15/03	6Y	
130565		4714 CROSSVALE AVE		EL MONTE	P	1950	HIST.RES.	DOE-19-02-0024-0000	03/07/02	6Y	
							PROJ.REVW.	HUD020228E	03/07/02	6Y	
149814		3720 CYPRESS AVE		EL MONTE	P	1925	HIST.RES.	DOE-19-04-0143-0000	07/13/04	6Y	
							PROJ.REVW.	HUD040614A	07/13/04	6Y	
139447		3726 CYPRESS AVE		EL MONTE	P	1920	HIST.RES.	DOE-19-03-0126-0000	05/05/03	6Y	
							PROJ.REVW.	HUD021220G	05/05/03	6Y	
087629		3751 CYPRESS AVE		EL MONTE	P	1937	PROJ.REVW.	HUD940107C	02/18/94	6Y	
073089		3756 CYPRESS AVE		EL MONTE	U	1925	PROJ.REVW.	HUD930416C	05/26/93	6Y	
							PROJ.REVW.	HUD910722B	09/11/91	6Y	

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
163608		3815 CYPRESS AVE		EL MONTE	P	1945	PROJ.REVW.	HUD061016C	10/17/06	6Y	
065440		3844 CYPRESS AVE		EL MONTE	U		PROJ.REVW.	HUD880926D	10/20/88	6Y	
084148		4003 CYPRESS AVE		EL MONTE	P	1938	PROJ.REVW.	HUD930809B	09/15/93	6Y	
157057		4008 CYPRESS AVE		EL MONTE	P	1925	PROJ.REVW.	HUD051212I	12/16/05	6Y	
091319		4140 CYPRESS AVE		EL MONTE	P	1941	PROJ.REVW.	HUD940801E	09/12/94	6Y	
163299		4153 CYPRESS AVE		EL MONTE	P	1947	PROJ.REVW.	HUD060901A	09/05/06	6Y	
146822		4202 CYPRESS AVE		EL MONTE	P	1948	HIST.RES.	DOE-19-04-0033-0000	01/12/04	6Y	
							PROJ.REVW.	HUD031203F	01/12/04	6Y	
154336		4208 CYPRESS AVE		EL MONTE	P	1948	PROJ.REVW.	HUD050516A	05/16/05	6Y	
152803		4346 CYPRESS AVE		EL MONTE	P	1941	HIST.RES.	DOE-19-05-0044-0000	02/03/05	6Y	
							PROJ.REVW.	HUD041227B	02/03/05	6Y	
156552		4634 CYPRESS AVE		EL MONTE	P	1945	PROJ.REVW.	HUD051026E	11/07/05	6Y	
160526		4634 CYPRESS AVE		EL MONTE	P	1945	PROJ.REVW.	HUD060214C	02/16/06	6Y	
161953		3842 DALEVIEW AVE		EL MONTE	P	1950	PROJ.REVW.	HUD060427B	05/02/06	6Y	
065695		3839 DE GARMO AVE		EL MONTE	P	1929	PROJ.REVW.	HUD050324F	04/19/05	6Y	
							PROJ.REVW.	HUD890130A	02/28/89	6Y	
096203		2810 DEE AVE		EL MONTE	P	1940	PROJ.REVW.	HUD950504H	06/07/95	6Y	
139226		2637 DELCO AVE		EL MONTE	P	1947	HIST.RES.	DOE-19-03-0108-0000	04/15/03	6Y	
							PROJ.REVW.	HUD030411E	04/15/03	6Y	
167397		2056 DOREEN AVE		EL MONTE	P	1948	PROJ.REVW.	HUD070813I	08/30/07	6Y	
160535		4641 DOREEN AVE		EL MONTE	P	1954	PROJ.REVW.	HUD060214B	02/16/06	6Y	
130566		4725 DRUFEE AVE		EL MONTE	P	1954	HIST.RES.	DOE-19-02-0025-0000	03/06/02	6Y	
							PROJ.REVW.	HUD020228C	03/06/02	6Y	
178355		1000 DURFEE AVE	WNNC-4	EL MONTE	F	1955	PROJ.REVW.	COE091125A	11/25/09	6Y	
178352		1000 DURFEE AVE	WNNC2	EL MONTE	F	1950	PROJ.REVW.	COE091125A	11/25/09	6Y	
178350		1000 DURFEE AVE	WNNC-1	EL MONTE	F	1955	PROJ.REVW.	COE091125A	11/25/09	6Y	
178353		1000 DURFEE AVE	WNNC-3	EL MONTE	F	1955	PROJ.REVW.	COE091125A	11/25/09	6Y	
178356		1000 DURFEE AVE	WNNC-5	EL MONTE	F	1957	PROJ.REVW.	COE091125A	11/25/09	6Y	
147232		3743 DURFEE AVE		EL MONTE	P	1939	HIST.RES.	DOE-19-04-0082-0000	04/21/04	6Y	
							PROJ.REVW.	HUD040401I	04/21/04	6Y	
081913		4305 DURFEE AVE	RESIDENCE	EL MONTE	U	1939	PROJ.REVW.	HUD930416D	05/26/93	6Y	
154685		4724 DURFEE AVE		EL MONTE	P	1951	PROJ.REVW.	HUD050610E	06/20/05	6Y	
165984		5535 DURFEE AVE		EL MONTE	P	1948	PROJ.REVW.	HUD070423C	04/24/07	6Y	
120167		10640 E ASHER ST		EL MONTE		1924	HIST.RES.	DOE-19-99-0083-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120171		10718 E ASHER ST		EL MONTE		1959	HIST.RES.	DOE-19-99-0087-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120172		10724 E ASHER ST		EL MONTE		1960	HIST.RES.	DOE-19-99-0088-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120173		9960 E BALDWIN AVE		EL MONTE		1977	HIST.RES.	DOE-19-99-0089-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120174		9961 E BALDWIN AVE		EL MONTE		1970	HIST.RES.	DOE-19-99-0090-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120175		10147 E BROCKWAY ST		EL MONTE		1957	HIST.RES.	DOE-19-99-0091-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120176		10153 E BROCKWAY ST		EL MONTE	U	1956	HIST.RES.	DOE-19-99-0092-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120177		10155 E BROCKWAY ST		EL MONTE		1956	HIST.RES.	DOE-19-99-0093-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120178		10161 E BROCKWAY ST		EL MONTE	U	1956	HIST.RES.	DOE-19-99-0094-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120164		10623 E BROCKWAY ST		EL MONTE	P		HIST.RES.	DOE-19-99-0080-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120165		10627 E BROCKWAY ST		EL MONTE	P		HIST.RES.	DOE-19-99-0081-0000	03/31/99	6Y	

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120166		10631 E BROCKWAY ST		EL MONTE	P	1924	HIST.RES.	DOE-19-99-0082-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120179		10703 E BROCKWAY ST		EL MONTE			HIST.RES.	DOE-19-99-0095-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120180		12533 E CASCADE ST		EL MONTE		1988	HIST.RES.	DOE-19-99-0096-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120181		12535 E CASCADE ST		EL MONTE		1988	HIST.RES.	DOE-19-99-0097-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120182		12537 E CASCADE ST		EL MONTE		1988	HIST.RES.	DOE-19-99-0098-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120183		12539 E CASCADE ST		EL MONTE		1988	HIST.RES.	DOE-19-99-0099-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120184		12541 E CASCADE ST		EL MONTE		1988	HIST.RES.	DOE-19-99-0100-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120185		12543 E CASCADE ST		EL MONTE		1988	HIST.RES.	DOE-19-99-0101-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120186		12545 E CASCADE ST		EL MONTE		1988	HIST.RES.	DOE-19-99-0102-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120187		12547 E CASCADE ST		EL MONTE		1988	HIST.RES.	DOE-19-99-0103-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
089559		11838 E CHERRYLEE DR		EL MONTE	P	1940	PROJ.REVW.	HUD940505B	06/09/94	6Y	
172316		10609 E FRANKMONT ST		EL MONTE	P	1953	PROJ.REVW.	HUD080612F	07/01/08	6Y	
102143		11738 E KILLIAN ST		EL MONTE	P	1934	PROJ.REVW.	HUD960308F	05/01/96	6Y	
170852		10724 E LOWER AZUSA RD	DRIFTWOOD DRIVE-THRU DAIRY	EL MONTE	P	1961	HIST.RES.	CR	11/07/08	2CS	C
							CAL.REG.	19-0514	10/24/08	3S	C
089385		11669 E MULHALL ST		EL MONTE	P	1942	PROJ.REVW.	HUD940505A	06/02/94	6Y	
150616		3637 EL MONTE AVE		EL MONTE	P	1947	HIST.RES.	DOE-19-04-0321-0000	06/18/04	6Y	
							PROJ.REVW.	HUD040521F	06/18/04	6Y	
140021		11014 ELLIOTT AVE		EL MONTE	P	1942	HIST.RES.	DOE-19-03-0172-0000	05/23/03	6Y	
							PROJ.REVW.	HUD030514A	05/23/03	6Y	
171348		12142 ELLIOTT AVE		EL MONTE	P	1952	PROJ.REVW.	HUD080512M	05/15/08	6Y	
094582		12418 ELLIOTT AVE		EL MONTE	P	1941	PROJ.REVW.	HUD940822G	02/01/95	6Y	
066344		11021 ELLIOTT ST	SUPPL ASSIST FOR HOMELESS	EL MONTE	U		PROJ.REVW.	HUD871209M	12/09/87	6Y	
066353		11921 ELLIOTT ST	TRANSITIONAL HOUSING	EL MONTE	U		PROJ.REVW.	HUD871109YY	12/09/87	6Y	
084102		12044 ELLIOTT ST	PARKVIEW SCHOOL	EL MONTE	U	1940	HIST.RES.	DOE-19-93-0017-0000	09/07/93	6Y	
							PROJ.REVW.	FEMA930825C	09/07/93	6Y	
156844		4324 ELROVIA AVE		EL MONTE	P	1949	PROJ.REVW.	HUD051118B	12/02/05	6Y	
174832		4440 ELROVIA AVE		EL MONTE	P	1951	PROJ.REVW.	HUD090107E	01/23/09	6Y	
154338		11543 EMBREE DR		EL MONTE	P	1953	PROJ.REVW.	HUD050516B	05/16/05	6Y	
135377		11565 EMBREE DR		EL MONTE	P	1952	HIST.RES.	DOE-19-02-1087-0000	11/22/02	6Y	
							PROJ.REVW.	HUD021108B	11/22/02	6Y	
150673		11583 EMBREE DR		EL MONTE	P	1954	HIST.RES.	DOE-19-04-0342-0000	03/03/04	6Y	
							PROJ.REVW.	HUD040202B	03/03/04	6Y	
153184		10554 EMERY ST		EL MONTE	P	1951	PROJ.REVW.	HUD050324C	04/19/05	6Y	
129174		10586 EMERY ST		EL MONTE	P	1951	HIST.RES.	DOE-19-01-0244-0000	10/17/01	6Y	
							PROJ.REVW.	HUD010910I	10/17/01	6Y	
147230		11705 EMERY ST		EL MONTE	P	1937	HIST.RES.	DOE-19-04-0080-0000	04/21/04	6Y	
							PROJ.REVW.	HUD040401G	04/21/04	6Y	
154791		11816 EMERY ST		EL MONTE	P	1926	PROJ.REVW.	HUD050711N	07/21/05	6Y	
162815		12019 EMERY ST		EL MONTE	P	1952	PROJ.REVW.	HUD060809C	08/11/06	6Y	
139227		3721 ESMERALDA AVE		EL MONTE	P	1943	HIST.RES.	DOE-19-03-0109-0000	04/15/03	6Y	
							PROJ.REVW.	HUD030411H	04/15/03	6Y	
165983		3839 ESMERALDA AVE		EL MONTE	P	1942	PROJ.REVW.	HUD070423D	04/25/07	6Y	
154379		4418 ESTO AVE		EL MONTE	P	1953	PROJ.REVW.	HUD050526D	05/27/05	6Y	
171346		4157 EUNICE AVE		EL MONTE	P	1946	PROJ.REVW.	HUD080512L	05/15/08	6Y	

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
139225		4163 EUNICE AVE		EL MONTE	P	1938	HIST.RES.	DOE-19-03-0107-0000	04/14/03	6Y	
							PROJ.REVW.	HUD030410C	04/14/03	6Y	
084100		12043 EXLINE ST	BAKER SCHOOL	EL MONTE	U	1940	HIST.RES.	DOE-19-93-0019-0000	09/07/93	6Y	
							PROJ.REVW.	FEMA930825A	09/07/93	6Y	
166158		4411 FANDON AVE		EL MONTE	P	1941	PROJ.REVW.	HUD070518S	05/30/07	6Y	
162726		4419 FANDON AVE		EL MONTE	P	1938	PROJ.REVW.	HUD060726C	07/28/06	6Y	
129197		12143 FELIPE ST		EL MONTE	P	1951	HIST.RES.	DOE-19-01-0246-0000	11/20/01	6Y	
							PROJ.REVW.	HUD011010B	11/20/01	6Y	
084101		12380 FELIPE ST	MAXSON SCHOOL	EL MONTE	U	1940	HIST.RES.	DOE-19-93-0018-0000	09/07/93	6Y	
							PROJ.REVW.	FEMA930825B	09/07/93	6Y	
129089		11517 FENNELL ST		EL MONTE	P	1946	HIST.RES.	DOE-19-01-0230-0000	11/02/01	6Y	
							PROJ.REVW.	HUD011004D	11/02/01	6Y	
167947		11908 FERRIS RD		EL MONTE	P	1939	PROJ.REVW.	HUD071010A	10/22/07	6Y	
082992		12210 FERRIS RD		EL MONTE	P	1934	PROJ.REVW.	HUD051107A	11/14/05	6Y	
							PROJ.REVW.	HUD930609D	07/22/93	6Y	
141055		12354 FERRIS RD		EL MONTE	P	1938	HIST.RES.	DOE-19-03-0193-0000	07/07/03	6Y	
							PROJ.REVW.	HUD030605E	07/07/03	6Y	
163300		10554 FIELDCREST ST		EL MONTE	P	1951	PROJ.REVW.	HUD060901B	09/05/06	6Y	
154789		12119 FINEVIEW ST		EL MONTE	P	1951	PROJ.REVW.	HUD050711L	07/21/05	6Y	
171347		12336 FINEVIEW ST		EL MONTE	P	1944	PROJ.REVW.	HUD080512N	05/15/08	6Y	
172992		9300 FLAIR DR		EL MONTE	P	1981	PROJ.REVW.	FDIC080306A	05/29/08	6Y	
172997		9650 FLAIR DR		EL MONTE	P	1970	PROJ.REVW.	FDIC080418A	05/28/08	6Y	
088090		11258 FOREST GROVE ST		EL MONTE	P	1926	PROJ.REVW.	HUD940804A	09/08/94	6Y	
							PROJ.REVW.	HUD940131M	03/09/94	6Y	
084147		11312 FOREST GROVE ST		EL MONTE	P	1934	PROJ.REVW.	HUD930809A	09/15/93	6Y	
156948		11736 FOREST GROVE ST		EL MONTE	P	1937	PROJ.REVW.	HUD051128F	12/07/05	6Y	
156623		10518 FRANKMONT ST		EL MONTE	P	1950	PROJ.REVW.	HUD051109C	11/16/05	6Y	
163301		10568 FRANKMONT ST		EL MONTE	P	1950	PROJ.REVW.	HUD060901C	09/05/06	6Y	
140024		2616 GAGE AVE		EL MONTE	P	1947	HIST.RES.	DOE-19-03-0177-0000	05/23/03	6Y	
							PROJ.REVW.	HUD030516C	05/23/03	6Y	
150613		2702 GAGE AVE		EL MONTE	P	1946	HIST.RES.	DOE-19-04-0319-0000	06/18/04	6Y	
							PROJ.REVW.	HUD040521D	06/18/04	6Y	
067029		2709 GAGE AVE		EL MONTE	U		PROJ.REVW.	HUD891211D	12/29/89	6Y	
069729		2713 GAGE AVE		EL MONTE	U	1928	PROJ.REVW.	HUD901105H	12/06/90	6Y	
150577		3024 GAGE AVE		EL MONTE	P	1929	PROJ.REVW.	HUD071005F	10/15/07	6Y	
							HIST.RES.	DOE-19-04-0303-0000	06/18/04	6Y	
							PROJ.REVW.	HUD040520D	06/18/04	6Y	
081333		3028 GAGE AVE		EL MONTE	U	1938	PROJ.REVW.	HUD930329C	05/06/93	6Y	
082993		3034 GAGE AVE		EL MONTE	P	1929	PROJ.REVW.	HUD930609E	07/22/93	6Y	
066957		3113 GAGE AVE		EL MONTE	U		PROJ.REVW.	HUD891026B	11/28/89	6Y	
096202		3642 GIBSON RD		EL MONTE	P	1928	PROJ.REVW.	HUD950510U	06/07/95	6Y	
086659		4133 GIBSON RD		EL MONTE	P	1932	PROJ.REVW.	HUD931201D	01/12/94	6Y	
131385		3036 GRANADA AVE		EL MONTE	P	1929	HIST.RES.	DOE-19-02-0333-0000	06/06/02	6Y	
							PROJ.REVW.	HUD020523D	06/06/02	6Y	
065897		3202 GRANADA AVE		EL MONTE	U		PROJ.REVW.	HUD890516C	06/15/89	6Y	
097198		3343 GRANADA AVE		EL MONTE	P	1923	PROJ.REVW.	HUD950621B	08/21/95	6Y	
135884		3417 GRANADA AVE		EL MONTE	P	1924	HIST.RES.	DOE-19-02-1132-0000	12/02/02	6Y	
							PROJ.REVW.	HUD021119A	12/02/02	6Y	
129088		11305 HALLWOOD DR		EL MONTE	P	1939	HIST.RES.	DOE-19-01-0229-0000	11/02/01	6Y	
							PROJ.REVW.	HUD011004C	11/02/01	6Y	
100784		11725 HALLWOOD DR		EL MONTE	P	1935	PROJ.REVW.	HUD960117B	02/07/96	6Y	
141944		5235 HAMMILL RD		EL MONTE	P	1935	HIST.RES.	DOE-19-03-0206-0000	07/29/03	6Y	
							PROJ.REVW.	HUD030717H	07/29/03	6Y	
162814		3183 HAVENPARK AVE		EL MONTE	P	1951	PROJ.REVW.	HUD060809G	08/11/06	6Y	
156949		11716 HEMLOCK ST		EL MONTE	P	1939	PROJ.REVW.	HUD051128G	12/07/05	6Y	
162811		11847 HEMLOCK ST		EL MONTE	P	1947	PROJ.REVW.	HUD060809D	08/11/06	6Y	

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
084789		10427 HICKSON ST		EL MONTE	P	1932	PROJ.REVW.	HUD050324G	04/19/05	6Y	
							PROJ.REVW.	HUD930930B	11/22/93	6Y	
150683		10339 HOYT PARK PL		EL MONTE	P	1946	HIST.RES.	DOE-19-04-0345-0000	09/08/04	6Y	
							PROJ.REVW.	HUD040827A	09/08/04	6Y	
135379		4536 HUDDART AVE		EL MONTE	P	1947	HIST.RES.	DOE-19-02-1088-0000	11/22/02	6Y	
							PROJ.REVW.	HUD021106H	11/22/02	6Y	
065667		0 KALE ST		EL MONTE	U		PROJ.REVW.	HUD890120B	02/21/89	6Y	
135886		11048 KAUFFMAN ST		EL MONTE	P	1912	HIST.RES.	DOE-19-02-1133-0000	12/02/02	6Y	
							PROJ.REVW.	HUD021108D	12/02/02	6Y	
089388		11140 KAUFFMAN ST		EL MONTE	P	1944	PROJ.REVW.	HUD940504C	06/02/94	6Y	
133253		11657 KILLIAN ST		EL MONTE	P	1938	HIST.RES.	DOE-19-02-1001-0000	09/11/02	6Y	
							PROJ.REVW.	HUD020909E	09/11/02	6Y	
079930		11733 KILLIAN ST		EL MONTE	U	1940	PROJ.REVW.	HUD930104L	02/03/93	6Y	
079934		12057 KILLIAN ST		EL MONTE	U	1937	PROJ.REVW.	HUD930104N	02/03/93	6Y	
132833		12025 KINGERMAN ST		EL MONTE	P	1948	HIST.RES.	DOE-19-02-0976-0000	08/05/02	6Y	
							PROJ.REVW.	HUD020729G	08/05/02	6Y	
065825		11933 KLINGERMAN	HOUSING REHABILITATION	EL MONTE	U		PROJ.REVW.	HUD890424J	05/25/89	6Y	
169708		12141 KLINGERMAN		EL MONTE	P	1937	PROJ.REVW.	HUD071213B	12/18/07	6Y	
173092		11912 KLINGERMAN ST		EL MONTE	P	1954	PROJ.REVW.	HUD080725A	08/11/08	6Y	
156550		11940 KLINGERMAN ST		EL MONTE	P	1954	PROJ.REVW.	HUD051026B	11/07/05	6Y	
130850		12039 KLINGERMAN ST		EL MONTE	P	1948	HIST.RES.	DOE-19-02-0121-0000	03/28/02	6Y	
							PROJ.REVW.	HUD020213C	03/28/02	6Y	
150581		12043 KLINGERMAN ST		EL MONTE	P	1948	HIST.RES.	DOE-19-04-0306-0000	06/18/04	6Y	
							PROJ.REVW.	HUD040521B	06/18/04	6Y	
133254		12046 KLINGERMAN ST		EL MONTE	P	1951	HIST.RES.	DOE-19-02-1002-0000	09/11/02	6Y	
							PROJ.REVW.	HUD020906D	09/11/02	6Y	
157058		12445 KLINGERMAN ST		EL MONTE	P	1947	PROJ.REVW.	HUD051212J	12/16/05	6Y	
098417		12521 KLINGERMAN ST		EL MONTE	P	1938	PROJ.REVW.	HUD950825F	11/27/95	6Y	
161542		4202 LA MADERA AVE		EL MONTE	P	1939	PROJ.REVW.	HUD060215C	02/24/06	6Y	
080493		4320 LA MADERA AVE		EL MONTE	U	1942	PROJ.REVW.	HUD930209F	02/22/93	6Y	
147250		4513 LA MADERA AVE		EL MONTE	P	1937	HIST.RES.	DOE-19-04-0092-0000	04/22/04	6Y	
							PROJ.REVW.	HUD040405G	04/22/04	6Y	
145080		4719 LA MADERA AVE		EL MONTE	P	1947	HIST.RES.	DOE-19-03-0323-0000	11/26/03	6Y	
							PROJ.REVW.	HUD031113C	11/26/03	6Y	
147244		4924 LA MADERA AVE		EL MONTE	P	1941	HIST.RES.	DOE-19-04-0089-0000	04/22/04	6Y	
							PROJ.REVW.	HUD040405D	04/22/04	6Y	
150358		12107 LAMBERT		EL MONTE	P	1912	HIST.RES.	DOE-19-04-0265-0000	10/05/04	6Y	
							PROJ.REVW.	HUD040910I	10/05/04	6Y	
167384		11037 LAMBERT AVE		EL MONTE	P	1934	PROJ.REVW.	HUD070813J	08/27/07	6Y	
156549		11519 LAMBERT AVE		EL MONTE	P	1952	PROJ.REVW.	HUD051026C	11/07/05	6Y	
147564		12143 LAMBERT AVE		EL MONTE	P	1949	HIST.RES.	DOE-19-04-0097-0000	02/04/04	6Y	
							PROJ.REVW.	HUD040126A	02/04/04	6Y	
153137		11720 LANSDALE AVE		EL MONTE	P	1936	PROJ.REVW.	HUD050413A	04/15/05	6Y	
067028		2742 LEXINGTON AVE		EL MONTE	U		PROJ.REVW.	HUD891211C	12/28/89	6Y	
136827		3103 LEXINGTON AVE		EL MONTE	P	1947	HIST.RES.	DOE-19-03-0040-0000	02/05/03	6Y	
							PROJ.REVW.	HUD030130A	02/05/03	6Y	
131203		3113 LEXINGTON AVE		EL MONTE	P	1947	HIST.RES.	DOE-19-02-0247-0000	05/02/02	6Y	
							PROJ.REVW.	HUD020425H	05/02/02	6Y	
150579		3154 LEXINGTON AVE		EL MONTE	P	1939	PROJ.REVW.	HUD060214A	02/16/06	6Y	
							HIST.RES.	DOE-19-04-0305-0000	06/18/04	6Y	
							PROJ.REVW.	HUD040521A	06/18/04	6Y	
080381		3233 LEXINGTON AVE		EL MONTE	U	1930	PROJ.REVW.	HUD930129C	02/16/93	6Y	
069924		3327 LEXINGTON AVE		EL MONTE	U	1921	PROJ.REVW.	HUD910104B	01/25/91	6Y	
140345		3364 LEXINGTON AVE		EL MONTE	P	1941	HIST.RES.	DOE-19-02-1199-0000	10/16/02	6Y	
							PROJ.REVW.	HUD021009L	10/16/02	6Y	
150578		3818 LINCOLN AVE		EL MONTE	P	1952	HIST.RES.	DOE-19-04-0304-0000	06/18/04	6Y	

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
							PROJ.REVW.	HUD040520E	06/18/04	6Y	
165560		3830 LINCOLN AVE		EL MONTE	P	1963	PROJ.REVW.	HUD070312L	03/19/07	6Y	
167219		11817 LOWER AZUSA RD		EL MONTE	P	1937	PROJ.REVW.	HUD070801B	08/06/07	6Y	
147248		2703 LUDER AVE		EL MONTE	P	1950	HIST.RES.	DOE-19-04-0091-0000	04/22/04	6Y	
							PROJ.REVW.	HUD040405F	04/22/04	6Y	
169947		2707 LUDER AVE		EL MONTE	P	1950	PROJ.REVW.	HUD080109B	01/11/08	6Y	
131270		12102 MAGNOLIA ST		EL MONTE	P	1946	HIST.RES.	DOE-19-02-0310-0000	03/28/02	6Y	
							PROJ.REVW.	HUD020304M	03/28/02	6Y	
146824		4015 MAPLE AVE		EL MONTE	P	1935	HIST.RES.	DOE-19-04-0034-0000	01/12/04	6Y	
							PROJ.REVW.	HUD031203B	01/12/04	6Y	
167953		11218 MARYVINE ST		EL MONTE	P	1957	PROJ.REVW.	HUD070907I	09/12/07	6Y	
147154		12149 MARYVINE ST		EL MONTE	P	1951	HIST.RES.	DOE-19-04-0069-0000	05/18/04	6Y	
							PROJ.REVW.	HUD040419D	05/18/04	6Y	
140023		2413 MAXSON RD		EL MONTE	P	1949	PROJ.REVW.	HUD090213D	02/26/09	6Y	
							HIST.RES.	DOE-19-03-0174-0000	05/23/03	6Y	
							PROJ.REVW.	HUD030516B	05/23/03	6Y	
152802		2742 MAXSON RD		EL MONTE	P	1945	HIST.RES.	DOE-19-05-0043-0000	02/03/05	6Y	
							PROJ.REVW.	HUD041227A	02/03/05	6Y	
156476		4279 MAXSON RD		EL MONTE	P	1910	PROJ.REVW.	HUD050929E	11/02/05	6Y	
147231		4312 MAXSON RD		EL MONTE	P	1940	HIST.RES.	DOE-19-04-0081-0000	04/21/04	6Y	
							PROJ.REVW.	HUD040401H	04/21/04	6Y	
166242		4357 MAXSON RD		EL MONTE	P	1953	PROJ.REVW.	HUD070702I	07/06/07	6Y	
079937		4413 MAXSON RD		EL MONTE	P	1938	PROJ.REVW.	HUD051109D	11/16/05	6Y	
							PROJ.REVW.	HUD930104O	02/03/93	6Y	
102801		4417 MAXSON RD		EL MONTE	P	1938	PROJ.REVW.	HUD960628C	07/29/96	6Y	
162812		4427 MAXSON RD		EL MONTE	P	1943	PROJ.REVW.	HUD060809E	08/11/06	6Y	
084094		12143 MCGIRK AVE		EL MONTE	P	1940	PROJ.REVW.	HUD060901E	09/05/06	6Y	
							PROJ.REVW.	HUD930715A	09/02/93	6Y	
126054		11423 MEDINA CT		EL MONTE	P	1924	PROJ.REVW.	HUD080512J	05/15/08	6Y	
							HIST.RES.	DOE-19-00-0218-0000	08/28/00	6Y	
							PROJ.REVW.	HUD000731A	08/28/00	6Y	
140026		3537 MEEKER AVE		EL MONTE	P	1938	HIST.RES.	DOE-19-03-0175-0000	05/23/03	6Y	
							PROJ.REVW.	HUD030516D	05/23/03	6Y	
083911		3100 MERCED AVE		EL MONTE	P	1941	PROJ.REVW.	HUD930602Z	08/25/93	6Y	
149828		3129 MERCED AVE		EL MONTE	P	1944	HIST.RES.	DOE-19-04-0154-0000	08/05/04	6Y	
							PROJ.REVW.	HUD040722D	08/05/04	6Y	
129094		10735 MILDRED ST		EL MONTE	P	1930	HIST.RES.	DOE-19-01-0232-0000	11/02/01	6Y	
							PROJ.REVW.	HUD011009A	11/02/01	6Y	
169945		10916 MONTECITO DR		EL MONTE	P	1946	PROJ.REVW.	HUD080109D	01/11/08	6Y	
168885		11340 MONTECITO DRIVE		EL MONTE	P	1924	PROJ.REVW.	HUD071119B	11/21/07	6Y	
159272		10524 MULHALL ST		EL MONTE	P	1954	PROJ.REVW.	HUD060112BB	01/17/06	6Y	
163302		10679 MULHALL ST		EL MONTE	P	1954	PROJ.REVW.	HUD060901D	09/05/06	6Y	
155429		11653 MULHALL ST		EL MONTE	P	1938	PROJ.REVW.	HUD050826B	09/21/05	6Y	
079940		2834 MUSGROVE AVE		EL MONTE	U	1939	PROJ.REVW.	HUD930104P	02/03/93	6Y	
074297		2840 MUSGROVE AVE		EL MONTE	U	1940	PROJ.REVW.	HUD920106E	01/16/92	6Y	
172319		2437 N BURKETT RD		EL MONTE	P	1938	PROJ.REVW.	HUD080612H	07/01/08	6Y	
100360		3400 N CALIFORNIA AVE	COLUMBIA SCHOOL	EL MONTE	D	1923	HIST.RES.	DOE-19-95-0113-0000	02/08/95	6Y	
							PROJ.REVW.	HRG940202Z	02/08/95	6Y	
166340		3614 N CENTER AVE		EL MONTE	P	1937	PROJ.REVW.	FCC061023B	10/23/06	6Y	
088024		4427 N COGSWELL RD		EL MONTE	P	1936	PROJ.REVW.	HUD940125O	03/08/94	6Y	
165182		3615 N CYPRESS AVE	EL MONTE UNION HIGH SCHOOL DISTRIC	EL MONTE	P	1927	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
150892		3834 N GLEN WY		EL MONTE	P	1946	HIST.RES.	DOE-19-04-0357-0000	07/29/04	6Y	
							PROJ.REVW.	HUD040716C	07/29/04	6Y	
120168		3237 N GRANADA AVE		EL MONTE	U	1930	HIST.RES.	DOE-19-99-0084-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
120188		3240 N GRANADA AVE		EL MONTE		1959	HIST.RES.	DOE-19-99-0104-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120169		3325 N GRANADA AVE		EL MONTE		1924	HIST.RES.	DOE-19-99-0085-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120170		3236 N LEXINGTON AVE		EL MONTE		1933	HIST.RES.	DOE-19-99-0086-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120189		3239 N LEXINGTON AVE		EL MONTE	U	1960	HIST.RES.	DOE-19-99-0105-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
150664		2751 N MAXSON RD		EL MONTE	P	1950	HIST.RES.	DOE-19-04-0337-0000	03/23/04	6Y	
							PROJ.REVW.	HUD040226B	03/23/04	6Y	
120190		3320 N MEEKER AVE		EL MONTE		1962	HIST.RES.	DOE-19-99-0106-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120194		3344 N MEEKER AVE		EL MONTE		1962	HIST.RES.	DOE-19-99-0107-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120195		3354 N MEEKER AVE		EL MONTE		1962	HIST.RES.	DOE-19-99-0108-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
129198		4608 N PAL MAL AVE		EL MONTE	P	1951	HIST.RES.	DOE-19-01-0247-0000	11/20/01	6Y	
							PROJ.REVW.	HUD011010C	11/20/01	6Y	
164515		3056 N PECK RD		EL MONTE	P		PROJ.REVW.	HUD061229B	12/29/06	6Y	
170100		1200 N PORTRERO AVE	EL MONTE USAR / BUILDING 3	EL MONTE	F		PROJ.REVW.	USA070613A	07/16/07	6Y	
170101		1200 N PORTRERO AVE	EL MONTE USAR / BUILDING T-6	EL MONTE	F		PROJ.REVW.	USA070613A	07/16/07	6Y	
170103		1200 N POTRERO AVE	EL MONTE USAR / PARKING CANOPY	EL MONTE	F		PROJ.REVW.	USA070613A	07/16/07	6Y	
170099		1200 N POTRERO AVE	EL MONTE USAR / ORGANIZATIONAL MAI	EL MONTE	F	1984	PROJ.REVW.	USA070613A	07/16/07	6Y	
170098		1200 N POTRERO AVE	EL MONTE USAR / BUIDING 8	EL MONTE	F	1984	PROJ.REVW.	USA070613A	07/16/07	6Y	
120196		3266 N SANTA ANITA AVE		EL MONTE		1968	HIST.RES.	DOE-19-99-0109-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120197		3334 N SANTA ANITA AVE		EL MONTE		1962	HIST.RES.	DOE-19-99-0110-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
098485		4125 N SHIRLEY AVE		EL MONTE	P	1930	PROJ.REVW.	HUD951102A	11/27/95	6Y	
120198		3501 N WALDEN AVE		EL MONTE		1988	HIST.RES.	DOE-19-99-0111-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120199		3503 N WALDEN AVE		EL MONTE		1988	HIST.RES.	DOE-19-99-0112-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120202		3505 N WALDEN AVE		EL MONTE		1988	HIST.RES.	DOE-19-99-0113-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120203		3507 N WALDEN AVE		EL MONTE		1988	HIST.RES.	DOE-19-99-0114-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120204		3509 N WALDEN AVE		EL MONTE		1988	HIST.RES.	DOE-19-99-0115-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120205		3511 N WALDEN AVE		EL MONTE		1988	HIST.RES.	DOE-19-99-0116-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120206		3513 N WALDEN AVE		EL MONTE		1988	HIST.RES.	DOE-19-99-0117-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120209		3237 N WASHINGTON AVE		EL MONTE		1949	HIST.RES.	DOE-19-99-0118-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
120210		3238 N WASHINGTON AVE		EL MONTE		1947	HIST.RES.	DOE-19-99-0119-0000	03/31/99	6Y	
							PROJ.REVW.	FHWA990311A	03/31/99	6Y	
089386		3441 N WHISTLE AVE		EL MONTE	P	1936	PROJ.REVW.	HUD940504A	06/02/94	6Y	
095372		2637 NEVADA AVE		EL MONTE	P	1936	PROJ.REVW.	HUD950202A	03/30/95	6Y	
130851		2656 NEVADA AVE		EL MONTE	P	1946	HIST.RES.	DOE-19-02-0122-0000	03/28/02	6Y	
							PROJ.REVW.	HUD020325C	03/28/02	6Y	
171336		2733 NEVADA AVE		EL MONTE	P	1939	PROJ.REVW.	HUD080512I	05/15/08	6Y	
074345		3321 NEVADA AVE		EL MONTE	P	1927	HIST.RES.	DOE-19-03-0017-0000	01/15/92	6Y	
							PROJ.REVW.	HUD030109B	01/15/03	6Y	

ROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
							PROJ.REVW.	HUD920113J	01/27/92	6Y	
150889		3331 NEVADA AVE		EL MONTE	P	1924	HIST.RES.	DOE-19-04-0356-0000	07/29/04	6Y	
							PROJ.REVW.	HUD040716C	07/29/04	6Y	
135857		3410 NEVADA AVE		EL MONTE	P	1927	HIST.RES.	DOE-19-02-1124-0000	12/16/02	6Y	
							PROJ.REVW.	HUD021125F	12/16/02	6Y	
100779		3037 NEVADA ST		EL MONTE	P	1941	PROJ.REVW.	HUD960112C	02/06/96	6Y	
068074		3358 NEVADA ST		EL MONTE	U		PROJ.REVW.	HUD890120C	02/21/89	6Y	
089091		11206 OAK ST		EL MONTE	P	1940	PROJ.REVW.	HUD940328K	04/15/94	6Y	
153663		11224 OAK ST		EL MONTE		1928	PROJ.REVW.	HUD050425C	04/26/05	6Y	
150574		10233 OLNEY ST		EL MONTE	P	1950	HIST.RES.	DOE-19-04-0302-0000	06/18/04	6Y	
							PROJ.REVW.	HUD040520C	06/18/04	6Y	
150615		10234 OLNEY ST		EL MONTE	P	1948	HIST.RES.	DOE-19-04-0320-0000	06/18/04	6Y	
							PROJ.REVW.	HUD040521E	06/18/04	6Y	
162813		4724 PAL MAL AVE		EL MONTE	P	1951	PROJ.REVW.	HUD060809F	08/11/06	6Y	
154777		3567 PALM DR		EL MONTE	P	1930	PROJ.REVW.	HUD050701B	07/18/05	6Y	
146825		2168 PECK RD		EL MONTE	P	1950	PROJ.REVW.	HUD080512H	05/15/08	6Y	
							HIST.RES.	DOE-19-04-0035-0000	01/12/04	6Y	
							PROJ.REVW.	HUD031203D	01/12/04	6Y	
155430		2254 PECK RD		EL MONTE	P	1951	PROJ.REVW.	HUD050826C	09/21/05	6Y	
157056		2277 PENN MAR AVE		EL MONTE	P	1951	PROJ.REVW.	HUD051212H	12/16/05	6Y	
147155		2304 PENN MAR AVE		EL MONTE	P	1951	HIST.RES.	DOE-19-04-0070-0000	05/18/04	6Y	
							PROJ.REVW.	HUD040419E	05/18/04	6Y	
154790		3616 PENN MAR AVE		EL MONTE	P	1941	PROJ.REVW.	HUD050711M	07/21/05	6Y	
154856		3800 PENN MAR AVE		EL MONTE	P		PROJ.REVW.	HUD050720B	07/26/05	6Y	
150357		12150 PINEVILLE		EL MONTE	P	1951	HIST.RES.	DOE-19-04-0264-0000	10/05/04	6Y	
							PROJ.REVW.	HUD040910H	10/05/04	6Y	
174833		12134 PINEVILLE ST		EL MONTE	P	1955	PROJ.REVW.	HUD090107D	01/23/09	6Y	
169950		12154 PINEVILLE ST		EL MONTE	P	1954	PROJ.REVW.	HUD070114F	01/18/08	6Y	
172317		12208 PINEVILLE ST		EL MONTE	P	1954	PROJ.REVW.	HUD080612G	07/01/08	6Y	
081332		12424 POINSETTIA AVE		EL MONTE	U	1936	PROJ.REVW.	HUD930329B	05/06/93	6Y	
163243		12536 POINSETTIA AVE		EL MONTE	P	1958	PROJ.REVW.	HUD060915D	09/15/06	6Y	
155428		2534 POTRERO AVE		EL MONTE	P	1949	PROJ.REVW.	HUD050826A	09/21/05	6Y	
165185		RAMONA BLVD	BEHIND 11248 RAMONA BLVD	EL MONTE	P		PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165183		11240 RAMONA BLVD		EL MONTE	P	1946	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165184		11248 RAMONA BLVD	SUPER UNIQUE AUTO REPAIR	EL MONTE	P	1950	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
165186		11306 RAMONA BLVD	CUSTOM UNIQUE BODY SHOP	EL MONTE	P	1940	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
131452		11241 RANCHITO ST		EL MONTE	P	1939	HIST.RES.	DOE-19-02-0339-0000	06/17/02	6Y	
							PROJ.REVW.	HUD020613A	06/17/02	6Y	
140022		11835 RANCHITO ST		EL MONTE	P	1934	HIST.RES.	DOE-19-03-0173-0000	05/23/03	6Y	
							PROJ.REVW.	HUD030514B	05/23/03	6Y	
089387		12045 RANCHITO ST		EL MONTE	P	1936	PROJ.REVW.	HUD940504B	06/02/94	6Y	
133021		12102 REDBERRY ST		EL MONTE	P	1951	HIST.RES.	DOE-19-02-0980-0000	08/12/02	6Y	
							PROJ.REVW.	HUD020808C	08/12/02	6Y	
156946		4249 RICHWOOD AVE		EL MONTE	P	1936	PROJ.REVW.	HUD051128D	12/07/05	6Y	
156836		4351 RICHWOOD AVE		EL MONTE	P	1938	PROJ.REVW.	HUD051028A	11/23/05	6Y	
150355		4402 RICHWOOD AVE		EL MONTE	P	1949	HIST.RES.	DOE-19-04-0262-0000	10/05/04	6Y	
							PROJ.REVW.	HUD040910F	10/05/04	6Y	
154454		9878 RIO HONDO PARKWAY		EL MONTE	P	1954	PROJ.REVW.	HUD050527D	06/13/05	6Y	
150356		11761 RIO HONDO PARKWAY		EL MONTE	P	1931	HIST.RES.	DOE-19-04-0263-0000	10/05/04	6Y	
							PROJ.REVW.	HUD040910G	10/05/04	6Y	
153185		12050 RIO HONDO PKWY		EL MONTE	P	1950	PROJ.REVW.	HUD050324D	04/19/05	6Y	
163304		3847 RIVERVIEW AVE		EL MONTE	P	1956	PROJ.REVW.	HUD060901F	09/05/06	6Y	
102142		10205 ROSE ST		EL MONTE	P		PROJ.REVW.	HUD960308G	05/01/96	6Y	
100783		11719 ROSEGLEN ST		EL MONTE	P	1935	PROJ.REVW.	HUD960117A	02/07/96	6Y	
147601		10203 ROXIE ST		EL MONTE	P	1940	HIST.RES.	DOE-19-04-0101-0000	06/18/04	6Y	

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
							PROJ.REVW.	HUD040521C	06/18/04	6Y	
126298		3053 SAN IGNACIO		EL MONTE	P	1940	HIST.RES.	DOE-19-00-0347-0000	06/21/00	6Y	
							PROJ.REVW.	HUD000524D	06/21/00	6Y	
074232		3048 SAN IGNACIO DR		EL MONTE	U	1939	PROJ.REVW.	HUD911210B	01/07/92	6Y	
136826		3153 SAN LEON DR		EL MONTE	P	1940	HIST.RES.	DOE-19-03-0039-0000	02/05/03	6Y	
							PROJ.REVW.	HUD030203C	02/05/03	6Y	
169710		3125 SAN PIERRE DR		EL MONTE	P	1941	PROJ.REVW.	HUD071213A	12/18/07	6Y	
072954		3535 SANTA ANITA AVE	OLD EL MONTE JAIL	EL MONTE	U	1880	HIST.RES.	SPHI-LAN-047	06/12/89	7L	
							ST.PT.INT.	19-0017	05/26/89	7L	
065861		11102 SCHMIDT RD	PROPERTY REHABILITATION	EL MONTE	U		PROJ.REVW.	HUD890501E	06/02/89	6Y	
147153		11243 SCHMIDT RD		EL MONTE	P	1940	HIST.RES.	DOE-19-04-0068-0000	05/18/04	6Y	
							PROJ.REVW.	HUD040419C	05/18/04	6Y	
150314		12238 SCHMIDT RD	RESIDENCE	EL MONTE	P	1932	HIST.RES.	DOE-19-04-0235-0000	12/17/04	6Y	
							PROJ.REVW.	HUD041117C	12/17/04	6Y	
156539		4426 SHASTA PL		EL MONTE	P	1954	PROJ.REVW.	HUD051028B	11/09/05	6Y	
169959		4540 SHASTA PL		EL MONTE	P	1957	PROJ.REVW.	HUD080206C	02/20/08	6Y	
146724		4402 SHATA PL		EL MONTE	P	1954	HIST.RES.	DOE-19-04-0027-0000	05/06/04	6Y	
							PROJ.REVW.	HUD040409D	05/06/04	6Y	
150685		4013 SHIRLEY AVE		EL MONTE	P	1947	HIST.RES.	DOE-19-04-0346-0000	09/08/04	6Y	
							PROJ.REVW.	HUD040827B	09/08/04	6Y	
165187		11319 STEWART ST		EL MONTE	P	1946	PROJ.REVW.	FHWA010809A	10/30/01	6Y	
166241		1901 STOCKHAM PL		EL MONTE	P	1952	PROJ.REVW.	HUD070702J	07/06/07	6Y	
156624		3740 TYLER AVE		EL MONTE	P	1954	PROJ.REVW.	HUD051109E	11/16/05	6Y	
089569		VALLEY BLVD	EL MONTE--1ST SOUTHERN CALIFORNIA	EL MONTE	S		HIST.RES.	SHL-0975-0000	08/13/87	1CL	
128028		9617 VALLEY BLVD		EL MONTE	P		HIST.RES.	DOE-19-01-0178-0000	07/09/01	6Y	
							PROJ.REVW.	FCC010511J	07/09/01	6Y	
142464		11040 WALNUT ST		EL MONTE	P	1951	HIST.RES.	DOE-19-03-0218-0000	08/12/03	6Y	
							PROJ.REVW.	HUD030806C	08/12/03	6Y	
161506		11114 WALNUT ST		EL MONTE	P	1937	PROJ.REVW.	HUD060327F	03/30/06	6Y	
101390		11214 WALNUT ST		EL MONTE	P	1946	PROJ.REVW.	HUD960215L	03/21/96	6Y	
155880		12145 WANDA ST		EL MONTE	P	1943	PROJ.REVW.	HUD050929D	10/17/05	6Y	
150369		2719 WASHINGTON AVE		EL MONTE	P	1938	HIST.RES.	DOE-19-04-0270-0000	11/29/04	6Y	
							PROJ.REVW.	HUD041101B	11/29/04	6Y	
147247		3020 WASHINGTON AVE		EL MONTE	P	1951	HIST.RES.	DOE-19-04-0090-0000	04/22/04	6Y	
							PROJ.REVW.	HUD040405E	04/22/04	6Y	
146007		3104 WASHINGTON AVE		EL MONTE	P	1946	HIST.RES.	DOE-19-04-0002-0000	01/30/04	6Y	
							PROJ.REVW.	HUD040115B	01/30/04	6Y	
133252		3114 WASHINGTON AVE		EL MONTE	P	1930	HIST.RES.	DOE-19-02-1000-0000	09/11/02	6Y	
							PROJ.REVW.	HUD020909D	09/11/02	6Y	
157059		3167 WASHINGTON AVE		EL MONTE	P	1927	PROJ.REVW.	HUD051212G	12/16/05	6Y	
163390		4005 WHISTLER AVE		EL MONTE	P	1940	PROJ.REVW.	HUD060901G	09/05/06	6Y	
167396		4614 WHITNEY DR		EL MONTE	P	1956	PROJ.REVW.	HUD070820H	08/30/07	6Y	
168051		4619 WHITNEY DR		EL MONTE	P	1954	PROJ.REVW.	HUD070920A	09/21/07	6Y	
077342		3752 WINSTON DR		EL MONTE	U	1940	PROJ.REVW.	HUD920609B	07/06/92	6Y	
133183		4000 WINSTON DR		EL MONTE	P	1948	HIST.RES.	DOE-19-02-0997-0000	09/06/02	6Y	
							PROJ.REVW.	HUD020723B	09/06/02	6Y	
156003		4004 WINSTON DR		EL MONTE	P	1948	PROJ.REVW.	HUD051011B	10/17/05	6Y	
136172		11668 WOODVILLE DR		EL MONTE	P	1938	HIST.RES.	DOE-19-03-0012-0000	01/08/03	6Y	
							PROJ.REVW.	HUD021220H	01/08/03	6Y	
166703			LAAFB AREA A / BUILDING# 120	EL SEGUNDO	F		PROJ.REVW.	USAF020226A	09/26/02	6Y	
166700			LAAFB AREA A / BUILDING #105	EL SEGUNDO	F		PROJ.REVW.	USAF020226A	09/26/02	6Y	
166704			LAAFB AREA A / BUILDING #125	EL SEGUNDO	F		PROJ.REVW.	USAF020226A	09/26/02	6Y	
166699			LAAFB AREA A / BUILDING #100	EL SEGUNDO	F		PROJ.REVW.	USAF020226A	09/26/02	6Y	
166701			LAAFB AREA A / BUILDING #110	EL SEGUNDO	F		PROJ.REVW.	USAF020226A	09/26/02	6Y	

Exhibit 4. El Monte General Plan, Cultural Element, Cultural Resources Context

Cultural Resources Context

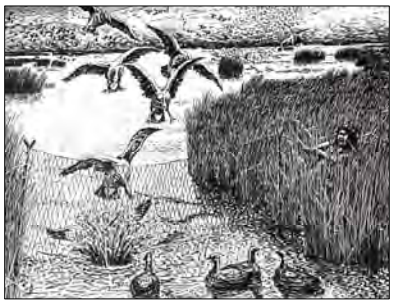
Many families have chosen El Monte because the City is a place of hope and promise, opportunity and achievement. The City's population reflects myriad waves of folks who risked their lives to make their way to California and El Monte to find a better life. Another common thread is the importance of family and shared sense of community that connects diverse populations throughout the City. Residents share a desire to create unique and wonderful opportunities for their children and families.

Driving from one end of the City to the other today, few would grasp the richness and diversity of the population and the important cultural milestones the City and its people have experienced. The built environment is relatively homogenous from street to street. But the City is and has been home to a diverse population, world-renowned businesses, and rich historical eras and events. In such an environment, the challenge is to recreate in a meaningful way "odes to the people, places, and events" that are of critical importance to El Monte's residents.

To that end, the best place to start is the beginning. Over El Monte's eventful history, seven eras are apparent, each leaving an imprint on El Monte today. This section traces El Monte's history through these eras:

- ***Prehistory.*** The Tongva culture that lived along the San Gabriel and Rio Hondo Rivers and the Catalina Islands.
- ***Mission and Rancho Period (1770s to 1840s).*** The Spanish mission settlements of early California, and later Mexican government.
- ***Early California Settlement (1860s to 1900s).*** The pioneers who settled in El Monte and saw its expansion into a township.
- ***Garden City of the Valley (1900s to 1930s).*** The development of the agricultural industry in El Monte.
- ***Emerging Cultures (1910s to 1950s).*** Chinese laborers, the Mexican-American barrios, Japanese immigration, and cultural assimilation.
- ***Industrial Eras (1940s to 1970s).*** World War II industry and the suburbanization of El Monte.
- ***Contemporary El Monte (1980s to present).*** Urbanization and defining a new direction.

PREHISTORY – THE TONGVA



El Monte's early history is not confined to the present city boundaries. El Monte has a special natural setting, as a fertile island between the Rio Hondo and the San Gabriel River, and one of the most diverse ecosystems in the San Gabriel Valley. In fact, the term "el monte" means "wooded place." This oasis attracted settlers and visitors throughout history, and the rivers continue to shape and characterize the City to this day.

Photos courtesy of the Tongva Tribal Council

The Tongva peoples brought the first culture to the Los Angeles region. *Tongva* means "people of the earth." The Tongva are also referred to as the Gabrieleño/Tongva or Gabrielino/Tongva tribe. They occupied the land from the San Gabriel Mountains to the southern Channel Islands from as early as 7000 BC to the time of Spanish settlement more than two centuries ago (1770s). Major village sites were established near El Monte (Houtngna), Azusa (Azuksangna), Covina (Weniingna), La Puente (Awingna), and Whittier (Sejatngna).

The Tongva derived their sustenance and culture from the rivers. They traveled throughout the watershed, using reed canoes for hunting, fishing, and gathering, and they venerated the rivers in ritual bathing ceremonies. The Tongva sustained themselves on a wide variety of ecosystems. The basin prairie provided deer, pronghorn antelope, elk, and migratory birds. The mountains offered autumn harvests of pine nuts. The rivers provided fish and medicinal herbs from riparian plants. But the Tongva's primary food was acorns from the oak woodlands, which they tended like orchards, pruning, weeding, and even using controlled burning to clear underbrush and fertilize the trees.

Today, there are 300 enrolled members of the Gabrieleno/Tongva Council of San Gabriel and an estimated few thousand that still live in California. In El Monte, the Tongva have established a Young People's Village (Youth Center at 4528 Baldwin Avenue in El Monte).

MISSION PERIOD INFLUENCE

Mission Period

From 1770 to 1821, Spanish missionaries and soldiers used the El Monte area as a camp. In 1771, just south of present-day El Monte, the first Mission San Gabriel Arcangel, or La Mision Vieja, was established on the banks of the Rio Hondo as a stopping point between the missions in San Diego and Carmel. Severe flooding, along with hostility between Spanish soldiers and a local village, eventually forced the mission to move to its present location in the City of San Gabriel in 1775.

Many Tongva were brought in to live at the mission and required to abandon their native traditions. They became Catholic converts, laboring to maintain and expand the mission by learning to farm in the European style. They tilled land and dug irrigation trenches to plant wheat, corn, and vegetables. Others were trained to tend cattle, butcher meat, and tan hides. Women were responsible for feeding the mission community, making soap and candles, and weaving rope. Fed by the waters of the San Gabriel River and the labor of the Tongva, the mission became the most productive agricultural center in California by 1815.

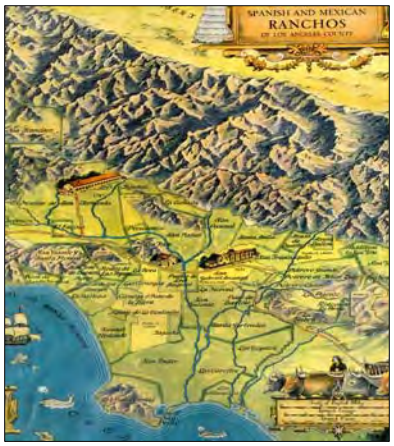
Rancho Period

In 1821 the area now constituting El Monte became part of the Mexican Republic. The mission era came to an end with a decree from the Mexican Congress that stated missions were to be reduced to parish churches. Included in this law was a provision that the missionaries be offered posts as priests, mission buildings be converted to Native American pueblos, and Native Americans receive enough land "for their support and wellbeing." However, the officials charged with overseeing the missions divided the land into private *ranchos* and valuables were sold off, decimating the wealth of the missions in a decade. The Tongva who had become dependent on the missions for survival subsequently lived on the fringes of society.

Although the mission era had formally ended, the area now constituting El Monte was still an important stop along the Santa Fe Trail, an ancient route that originally terminated in Santa Fe, Mexico. Traders and merchants continued to use the trail, exchanging American manufactured goods for furs and other items. Traders sent caravans to Missouri as part of this international trade. One of the City's state historical markers is in the Santa Fe Trail Historic Park in downtown El Monte.

El Monte's History

Pictured is a relief depicting El Monte's early history as the end of the Santa Fe Trail.



Spanish and Mexican Ranchos

El Monte was part of the original Spanish and Mexican Ranchos.

EARLY CALIFORNIA SETTLEMENTS

El Monte played a significant part in California's early pioneer history. The area was the location of the first encampments along the extension of the old Spanish trail from Missouri to Santa Fe. On January 13, 1847, California became part of the United States with the signing of the Treaty at Cahuenga. By the 1850s some began to refer to El Monte as the "end of the Santa Fe Trail," as it became the western extension of the trail that originally ended in Santa Fe, New Mexico.

By midcentury, pioneers traveling from the Midwest were drawn to California by the Gold Rush and the prospects of riches. Although few found such riches, the El Monte region offered abundant land, fertile alluvial soil, and water for agriculture. The first pioneer family to arrive in El Monte from across the United States—the Thompsons of Iowa—settled here in 1851 after a 14-month journey. Subsequently, the charismatic Captain Johnson of Lexington, Kentucky, led another group of pioneers to El Monte in 1852 and established a settlement named after his home town.

The area of El Monte was designated a township in 1866 by the state legislature in an effort to organize the state into smaller, more defined governmental units. In 1868 the township's name was changed from Lexington to El Monte. Valley Boulevard was an extension of the Santa Fe Trail, and was used throughout the 1870s by the Butterfield Stage, which connected Los Angeles to Riverside. El Monte boasted the stagecoaches' first official stop—the Thompson family's Willow Grove Inn.

El Monte grew exponentially when the Southern Pacific Railroad built the first tracks through the city in 1873. In 1876, the first weekly newspaper was founded, the *El Monte Herald*. Main Street was paved in 1906; and one year later, the Pacific Electric Red Cars were serving as public transportation for the town. The Red Cars traversed the city from east to west along the Ramona Boulevard corridor. El Monte was incorporated in 1912.

GARDEN CITY OF THE VALLEY

Burgeoning Agriculture

El Monte's successful early small farms cultivated fruit, hops, cotton, castor beans, grain, honey, wool, and bacon. The turn of the century saw continued bounty from the land. In the early 20th century, El Monte was known as the "Garden City of the Valley." Walnuts, fruit, berries, vegetables, and flowers grew in abundance and supplied areas across the country. With the rich alluvial soils of the rivers, El Monte was a fertile place to grow anything. The official logo of the City of El Monte included walnuts.

Bodger Seed, Ltd., leased large swaths of land in southern El Monte to grow flowers. The brilliant-colored rows became a regional draw and an international legend as these products of California horticulture were exported to Europe. Local farmers claimed that anything would grow that you put in the ground. Orchards, groves, and a growing dairy industry began to replace field crops. The thriving agricultural industry required more water than was locally available, thus began the importation of water.

Roaring Twenties to Depression

The renowned Gay's Lion Farm—the Disneyland of the 20s and 30s—opened to the public in 1927 with 57 lions. The farm was on the present site of Valley Boulevard and Peck Road. It raised lions for the growing film industry and put on shows for visitors. Hundreds enjoyed the farm and its roaring creatures. Jackie, one of Gay's prize animals, was chosen for the MGM logo, and the local high school adopted the lion as its mascot. Although the farm is long closed, its memory lives on with statues of Jackie at the Aquatic Center and at Valley Boulevard and Peck Road.

During the Depression, El Monte was chosen as the location of a unique federally funded program, an experimental subsistence program called Rurban Homesteads. The government purchased a walnut farm east of Peck road and subdivided it into 100 single-acre lots. Each lot offered a home with enough land to produce vegetables and raise livestock. The project was successful and repeated across the country. Some of the original Rurban Homesteads and the layout of the visionary development are still visible along the The Wye in the northeast quadrant of the City.

EMERGING CULTURES

The Chinese first came to the greater El Monte area during the construction the Southern Pacific Railroad. Many Chinese remained in the El Monte area and ran trucks for the burgeoning agricultural industry. However, the Chinese Exclusion Act of 1862 largely reduced the Chinese influence, forcing many Chinese immigrants to leave their homes in the San Gabriel Valley, although some stayed in the area. Johnson Sting, a native Chinese, owned the largest asparagus farm in southern California. Today, Chinese is the fastest growing ethnic group in El Monte.

Mexican-American Barrios

Medina Court, the last of the City's original Mexican-American barrios, has provided El Monte with a long line of civic and business leaders, establishing its reputation as a "Gateway to the American Dream" for generations of new Americans.

Japanese immigrants came to California in the late 19th century as unskilled farm workers. Like Mexican immigrants, they were segregated in public schools by racial covenants on property deeds and lived separate and distinct lives from other American residents in El Monte. By the 1920s, many Japanese assumed the trucking farms formerly held by the Chinese. A large number of Mexican Americans worked on their farms. However, the internment of the Japanese Americans during World War II caused them to lose their farms and literally removed this community from El Monte.

The Mexican Revolution of 1910 displaced large numbers of Mexican citizens and brought waves of immigrants into California over the following decades. Many of these immigrants found work in El Monte in the dairy, walnut, and berry farming industries. They brought with them great knowledge of agriculture and a strong equestrian tradition—the Charros legacy—that is still strongly felt in certain parts of the city. By the 1930s, Mexican immigrants constituted 20 percent of El Monte's population.

City ordinances required that Mexican immigrants live in designated areas; thus nurturing a unique Mexican American culture for more than 40 years. Approximately nine barrios were established in El Monte, such as Hicks Camp, Wiggin's Camp, Garvey Camp, Chino Camp, La Granada, and Medina Court. Houses were small wooden or even cardboard structures, usually with two or three rooms. Most families had an outhouse, although a few people had plumbing. Families had gardens and tended animals. Each barrio had its own stores, churches, and cultural establishments.

The barrios were a unique part of El Monte's history that continues to leave an imprint on community life. Although most of the barrios were demolished between 1953 and 1970, many of the residents stayed in the area to raise families and start businesses. The one remaining barrio is Medina Court, which was originally established around Our Lady of Guadalupe Church. Medina Court has provided El Monte with a long line of civic and business leaders, establishing the neighborhood's reputation as a "Gateway to the American Dream" for generations of new Americans.

WORLD WAR AND INDUSTRIAL ERA

World War II brought dramatic changes to El Monte. It brought the defense industry, harkening a shift from agriculture to industry. Aircraft parts factories and manufacturing began to emerge. Dairies and agricultural uses gave way to modern industry. Some of the best-known companies included Sargent Fletcher and Navcom. Local workers produced parts for small planes, bombs, and other aircraft. At this time the industrial area now called Flair Park was established, as well as the northwest industrial area where Ball Glass opened to produce glass containers of all varieties.

The City of El Monte continued to expand as a suburb of the greater Los Angeles Region. To accommodate this population and reduce the threat of flooding, the Army Corps of Engineers cemented the river channels to allow for housing and industry within the flood plain. The quarry industry adjacent to El Monte to the north began in 1950 and still remains today. Much of the present freeway system was also established during this time . Much of the natural landscape was permanently replaced by flood control channels, freeways, quarries, and industrial uses, leaving a legacy of environmental issues.

El Monte's regional popularity increased with the opening of Valley Mall and its integrated music venue that drew international talent for the enjoyment of all—the El Monte Legion Stadium. El Monte RV, begun in 1970, became one of the nation's premier RV rental companies, represented by several hundred travel companies worldwide. Establishment of the Metropolitan Transportation Authority Bus Terminal and Metrolink commuter rail helped establish El Monte as a transit hub of the San Gabriel Valley. As in the rest of southern California, the culture of the automobile took over, and El Monte became a regional destination to purchase cars.

As is the case with early industrialization and suburbanization throughout the southern California region, unintended legacies remain from this era. City leaders today face pollution from past industrial activities, underground water contamination, congestion from an overtaxed transportation system, and public health challenges of modern life in the Los Angeles metropolitan area.

CONTEMPORARY EL MONTE – 1980S TO PRESENT

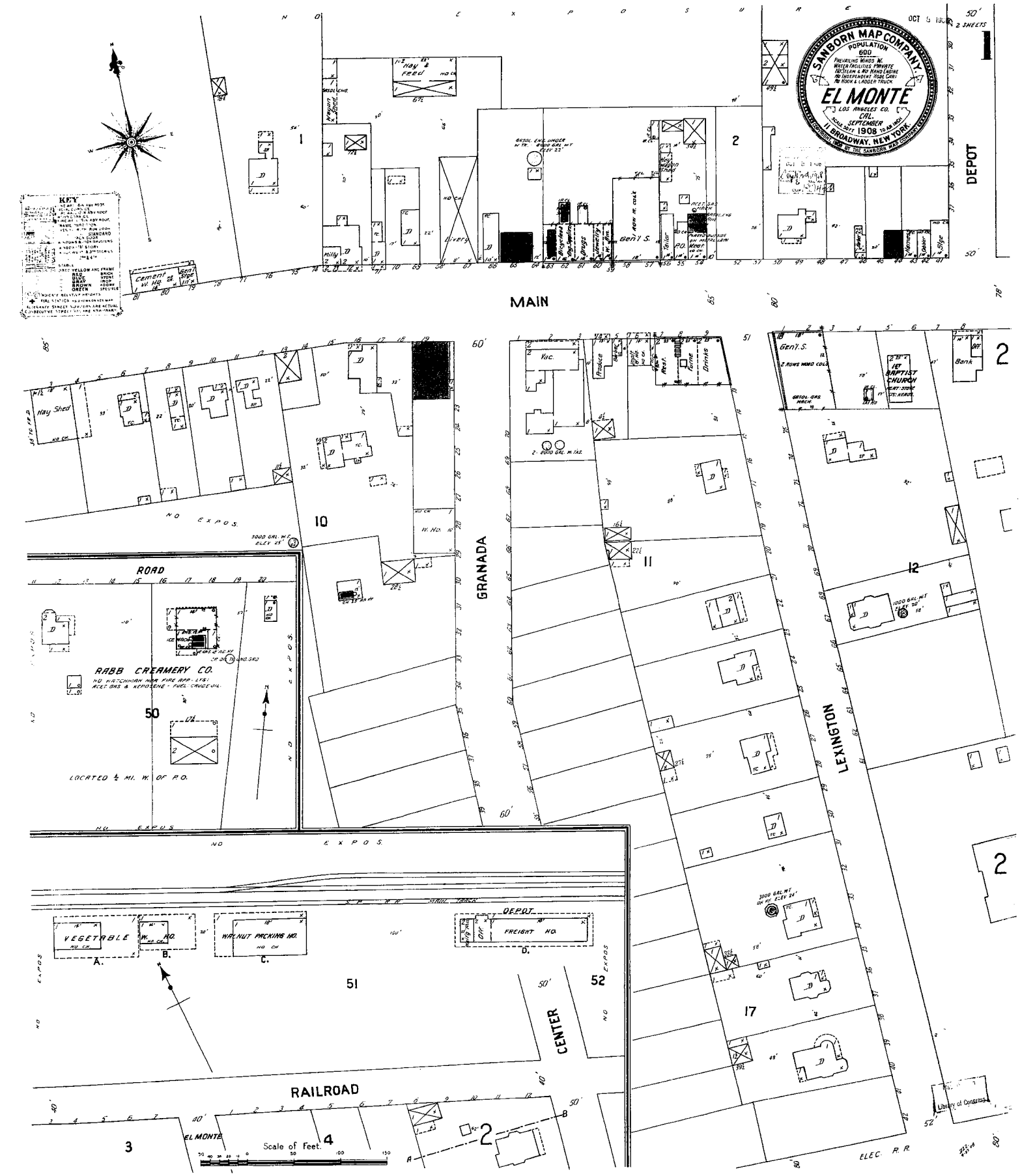
The City of El Monte has a colorful past, made up of many generations of individuals and families who traveled across the world to settle in El Monte. Although diverse in background, El Monte residents today share a special civic spirit of conviviality based on a belief in family and community. The City celebrates its younger citizens in a series of yearly events designed to delight the young and young at heart: Holiday House, the Art Festival, and Children's Parade. The Parks Department hosts an excellent set of recreation opportunities for youth, and the state-of-the-art Aquatics Center is a major asset to the health and well-being of residents.

El Monte's special identity is found in acknowledging and embracing the richness and the inextricable relation between the cultural and natural history of the community. Any time a foundation is dug for a new building in El Monte, the rich alluvial soils the San Gabriel River and Rio Hondo once deposited across the valley floor are unearthed. A critical part of the cultural resources program will be to re-establish a balance between the natural environment that gave the City its identity throughout history as a "wooded place – a meadow between rivers" and future development.

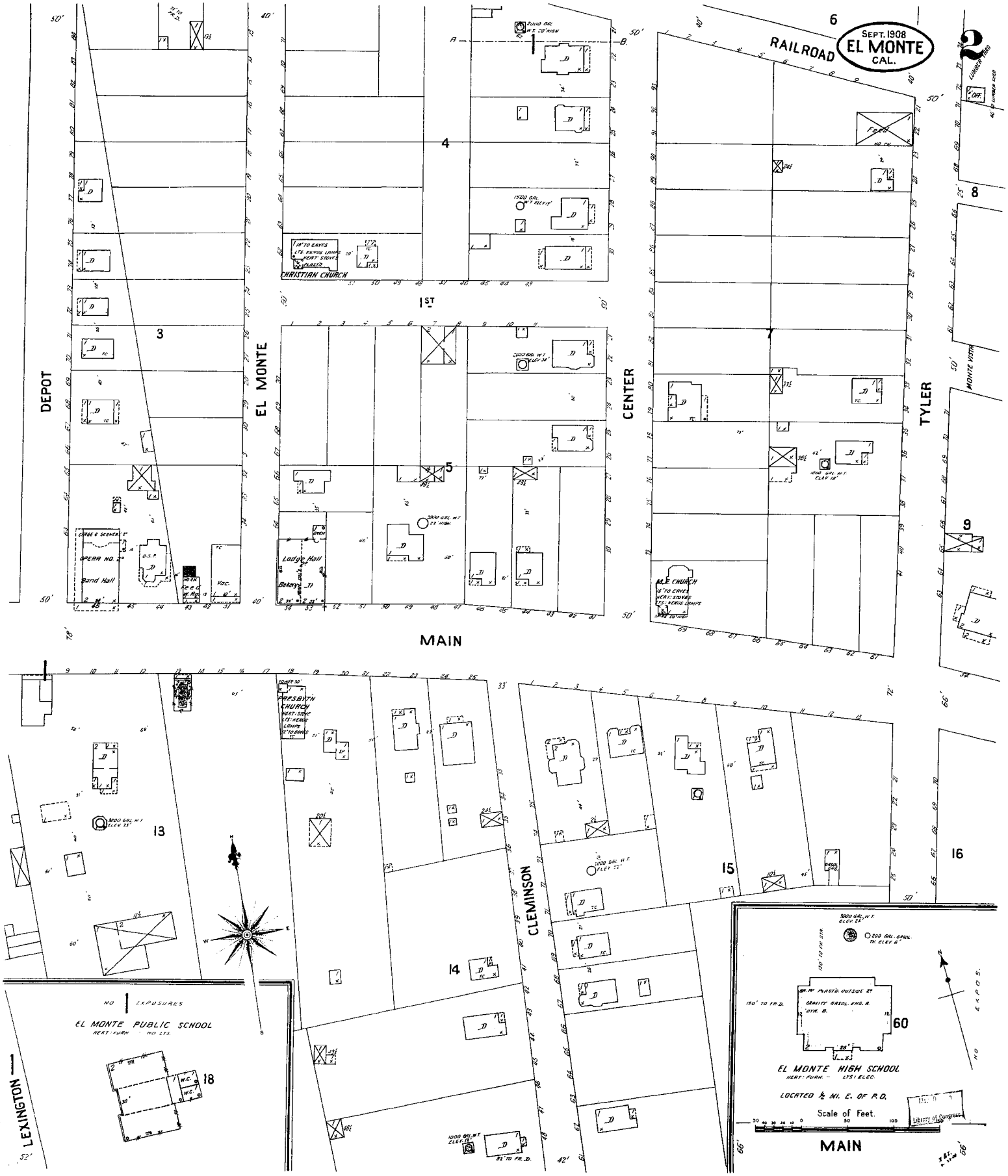
El Monte has taken a leadership role in the Emerald Necklace, a vision for restoring the Rio Hondo and San Gabriel River channels. The City wishes to revitalize its downtown core, beautify and open up its rivers, and strengthen the economy. In this renewal process, the city anticipates future growth, opportunity, and continued celebration of diversity. The strategic position of the city as a central hub where regional bus, Metrolink, highway, and local trolley services converge is a great strength and offers opportunity to develop world class transit-oriented developments.

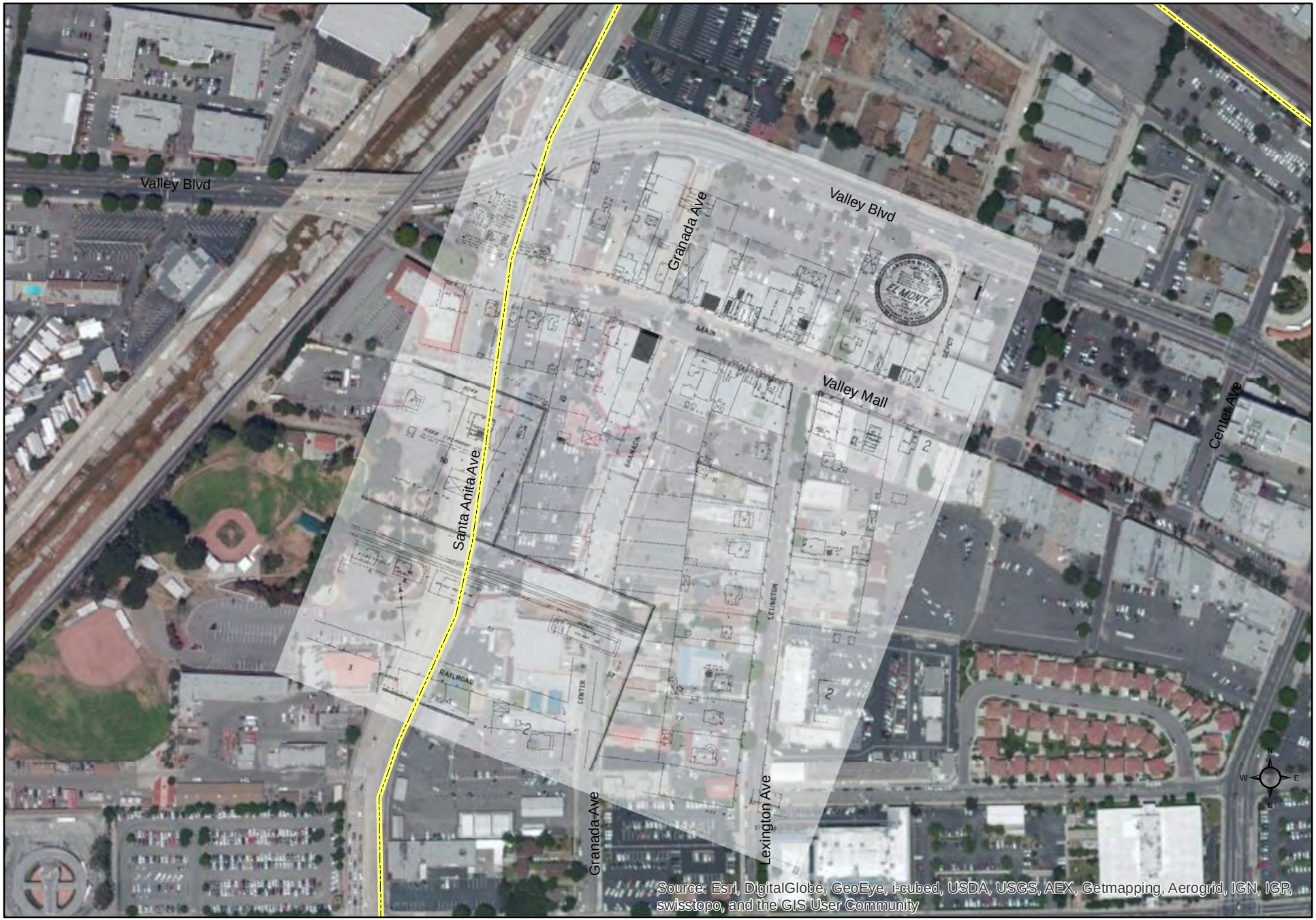
El Monte will always be remembered for its colorful past and its unique contribution to the history of California. Contemporary El Monte, however, will be defined by its future. Civic leaders have the opportunity to define a legacy that respects and leverages its past. This new legacy will be one that embraces a clean and healthy environment, that recognizes and affirms its cultures and places and imbues the physical and natural environment with reminders, that cherishes it residents and families, and that offers people of all cultures a place of security, and promise and a launching point for realizing their dreams. El Monte is at a pivotal moment in its history and evolution.

Exhibit 5. Sanborn Maps, 1908



SANBORN MAP COMPANY
POPULATION 600
PREVAILING WINDS W.
WATER FACILITIES PRIVATE
1ST STEAM & NO HAND ENGINE
NO INDEPENDENT HOSE CART
NO HOOK & LADDER TRUCK
EL MONTE
LOS ANGELES CO.
CAL.
SEPTEMBER
1908
11 BROADWAY, NEW YORK
COPYRIGHT 1908 BY THE SANBORN MAP COMPANY
OCT 5 1908
2 SHEETS
KEY
MAIN
DEPOT
GRANADA
LEXINGTON
ROAD
RABB CREAMERY CO.
LOCATED ½ MI. W. OF P.O.
VEGETABLE W. HO.
WALNUT PACKING HO.
FREIGHT HO.
DEPOT
CENTER
RAILROAD
EL MONTE
Scale of Feet.
ELEC. R.R.
1ST BAPTIST CHURCH
Hay Shed
Hay & Feed
Gen'l S.
Bank
Vac.
Produce
Drinks
Furn.
Rest.
Milly
Livery
Cement W. HO.
Gen'l Stge
Library of Congress


SEPT. 1908
EL MONTE
CAL.
RAILROAD
DEPOT
EL MONTE
CENTER
TYLER
1ST
MAIN
CLEMINSON
LEXINGTON
CHRISTIAN CHURCH
OPERA NO. 2
Grand Hall
Lodge Hall
Bakery
M.E. CHURCH
PRESBYTN CHURCH
EL MONTE PUBLIC SCHOOL
EL MONTE HIGH SCHOOL
LOCATED ½ MI. E. OF P.O.
Scale of Feet.
Library of Congress



Sanborn Map
El Monte, Sep 1908, Sheet 1 of 2

0 125 250 500 750 1,000 Feet

Sanborn Map
El Monte, Sep 1908, Sheet 2 of 2

0 100 200 400 600 800 Feet

Exhibit 6. Sanborn Maps, 1920,1925-1932

6 SHEETS

1

SANBORN MAP COMPANY
POPULATION 1400
PREVAILING WINDS S.W.
WATER FACILITIES: See Note.
FIRE DEPARTMENT: See Note.
EL MONTE
LOS ANGELES CO.
CAL.
MAY
1920
11 BROADWAY, NEW YORK
PUBLISHED BY THE SANBORN MAP COMPANY

MAY 26 1920

©CLF 34022

WATER FAC:— MUNICIPAL WATER WORKS: PUMPING SYSTEM. WATER FROM 12" BORED WELL 153' DEEP, 8" ELEC. DRIVEN (2 HP MOTOR) CENTRIFUGAL TURBINE BOWLS PUMP, CAPY. 750 GAL. PER MIN. NOTHING 8" DISCHARGE INTO 60,000 GAL. STEEL TANK ELEV. 30' TO BOTTOM & 126' TO TOP ON STEEL TOWER. TANK HOUSE HAS FULLY AUTOMATIC STARTING, RUNNING ON MOTOR WHEN WATER REACHES LEVEL OF 8" BELOW TOP. MAINS FROM TANK INTO AREAS THRU 3" STEEL PIPE FROM BOTTOM TO GROUND THENCE INTO 8", 6" & 4" WHT. IRON MAINS. 1 MI. IN TOTAL. 4 FIRE HYDRANTS 2" INLETS. NO RESERVE FIRE MAINS. 3 VI. WINCH FIRE DOUBLE ALSO 1 - 2½" GUARD VALVE AND ON PALM AV. - STANDING PRESSURE PROBT 30 LBS. PER SQ. INCH. PRESS. CAN BE INCREASED TO 125 LBS. BY DIRECT PRESS. FROM PUMP.

FIRE DEPT:— VOLUNTEER CO. OF ABOUT 12 MEMBERS, 1 HOSE CART, 1 HAND REEL CART WITH 300' (450' BEING NEW) 2½" COTTON & L. HOSE. ALSO 300'-2½" HOSE IN RESERVE. 12" OF FIRE LADDERS WITH HOOKS, ETC. & 3 GAL. "SAUCOCK" CHEMICAL EXTGR. ALL KEPT AT CITY HALL. FIRE STATION: HOSE CART BELL ON FIRE STATION. FIRE LIMITS: 210' EAST SIDE OF MAIN ST. BETW. GARVANZA AV. & TYLER ST. AS SHOWN BY HEAVY RED LINE ON KEY MAP.

BARRES: LEVEL - MAIN, TYLER, CENTER, LEXINGTON STREETS & PALM AV. PAVED. OTHERS IN GOOD CONDITION.

KEY

FIRE WALL SIN ABV ROOF
METAL CORNICE
FIRE WALL HIGH ABV ROOF
WOOD CORNICE
BALCONY GALLERIES ABVROOF
FRAME PARTITION
OPENING WITH IRON DOOR
" " "STANDARD"
" " IRON DOOR
WINDOWS & IRON SHUTTERS
WINDOWS 1st STORY
WINDOWS 1st & 2nd STORIES
" 2nd & 3rd "
STABLE (CB) CONCRETE BLOCK
BUILDINGS COLORED YELLOW ARE FRAME
" " RED BRICK
" " BLUE STONE
" " GRAY CONC.
" " BROWN FIRE PROOF
INDICATE RELATIVE HEIGHTS
INDICATE AUTOMATIC SPRINKLERS
FIRE STATION, AS SHOWN ON KEY MAP
ALTERNATE STREET NOS ARE ACTUAL
CONSECUTIVE STREET NOS ARE ARBITRARY
(PF) PERPENDICULAR FLUE

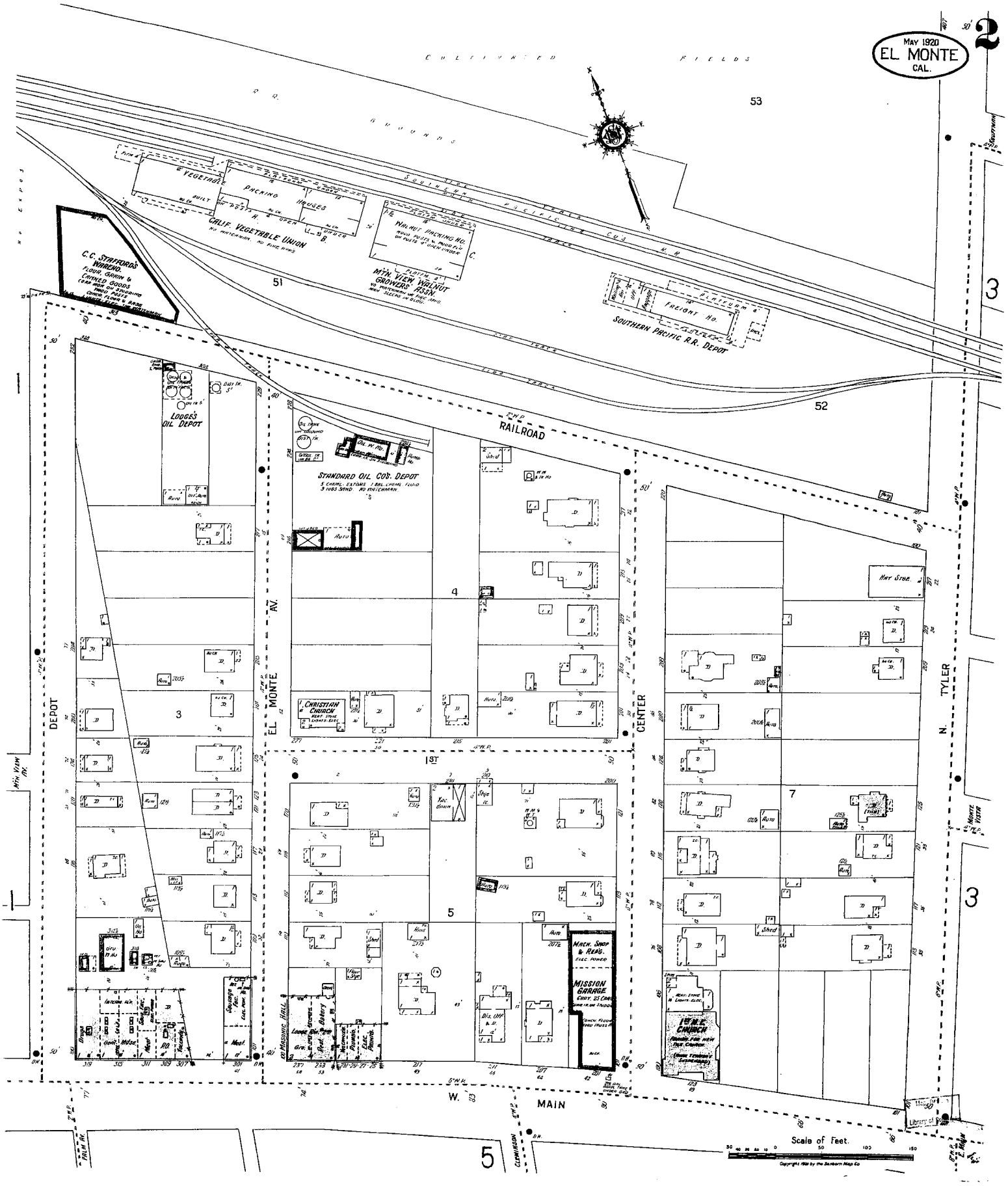
INDEX.

	Sheets
C	
Calif. Vegetable Union	2
Christian Church	2
City Hall	3
Corpe Bros. Garage	5
E	
El Monte Canning Co.	4
" " Garage	4
" " Grammar School	5
" " Lumber Yard	3
" " Union High School	3
" " Walnut Growers Assn.	3
F	
First M. E. Church	2
L	
Lodge's Oil Depot	2
Los Angeles Creamery Co., El Monte Br.	4
M	
Masonic Hall	2
Mission Garage	2
Morgan, V. K. & Co., Cannery	5
Mountain View Walnut Growers' Assn.	2
N	
Nicholls-Loomis Co.	4
P	
Patten & Davies Lumber Yard	3
Post Office	2
Presbyterian Church	5
S	
San Gabriel Valley Canning Co.	3
Shakespeare Club Ho.	3
S. P. R. R. Depot	2
Stafford, C. C., Warehouse	2
Standard Oil Co., Depot	2

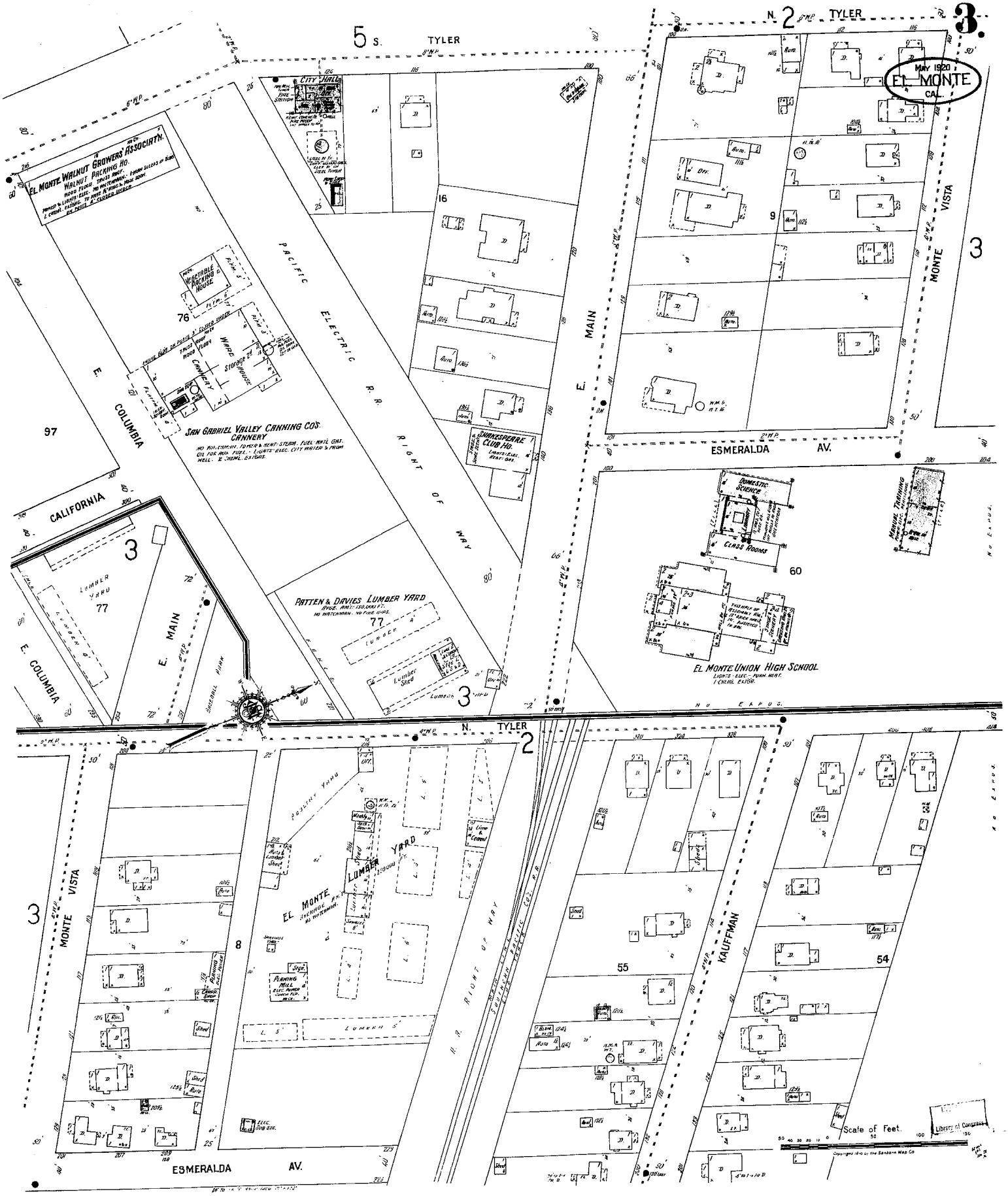
Map Division, JUN 7 '20 Library of Congress

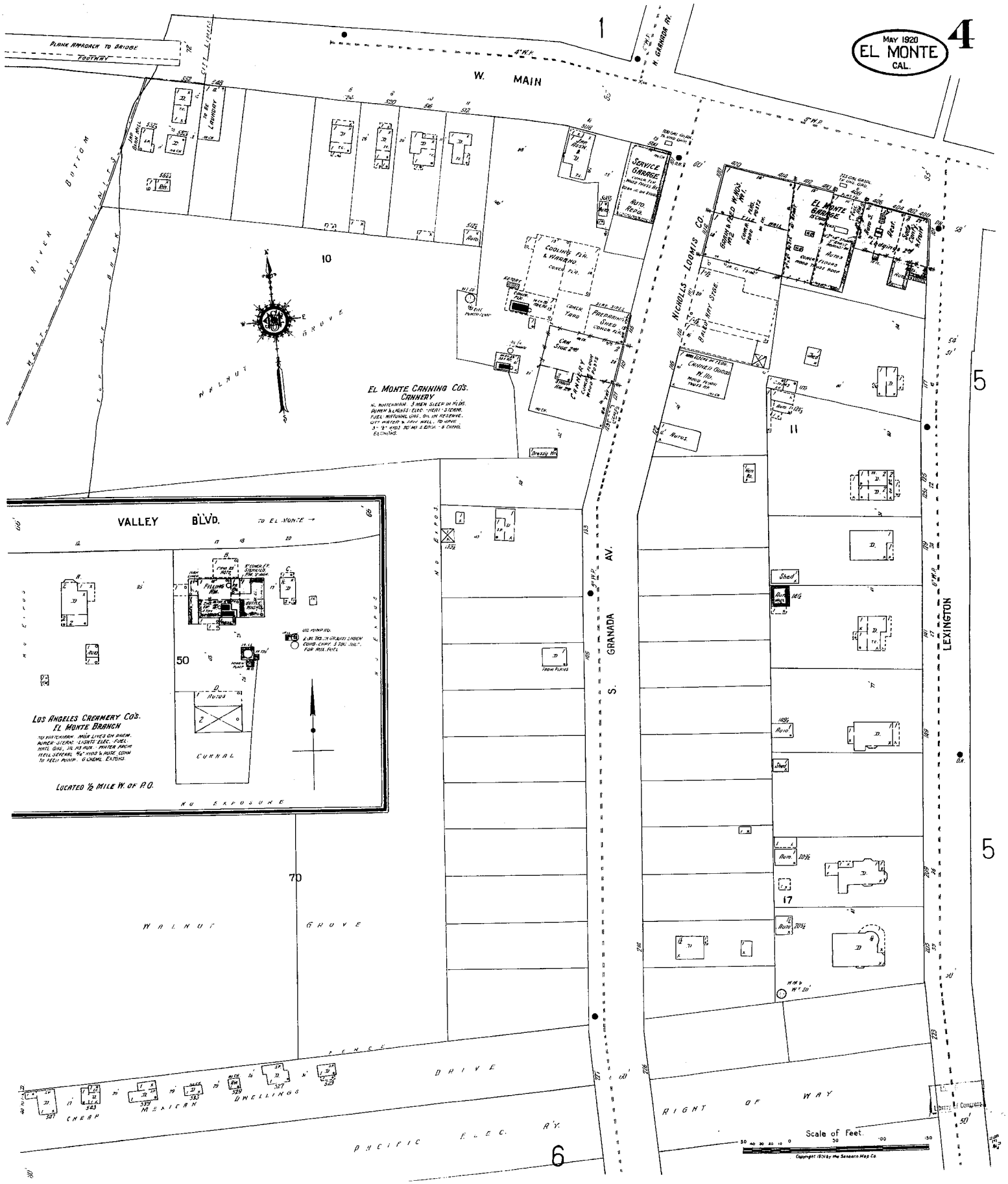
Scale of Feet.

Copyright 1920 by the Sanborn Map Co.

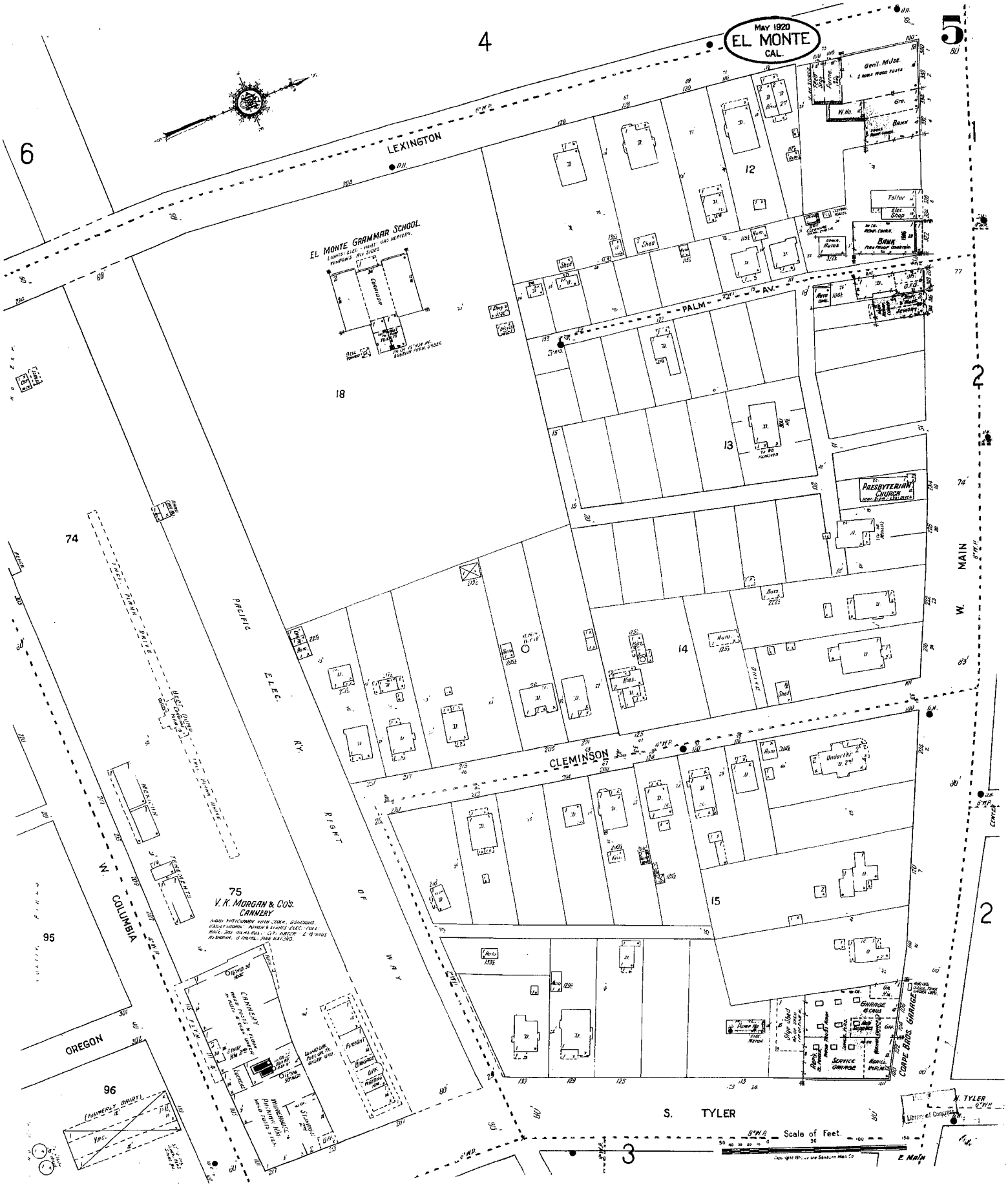


MAY 1920
EL MONTE
CAL.
2
CULTIVATED FIELDS
R.R. GROUNDS
SOUTHERN PACIFIC CO'S R.R.
VEGETABLE PACKING HOUSES
CALIF. VEGETABLE UNION
WALNUT PACKING HO.
MTN. VIEW WALNUT GROWERS' ASSN.
FREIGHT HO.
SOUTHERN PACIFIC R.R. DEPOT
C.C. STAFFORD'S WAREHO.
FLOUR, GRAIN & CANNED GOODS
LODGE'S OIL DEPOT
STANDARD OIL CO'S. DEPOT
RAILROAD
DEPOT
EL MONTE AV.
CENTER
N. TYLER
1ST
W. MAIN
CHRISTIAN CHURCH
MACH. SHOP & REPG.
MISSION GARAGE
1ST M.E. CHURCH
HAY STGE.
MTN. VIEW AV.
MONTE VISTA
CLEMINSON
PALM AV.
Scale of Feet.
Copyright 1916 by the Sanborn Map Co.

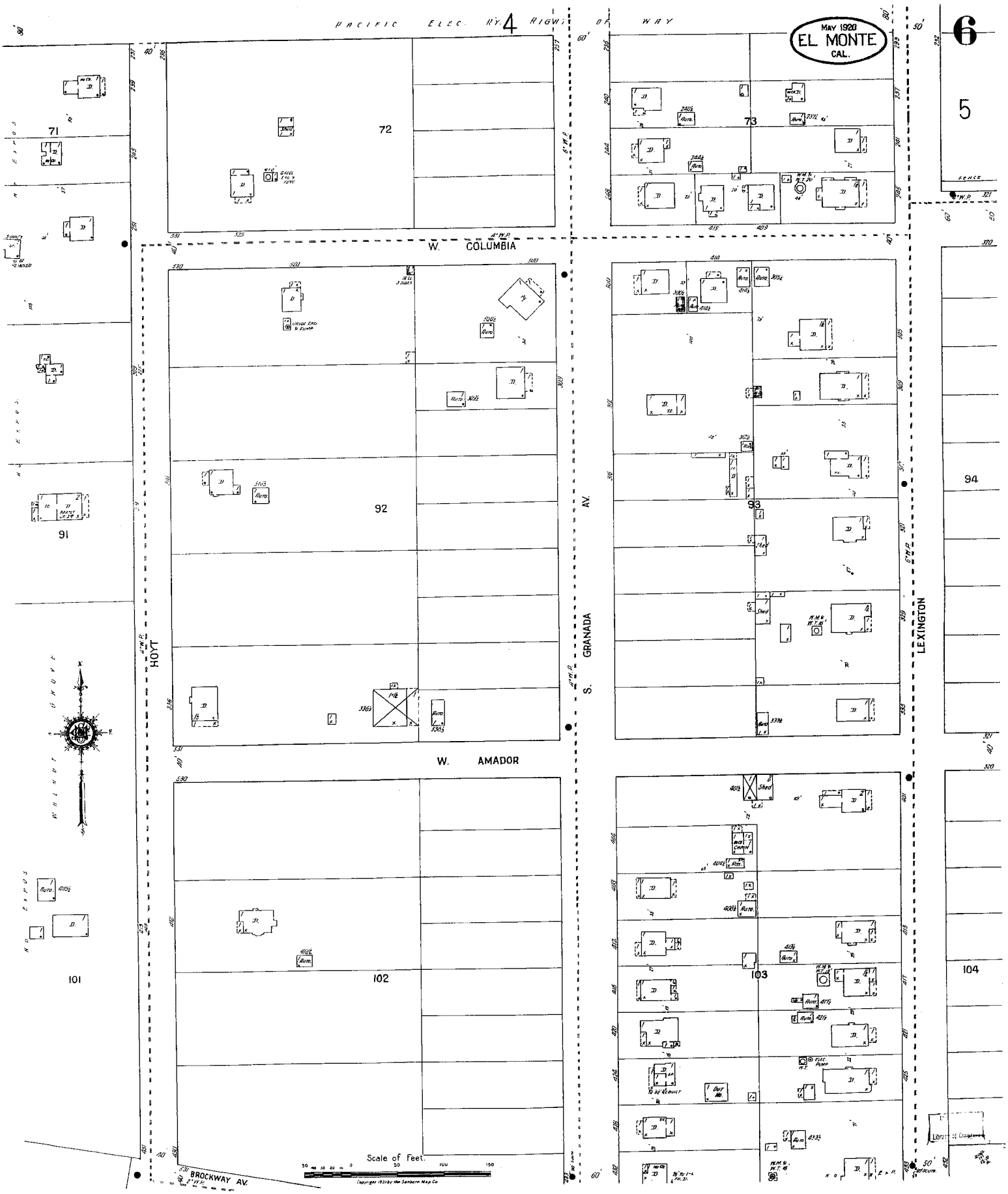

3.
MAY 1920
EL MONTE
CAL.
N. TYLER
5 S. TYLER
CITY HALL
EL MONTE WALNUT GROWERS' ASSOCIATION
WALNUT PACKING HO.
VEGETABLE PACKING HOUSE
CANNERY
STORAGE
WARE HOUSE
SAN GABRIEL VALLEY CANNING CO.
PACIFIC ELECTRIC R. R. RIGHT OF WAY
E. MAIN
E. COLUMBIA
CALIFORNIA
SHAKESPEARE CLUB HO.
ESMERALDA AV.
MONTE VISTA
DOMESTIC SCIENCE
CLASS ROOMS
MANUAL TRAINING
EL MONTE UNION HIGH SCHOOL
LIGHTS - ELEC. - PUMP. HEAT.
1 CHEMICAL EXTGR.
PATTEN & DAVIES LUMBER YARD
LUMBER YARD
LUMBER SHED
EL MONTE LUMBER YARD
PLANING MILL
KAUFFMAN
Scale of Feet.
Library of Congress



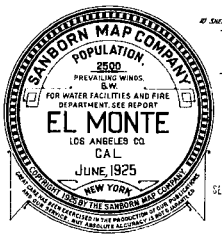
MAY 1920
EL MONTE
CAL.
4
W. MAIN
N. GRANADA AV.
S. GRANADA AV.
LEXINGTON
VALLEY BLVD.
TO EL MONTE
WALNUT GROVE
RIVER BOTTOM
WEST LIMITS
PLANK APPROACH TO BRIDGE
FOOTWAY
SERVICE GARAGE
EL MONTE GARAGE
NICHOLLS - LOOMIS CO.
EL MONTE CANNING CO'S. CANNERY
LOS ANGELES CREAMERY CO'S. EL MONTE BRANCH
LOCATED ½ MILE W. OF P.O.
CORRAL
NO EXPOSURE
FILLING RM.
CHEAP MEXICAN DWELLINGS
PACIFIC ELEC. R'Y.
RIGHT OF WAY
Scale of Feet.
Copyright 1920 by the Sanborn Map Co.



MAY 1920
EL MONTE
CAL.
5
4
6
1
2
3
LEXINGTON
PALM AV.
CLEMINSON
S. TYLER
W. MAIN
W. COLUMBIA
OREGON
PACIFIC ELEC. RY. RIGHT OF WAY
EL MONTE GRAMMAR SCHOOL
PRESBYTERIAN CHURCH
V. K. MORGAN & CO'S. CANNERY
CANNERY
CORPE BROS. GARAGE
SERVICE GARAGE
Scale of Feet.
E. MAIN


PACIFIC ELEC. RY. RIGHT OF WAY
4
6
5
MAY 1920
EL MONTE
CAL.
71
72
73
91
92
93
94
101
102
103
104
W. COLUMBIA
W. AMADOR
BROCKWAY AV.
HOYT
S. GRANADA AV.
LEXINGTON
WALNUT GROVE
Scale of Feet
Copyright 1920 by the Sanborn Map Co.

1



(SAME) 10 SHEETS

1

SEP 26 1925

SEP 11529

WATER FACILITIES: – MUNICIPAL WATER WORKS – GRAVITY AND DIRECT PRESSURE SYSTEM – WATER FROM 2 – 12" BORED WELLS, 140' AND 153 DEEP. BY 1 STRAUB-JACKSON ELEC. CENTRIFUGAL PUMP (CAP. 500 GALS PER MIN), 1 PACIFIC ELEC. DRIVEN TURBINE PUMP (CAP. 700 GALS PER MIN) AND 1 ELEC. DRIVEN GOULD TRIPLEX PLUNGER PUMP (CAP. 250 GALS PER MIN) INTO A 60,000 GAL. STEEL TANK, ELEVATED 94' TO BOTTOM, ON A STEEL TOWER. GRAVITY PRESSURE OF 50 LBS. CAN BE RAISED TO 145 LBS. BY DIRECT PRESSURE. 8", 6", 4" AND A FEW SMALL LENGTHS OF 2" WROUGHT IRON MAINS. – ALSO A 10" REDRIVED PIPE LINE EXTENSION ON E. MAIN ST. – 38 SINGLE AND 9 DOUBLE HYDRANTS.

FIRE DEPT.: – VOLUNTEER CO. OF 12 MEN. – 1 FORD CHEM. HOSE AND CHEM. WITH 2 30 GAL. NAF 7-3 GAL. CHEMICALS, 250' 2½", 250' 1½", AND 200' ½" HOSE.

FIRE ALARM: HAND FIRE BELL AND ELEC. SIREN AT FIRE STATION (SEE IS, THIS SHEET)

FIRE LIMITS: OWNING BY VOLUNTEER AND LIKE ON KEY MAP

GRADES: LEVEL.

STREETS: MOSTLY PAVED

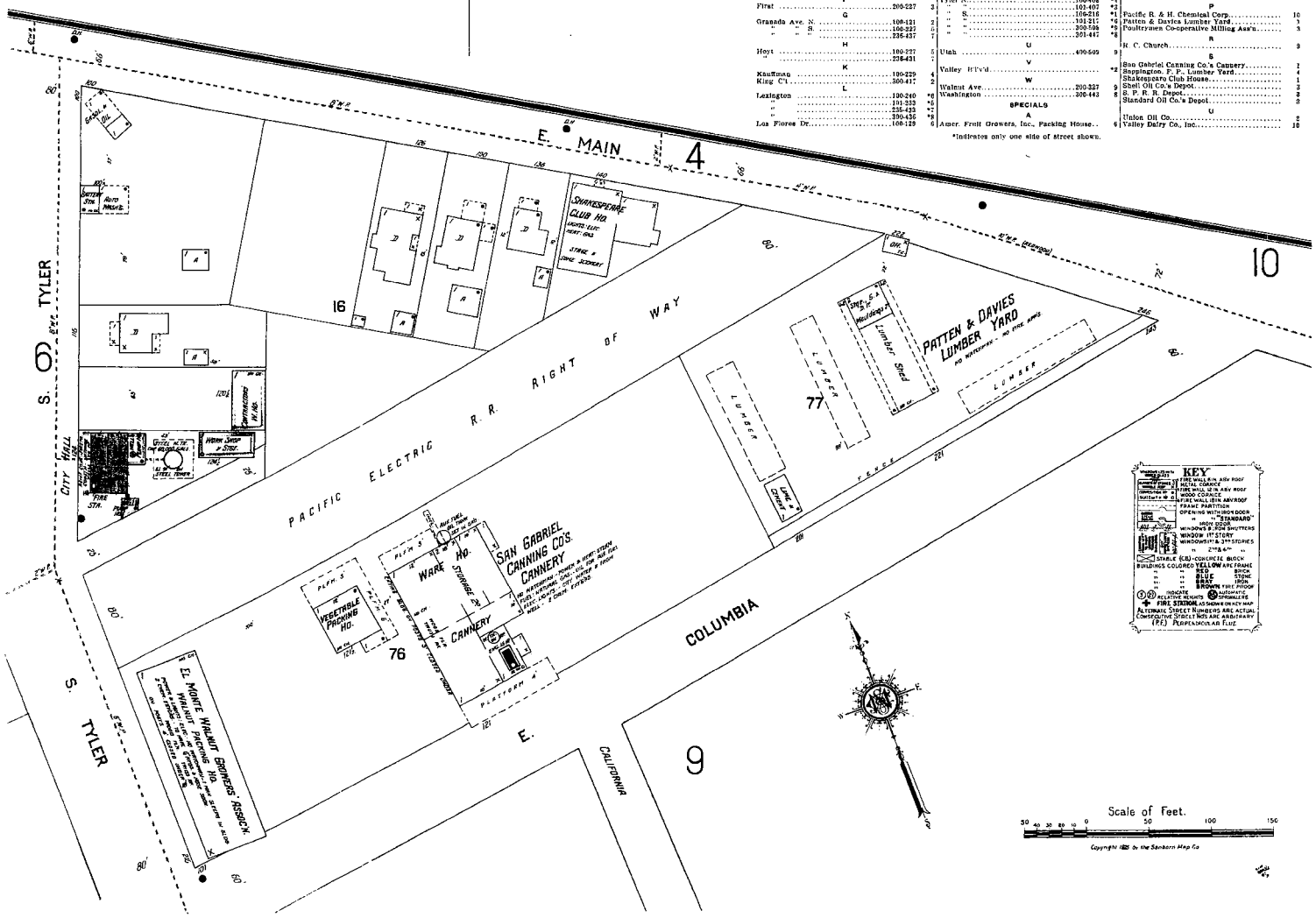
Map Division, SEP 26 1925 Library of Congress

INDEX

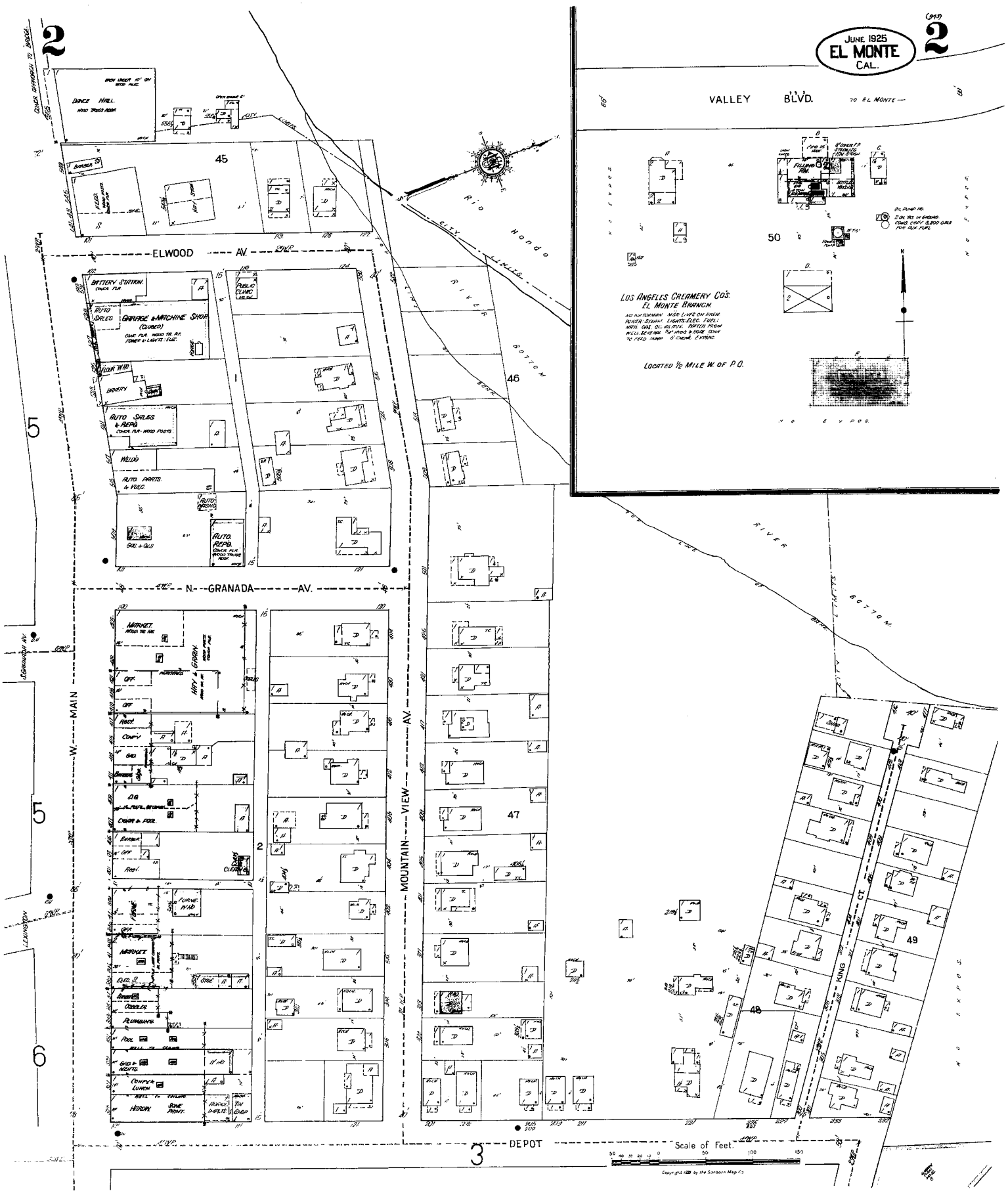
STREETS

	Sheet
A	
Amador, E.	100-126 9
" W.	100-327 8
" "	400-531 7
C	
California	300-609 9
Center	100-217 3
Central Ave.	10
Clemmeson	100-221 6
Columbia, E.	100-246 *9
" "	101-543 *1
" W.	100-326 *8
" "	101-325 *7
" "	400-533 7
D	
Depot	100-232 *3
"	101-237 *2
E	
Eastmont Ave.	10
El Monte Ave.	100-229 3
Elwood Ave.	100-127 2
Esmeralda Ave.	100-228 4
F	
First	200-227 3
G	
Granada Ave. N.	100-121 2
" " S.	100-227 6
" "	235-437 7
H	
Hoyt	100-227 5
"	228-431 7
K	
Kaufman	100-229 4
King Ct.	300-417 2
L	
Lexington	100-240 *6
"	101-333 *5
"	235-433 *7
"	300-436 *8
Los Flores Dr.	100-129 6
M	
Main, E.	100-246 *1
" "	101-313 *4
" "	221-231 *10
" "	300-310 *9
" "	501-515 *10
" W.	100-340 *6
" "	101-319 *3
" "	335-525 *2
" "	400-555 *5
Monte Vista	100-129 4
Mountain View Ave.	300-529 9
N	
Nevada	300-445 8
O	
Oak Ave.	200-327 9
P	
Palm Ave.	110-137 6
R	
Railroad	100-315 3
T	
Tyler N.	100-408 *4
" "	101-407 *3
" S.	100-216 *1
" "	101-217 *6
" "	300-508 *8
" "	301-447 *8
U	
Utah	400-509 9
V	
Valley H'Ts'd.	*2
W	
Walnut Ave.	200-327 9
Washington	300-443 8
SPECIALS	
A	
Amer. Fruit Growers, Inc., Packing House	6
C	
California Vegetable Union	8
Christian Church	3
City Hall	1
Columbia Grammar School	9
E	
El Monte Canning Co's Cannery	6
" " Grammar School	6
" " Union High School	4 & 10
" " Walnut Growers' Ass'n	1
F	
First M. E. Church	3
" Presbyterian Church	3
I	
Immanuel Episcopal Church	9
I. O. O. F. Hall & Lodge Rooms	4
L	
Los Angeles Creamery Co.'s, El Monte Br.	2
M	
Mission Garage	3
Mountain View Walnut Growers' Ass'n	3
P	
Pacific R. & H. Chemical Corp.	10
Patten & Davies Lumber Yard	1
Poultrymen Co-operative Milling Ass'n	3
R	
R. C. Church	9
S	
San Gabriel Canning Co.'s Cannery	1
Sappington, F. F., Lumber Yard	4
Shakespeare Club House	1
Shell Oil Co.'s Depot	3
S. P. R. R. Depot	3
Standard Oil Co.'s Depot	3
U	
Union Oil Co.	8
Valley Dairy Co., Inc.	10

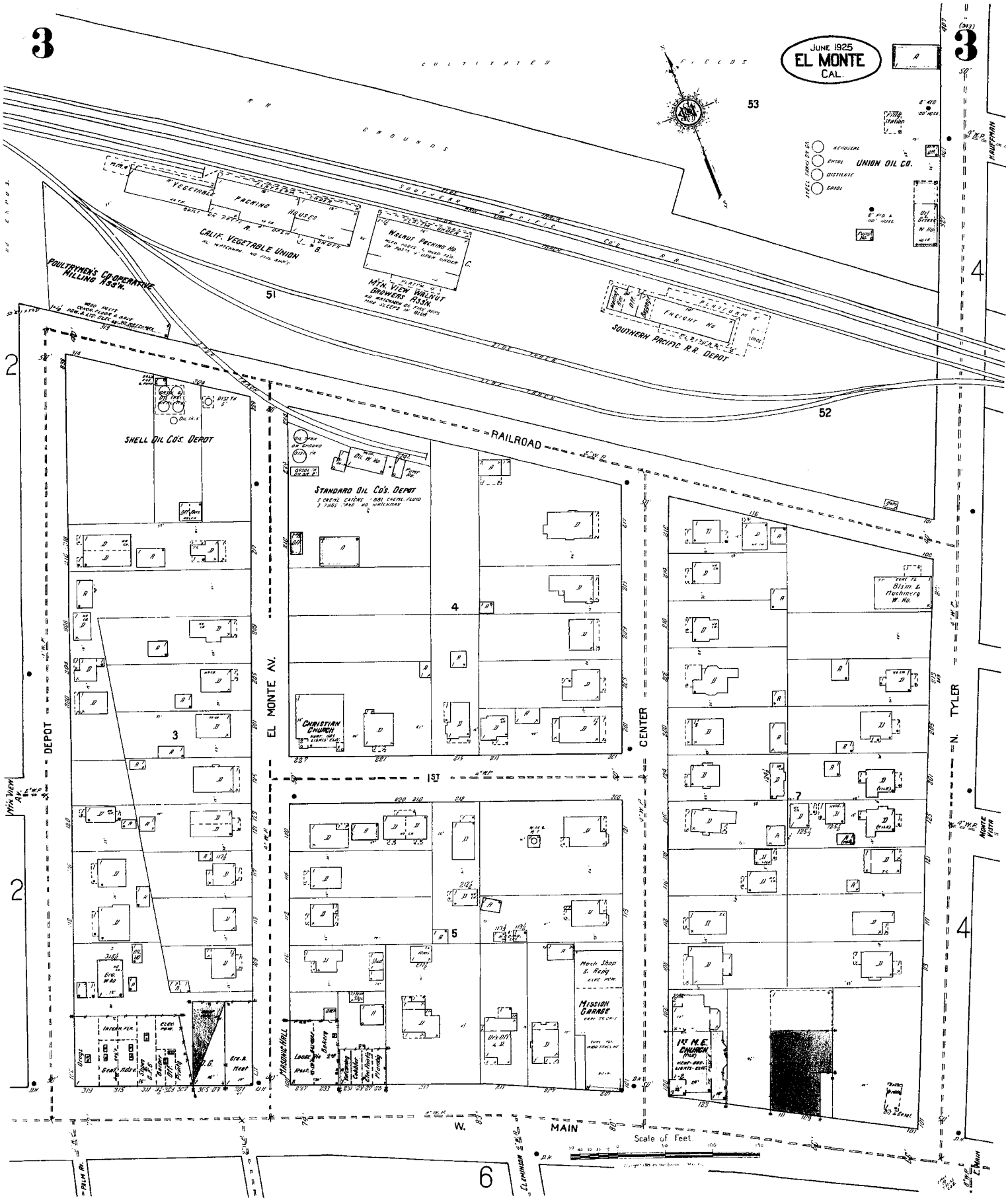
*Indicates only one side of street shown.



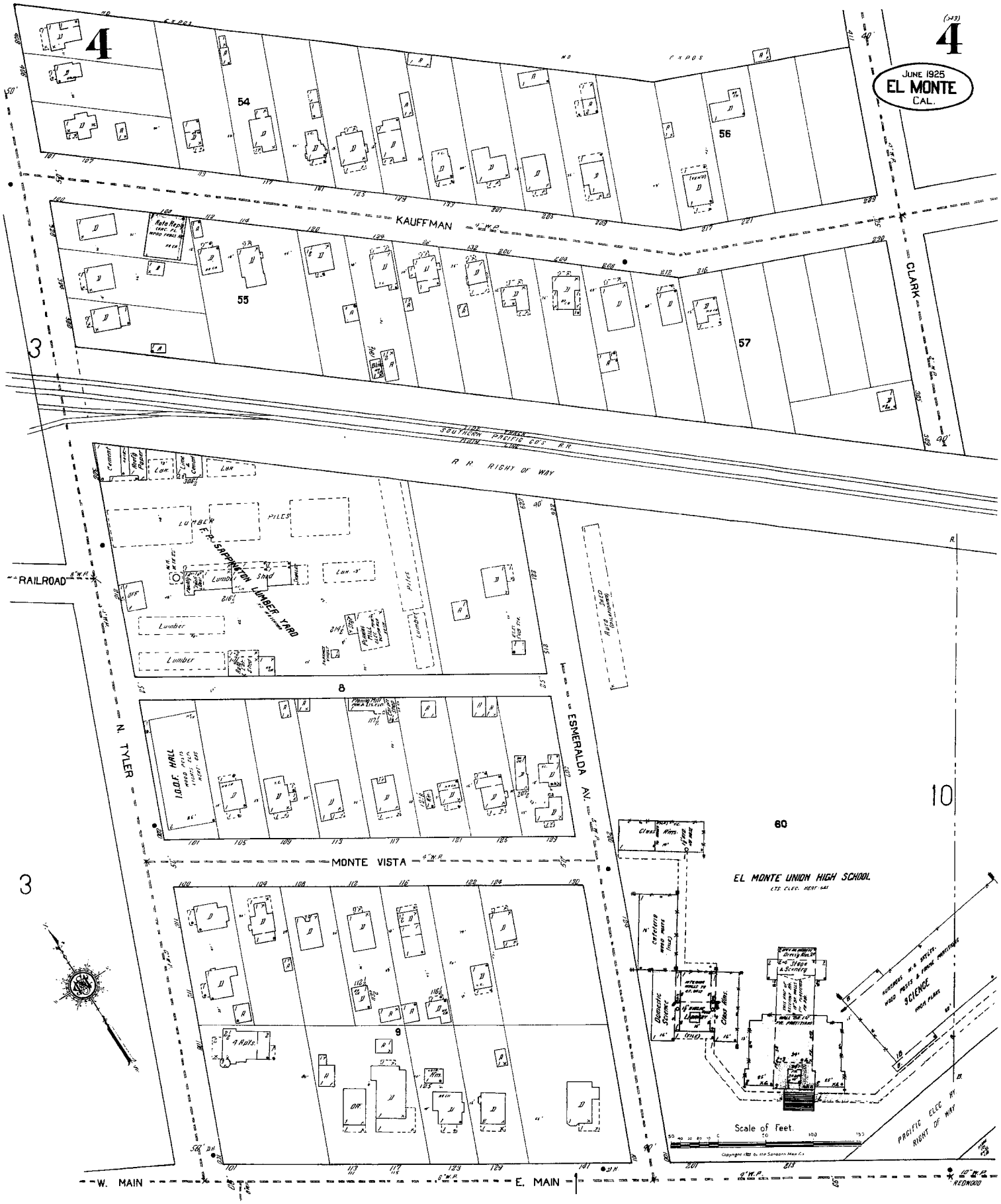
Copyright 1925 by the Sanborn Map Co.



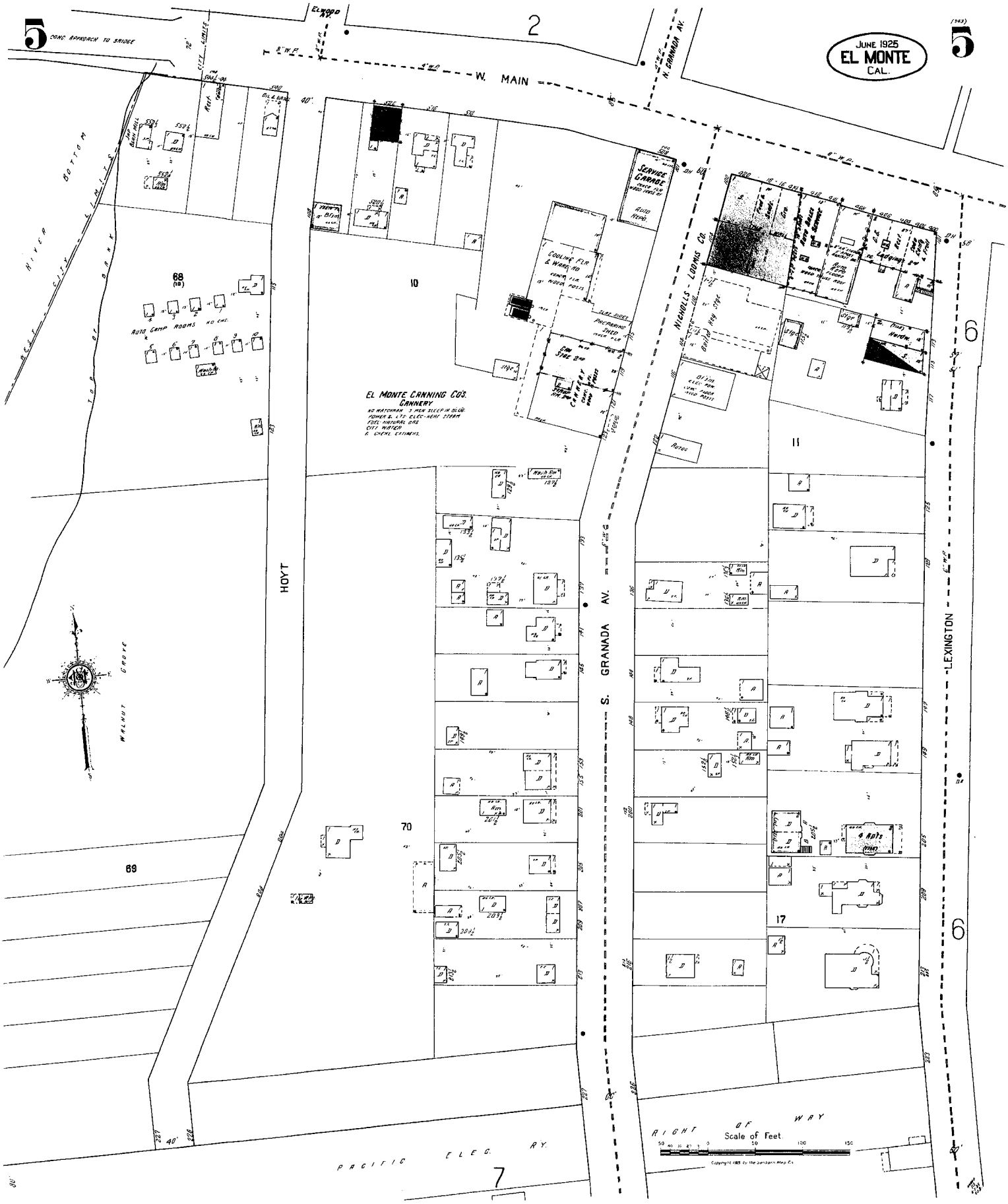
JUNE 1925
EL MONTE
CAL.
2
VALLEY BLVD.
TO EL MONTE
LOS ANGELES CREAMERY CO'S.
EL MONTE BRANCH.
LOCATED 1/2 MILE W. OF P.O.
ELWOOD AV.
N. GRANADA AV.
W. MAIN
MOUNTAIN VIEW AV.
DEPOT
KING CT.
Rio Hondo
RIVER BOTTOM
CITY LIMITS
DANCE HALL
BATTERY STATION
GARAGE & MACHINE SHOP
AUTO SALES & REPG.
AUTO PARTS & VULC.
AUTO REPG.
MARKET
HAY & GRAIN
FURNE. WHD
PLUMBING
COBBLER
COMPY. LUNCH
HARDW.
SOME PAINT
PUBLIC CLINIC
FILLING RM.
45
46
47
48
49
50
Scale of Feet.



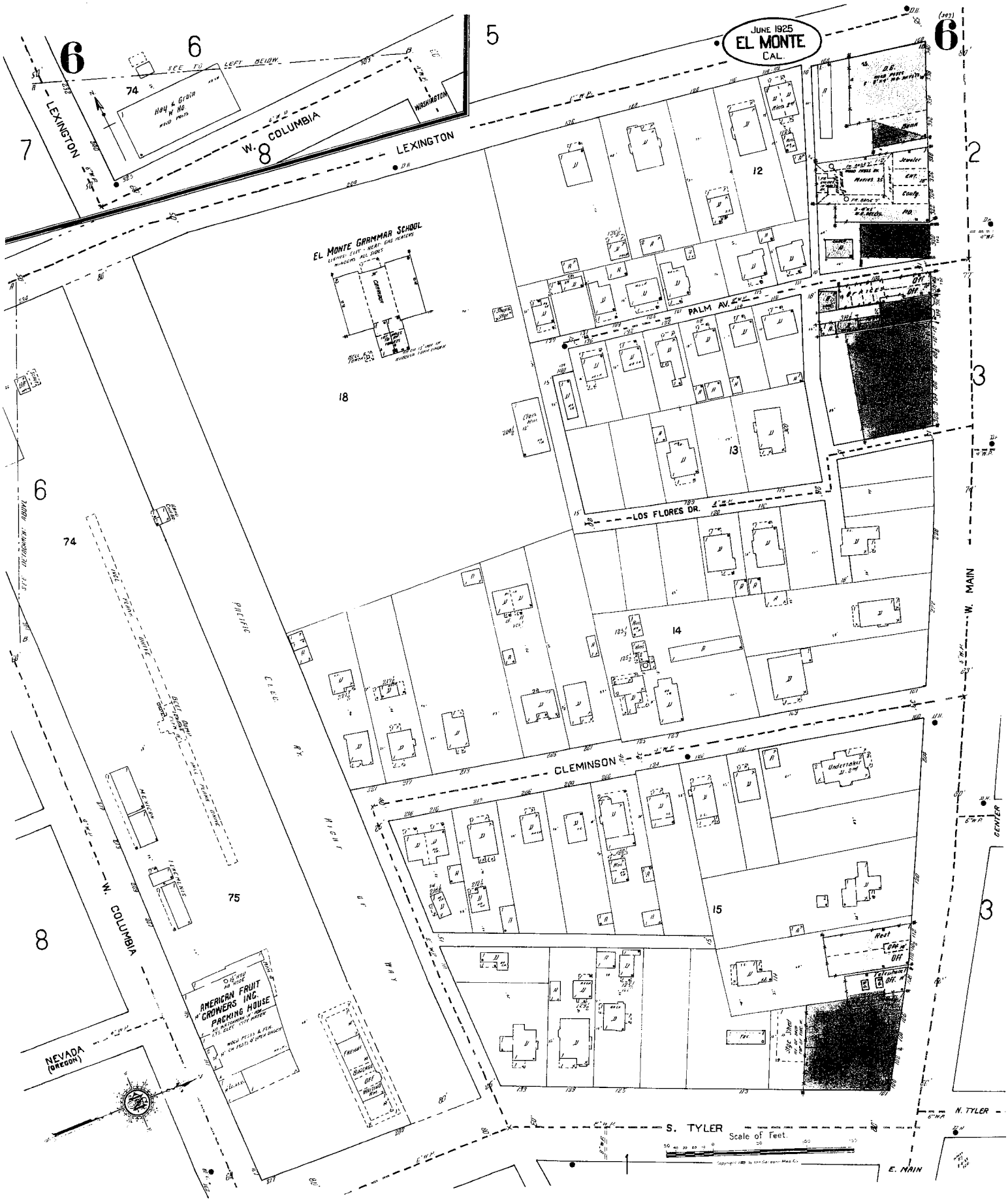
3
JUNE 1925
EL MONTE
CAL.
CULTIVATED FIELDS
R.R. GROUNDS
SOUTHERN PACIFIC CO'S R.R.
UNION OIL CO.
KEROSENE
GASOL
DISTILLATE
GASOL
CALIF. VEGETABLE UNION
VEGETABLE PACKING HOUSES
WALNUT PACKING HO.
MTN. VIEW WALNUT GROWERS ASS'N.
POULTRYMEN'S CO-OPERATIVE MILLING ASS'N.
SOUTHERN PACIFIC R.R. DEPOT
FREIGHT HO.
RAILROAD
SHELL OIL CO'S. DEPOT
STANDARD OIL CO'S. DEPOT
CHRISTIAN CHURCH
MASONIC HALL
MISSION GARAGE
1ST M.E. CHURCH
DEPOT
EL MONTE AV.
CENTER
N. TYLER
KAUFFMAN
MONTE VISTA
MTN. VIEW AV.
W. MAIN
1ST
Scale of Feet



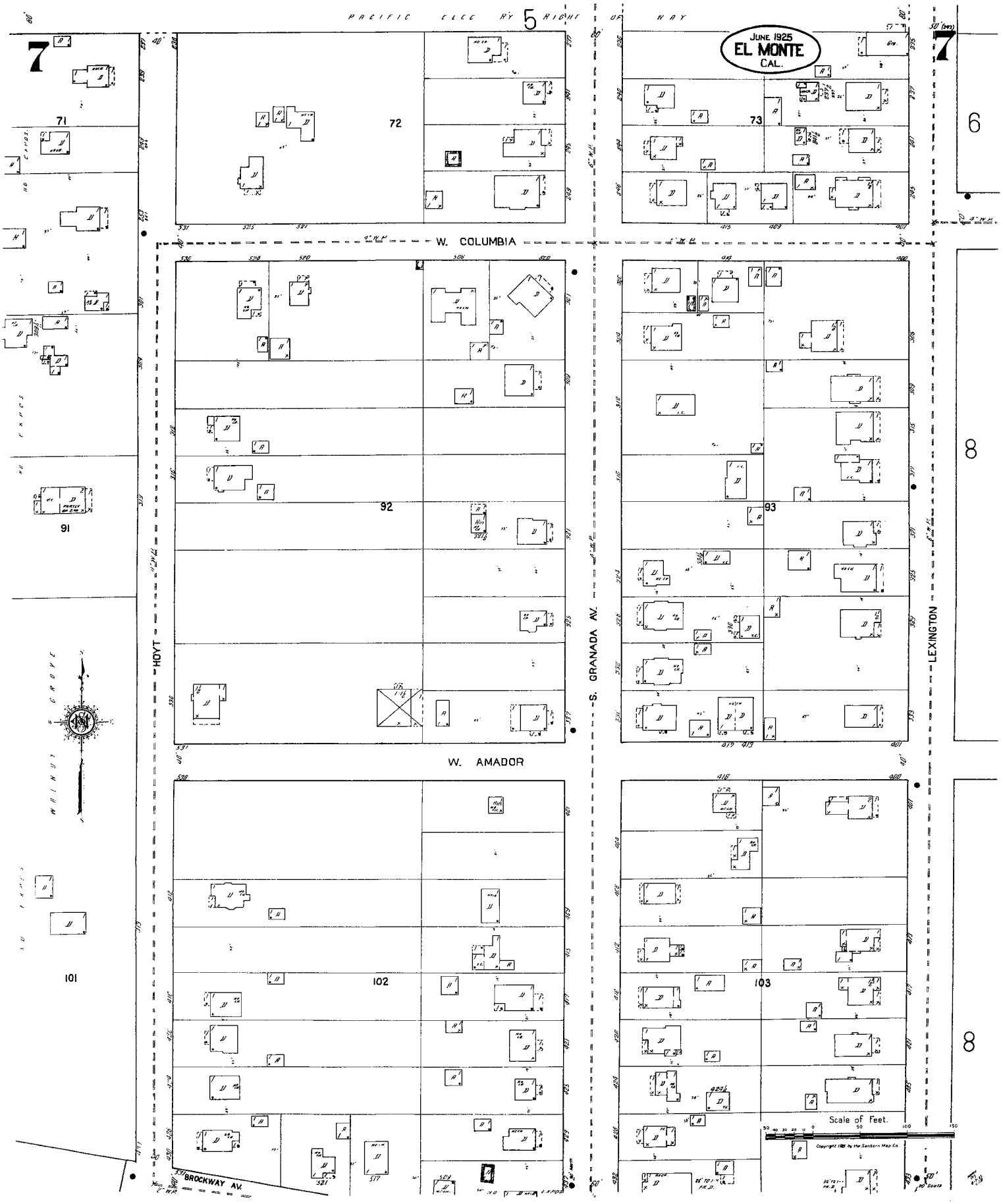
4
JUNE 1925
EL MONTE
CAL.
KAUFFMAN
CLARK
SOUTHERN PACIFIC CO'S R.R.
R. R. RIGHT OF WAY
RAILROAD
N. TYLER
ESMERALDA AV.
MONTE VISTA
W. MAIN
E. MAIN
REDWOOD
F. P. SAPPINGTON LUMBER YARD
I.O.O.F. HALL
EL MONTE UNION HIGH SCHOOL
SCIENCE
PACIFIC ELEC. RY. RIGHT OF WAY
Scale of Feet.

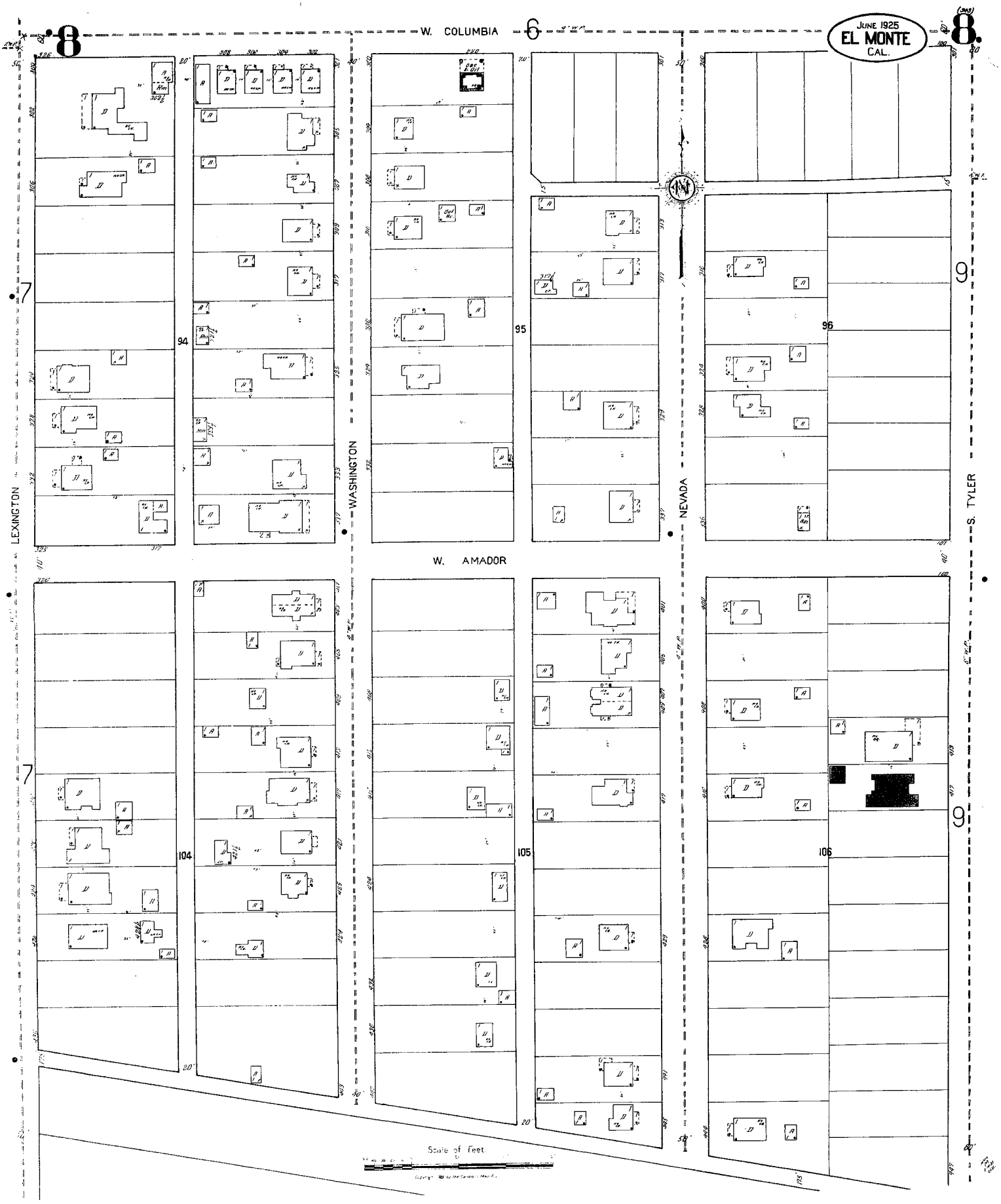


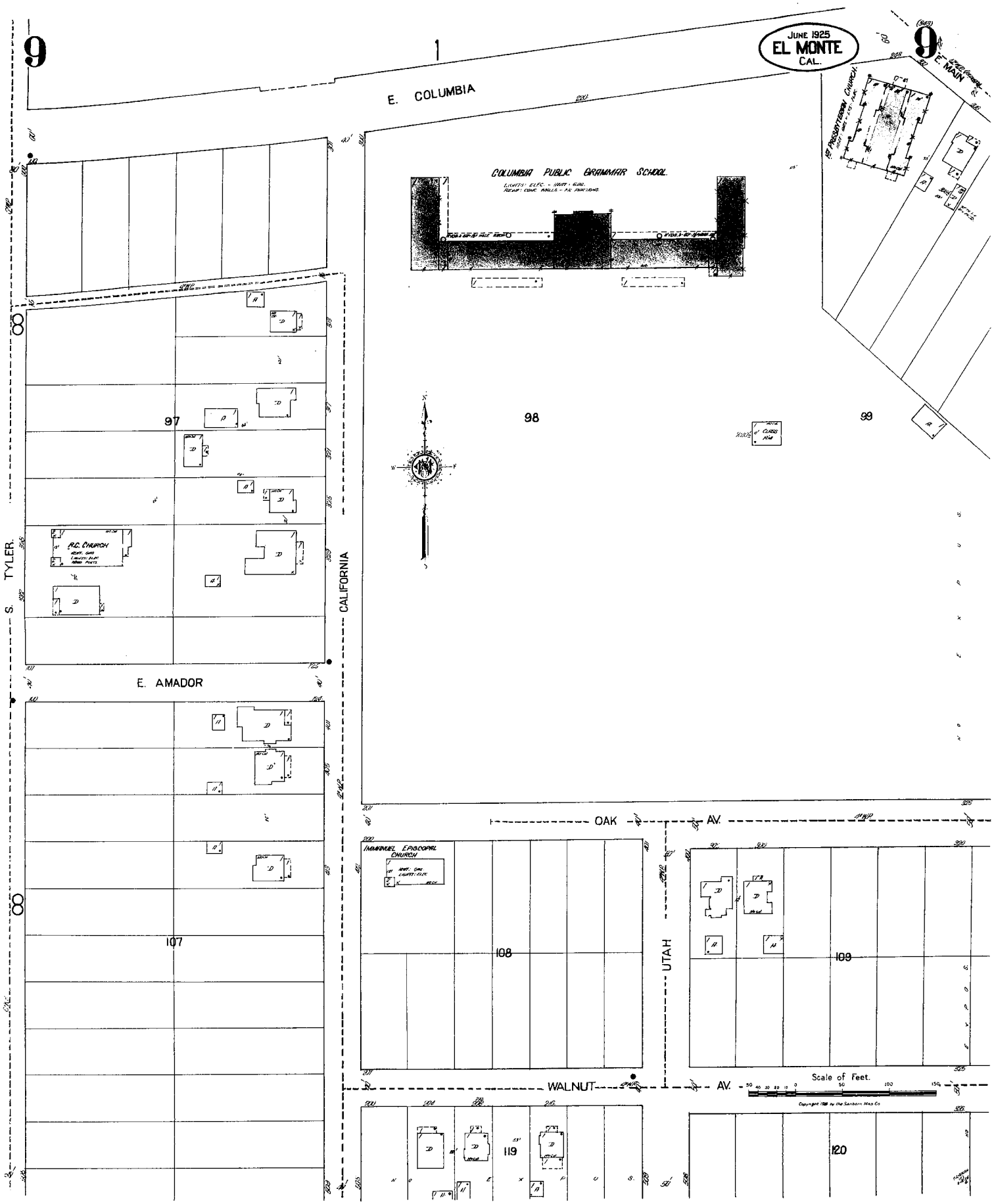
JUNE 1925
EL MONTE
CAL.
5
CONC. APPROACH TO BRIDGE
ELWOOD AV.
W. MAIN
N. GRANADA AV.
RIVER BOTTOM
WEST CITY LIMITS
TOP OF BANK
HOYT
S. GRANADA AV.
LEXINGTON
NICHOLLS - LOOMIS CO.
SERVICE GARAGE
AUTO REPD.
COOLING FLR. & WARE HO.
PREPARING SHED
CAN STGE. 2ND
CANNERY
EL MONTE CANNING CO'S. CANNERY
AUTO CAMP ROOMS
WALNUT GROVE
PACIFIC ELEC. RY.
RIGHT OF WAY
Scale of Feet
68
69
70
10
11
17
2
6
7

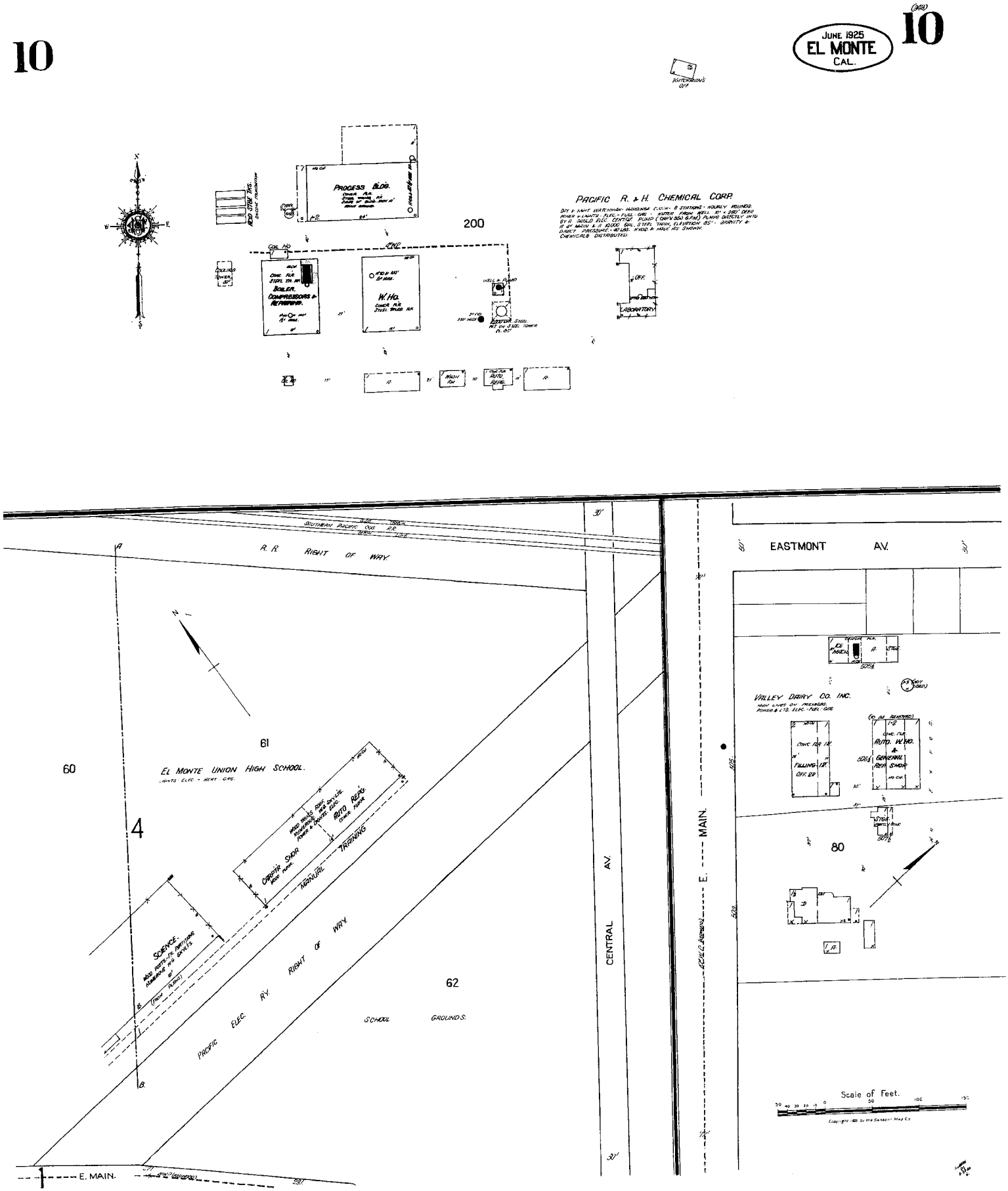


JUNE 1925
EL MONTE
CAL.
LEXINGTON
W. COLUMBIA
WASHINGTON
EL MONTE GRAMMAR SCHOOL
PALM AV.
LOS FLORES DR.
CLEMINSON
W. MAIN
CENTER
S. TYLER
N. TYLER
E. MAIN
NEVADA (OREGON)
AMERICAN FRUIT GROWERS INC. PACKING HOUSE
PACIFIC CLEC. RY. RIGHT OF WAY
Scale of Feet.


JUNE 1925
EL MONTE
CAL.
PACIFIC ELEC RY RIGHT OF WAY
W. COLUMBIA
W. AMADOR
HOYT
S. GRANADA AV.
LEXINGTON
BROCKWAY AV.
WALNUT GROVE
71
72
73
91
92
93
101
102
103
6
7
8
Scale of Feet.

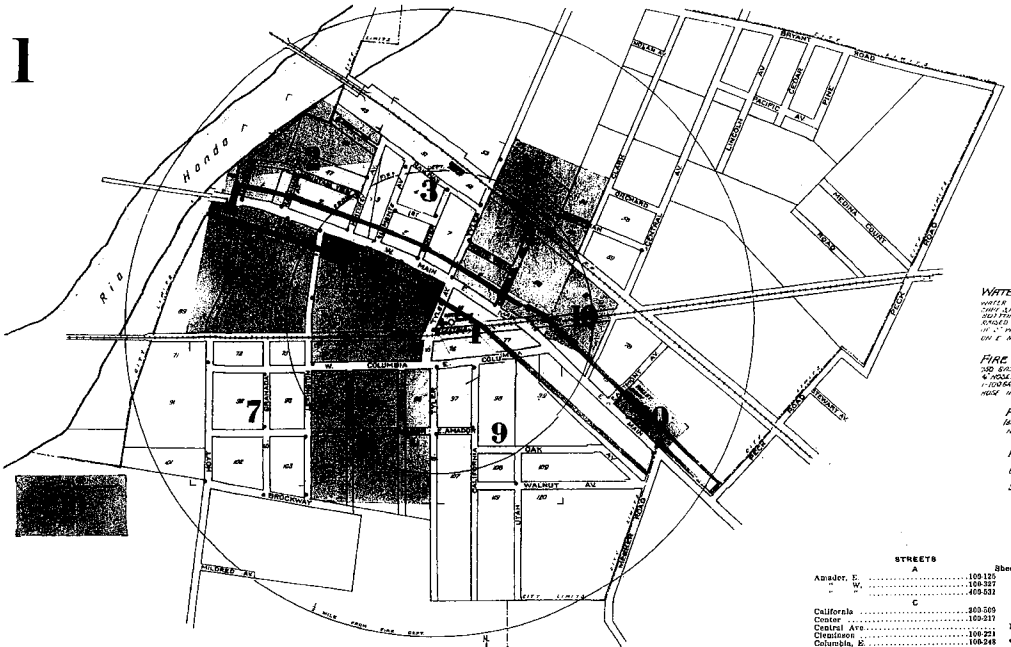

JUNE 1925
EL MONTE
CAL.
W. COLUMBIA
W. AMADOR
LEXINGTON
WASHINGTON
NEVADA
S. TYLER
94
95
96
104
105
106
Scale of Feet


JUNE 1925
EL MONTE
CAL.
9
1
E. COLUMBIA
E. MAIN
COLUMBIA PUBLIC GRAMMAR SCHOOL
1st PRESBYTERIAN CHURCH
97
98
99
R.C. CHURCH
S. TYLER
CALIFORNIA
E. AMADOR
OAK
AV.
IMMANUEL EPISCOPAL CHURCH
108
109
UTAH
107
WALNUT
AV.
Scale of Feet.
119
120


JUNE 1925
EL MONTE
CAL.
10
PACIFIC R. & H. CHEMICAL CORP.
PROCESS BLDG.
200
BOILER, COMPRESSORS & REFRIGERATOR
W. HO.
LABORATORY
OFF.
WATCHMAN'S OFF.
SOUTHERN PACIFIC CO'S R.R.
R. R. RIGHT OF WAY.
EASTMONT AV.
VALLEY DAIRY CO. INC.
ICE MACH.
FILLING
AUTO. W. HO. & GENERAL REF. SHOP
61
60
EL MONTE UNION HIGH SCHOOL.
4
CARP'R SHOP
MANUAL TRAINING
SCIENCE
PACIFIC ELEC. RY. RIGHT OF WAY
62
SCHOOL GROUNDS.
CENTRAL AV.
E. MAIN.
80
Scale of Feet.
E. MAIN.

CAL 511

1



Scale 600 feet to one inch

SANBORN MAP COMPANY
POPULATION 5479 C
PREVAILING WINDS S.W.
FOR WATER FACILITIES AND FIRE DEPARTMENT, SEE REPORT
EL MONTE
LOS ANGELES CO.
CAL.
JUNE, 1925
NEW YORK
COPYRIGHT 1925 BY THE SANBORN MAP COMPANY
A CLOSE INSPECTION IS INVITED IN THE PRODUCTION OF OUR PRODUCTS WHICH SHOULD ASSURE ABSOLUTE ACCURACY IN ITS PRODUCTION

1

43

WATER FRO: [illegible] WATER WORKS (PRIVATE) AND DIRECT PRESSURE WATER FROM 5 [illegible] WELLS AT 5 PRIVATE ELEC. PUMPS (CONTROLLED BY THE [illegible] CO.) [illegible] 2 [illegible] TANK (STEEL TANK CLEANED 2/19 [illegible]) [illegible] TANKER (PRESSURE 50-50 LBS.) CAN BE BOOSTED TO 125 LBS. BY [illegible] PRESSURE. 6"-4"-2" MAINS & 1/2" SMALL LINES [illegible] MAINS - ALSO A 10" REDWOOD PIPE LINE CEMENT ON E. MAIN OF 10 SINGLE AND 10 DOUBLE HYDRANTS.

FIRE DEPT.: VOLUNTEER CO OF 15 MEN. 1 HAND HAY (SEASONIC CONS 700 GAL. PUMP & HOSE WAGON, 50 GAL WATER TK. 1000 GPM 800 12" & 400 4" HOSE. 1 PACIFIC HORSE COMB HOSE & PUMP WAGON (CONS 1500 & PAC CARRIES 1-1000 GAL BOOSTER TANK - 1500 2½" HOSE, 1300-1½" HOSE, & 500 ¾" HOSE 500 2½" HOSE IN RESERVE.

FIRE ALARM: HAND FIRE BELL & ELEC SIREN AT FIRE STATION (ALL IN THIS SHEET) OPERATED FROM A BLOCK SIGNAL BOXES. NO FIRE RESISTING ROOFING ORDINANCE EXCEPT IN FIRE LIMITS

FIRE LIMITS: SHOWN BY HEAVY RED LINE ON KEY MAP

GRADES: LEVEL.

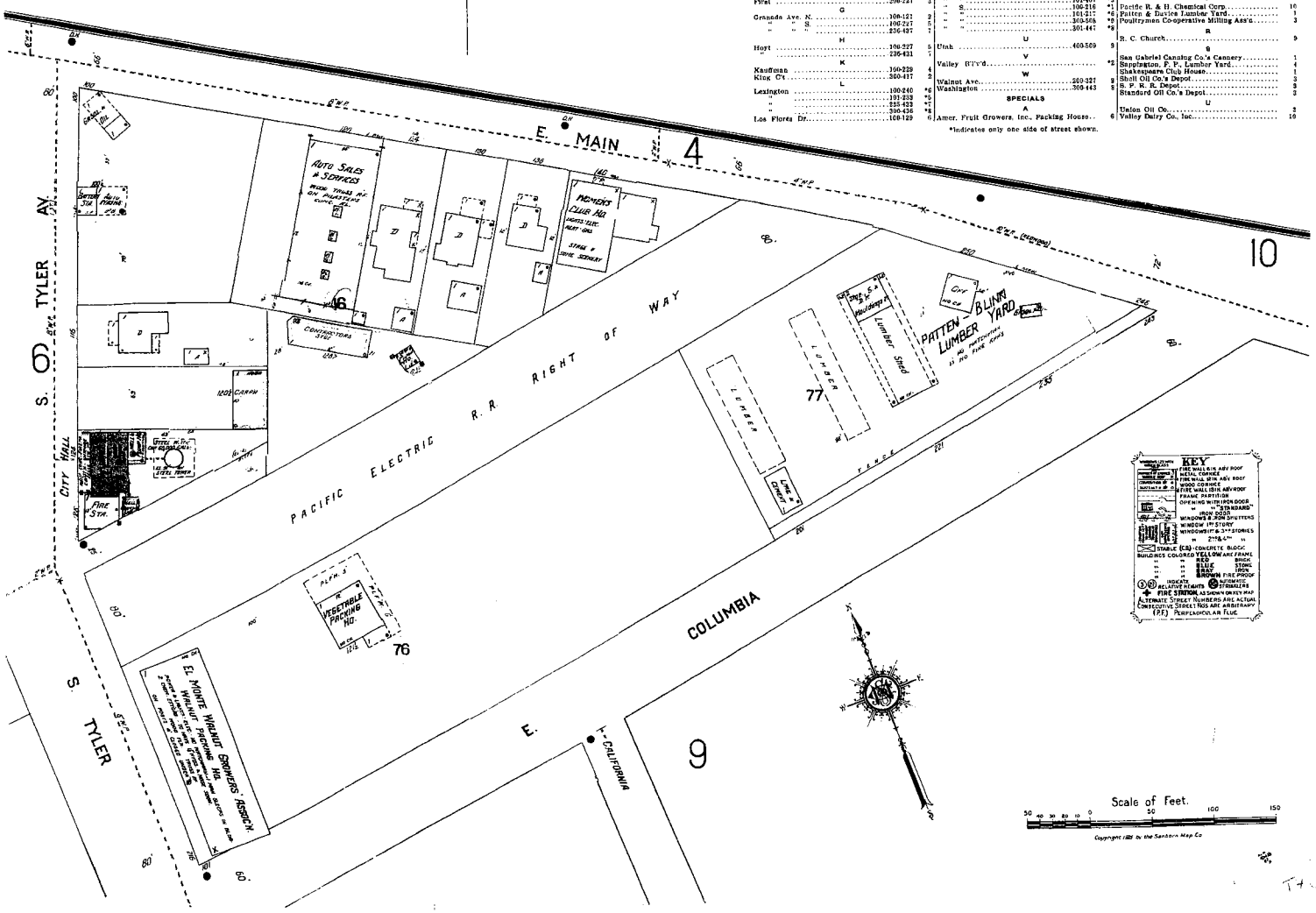
STREETS: MOSTLY PAVED

CORRECTION RECORD		
REV'N NO.	DATE OF CORRECTION	ATTACHED BY
2	7/32	C.S. 12 4.11

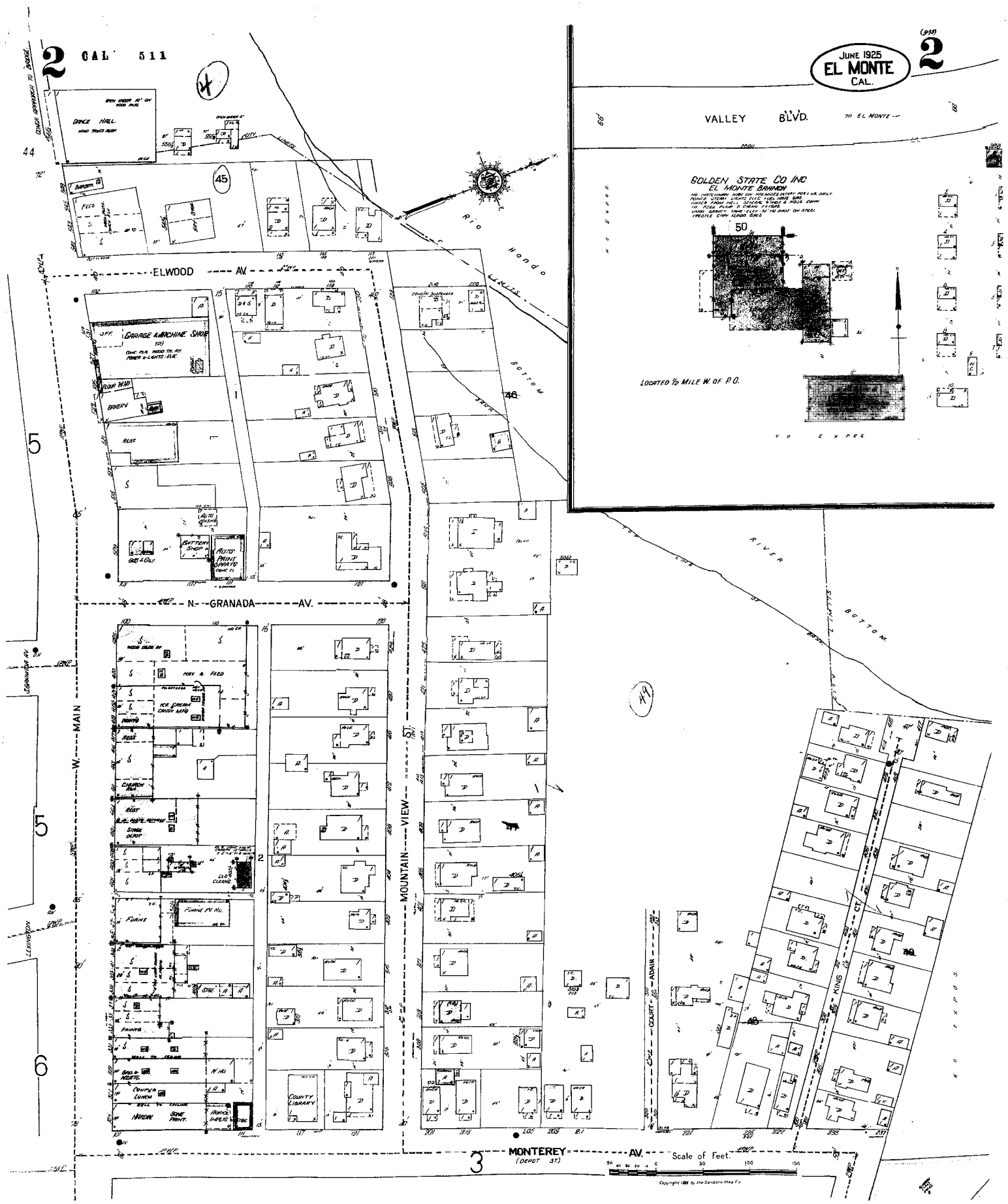
INDEX

STREETS	Sheet
A	
Amador, E.	109-125 9
" W.	109-327 8
" "	409-532 7
C	
California	303-509 9
Center	109-217 3
Central Ave.	10
Clemenson	100-221 6
Columbia, E.	108-248 *5
" "	101-243 *1
" W.	109-326 *8
" "	101-325 *8
" "	409-532 7
D	
Depot	109-232 *3
"	101-237 *2
E	
Eastmont Ave.	10
El Monte Ave.	109-239 3
Elwood Ave.	100-127 2
Esmeralda Ave.	100-229 4
F	
First	200-227 3
G	
Granada Ave. N.	109-121 2
" " S.	100-227 5
" " "	236-437 7
H	
Hoyt	100-227 5
"	236-421 7
K	
Kaufman	100-229 4
King Ct's	300-417 2
L	
Lexington	100-240 *6
"	101-233 *5
"	225-423 *7
"	300-436 *8
Los Flores Dr.	109-129 1
M	
Main, S.	100-248 *1
" "	101-233 *4
" "	221-231 *10
" "	300-310 *9
" "	401-515 *10
" W.	100-349 *5
" "	101-318 *2
" "	325-555 *6
" "	400-556 *6
Monte Vista	100-129 4
Mountain View Ave.	300-329 3
N	
Nevada	300-445 8
O	
Oak Ave.	200-327 9
P	
Palm Ave.	110-137 6
R	
Railroad	100-216 3
T	
Tyler N.	100-408 *4
" S.	101-407 *3
" "	100-216 *1
" "	101-217 *6
" "	303-508 *8
" "	301-447 *8
U	
Utah	400-509 9
V	
Valley (F'ty'd)	
W	
Walnut Ave.	300-327 9
Washington	300-443 8
SPECIALS	
A	
Amer. Fruit Growers, Inc., Packing House	6
C	
California Vegetable Union	3
Christian Church	3
City Hall	1
Columbia Grammar School	9
E	
El Monte Canning Co's Cannery	6
" " Grammar School	6
" " Union High School	4 & 10
" " Walnut Growers' Ass'n	1
F	
First M. E. Church	3
" Presbyterian Church	9
I	
Immanuel Episcopal Church	9
I. O. O. F. Hall & Lodge Rooms	4
L	
Los Angeles Creamery Co.'s, El Monte Br.	2
M	
Mission Garage	3
Mountain View Walnut Growers' Ass'n	3
P	
Pacific R. & H. Chemical Corp.	10
Patten & Davies Lumber Yard	1
Poultrymen Co-operative Milling Ass'n	3
R	
R. C. Church	9
S	
San Gabriel Canning Co's Cannery	1
Sanpington, F. F., Lumber Yard	4
Shakespeare Club House	1
Shell Oil Co.'s Depot	3
S. P. R. R. Depot	3
Standard Oil Co.'s Depot	3
U	
Union Oil Co.	3
Valley Dairy Co., Inc.	10

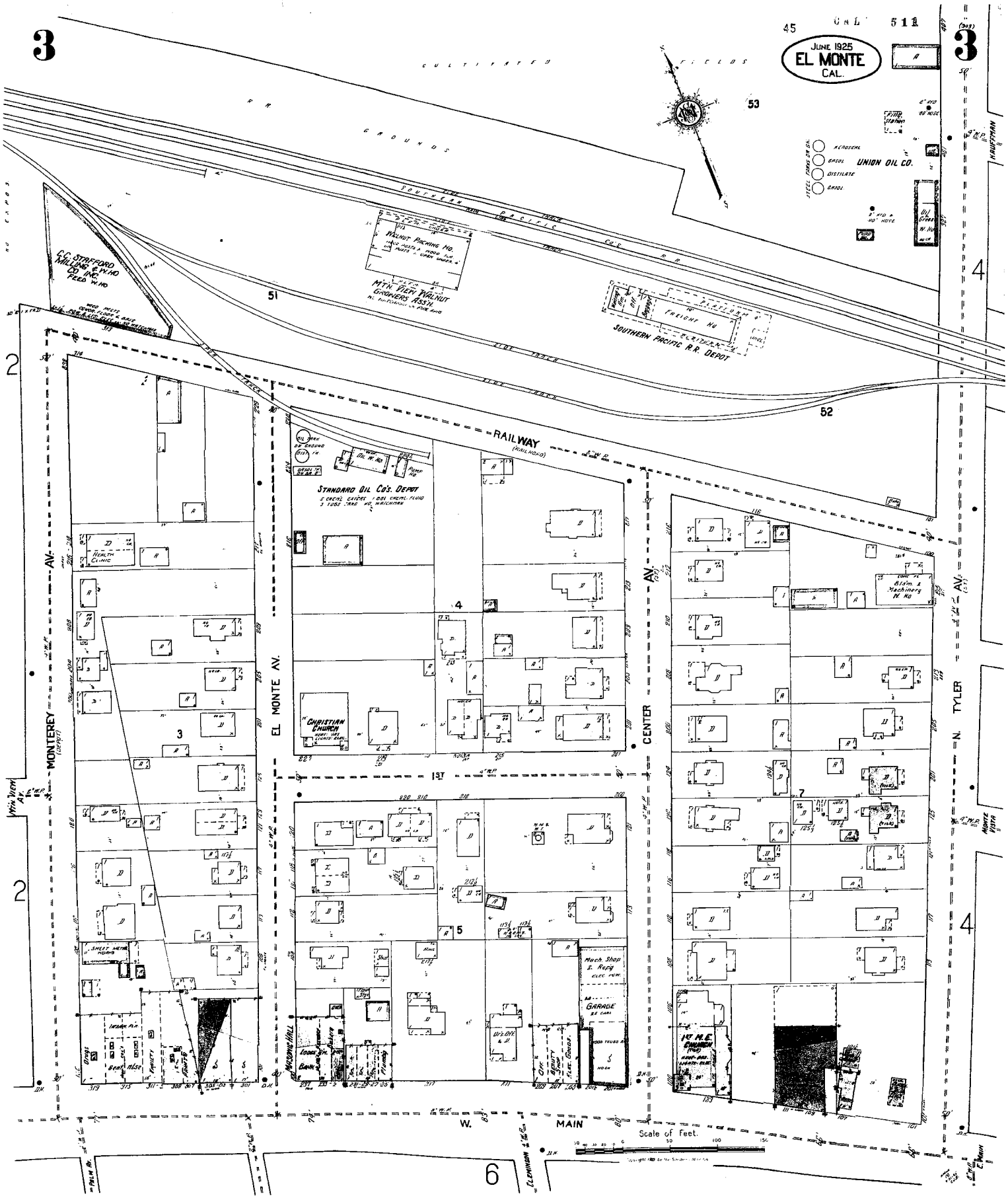
*Indicates only one side of street shown.



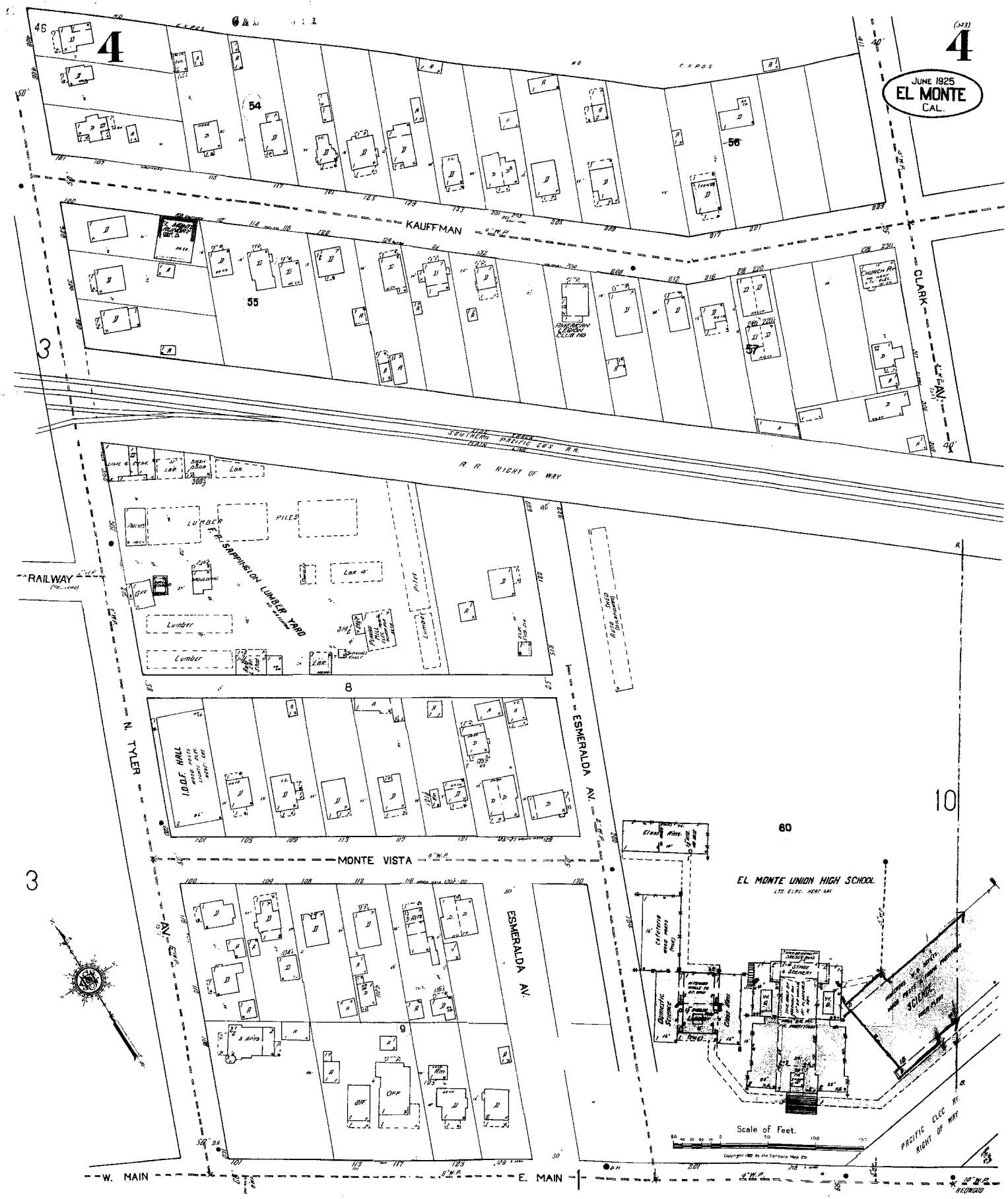
Copyright 1925 by the Sanborn Map Co



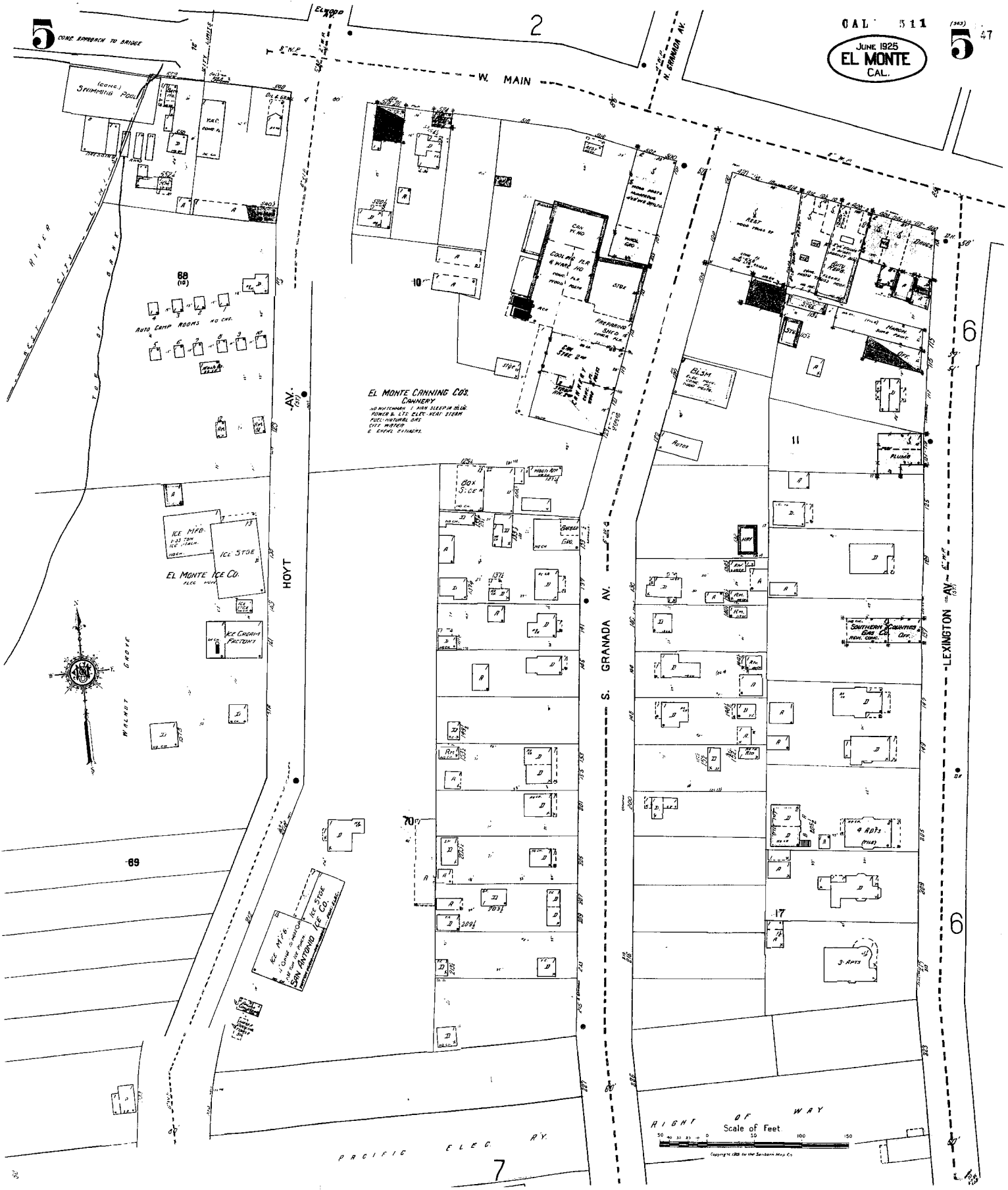
2 CAL 511
JUNE 1925
EL MONTE
CAL.
2
VALLEY BLVD.
TO EL MONTE
GOLDEN STATE CO INC
EL MONTE BRANCH
LOCATED ½ MILE W. OF P.O.
DANCE HALL
ELWOOD AV.
GARAGE & MACHINE SHOP
BATTERY SHOP
AUTO PAINT SPRAYS
N. GRANADA AV.
W. MAIN
MOUNTAIN VIEW ST.
COURT ADAIR
KING CT.
RIVER BOTTOM
Rio Hondo
MONTEREY AV.
(DEPOT ST.)
COUNTY LIBRARY
Scale of Feet.



3
JUNE 1925
EL MONTE
CAL.
CULTIVATED FIELDS
R.R. GROUNDS
SOUTHERN PACIFIC CO'S R.R.
UNION OIL CO.
KEROSENE
GASOL
DISTILLATE
GASOL
C.C. STAFFORD MILLING & W. HO CO. INC. FEED W. HO
WALNUT PACKING HO.
MT'N VIEW WALNUT GROWERS ASS'N.
FREIGHT HO
SOUTHERN PACIFIC R.R. DEPOT
RAILWAY
STANDARD OIL CO'S. DEPOT
HEALTH CLINIC
CHRISTIAN CHURCH
MONTEREY AV.
EL MONTE AV.
CENTER AV.
N. TYLER AV.
1ST
W. MAIN
Mach. Shop & Repg
GARAGE
1ST M.E. CHURCH
MASONIC HALL
Scale of Feet.

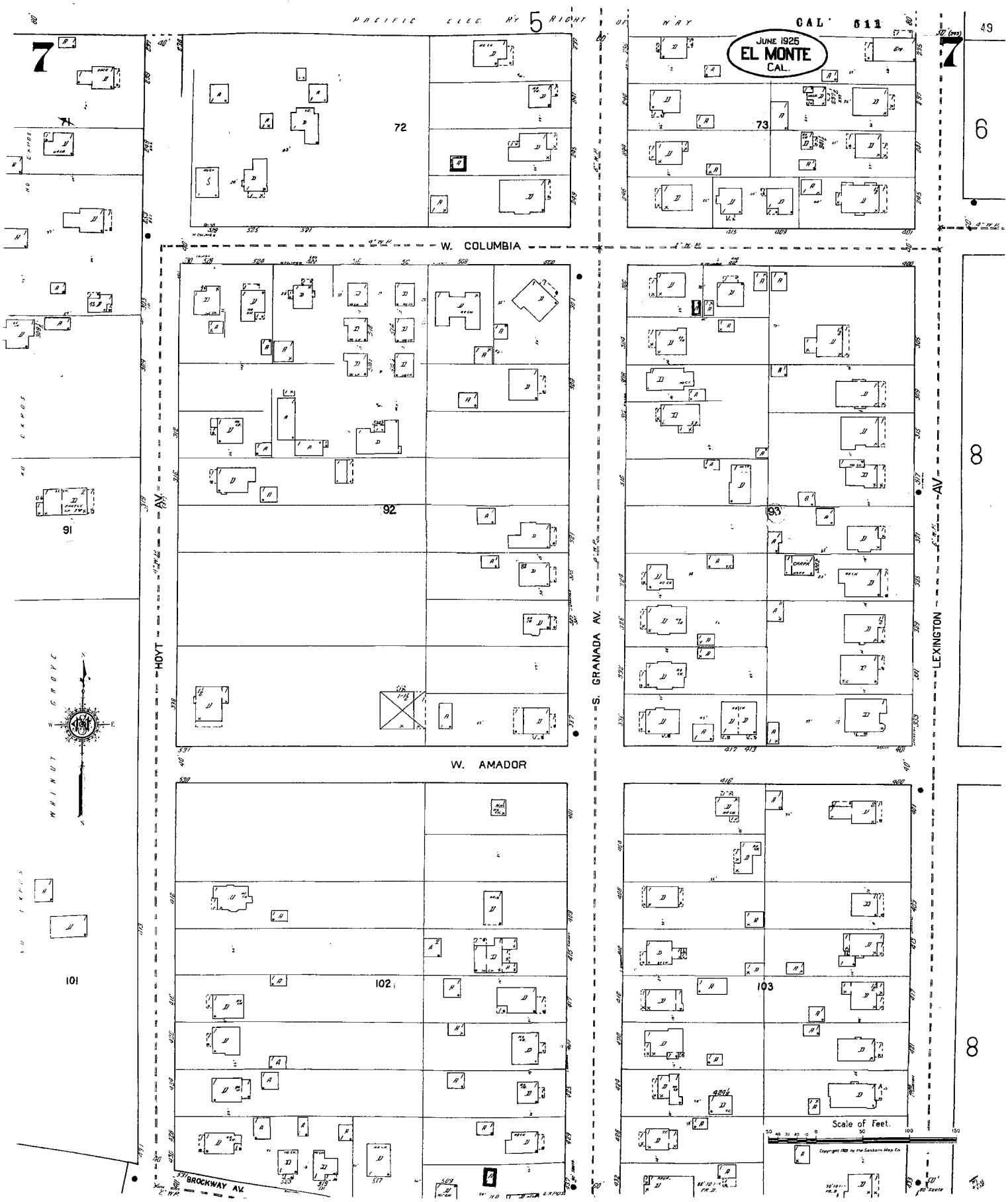


4
JUNE 1925
EL MONTE
CAL.
KAUFFMAN
CLARK
AV.
SOUTHERN PACIFIC CO'S R.R.
R. R. RIGHT OF WAY
RAILWAY
F. R. SAPPINGTON LUMBER YARD
LUMBER
PILES
Lumber
N. TYLER
AV.
ESMERALDA AV.
I.O.O.F. HALL
MONTE VISTA
EL MONTE UNION HIGH SCHOOL
Domestic Science
SCIENCE
Scale of Feet.
PACIFIC ELEC RY. RIGHT OF WAY
W. MAIN
E. MAIN
REDWOOD

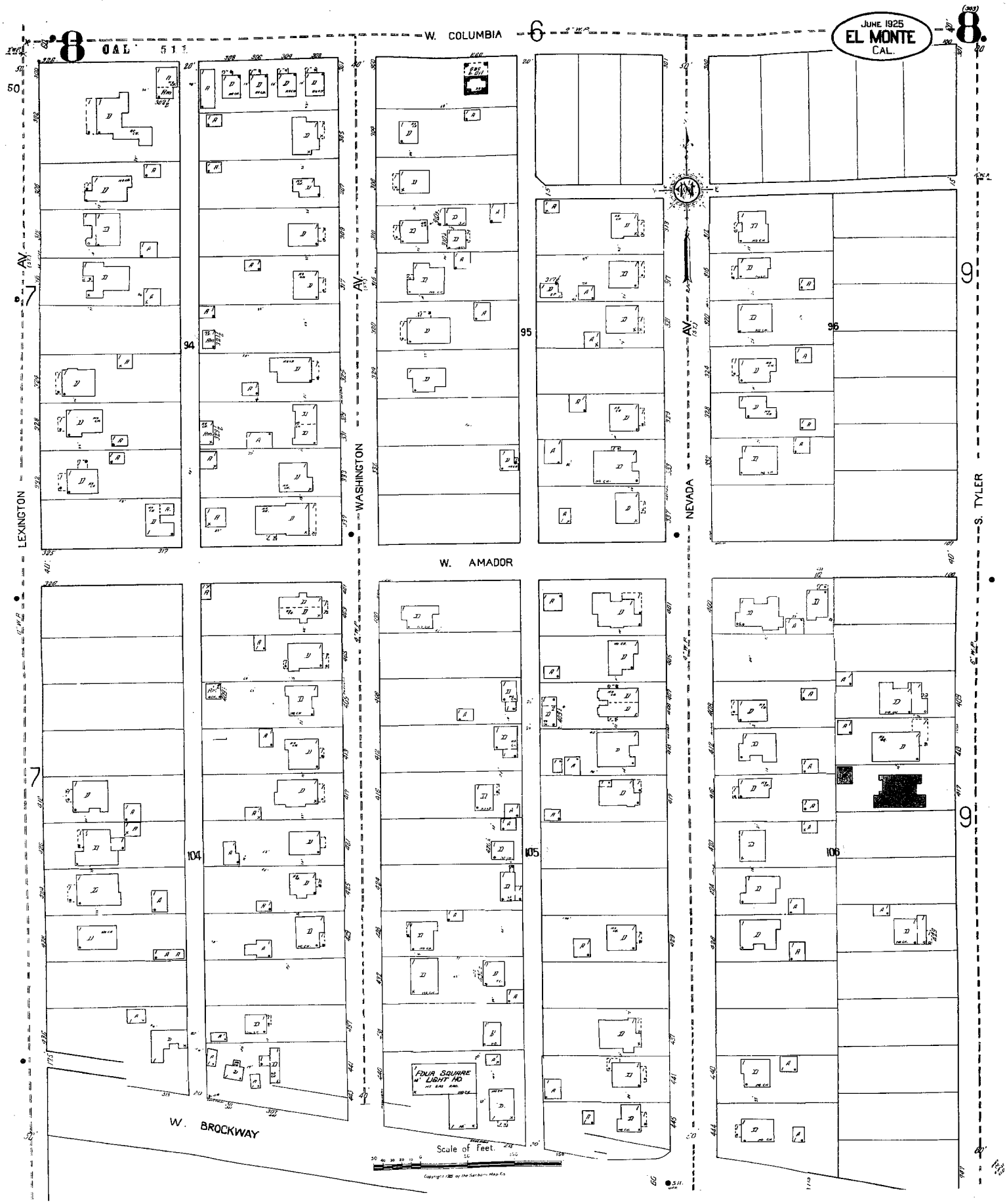


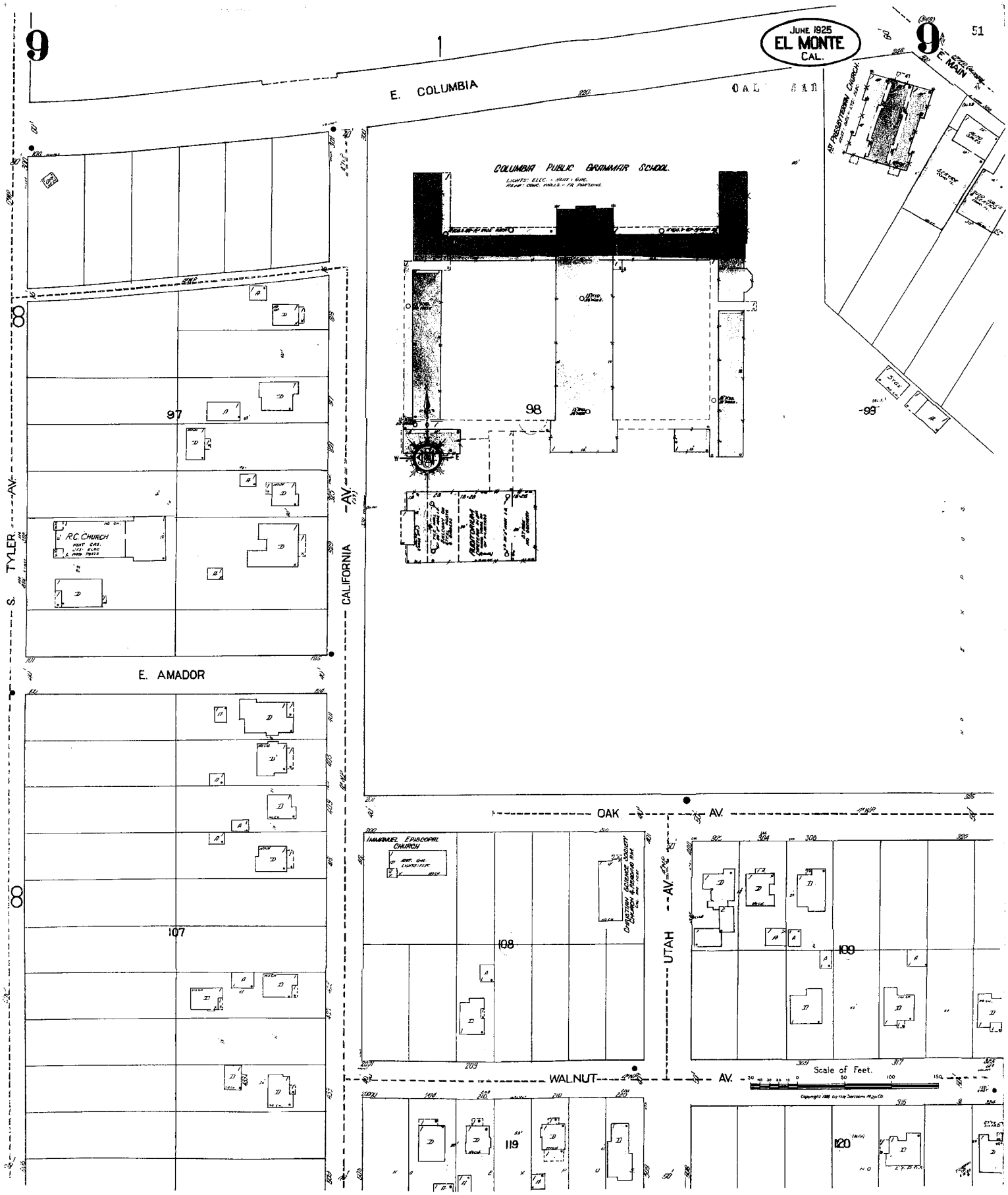
CAL 511
JUNE 1925
EL MONTE
CAL.
5
CONC. APPROACH TO BRIDGE
W. MAIN
N. GRANADA AV.
S. GRANADA AV.
LEXINGTON AV.
HOYT AV.
WALNUT GROVE
RIVER
AUTO CAMP ROOMS
EL MONTE CANNING CO'S. CANNERY
EL MONTE ICE CO.
ICE MFG.
ICE STGE
ICE CREAM FACTORY
SAN ANTONIO ICE CO.
SOUTHERN COUNTIES GAS CO.
PLUMB
4 APTS
3-APTS
PACIFIC ELEC. RY.
RIGHT OF WAY
Scale of Feet

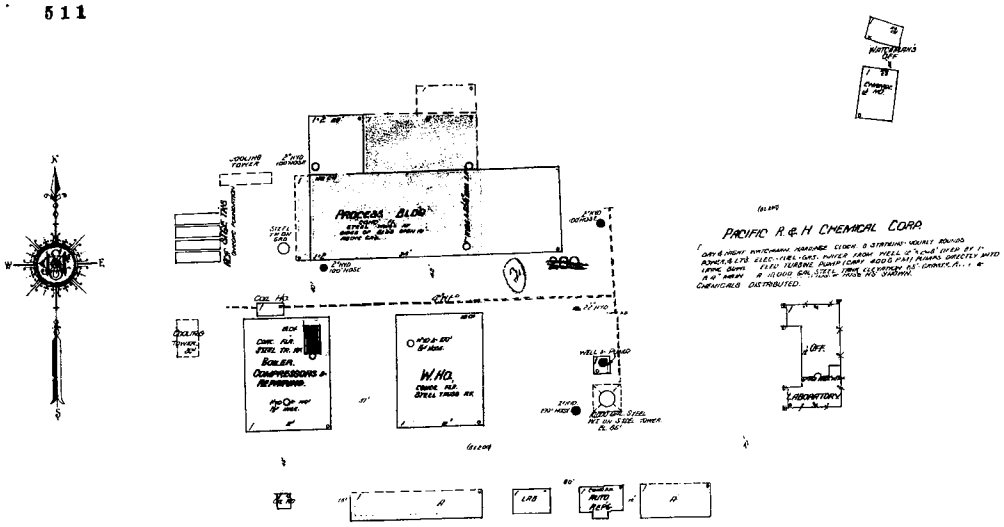
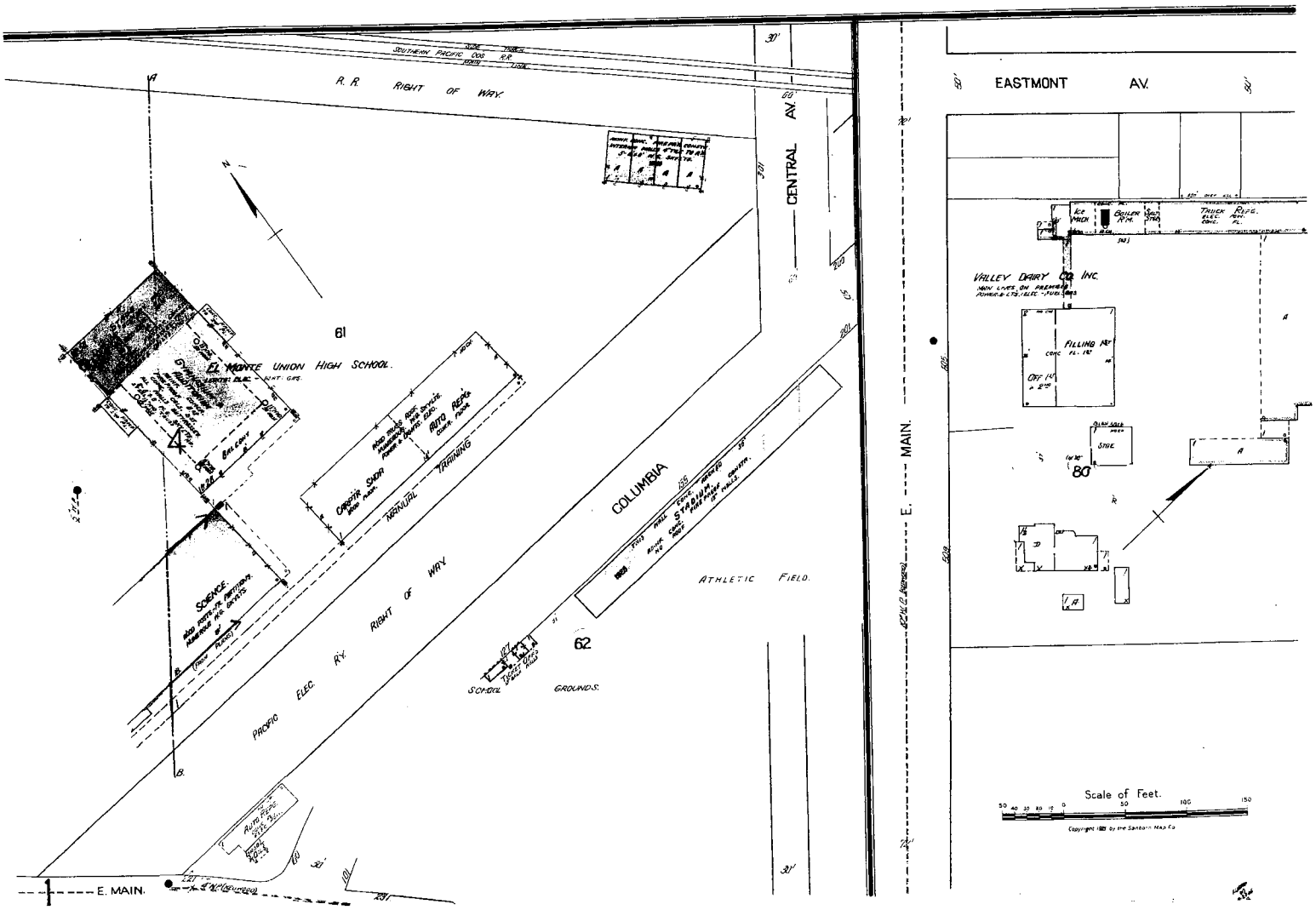
CAL. 511
JUNE 1925
EL MONTE
CAL.
LEXINGTON
W. COLUMBIA
WASHINGTON
EL MONTE GRAMMAR SCHOOL
PALM DR.
LOS FLORES DR.
CLEMINSON AV.
IRIS LANE
W. MAIN
CENTER
N. TYLER
S. TYLER AV.
E. MAIN
NEVADA (OREGON)
PACIFIC ELEC. RY.
HIGHT OF WAY
SHELL OIL CO.
AMERICAN FRUIT GROWERS INC. PACKING HOUSE
AUTO PARTS
AUTO SALES & SERVICE
Undertaker
Scale of Feet



PACIFIC ELEC. RY RIGHT OF WAY
CAL 511
JUNE 1925
EL MONTE
CAL.
W. COLUMBIA
W. AMADOR
HOYT AV.
S. GRANADA AV.
LEXINGTON AV.
BROCKWAY AV.
WHINUT GROVE
Scale of Feet.


JUNE 1925
EL MONTE
CAL.
8
W. COLUMBIA
6
W. AMADOR
W. BROCKWAY
LEXINGTON AV.
WASHINGTON AV.
NEVADA AV.
S. TYLER
94
95
96
104
105
106
7
9
FOUR SQUARE LIGHT HO.
Scale of Feet.


9
JUNE 1925
EL MONTE
CAL.
E. COLUMBIA
E. MAIN
COLUMBIA PUBLIC GRAMMAR SCHOOL
LIGHTS: ELEC. - HEAT: GAS.
REMF: CONC. WALLS. - FR PARTIONS.
1ST PRESBYTERIAN CHURCH
97
98
99
R.C. CHURCH
S. TYLER AV.
CALIFORNIA AV.
E. AMADOR
107
OAK AV.
IMMANUEL EPISCOPAL CHURCH
CHRISTIAN SCIENCE SOCIETY CHURCH & READING RM.
108
109
UTAH AV.
WALNUT AV.
Scale of Feet.
119
120

JUNE 1925
EL MONTE
CAL.

(949) 10