

Monroe's Addition to The Monrovia Tract

lot #
This area is comprised of most of the 275 acres (the description is "Being in Santa Anita Grant and Part of Lot 3, Sec 23 TPNRIIW S.B.M.") of the Santa Anita Tract that William N. Monroe purchased from Elias J. Baldwin. He bought some of the parcels in 1884 for \$15,000. He purchased 90 acres more in March of 1885 for \$11,105, and then a final 30 acres, which was intended for his brother C.O. Monroe, for \$3,750. As illustrated in the subdivision map, Monroe's Addition is bounded on the north by Banana (now Hillcrest Ave.), on the east by Myrtle Ave., on the south by White Oak Ave. (now Foothill Blvd.), and on the west by Mayflower.

Block A which lies between the Monroe House and Hillcrest comprises 14 lots. All the lots, except for lots 1 & 14 are 132 feet wide and 307 feet long. Later, a road, Stedman Place, was built which bisects Block A from north to south.

observed from five years
Block B, bordered on the west by Primrose and on the east by Myrtle, Monroe reserved for himself. After living there for a number of years, Monroe left to pursue other business ventures, though he did return to Monrovia intermittently. The 1904 map of Monrovia shows Block B being owned by A.M. Spence. It was later subdivided into the Oaks Tract in 1907. At that time, a new street, Oaks Ave., was cut through from Myrtle to Magnolia, running east-west between Block B and the north section of Block C. Stedman Place now bisects Block B from north to south.

Block C, located between Myrtle and Primrose, has 20 lots, all of which were originally 132 feet wide by 307 feet long. Foothill is its southern border. Another street Stedman Place, was added that bisects the block from north to south.

Block D, between Primrose and Magnolia, has 10 lots and is subdivided by Acacia Avenue which runs north from Foothill and dead ends at Oaks. The lots were all originally 132 feet wide by 307 feet long.

Block E, between Primrose and Magnolia, was not subdivided in 1888, but it is shown in the 1904 map as being divided into 10 lots. It is bordered on the north by Monroe Place and on the south by Oaks Avenue.

1884. This was his brother's house
Block F is the original site of Monroe's first dwelling. Tradition has it that he and his family lived in tents until the house in Block F was completed in 1885. ~~Monroe later transferred this property to his brother, C.O. Monroe, who built a house on it.~~

Subsequent owners sold off parts of Block F until the land on which the C.O. Monroe House still stands is only the size of a double lot. The original lot is now bisected, east to west, by Monroe Place.

Block G, bounded by Primrose, Hillcrest and Magnolia has 9 lots. Lots 1-8 are standard sized, 132 feet wide by 302 feet long.

Block N is located right above Block G and runs north from Hillcrest to the foothills with 25 lots. As you can see by the subdivision map, the numbering of the lots was somewhat odd. The north easternmost lot was 22 and too narrow for a dwelling. Moving south were lots 23, 24, and 25. Right below lot 25 of Block N was lot 1 of Block N, and the numbers continued to rise up again to lot 8. Lot 9 was parallel to lot 8. From lot 9, the numbers rose the farther north one got, all the way to lot 21, which was parallel to 22. Lots 1-7 and 10-14 were originally 132 feet wide by 302 feet long. Lots 8 and 9 are slightly larger because of the acute angle of Hillcrest. Lots 15-20, which are cut into the side of the foothills, are longer.

Block H continues up the last half of Magnolia to Hillcrest and has 10 lots, 8 of which are between Magnolia on the east and Melrose on the west. All 10 lots were originally 132 feet wide by 302 feet long.

Block J, between Melrose and Alta Vista, was not subdivided. It had been purchased from Monroe by P.G. Hull who built a house on it which fronted Alta Vista.

Block K, bounded on the east by Alta Vista, begins at Hillcrest. It was not originally subdivided, but right below it and above lot 21 of Block M, is one lot, unnumbered. This lot was owned by Sarah Jane Abbott.

Lot L was not subdivided.

Block M, between Magnolia and Mayflower, has 40 lots and runs from Foothill Avenue about half way to Banana. Melrose Avenue was later cut through lots 1-20 all the way up to Hillcrest. To the west of Lots 11-20, running north and south is JIC Avenue (now Alta Vista). Lots 21-40 are between JIC and Mayflower. All lots were originally 132 feet wide by 302 feet long.

Lot O's 21 lots were somewhat irregular in shape because of the angle at which Hillcrest was laid out. Like Block N, the numbering is also somewhat odd with the north easternmost lot beginning with lot 20, rather than lot 1.

Monroe At the time of subdivision, March 20, 1888, most of t
132 feet wide and 307 feet long.