IX. DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORMS

DPR FORMS FOR GROUP 3A:

APE Map Ref # 1-3A, Substation to APE Map Ref # 450-3A, 717 Cypress Avenue

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) NW cor E 3rd and Kern

P1. Other Identifier: APE Map Ref # 1-3A; substation

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S32

c. Address: NW cor E 3rd and Kern City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5250025800

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

Other notable features: This is a substation that is only partially visible.
Property Type: industrial

***P3b. Resource Attributes:** (List attributes and codes) HP08

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1923
Assessor

***P7. Owner and Address:**
So Calif Edison Co

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 09/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map ___ Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) NW cor E 3rd and Kern

B1. Historic Name:

B2. Common Name:

B3. Original Use: Substation B4. Present Use: Substation

*B5. Architectural Style:

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

Year constructed: 1923

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Energy Development

Period of Significance: 1923 Property Type: Industrial Applicable Criteria: NA

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

This substation does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

Significance Evaluation. Under Criterion A, the facility does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, research to date has not found any associations with persons significant in national, state, or local history. Under Criterion C, this is not a representative example of a method of construction or property type. Research to date has not identified it as the work of a master. Under Criterion D, the facility is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B11. Additional Resource Attributes: (List attributes and codes) HP08

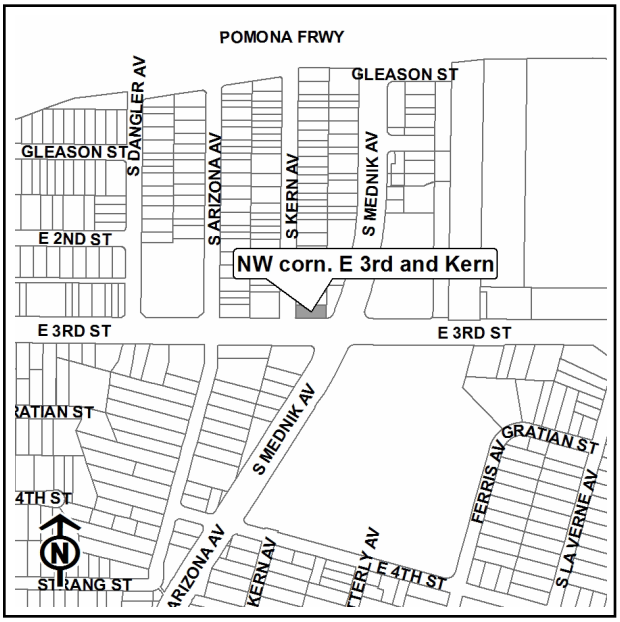
*B12. References:

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



*Required Information

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 252 S Kern Ave

P1. Other Identifier: APE Map Ref # 2-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S32

c. Address: 252 S Kern Ave City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5250025007

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

Architectural Style: Ranch
Siding/Sheathing: stucco: modern, All Visible
Siding/Sheathing: stone: accent, W, altered: yes
Roof: gable-on-hip, low, narrow eaves
Fenestration: aluminum, fixed with sliding end vents, front, side
Primary Entrance: front
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1960
Assessor

*P7. Owner and Address:
Perez, Reynaldo L

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 252 S Kern Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Year constructed: 1960 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1960 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

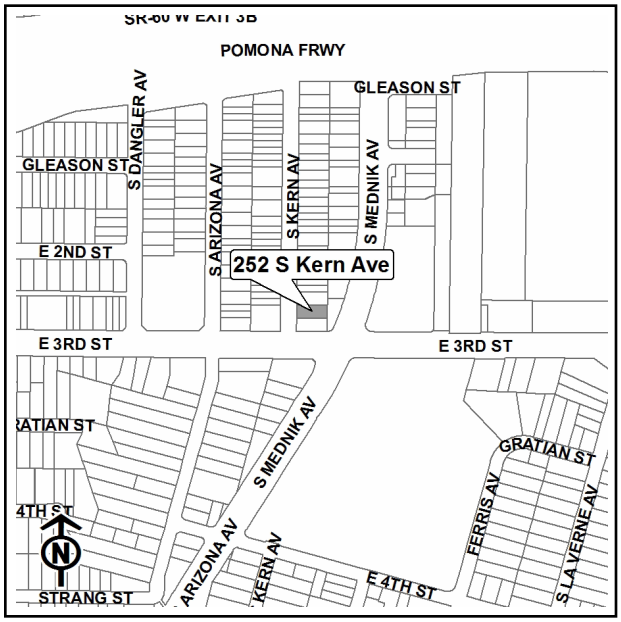
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Historic Aerial Photographs: Historic aerials from 1948, 1952, 1953, and 1972 indicate that the building that existed on the property in 1948 and depicted in the 1949 Sanborn maps was either demolished or significantly enlarged sometime between 1953 and 1972 (Historic Aerials var.). This is supported by building permit data which indicates the residence was enlarged in 1962.

Property Information: City directories indicate that Reynaldo Perez lived at this address between at least 1956 and 1973.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1950 permit to Reyna Perez to use Coronado Concrete to repair 5 room dwelling (finalized 10/11/1952)
1950 plumbing permit
1961 electric permit
1962 plumbing permit
1962 plumbing permit
1962 permit to Mr. and Mrs. Perez o use H.R. Linarte to add and alter 1,000 sq. ft. to existing one-story house (Finalized 6/13/1962)
1973 permit to Mr. and Mrs. Perez to 748 sq. ft. garage and storage (finalized 8/10/1973)
1973 electric permit
1993 permit to Reynalod Perez to construct new 10'x10' storage shed with siding (finalized 12/1/1993)
2002 electric permit

(continued):

B12 References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.
Historic Aerials
Var. Aerials for 1948, 1952, 1953, and 19972 accessed online in July 2014 at: http://www.historicaerials.com/aerials.php?scale=2000&lon=-118.162529&lat=34.033703&year=2005

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 236 S Kern Ave

P1. Other Identifier: APE Map Ref # 3-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S32

c. Address: 236 S Kern Ave City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5250025011

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

Architectural Style: Vernacular
Siding/Sheathing: wood: clapboard, W
Roof: cross-gable, medium, narrow eaves, exposed rafter tails
Fenestration: wood, double-hung, front
Primary Entrance: front
Other notable features: secondary residence to east
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1937
Assessor

*P7. Owner and Address:
Ayala, Anthony L and Sarah B Trs
10141 Brockway St
El Monte, CA 91733

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 236 S Kern Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

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

Year constructed: 1937 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: J.W. Mukee (236 S. Kern in 1937) b. Builder: Garcia Contractors in 1959 (238 S. Kern) and F.R. Anchando

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1937 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

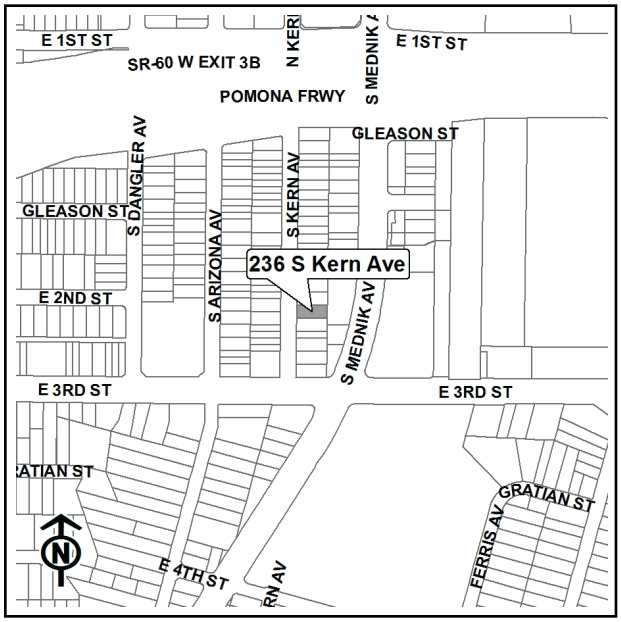
*B12. References:

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Louis Ayala (1956) and Beatrice Northrup (1962 through 1969).

Architect Information: No information was found.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1937 permit to Adam and Kate Thomas to use J.W. Mukee as architect and F.R. Anchando to construct a new dwelling with 3 rooms (finalized 5/12/1937)
1937 plumbing permit
1937 electric permit
1951 plumbing permit
1954 permit to Anthony Ayala to add 336 sq. ft., 3 room, one-story storage structure (12'x28' x sq. ft.) (expired 1954)
1957 electric permit
1957 permit to Anthony L. Ayala as owner and contractor to add 192 sq. ft. living including service perch and bath (finalized 1/7/1957)
1959 permit to Louis Ayala to use Garcia Contractors to construct 4,801 sq. ft. 4 rooms, one-story plaster dwelling (finalized 7/24/1959)
1968 plumbing permit
1974 electric permit
2010 permit to Mr. Ayala to re-roof with composition shingles (finalized 4/2/2010)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 212 S Kern Ave

P1. Other Identifier: APE Map Ref # 4-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S32

c. Address: 212 S Kern Ave City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5250025018

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

Architectural Style: Neoclassical, elements of, modest
Siding/Sheathing: wood: clapboard, All Visible
Roof: hipped, steep, narrow eaves
Fenestration: wood, double-hung, front, side
Fenestration: aluminum, horizontal sliding, side, alteration: yes
Primary Entrance: front
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1911
Assessor

*P7. Owner and Address:
Acosta, Manuel F and Jesus E

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 212 S Kern Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Neoclassical

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

Year constructed: 1911 (See Continuation Sheet)

*B7. Moved? ___ No X Yes ___ Unknown Date: 1952 Original Location: 1342 W. 12th St

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1911 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

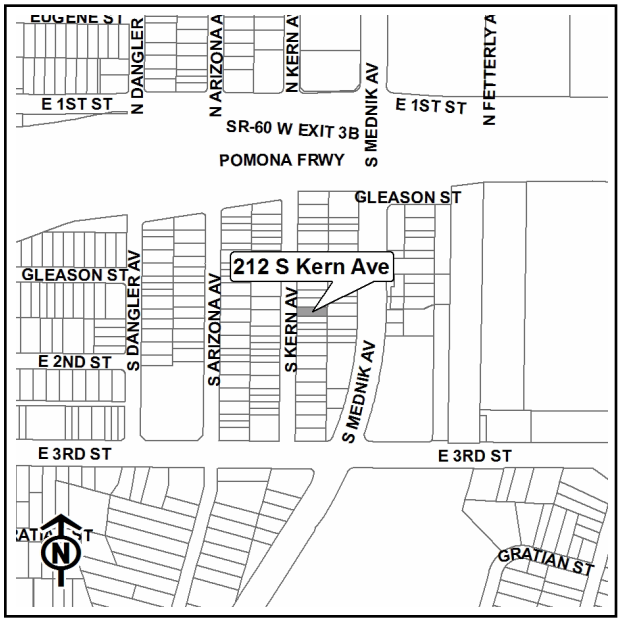
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Nick Reyes (1956) and O. Cardona (1960-1969).

Architectural Context. The residence is an example of the Neoclassical style. The Neoclassical style developed in the mid-1890s in response to the World's Columbian Exposition in Chicago in 1893, which created a renewed interest in classical styles. The style is an eclectic mix of Georgian, Adam, early Classical Revival, and Greek Revival traditions. Neoclassical cottages, and some larger homes, were especially popular from about 1900 to 1920 and again from 1925 to the 1950s. Character-defining features of the Neoclassical style include rectangular plans, pyramidal or hipped roof, full-width or partial-width, an off-center porch under the principal roof, classical columns, and rectangular windows with wide casings (Chattel Architecture, Planning & Preservation, Inc. 2012).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1952 permit to Nick Reyes as contractor and owner to move 5 room dwelling at 1342 W. 12th St. to 212 S. Kern St. (finalized 8/19/1952)
1952 approval to divide lots at 212 S. Kern as well as a relocation checklist
1952 electric permit
1973 permit to Manuel Acosta to use Camile Dominguez Construction Co (Yorba Linda) to repair home (finalized 7/17/1973)
1973 HVAC Permit
1999 permit to Elizabeth Acosta to act as contractor in constructing a 3 bedroom, 600 sq. ft. addition (expired 11/1/1999)
1999 electric permit (expired 11/1/1999)
1999 plumbing permit (expired 11/1/1999)
2007 notice of violation for building, plumbing, electric and zoning cited by Javier Martinez (6/11/2007)
2008 permit to Manuel Acosta to alter and repair structure as well as finalize previous 3 bedrooms, 600 sq. ft. addition permit (finalized 6/9/2008)

B12 References

Chattel Architecture, Planning & Preservation, Inc.
2012 Residential Historic Resources Survey. Prepared for the City of Whittier. On file at the Planning Division, Whittier City Hall.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 130 S Kern Ave

P1. Other Identifier: APE Map Ref # 6-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S32

c. Address: 130 S Kern Ave City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5250024031

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

Architectural Style: Ranch
Siding/Sheathing: wood: board/batten, W, altered: yes
Siding/Sheathing: stucco, W
Siding/Sheathing: stone: accent, W
Siding/Sheathing: horizontal boards, W
Roof: cross-gable, medium
Fenestration: metal, casement multi-paned, front
Primary Entrance: front
Other notable features: board & batten may be an alteration
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1951
Assessor

*P7. Owner and Address:
Zuniga, Martha
130 S Kern Ave
Los Angeles, CA 90022

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 130 S Kern Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Year constructed: 1951 (See Continuation Sheet)

*B7. Moved? ___ No X Yes ___ Unknown Date: 1972 Original Location: 135008 Behrens Ave.

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1951 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

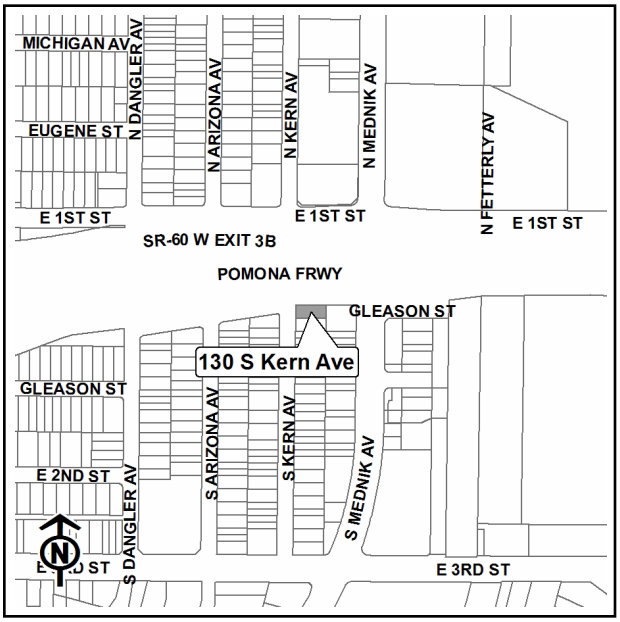
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, research to date has not found any associations with persons significant in national, state, or local history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1972 relocation permit to Alfonso Torres-Salas to use Chester Sean as moving contractor and himself as building contractor to move a 6 room, one-story, 928 sq. ft. structure to 130 S. Kern from 135008 Behrens Ave. (Norwalk) (finalized 11/8/1972)
1972 relocation permit issued to Alfonso Torres-Salas to use Chester Sean moving as contractor and himself as building contract to move 360 sq. ft. one-story garage to 130 S. Kern from 135008 Behrens Ave. (Norwalk) (finalized 11/8/1972)
1972 electric permit
2011 mechanical permit

B12 References
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 4771 E Cesar E Chavez Ave

P1. Other Identifier: APE Map Ref # 7-3A; Zamora

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S32

c. Address: 4771 E Cesar E Chavez Ave City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5235020007

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

Architectural Style: Western False Front
Siding/Sheathing: stucco, All Visible
Roof: flat, parapet
Fenestration: wood, fixed, front
Primary Entrance: front, storefront, recessed
Plan: rectangular
No. Stories: 1
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the N, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1920
Assessor

*P7. Owner and Address:
Holman, Wilson M Tr
8950 Belconte Lane
Henderson, NV 89074

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4771 E Cesar E Chavez Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Western False Front

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

Year constructed: 1920 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Commercial Architecture

Period of Significance: 1920 Property Type: Commercial Applicable Criteria: NA

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

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

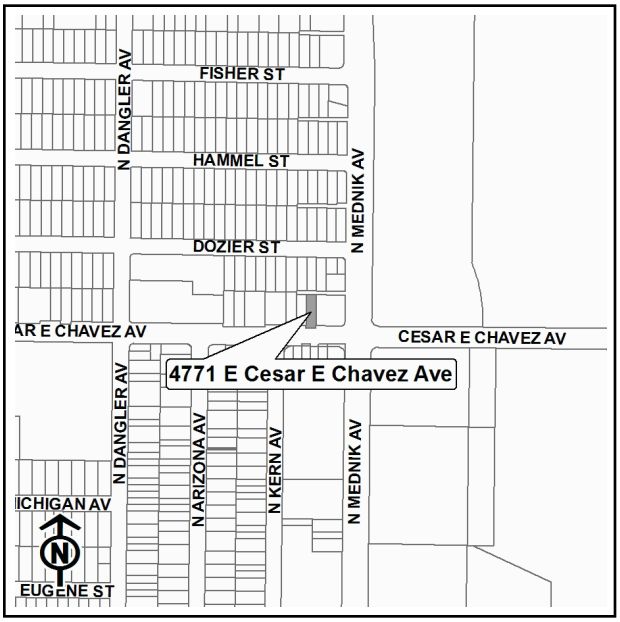
*B12. References:

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is located in the Boyle Heights community, which until recent decades was an ethnically diverse area including Hispanics, Jews, Japanese, and Russians among others. Today it is a predominantly Hispanic community. Very little information was found regarding this building or its occupants during the historic period. County Assessor records indicate the building was constructed in 1920. However, Brooklyn Avenue, which was the original name of this street, was not located on Sanborn Fire Insurance maps and the earliest building permits found for this address date to 1942. From 1942 to 1970 the building appears to have been used primarily as a meat market serving the Hispanic community. In 1942, a permit was issued to Victor Sandoval to repair fire damage at a butcher shop. City directories in 1948 list Victor R. and Josephine Sandoval as grocers at this address. In 1956 and 1965, directories indicated that it was the El Thirty Three Market. Permits from 1958 and 1970 indicate that Salvador Loya (incorrectly spelled Loyd on the permits) was the proprietor. A search of Ancestry.com failed to locate any information on either Victor Sandoval or Salvador Loya. No news articles were found that referenced this address or the El Thirty Three Market. According to the Zamora Brothers website, in 1970 Maura Zamora established a second restaurant at this location, their first being at 1503 Brooklyn Avenue. The website indicates that Mr. Zamora was born in Irapauto, Guanajuato (an area of Guadalajara) and was taught the method of cooking carnitas by his grandparents. This method had been used by his family for more than five generations. The murals on the sides of the building appear to be associated with Zamoras, dating to 1970 or later, but no information regarding them was found. An article in The Eastsider dated October 2, 2013 states that the carniceria at this location is closed.

Significance Evaluation. Under Criterion A, during the historic period the building appears to have functioned as a Hispanic-oriented market in the ethnically diverse community of Boyle Heights. There is no indication that it played a significant role in the community or is associated with important events in history. Under Criterion B, research to date has not found any associations with persons significant in national, state, or local history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1942 permit to Victor Sandoval to repair fire damages at his butcher shop, with no structural change or additions. Replacements made to return building to prior state. Repairs from fire in rear roof range include rear roof repair plaster, replacement of 2 windows and 1 door, and repair of interior rooms. Contracting services provided by Will H. Radford (L.A.) (Finalized 10/27/1942)
1950 permit for electric
1952 permit for plumbing
1952 permit for plumbing
1958 permit to Salvatore Loyd (sic) to use Howard S. Comino? As a contractor to repair fire damage (no structural damage) (finalized 10/30/1958)
1968? permit for electric
1970 permit to Salvador Loyd to work with Rayoshi Shood (Montebello) for his architectural services to remodel the interior and existing meat processing facility (finalized 12/11/1970)
1977 permit for plumbing
1978 permit for plumbing
1978 permit for electric
1983 permit issued to Vincente Galiza to act as contractor to install sign on existing restaurant
1990 permit (issued 9/19/90) for El Paraiso (owner) to install an automatic fire suppression system (expired)
1993 permit for electric
1997 permit (finaled 3/28/97) for Holman Wilson M Tr, Holman Family Trust to install 150 sq. ft. walk-in cooler (associated electrical, mechanical, and plumbing permits)
2004 permit for electric
2008 permit (issued 9/25/08) for Holman Wilson M Tr, Holman Family Trust to remove unpermitted 12’ structure (Code Enforcement violation) (expired)
2008 permit (issued 9/25/08) for Holman Wilson M Tr, Holman Family Trust to relocate water heater (expired)

(continued):

B12. References

City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

The Eastsider
2013 Storefront Report: Boyle Heights carnitas fans make do without Zamora Brothers. October 2. Accessed online in January 2015 at: http://www.theeastsiderla.com/2013/10/storefront-report-boyle-heights-carnitas-fans-make-do-without-zamora-brothers/

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 4777 E Cesar E Chavez Av, 401-407 North Mednik Av

P1. Other Identifier: APE Map Ref # 8-3A; Rattle and Roll Boutique

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S32

c. Address: 4777 E Cesar E Chavez Av, 401-407 North Mednik Av City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5235020050

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

Architectural Style: Art Deco, modest
Siding/Sheathing: stucco, E
Roof: flat, parapet
Fenestration: aluminum, fixed, front, storefront, alteration: yes
Primary Entrance: front, storefront, alteration: yes
Other notable features: Shares property with an altered building.
Plan: rectangular
No. Stories: 1
Property Type: commercial

Related: This property includes a separate building with multiple storefronts, many of which have been altered.
Retains integrity: medium, setting, location, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1935
Assessor

***P7. Owner and Address:**
Holman, Wilson M Tr
8950 Belconte Lane
Henderson, NV 89074

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 09/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 2S2

*Resource Name or #: (Assigned by recorder) 4777 E Cesar E Chavez Av, 401-407 North Mednik Av

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Art Deco

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

Year constructed: 1935 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

This property includes a larger, separate building (1939) that was significantly altered in the past 50 years (dates unknown).

B9a. Architect: Unknown b. Builder: Arthur W. Angel

*B10. Significance: Area: Los Angeles Theme: Commercial Architecture

Period of Significance: 1935 Property Type: Commercial Applicable Criteria: C

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

This 1935 Art Deco commercial building is eligible for listing in the National Register of Historic Places and therefore qualifies as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

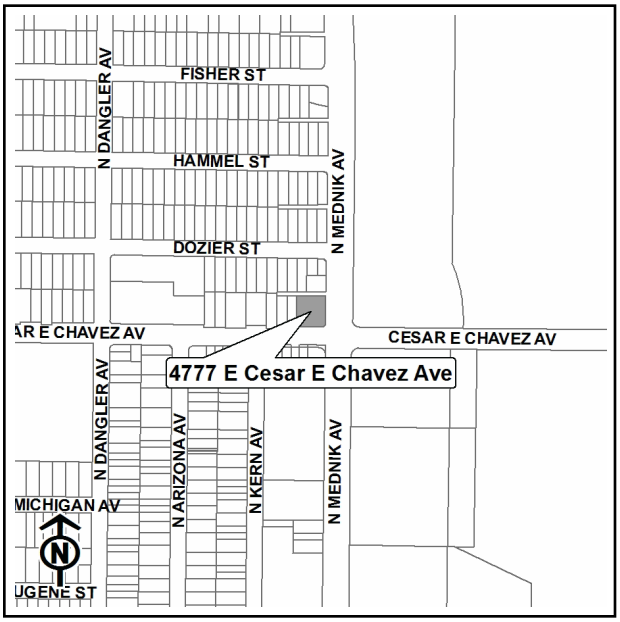
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: Arts Décoratifs or Art Deco architecture emerged out of the 1925 Paris Exposition as a determined and purposeful rejection of earlier, more organic and traditional styles such as Craftsman, Beaux-Arts, and period revival styles. The forward-reaching embrace of the machine age celebrated by Art Deco architecture is exemplified by clean, geometric massing and ornamentation consisting of bold zigzags, streamlines, chevrons, sunbursts, and stylized floral designs. The extent of ornament on Art Deco-styled buildings varied from rich and ornate to the merest suggestion of efficient machine production. The style gained popularity in the 1930s and is most often used for commercial buildings.

Significance Evaluation. Under Criterion A, the building is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, it has no known direct associations with persons important in our past. Under Criterion C, this building is a good representation of a freestanding, Art Deco commercial building, which is an increasingly rare property type and style. The architect and builder, Arthur Weston Angel (1878-1971), also designed Santee Court/Cooper, Coate & Casey Dry Goods Company/Connell Building (1911, Los Angeles Historic-Cultural Monument #710), Rio Hondo Country Club in Downey, various other commercial and fraternal buildings, schools and churches. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area. It is located at the northeast corner of a paved parking lot. The larger strip-mall building at the rear of the property (completed in 1939) does not contribute to the significance of the stand-alone, Art Deco style building, because of significant alterations.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1938 permit (finaled 11/21/38) for E. Fregosa (owner) to establish plumbing connection (Contractor- F.D. Vallee)
1938 permit to Arthur W. Angel to erect store building for retail use (finalized 11/30/1938)
1987 permit (finaled 3/23/87) for Wilson M. Holman to remodel existing building (fast food/retail) and add 600 sq. ft. addition to existing restaurant (Engineer-Bruce Resnik)
1987 permit (issued 6/9/87) for Drexel Construction to close two driveways
1988 permit (finaled 2/5/88) for Olympic Donuts (owner) to install a freestanding sign (associated electrical)
1988 permit (finaled 2/5/88) for Olympic Donuts to install 2 wall signs
2004 permit (finaled 8/25/04) for Holman Wilson M Tr, Holman Family Trust to conduct fire repair/roof patch/replace store windows
Rear building: exterior wall cladding, windows and doors replaced (years unknown)

B12 References
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Kidney, Walter C.
1974 The Architecture of Choice: Eclecticism in America 1880-1930. New York: George Brazillier.
Whiffen, Marcus and Frederick Koeper.
1990 American Architecture, Volume 2: 1860-1976. Cambridge: MIT Press. Second Edition.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 4777 E Dozier St

P1. Other Identifier: APE Map Ref # 9-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S32

c. Address: 4777 E Dozier St City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5235019008

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

Architectural Style: Craftsman, elements of, modest
Siding/Sheathing: wood: clapboard, S
Roof: cross-gable, medium, decorative venting under gable peaks
Fenestration: wood, casement multi-paned, front
Fenestration: aluminum, horizontal sliding, side
Primary Entrance: front
Other notable features: Property includes a two-story apartment building that is newer than the residence.
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP03

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

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

P5b. Description of photo: (View, data, accession #)
View to the N, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1922
Assessor

***P7. Owner and Address:**
Benavidez, Edward M and Irene F

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 09/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4777 E Dozier St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Multiple-family property

*B5. Architectural Style: Craftsman

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

Year constructed: 1922 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1922 Property Type: Multi-family Property Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

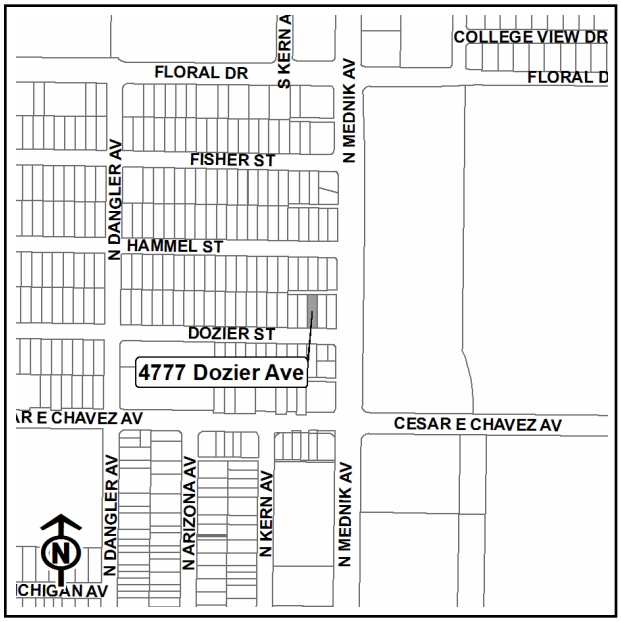
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Charles H., a glazier, and Anna Berteaux (1938) and Hope G. Fisher (between at least 1956 and 1973).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1934 permit (finaled 10/6/34) for Chas Berteaux (owner) to establish a plumbing connection for a framed dwelling (Contractor- J. I. Nash)
1937 permit (issued 7/31/37) for Berteaux to erect retaining wall
1970 sewer-sewage disposal permit (finaled 3/11/70) for Fisher Benavidez to connect building to sewer
1970 permit for Alfred Gambo (owner) (Contractor-Desion Const.) to construction addition and carport? (difficult to read)
2011 mechanical permit issued to Irene Benavidez wall furnace

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 4772 Hammel St

P1. Other Identifier: APE Map Ref # 10-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S32

c. Address: 4772 Hammel St City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5235019002

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

Architectural Style: Minimal Traditional
Siding/Sheathing: stucco, All Visible
Roof: hipped, low
Fenestration: wood, double-hung, front
Primary Entrance: front
No. Stories: 1
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the S, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1958
Assessor

*P7. Owner and Address:
Luzell, Maura G
1506 Victoria Way
Placentia, CA 92870

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4772 Hammel St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1958 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Bradfield and Richfield

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1958 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

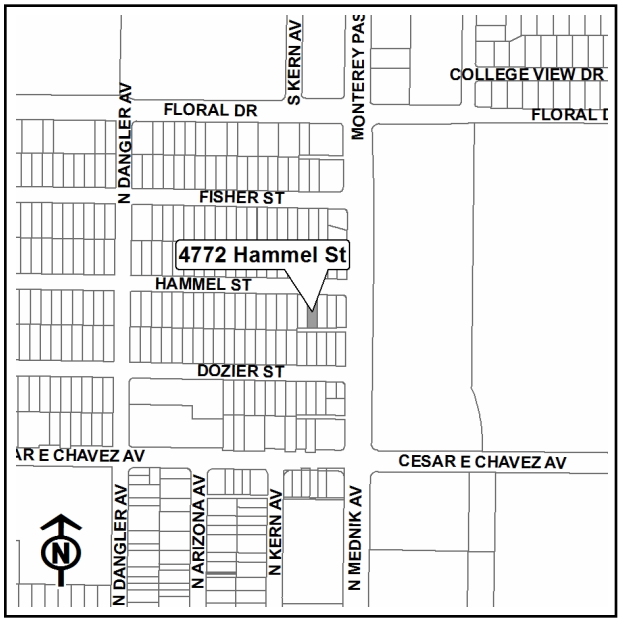
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Carlos Palacios lived at this address between at least 1960 and 1965.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

Permit to Carlos Escarridon to act a contractor to repair and alter new foundation on 3 room, one story structure (no dates are clear)
Permit to M.G. Lazeil to use Bradford and Richfield to construct 864 sq. ft. one-story dwelling (finalized 1/20/1958?)

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 605 N Mednik Ave

P1. Other Identifier: APE Map Ref # 11-3A; Family Clinic and Woman's Clinic

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S32

c. Address: 605 N Mednik Ave City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5235017047

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

Architectural Style: Modern
Construction: wood frame
Siding/Sheathing: stucco: modern, all visible
Roof: flat
Fenestration: wood, fixed, front
Fenestration: aluminum, horizontal sliding, front
Primary Entrance: front, single door
Other notable features: Per building permits, in 1966 a 3,604 square-foot addition was constructed.

Plan: irregular
No. Stories: 1
Property Type: commercial
Retains integrity: medium, setting, location, association, feeling
Alterations: altered entrances

*P3b. Resource Attributes: (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the NW, 09/26/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1959
Assessor

*P7. Owner and Address:
Faragalla, Maged M and Margrite G
6516 Via Baron
Rancho Palos Verdes, CA 90275

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 605 N Mednik Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

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

Year constructed: 1959 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Chas Licha

*B10. Significance: Area: Los Angeles Theme: Commercial Architecture

Period of Significance: 1959 Property Type: Commercial Applicable Criteria: NA

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

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

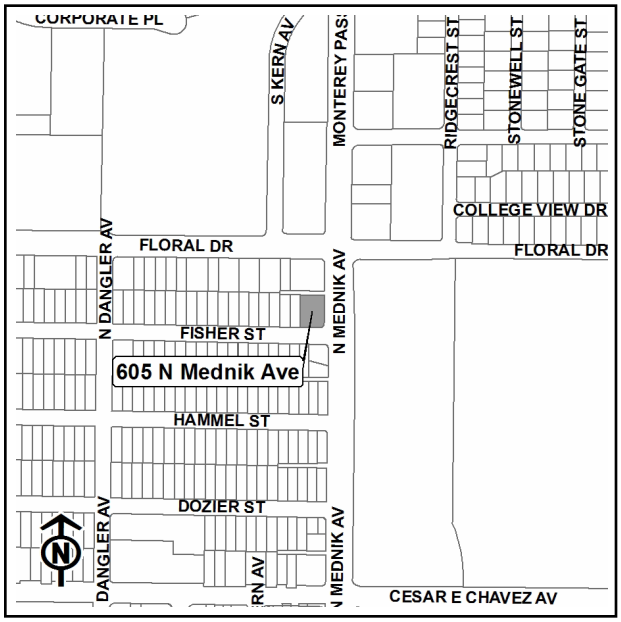
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City Directories between 1960 and 1973 list one resident, Dr. Tad Fujioka during this time period. In 1960 Dr. Fujioka shared the building with Dr. Elaine and also Ben Hara, a chiropractor.

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of businesses at this address during the historic-period. Online searches were conducted for businesses associated with the property for a period of five years or more and/or that appear to have had the potential to be important in the local community. This research provided no evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion C, this is a typical example of the Modern style, one of the most popular styles constructed during the post-World War II residential boom. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1959 permit to Dr. Tad Fujiokato build a new 1 story office building of 2,000 sq. ft. (final 1/7/1960) with Chas Licha as contractor
1960 permit for x-ray installation at medical office building
1962 permit for electric
1963 electric permit
1966 permit for electric
1966 permit to Dr. T. Fujioka to add 3,604 sq. ft. of office space to the medical building. Architectural services provided by H.M. Hansen (East L.A.) and contracting provided by J.H. Hedrick (San Gabriel) (Final 1/9/1966)
1966 permit for plumbing
1966 permit for sewer
1967 electric permit
1998 permit to Rasamee Chatkeonopadol Iras to reroof existing residential building with A. Guttierez Roofing (L.A.) (finalized 12/18/1998)
2013 plumbing permit

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 617 N Mednik Ave

P1. Other Identifier: APE Map Ref # 12-3A; Super Salud Liquor and Market

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S32

c. Address: 617 N Mednik Ave City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5235017046

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

Architectural Style: Vernacular
Construction: concrete block
Siding/Sheathing: concrete block, All Visible
Siding/Sheathing: stucco: modern, N
Siding/Sheathing: stucco: modern, E
Roof: flat
Fenestration: aluminum, fixed
Primary Entrance: front, storefront, double doors
Plan: rectangular
No. Stories: 1

Property Type: commercial
Retains integrity: medium, setting, location, workmanship, association, design, feeling
Alterations: altered facade

***P3b. Resource Attributes:** (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the SW, 09/26/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1966
Assessor

***P7. Owner and Address:**
Moonview Properties LLC
2045 Pray St
Fullerton, CA 92833

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 617 N Mednik Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Vernacular

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

Year constructed: 1966 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: L. Lanferanchi? b. Builder: Mr. Bauer?

*B10. Significance: Area: Los Angeles Theme: Commercial Development

Period of Significance: 1966 Property Type: Commercial Applicable Criteria: NA

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

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

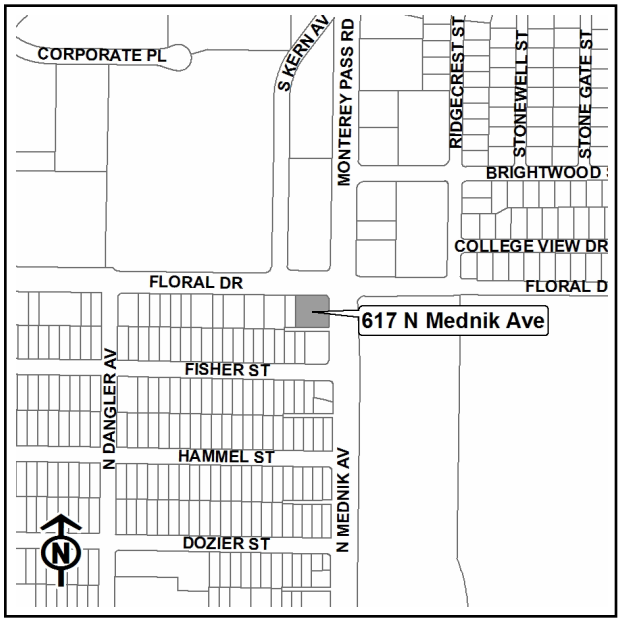
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City Directory research noted that in 1956 Francesco Landeros was listed at this address. No information was provided in the 1960 or 1962 directories; however, in 1965 Helins Mexican Kitchen was listed followed by Sloan's Dry Cleaners and Laundry in both the 1969 and 1973 directories.

Architect Information: No information was found.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period than numerous others. Under Criterion B, city directories were reviewed for the names of businesses at this address during the historic period. Online searches were conducted for businesses associated with the property for a period of five years or more and/or that appear to have had the potential to be important in the local community. This research provided no evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
*Some permits not legible, but property has been a liquor store, house of beauty, and market

? permit for construction of new 1,700 sq. ft. commercial store to L. Lanfranchi (no legible issue date)
1960 permit to L. Lanfrachi to use Robert Hanssen (Burbank) as an architect and MAT Aluminum Fence Co. to install an aluminum canopy at the retail store (finalized 11/13/1960)
1962 permit for electric
1962 permit for sewer
1962 permit to L. Lanfranchi to demolish existing dwelling
1963 permit for electric
1964 permit for electric
1966 permit for sewer
1966 permit for electric
1966 permit for plumbing
1966 permit to Salud Liquor to use Advanced Neon (L.A.) to install a neon sign on the liquor stores (finalized 1966)
1967 permit for plumbing
1994 permit to Lonard Lanfranchi to re-roof using Randol Roofing (San Gabriel) on existing store (expired 11/9/1994)
1995 electric permit for meat case cooler
1995 permit for plumbing
1995 permit for HVAC

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 4754 Floral Dr

P1. Other Identifier: APE Map Ref # 13-3A; Argil Building Material Company

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S32

c. Address: 4754 Floral Dr City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5235017012

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

Architectural Style: Modern, elements of
Construction: concrete block
Siding/Sheathing: concrete block, All Visible
Siding/Sheathing: stone: veneer, N
Roof: flat
Fenestration: wood, fixed, front
Primary Entrance: front, single door
No. Stories: 1
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the SW, 09/26/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1956
Assessor

*P7. Owner and Address:
Argil, David S Tr
15355 Las Vecinas Dr
La Puente, CA 91744

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4754 Floral Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

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

Year constructed: 1956 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: C.R. Henbro b. Builder: T. Cosenitino Builders

*B10. Significance: Area: Los Angeles Theme: Commercial Architecture

Period of Significance: 1956 Property Type: Commercial Applicable Criteria: NA

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

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

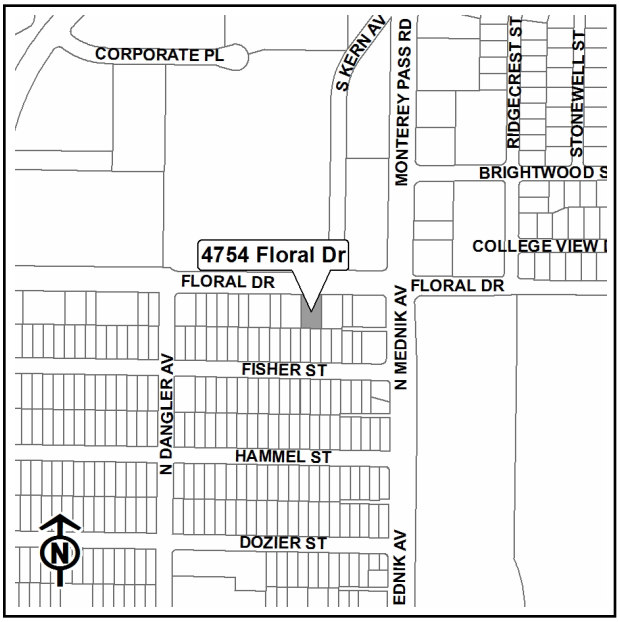
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that How E. Baker Company occupied this address between at least 1962 and 1969. No information is provided for 1956, 1960, and 1965.

Architect Information: No information was found.

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period than numerous others. Under Criterion B, city directories were reviewed for the names of businesses at this address during the historic period. Online searches were conducted for businesses associated with the property for a period of five years or more and/or that appear to have had the potential to be important in the local community. This research provided no evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1955 sewer- sewage disposal permit issued to Argil Bros Plumbing (owner) for house sewer connection to public sewer
1956 plumbing permit
1956 electric permit
1956 permit to Argil Bros. to use C.R. Henbro as architect and T. Cosenitino Builders to construct new 3,198 sq. ft. one-story warehouse and office (finalized July 1956)
1982 sewer permit
1989 permit (finaled 2/9/89) for Dave Argil (owner) to install new sign
1989 electrical permit issued to Dave Argil for sign
2002 property issued a red tag notice of inspection for substandard conditions (dated 12/9/02)
2002 initial notice of substandard conditions (dated 11/22/02) issued to David S. Argil for inoperable equipment and nuisances

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 4732 Floral Dr

P1. Other Identifier: APE Map Ref # 14-3A; Antiques

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S32

c. Address: 4732 Floral Dr City: Los Angeles Zip: 90022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5235017042

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

Architectural Style: Modern, modest, utilitarian
Construction: brick
Roof: flat
Fenestration: metal, hopper, front
Primary Entrance: front, roll up garage
Plan: rectangular
No. Stories: 1
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the S, 09/26/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1957
Permit

*P7. Owner and Address:
Moody, Peggy H Co Tr
2625 Westminster Ave
Alhambra, CA 91803

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 4

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4732 Floral Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

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

Year constructed: 1957 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Arthur Ochoa b. Builder: Arthur Ochoa

*B10. Significance: Area: Los Angeles Theme: Commercial Development

Period of Significance: 1957 Property Type: Commercial Applicable Criteria: NA

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

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

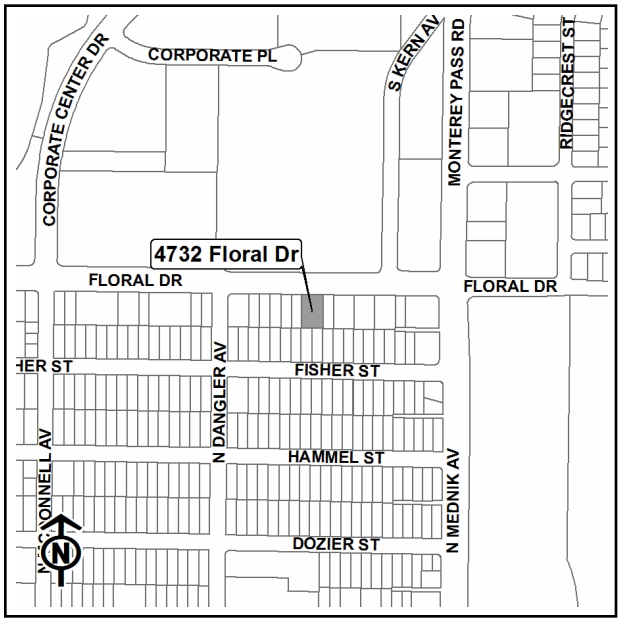
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following businesses occupied this address during the historic period: Olympic Tool Company (1956 and 1962) and the Ben Garber Company (1960 and 1969).

Architect Information: Arturo L. Ochoa (1889 -1963) was born in Texas and moved to Southern California around 1920, at which time he was earning a wage as a carpenter in the housing industry. At some point, he began working on his own account as a builder contractor.

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period than numerous others. Under Criterion B, city directories were reviewed for the names of businesses at this address during the historic period. Online searches were conducted for businesses associated with the property for a period of five years or more and/or that appear to have had the potential to be important in the local community. This research provided no evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1953 permit to Arthur Ochoa to act as contractor and architect to construct a new 800 sq. ft. 1 room, one story industrial cabinet shop (finalized 1/5/1953)
1953 sewer-sewage disposal permit for H Moody (owner) to connect house sewer to public sewer
1953 plumbing permit
1953 sewer permit
1957 permit to Charles Moody to use Charles Banks as architect and H. Pron as contractor to construct a new 3, 2000 sq. ft. brick machine shop (finalized 1/20/1957)
1957 electric permit
1959 electric permit
1959 permit to Charles Moody to act as contractor to demolish an 800 sq. ft. shop (finalized 7/30/1959)
1960 permit to Mr. Charles R. Moody to use Enuis & Associates to add warehouse for shoe equipment (finalized 3/23/1960)
2008 permit (finaled 11/18/08) for Peggy Moody H Co Tr to remove all roofing down to sheathing (6720 sq. ft.) and install app modified torch down rubber.

(continued):

B12. References

Ancestry.com
1920 United States Census.
1917 Word War I Draft Registration Card.

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

Los Angeles Times
1963 Obituary. September 6.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1401 Monterey Pass Rd

P1. Other Identifier: APE Map Ref # 15-3A; California Equine Products Inc.

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S32

c. Address: 1401 Monterey Pass Rd City: Monterey Park Zip: 91754

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5237024062

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

Architectural Style: Modern, utilitarian
Construction: brick
Roof: flat
Fenestration: metal, awning, front
Fenestration: aluminum, awning, front, alteration: yes
Primary Entrance: front, multiple doors, loading bays
Plan: rectangular
No. Stories: 1
Property Type: commercial

Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the NW, 09/26/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1956
Assessor

*P7. Owner and Address:
2000 Gold Limited Partnership
4731 Fruitland Ave
Vernon, CA 90058

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1401 Monterey Pass Rd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

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

Year constructed: 1956 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Black & Associates b. Builder: Unknown

*B10. Significance: Area: Monterey Park Theme: Commercial Architecture

Period of Significance: 1956 Property Type: Commercial Applicable Criteria: NA

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

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

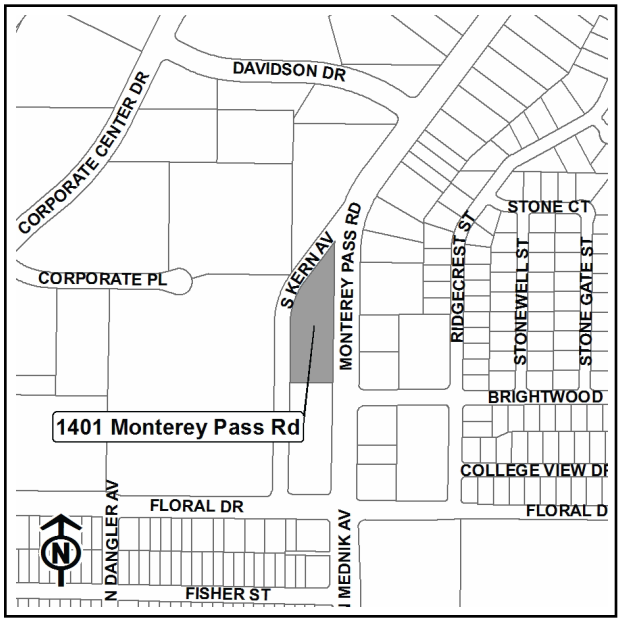
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architect Information: No information was obtained for a firm by this name. Michael Allan Black (b. 1937) organized the firm Michael Black in Palm Springs in 1968 and joined AIA Inland California Chapter that year. He is a USC grad (1961). His works include residences in Palm Springs and a bank in Yucca Valley. However, it is not clear whether he is associated with Black & Associates.

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, no information regarding persons associated with this property was found, thus does not appear to be associated with any persons important to local, state, or national history. Under Criterion C, this building is a typical example of a common resource type, not the work of a master, nor does it retain high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1956 permit (issued 2/20/56) for Malloy Shoe Co. (Owner)/Black &Assoc.?(Arch/Engineer) (Los Angeles) to construct a shoe factory (140'x349' ?)
1956 plumbing permit (finaled 8/17/56) issued to Malloy Shoe Co.
1992 certificate of occupancy issued (4/13/92) to Vernon Development (owner) for a garment manufacturing business
1992 certificate of occupancy issued (7/20/92) to Seymour Fabrick (owner) for a garment manufacturing service
1992 permit (finaled 6/19/92) for Mr. Fabric (owner)/Correia (engineer)/Emerson Inc. (contractor) to repair vehicle damage to structural wall
1994 permit (finaled 11/10/94) for Seymour Fabric (owner) to alter a non-bearing dividing wall separating 2 units (suite #4)
1994 certificate of occupancy issued (11/03/94) to JoAnn Saiz & Salvador Carrillo (owners) for a garment manufacturing business
1994-1999 certificate of occupancy issued (latest 2/2/99) to Seymour Fabrick (owner) for a garment manufacturing (cutting) business
1994 certificate of occupancy issued (11/28/94) to Seymour Fabrik (owner) for a electronic components manufacturing and repair business
1998 certificate of occupancy issued (3/31/98) to Seymour Fabrick (owner) for a wholesaling and storage and merchandise business
1999 permit (submitted 8/20/99) for Shun Ming *Chu Construction (contractor) to conduct tenant improvements for existing sewing/clothing factory, including demolition and construction of non-bearing walls, handicap accessible restroom, lighting, and handicap ramp
2008 certificate of occupancy issued (1/23/08) to Seymour Fabrick (owner) for furniture storage (business)
2011 certificate of occupancy issued (3/22/11) to 2000 Gold LP (owner) for California Equine Products Inc. (business name)
2011 permit (submitted 3/17/11) for legalization of tear-off and re-roof (Owner- Seymour C. and Ruthe Fabrick)
2011 permit (submitted 8/2/11) for Studio Marin (applicant) to install new heating to accommodate new occupancy group and provide ADA compliant restroom
2012 permits (submitted 6/26/12) for Tag Design Works (applicant/owner-builder) to conduct a tenant improvement to create non-bearing partition wall to create tenant space. Also, legalize demolition of interior non-bearing partition walls of units 1-4 (Owner- 2000 Gold Loop L.P.)
2012 certificate of occupancy issued (12/5/12) to 2000 Gold LP (owner) for "2000 G" (business name)

B12. References
City of Monterey Park
var. Building permits. On file at the City of Monterey Park Building and Safety Department.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.
The American Institute of Architects (AIA) Historical Directory of American Architects
n.d. Accessed online.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3351 Balzac St

P1. Other Identifier: APE Map Ref # 16-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 3351 Balzac St City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5352001001

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

Architectural Style: Ranch
Siding/Sheathing: wood: clapboard, E
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, double-hung diamond-paned, front
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front
Plan: L-shaped
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1954
Assessor

*P7. Owner and Address:
Salazar, Joe C and Dorothy Trs

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3351 Balzac St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Year constructed: 1954
Annexed on January 27, 1964 (no building permits prior to that date are available) (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1954 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1954 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

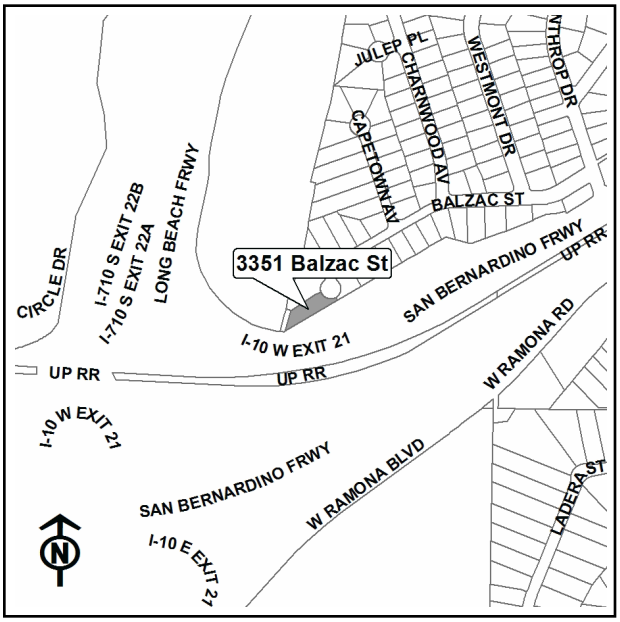
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the Alhambra Hills Tract neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
1977 permit issued to Roger Sutton for re-roof of the den at the rear of the residence
1986 permits issued to Roger and Mary Sutton to legalize den addition and to install a skylight in the kitchen

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3328 Balzac St

P1. Other Identifier: APE Map Ref # 17-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 3328 Balzac St City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5352007010

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

Architectural Style: Ranch
Siding/Sheathing: wood: board/batten, N
Siding/Sheathing: wood: clapboard, N
Roof: gable-on-hip, low, narrow eaves
Fenestration: wood, double-hung diamond-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1954
Assessor

***P7. Owner and Address:**
Sanchez, Denna M and David A

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3328 Balzac St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Year constructed: 1954
Annexed on January 27, 1964 (no building permits prior to that date are available) (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1954 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1954 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

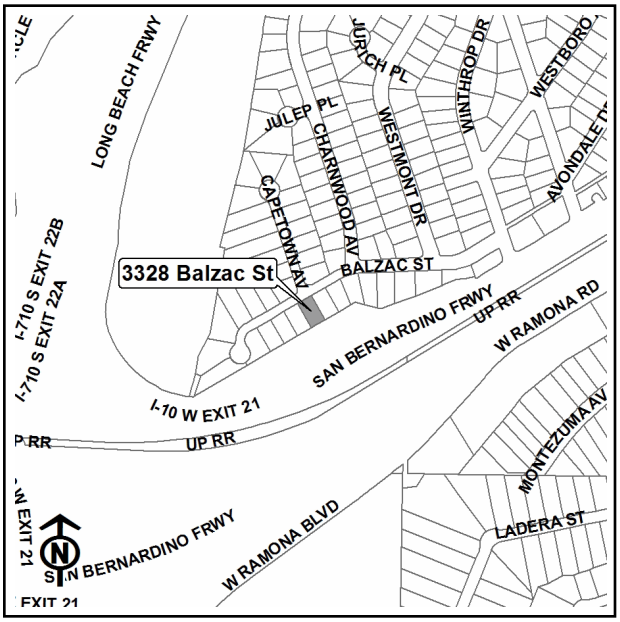
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the Alhambra Hills Tract neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of craftsmanship does not rise above the level of the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
1971 permit issued to Rossi for heating and plumbing
1973 permit issued to Gino Rossi for re-roof with heavy red cedar shake
1977 permit issued to Mrs. Rossi to sandblast a house and garage and re-stucco
2007 permit issued to David and Denna Sanchez for re-roof

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3312 Balzac St

P1. Other Identifier: APE Map Ref # 18-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 3312 Balzac St City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5352007006

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

Architectural Style: Ranch
Siding/Sheathing: wood: board/batten, N
Siding/Sheathing: stucco, N
Roof: hipped, low, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front
Plan: rectangular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1954
Assessor

*P7. Owner and Address:
Leclaire, Michael S

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3312 Balzac St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Year constructed: 1954
Annexed on January 27, 1964 (no building permits prior to that date are available)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1954 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1954 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

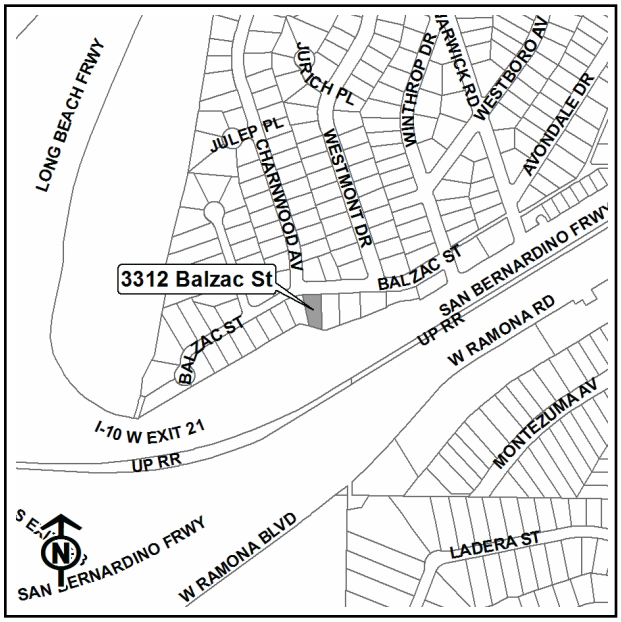
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 10/01/2013



(This space reserved for official comments.)

*Required Information

(continued):

This property is within the Alhambra Hills Tract neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, research to date has not found any associations with persons significant in national, state, or local history. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history . Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B12 References

City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3308 Balzac St

P1. Other Identifier: APE Map Ref # 19-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 3308 Balzac St City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5352007017

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

Architectural Style: Ranch
Siding/Sheathing: wood: board/batten, N
Siding/Sheathing: stucco, N
Roof: cross-hip, low, narrow eaves
Fenestration: wood, double-hung, front
Primary Entrance: front
Plan: L-shaped
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1954
Assessor

*P7. Owner and Address:
Muschetto, Lucy M
3308 Balzac St
Alhambra, CA 91803

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3308 Balzac St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Year constructed: 1954
Annexed on January 27, 1964 (no building permits prior to that date are available)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1954 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1954 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

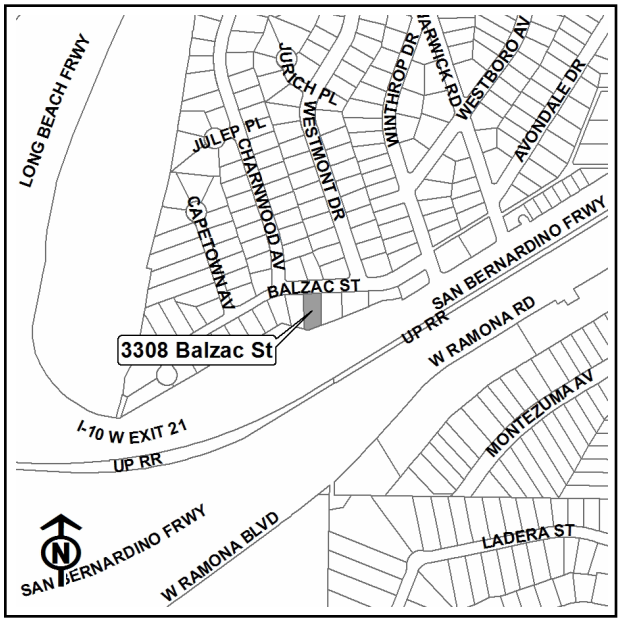
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the Alhambra Hills Tract neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history . Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B12 References

City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3300 Balzac St

P1. Other Identifier: APE Map Ref # 20-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 3300 Balzac St City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5352007020

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

Architectural Style: Ranch
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: horizontal boards, N
Siding/Sheathing: vertical boards, N
Roof: side gable, medium, narrow eaves
Fenestration: wood, double-hung diamond-paned, front
Fenestration: wood, fixed, front
Primary Entrance: front
Other notable features: a/c unit in window
Plan: irregular

No. Stories: 1
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1954
Assessor

***P7. Owner and Address:**
Gums, Mary H
928 W Newmark Ave
Monterey Park, CA 91754

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3300 Balzac St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Year constructed: 1954 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: William M. Bray b. Builder: Albert Gersten

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

Period of Significance: 1954 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1954 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

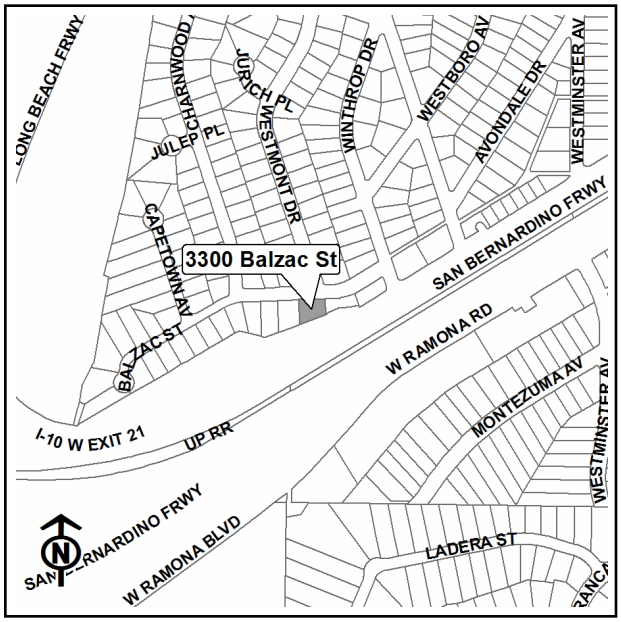
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the Alhambra Hills Tract neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

Architect and Builder research: William Melvin Bray (1905-1998) was a member of AIA from 1950-1976 and 1978 to death. Bray designed thousands of houses for developers and individual clients during a career that spanned over forty years. He received numerous awards, such as the San Fernando Valley Beautiful organization's 1974 award for the design of the Medical/Dental Building at 18440 Halstead Street, Northridge, CA. His offices were located in Los Angeles in 1956 and in Encino in 1970. Albert Gersten (1898-1980) was a civic-minded builder who contributed to Loyola Marymount University. Gersten Pavillion is named in his honor.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, research documents a weak association of this property with a philanthropic builder, Albert Gersten. The association with this person is not significant in terms of local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research has identified it as the work of a talented architect, but it is a relatively minor example from a large body of work that included award-winning designs. Also, the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
1953 permit issued to Buton Building Co. for a retaining wall
1954 permit issued to Buton Building Co. for a 1,306 square-foot, wood frame, stucco, wood shingle residence, and a garage. Additional permits for plumbing and electrical work.
1977 permits issued to Mary Gums for plumbing and heating
1983 permit issued to Mary Gums for a patio enclosure
1997 permit issued to Mary Gums for dimensional roofing

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3220 Balzac St

P1. Other Identifier: APE Map Ref # 21-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 3220 Balzac St City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5352007021

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

Architectural Style: Ranch
Siding/Sheathing: stucco, N
Roof: hipped, low, narrow eaves
Fenestration: aluminum, horizontal sliding, front
Primary Entrance: front, recessed
Other notable features: original garage door
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1962
Assessor

***P7. Owner and Address:**
Value Holdings LLC
PO Box 489
Woodland Hills, CA 91365

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3220 Balzac St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Year constructed: 1962 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Solar Homes

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

Period of Significance: 1962 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1962 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register)..

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

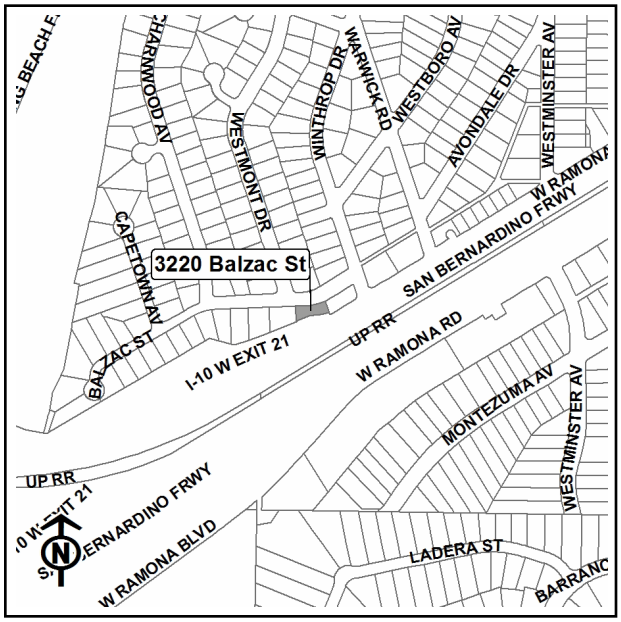
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the Alhambra Hills Tract neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

Builder research: Solar Homes, Inc. is a California corporation whose filing status was "dissolved" on May 3, 1977, at which time the age of the company was 37 years, 2 months. They were located in Berkeley, CA.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history . Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
1961 letter on file for a lot split (owners Henry and Helen Frye)
1962 permit issued to DNAL Developers, Inc. for electrical work
1963 permit #26126 issued to DNAL for a 1,570 square-foot, six room house and garage. Additional permits for plastering, sewer, and heating.

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2276 Highbury Ave

P1. Other Identifier: APE Map Ref # 22-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 2276 Highbury Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5221014005

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

Architectural Style: Minimal Traditional
Siding/Sheathing: stucco, W
Siding/Sheathing: horizontal boards, W
Roof: cross-gable, medium, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1938
Assessor

*P7. Owner and Address:
Francis, Kula M Tr
18813 Kosich Dr
Saratoga, CA 95070

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/25/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2276 Highbury Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1938

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1938 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

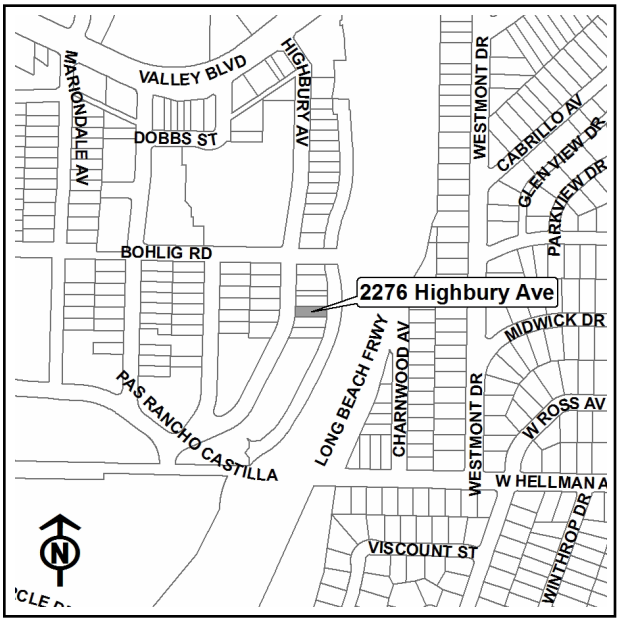
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that David White lived at this address between 1960 and 1969.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1938 affidavit stating that two houses in same block as lot 99 of Metro tract do not have a set-back of more than 22 ft. per deed restriction for lots that calls for setback of 22ft.
1938 permit for Mr. and Mrs. Riddle to use C.W. Wood Tile Co. for interior tile alterations (issued 8/10/1938)
1938 permit for Roger L. Riddle to use Perfection Home Building to construct 26'x 39' one-story new residential dwelling (issued 6/17/1938)
1938 permit for Roger L. Riddle to construct new 18'x20' garage with Perfection Home Building (issued 6/17/1938)
2006 plumbing permit
2010 electrical permit
2013 plumbing permit
2013 code violation for construction without permits

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 2318 Highbury Ave

P1. Other Identifier: APE Map Ref # 23-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 2318 Highbury Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5221013028

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

Architectural Style: Modern Ranch
Siding/Sheathing: stucco, all visible
Roof: flat
Fenestration: wood, fixed, front
Fenestration: vinyl, horizontal sliding, side, alteration: yes
Primary Entrance: front
Other notable features: maybe brick veneer
No. Stories: 1
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1963
Assessor

*P7. Owner and Address:
Cho, Joseph Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2318 Highbury Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Modern Ranch

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

Year constructed: 1963

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: E.V. LaMar

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1963 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

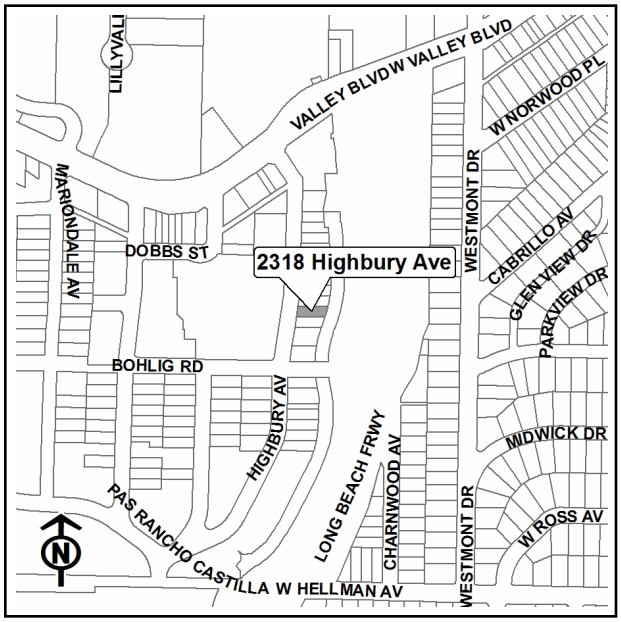
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: This residence exhibits elements of the Modern Ranch subtype. Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. The Modern Ranch subtype seeks to convey a cleaner look with an emphasis on horizontal planes. It is further characterized by a low-pitched hipped or flat roof with wide eaves; a variety of sidings, many with board-and-batten and/or brick wainscot; ribbons of wood or metal-framed windows, often placed high on the wall; prominent rectangular chimneys that intersect with the façade; recessed entryways; and wood or concrete block privacy screens. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Property Information: City directories indicate that J. Cho lived at this address between 1965 and 1969.

Significance Evaluation. Under Criterion A, this building is one of millions built in this style during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master, and the original windows have been replaced with modern vinyl. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1963 permit for new single family 2 story dwelling issued to E.V.La Marr (issued 7/10/1963)
1964 certificate of occupancy for 2 story single family dwelling with attached garage
1992 re-roof (issued 11/25/1992)
1994 range file opened by Bureau of Community Safety
2006 plumbing permit
2007 HVAC permit to replace 90,000 BTU FAU and 4 ton A/C
2007 plumbing permit to replace water heater

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2338 Highbury Ave

P1. Other Identifier: APE Map Ref # 24-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 2338 Highbury Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5221013019

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

Architectural Style: Ranch
Siding/Sheathing: asbestos shingles, All Visible
Siding/Sheathing: brick: skirting, W
Roof: cross-hip, medium, narrow eaves, exposed rafter tails
Fenestration: wood, double-hung, front
Primary Entrance: front, recessed
Other notable features: original garage door
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1939
Assessor

***P7. Owner and Address:**
Smith, Michael J
3521 Elmwood Ct
Riverside, CA 92506

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 09/28/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2338 Highbury Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Year constructed: 1939

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Paul C. Groce

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1939 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

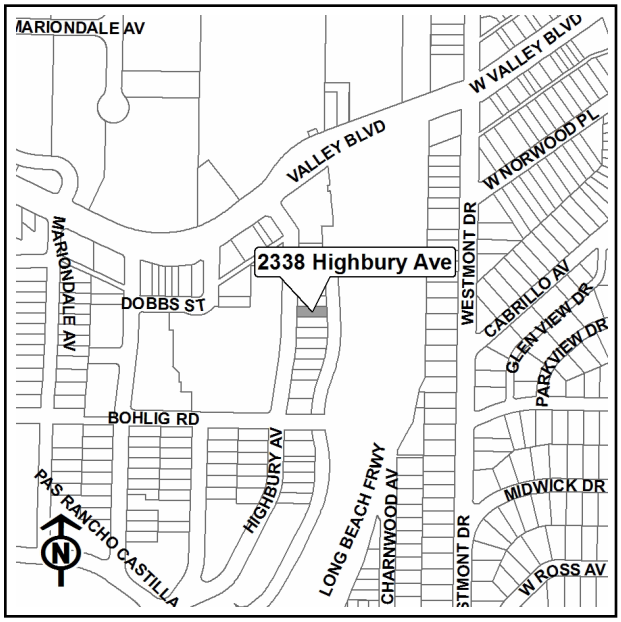
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/28/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that B. Dillman lived at this address between 1956 and 1969.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master, and its integrity of design, materials, and workmanship has been impaired with the installation of windows in the original garage door and apparent conversion of the garage to living space. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1939 permit to Robert H. Das to use Paul C. Groce to construct 1 story, 5 room, 33'9"x 35' stucco home
1939 permit for Robert H. Davis to use Paul C. Grace as contractor and H.E. Bean as engineer to revise foundation for filled ground for 34'x 35' residence and garage
1940 permit for R.H. Davis to use C. Vanderstad to tile bath and drain board
1951 permit for Robert H. Davis to use Federal? Construction to place asbestos shingles on outer sidewall of one story, 5 room dwelling
1953 permit to Victor Dillman to build roof over patio
1955 certificate of occupancy issued to V.B. Dillman

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1801 Westmont Dr

P1. Other Identifier: APE Map Ref # 25-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 1801 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351017022

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

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: board/batten, E
Roof: side gable, low, narrow eaves
Fenestration: wood, double-hung diamond-paned, front
Primary Entrance: front, single door
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling
Alterations: altered garage door

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/26/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1953
Assessor

***P7. Owner and Address:**
Tello, Monica C

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1801 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

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

Year constructed: 1953 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Charles H. Meyers Construction Co.

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

Period of Significance: 1953 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1953 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

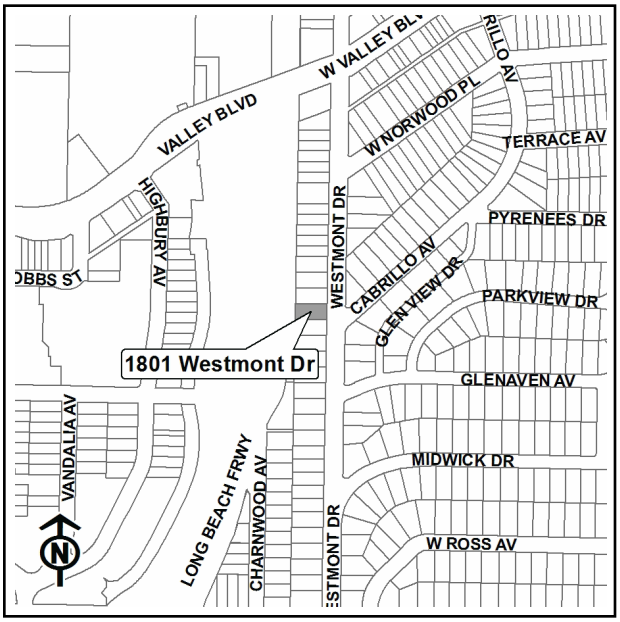
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the Midwick Park/Granada Place neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

Property Information: City directories indicate the following people lived at this address during the historic-period: Charles I. and Dorothy A. Chubbuck. Mr. Chubbuck was owner of Chubbuck Lumber in Los Angeles.

Builder research: Charles H. Meyers Construction Company, Inc. is a California corporation whose filing status on December 9, 1955 was suspended. The company age on that date was 58 years, 7 months. They are known to have built the Los Cerritos Estates housing development in Clark County, Las Vegas, NV.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the level of ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1953 permits 35635 and 49468 issued to Lucille Salabert for a one-story, 821 square-foot, four-room, stucco residence and a garage.
1965 permit issued to Lucille Salabert for an addition for a 6 X 11 ¾ bathroom and alcove
1969 permit issued to Lucille Salabert for a 16 X 11 den and bathroom addition
1970 permit issued to Lucie Salabert for plumbing and heating
1972 permit issued to M. Salabert for a wall-mounted air conditioning unit
1975 permit issued to Lucie Salabert for re-roof with shake in front and composition in the rear

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1705 Westmont Dr

P1. Other Identifier: APE Map Ref # 26-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 1705 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351017028

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

Architectural Style: Vernacular
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hipped, low
Fenestration: wood, double-hung, front, side
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/26/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1948
Assessor

***P7. Owner and Address:**
Ridley, Robert T
4202 Oswego Dr
Vancouver, WA 98661

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1705 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

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

Year constructed: 1948 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1948 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1948 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

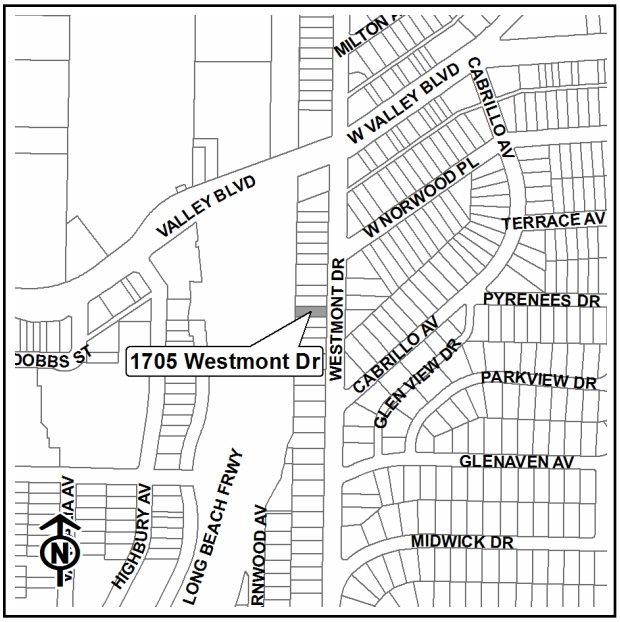
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the Midwick Park/Granada Place neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

Property Information: City directories indicate the following people lived at this address during the historic-period: Carl A. (engineer at LeibraScope) and Ruth C. Zenser (1952).

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6 Construction History
1948 permit #38980 issued to Carl A. Zenser for a new house and garage
1959 permit issued to Carl A. Zenser for a 14 X 18 covered patio at the rear of the residence
1962 certificate of occupancy issued to Ruther Zenser for a catering office
1997 permit issued to Ridley for re-roof

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Downtown Solutions
2009 City of Alhambra Single-Family Residential Design Guidelines. Approved on April 27, 2009, Ordinance No. 02M9-4531. Accessed online in November 2013 at: http://www.cityofalhambra.org/page/62/r1_design_guidelines/.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1701 Westmont Dr

P1. Other Identifier: APE Map Ref # 27-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 1701 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351017029

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco: modern, All Visible, altered: yes
Roof: side gable, low, narrow eaves, terra cotta tile
Roof: front gable, low, narrow eaves, terra cotta tile
Fenestration: wood, fixed, front
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, association, feeling
Alterations: altered garage

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/26/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1931
Assessor

***P7. Owner and Address:**
Koudanis, George and Helen

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1701 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1931 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: H. T. Crosby

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

Period of Significance: 1931 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1931 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

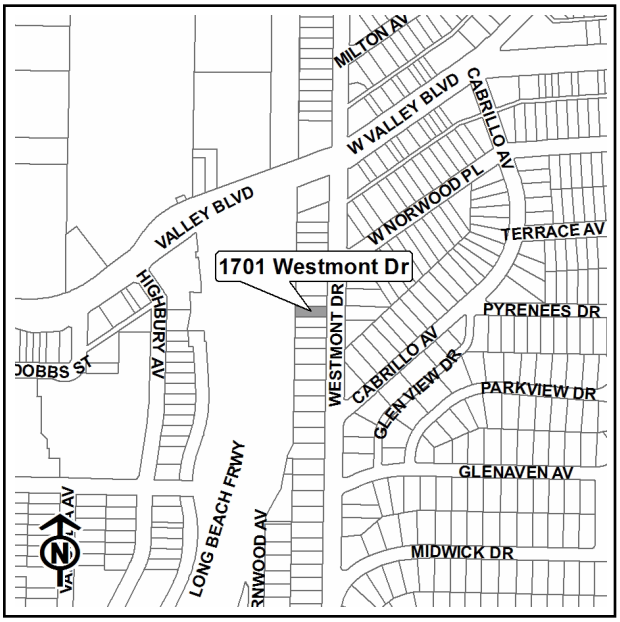
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the Midwick Park/Granada Place neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

Builder research: Los Angeles City Directories show H.T. Crosby resided there in 1913 and 1916. No further information is available.

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6 Construction History
1931 permit #15984 issued to E. T. Condurant for a house and garage. Additional permit issued for sewer.
1958 permit issued to Fred Stapenhorst for a furnace
1965 permit issued to Fred Stapenhorst for an addition to extend the garage
1969 permit issued to Fred Stapenhorst for re-roof
2004 permit issued to Mark and Miwa Stone to remodel kitchen and add 180 square-feet

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Downtown Solutions
2009 City of Alhambra Single-Family Residential Design Guidelines. Approved on April 27, 2009, Ordinance No. 02M9-4531. Accessed online in November 2013 at: http://www.cityofalhambra.org/page/62/r1_design_guidelines/.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1615 Westmont Dr

P1. Other Identifier: APE Map Ref # 28-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 1615 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351017035

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

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, All Visible, altered: yes
Siding/Sheathing: wood: clapboard, E
Roof: hipped, low, narrow eaves
Fenestration: wood, fixed multi-paned, front
Fenestration: wood, double-hung, front, side
Primary Entrance: front, single door
Plan: rectangular

No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/26/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1951
Assessor

***P7. Owner and Address:**
Balderrama, Raul

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1615 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1951 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1951 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1951 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

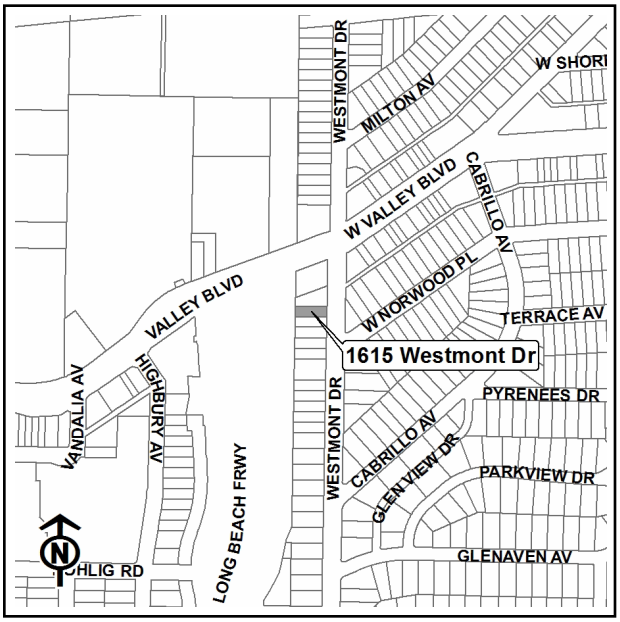
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the Midwick Park/Granada Place neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

Property Information: City directories indicate the following people lived at this address during the historic-period: Mrs. Angelina Giorgi (1952) and Frank J. (building contractor) and Sylvia M. Bonura (1956).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6 Construction History
1951 permit #46365 issued to F. J. Bonura for a new one-story, 26 X 36, five room residence with stucco walls and asphalt shingles
1953 permit issued to A. G.(?) Mager for electrical work

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Downtown Solutions
2009 City of Alhambra Single-Family Residential Design Guidelines. Approved on April 27, 2009, Ordinance No. 02M9-4531. Accessed online in November 2013 at: http://www.cityofalhambra.org/page/62/r1_design_guidelines/.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3200 W Valley Blvd

P1. Other Identifier: APE Map Ref # 29-3A; Andy's Auto Service

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 3200 W Valley Blvd City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351017042

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

Architectural Style: Vernacular
Siding/Sheathing: brick: painted, All Visible
Siding/Sheathing: wood: board/batten, All Visible
Siding/Sheathing: stucco, N
Roof: front gable, low, wide eaves
Fenestration: aluminum, fixed, front, side
Primary Entrance: front
Plan: irregular
No. Stories: 1
Secondary Entrance: front, auto garage

Property Type: commercial
Related: large carports
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the SW, 09/26/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1968
Assessor

*P7. Owner and Address:
Sahyouni, Adnan E and Maureen
37 E Arthur Ave
Arcadia, CA 91006

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/27/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3200 W Valley Blvd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Gas Station B4. Present Use: Gas Station

*B5. Architectural Style: Vernacular

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

Year constructed: 1968 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

large carports

B9a. Architect: A. C. Buxton b. Builder: Southwest Fab Co.

*B10. Significance: Area: Alhambra Theme: Commercial Architecture

Period of Significance: 1968 Property Type: Commercial Applicable Criteria: NA

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

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

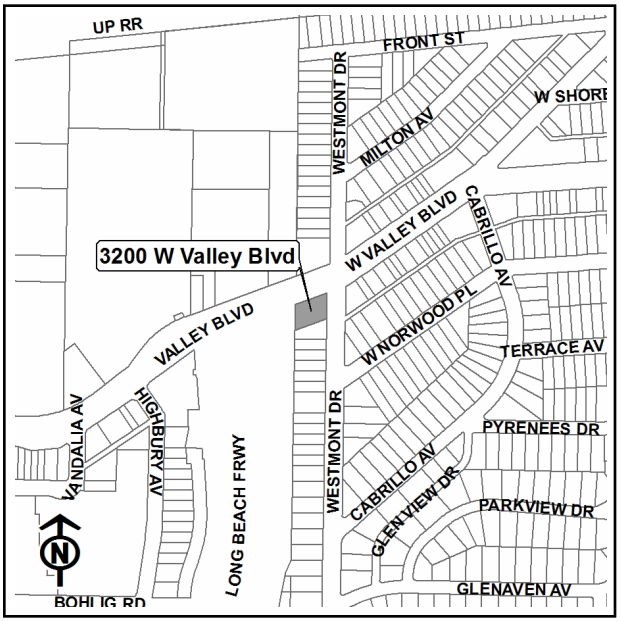
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 12/27/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Since this building was not constructed until 1968 and the most recent City Directory available was 1956, no City Directory information was obtained.

Architect Information: Building permits indicate the architect responsible as A. C. Buxton. The 1931 USC yearbook shows A. C. Buxton was a member of Sigma Phi Delta, the Professional Engineering Fraternity. The 1940 U.S. Census indicates Alfred Culver Buxton was living with his wife Mabel in Santa Monica and his occupation is Civil Engineer. Buxton lived from 1911 to 1993.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular endeavor have been judged important by accepted methods of historical research and scholarly judgment. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1968 permits issued to Shell Oil Co. for a sign, three underground tanks, and a 20.5 long wall on top of a retaining wall.
1969 permit #B-3292 issued to Shell Oil Co. for a new service station
1980 permit issued to Shell Oil Co. to revise storefront, replace two doors, and add an interior door

B12. References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 5555 Valley Blvd

P1. Other Identifier: APE Map Ref # 30-3A; pharmaceutical manufacturing

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 5555 Valley Blvd City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5220034002

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

Alterations: altered lots of modern buildings/structures

*P3b. Resource Attributes: (List attributes and codes) HP08

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

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

P5b. Description of photo: (View, data, accession #)
View to the N, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1947
Assessor

*P7. Owner and Address:
Grifols Biologicals Inc

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 5555 Valley Blvd

B1. Historic Name:

B2. Common Name:

B3. Original Use: industrial B4. Present Use: industrial

*B5. Architectural Style:

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

Year constructed: 1947 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Industrial Development

Period of Significance: 1947 Property Type: Industrial Applicable Criteria: NA

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

This 1947 altered/expanded pharmaceutical manufacturing facility does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

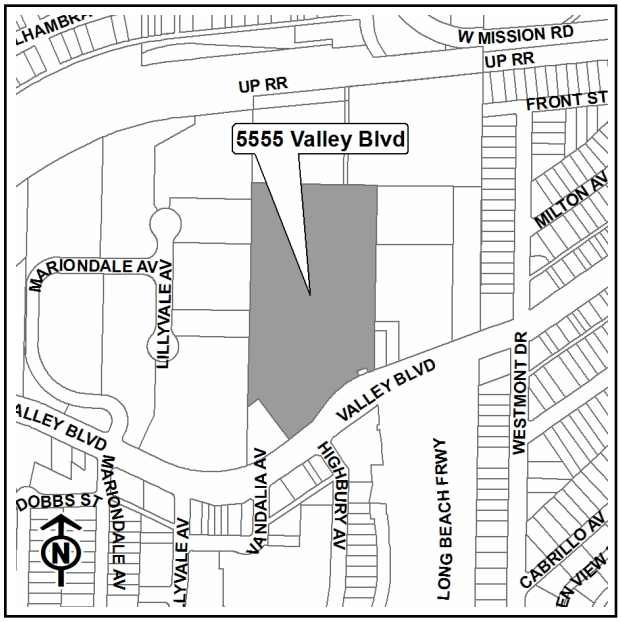
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

It is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012 with a California Historical Resources Status Code of 6Y (Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing). The property is listed in the Los Angeles Zone Information Map Access System (ZIMAS), but includes no historic preservation related information.
Since it was previously determined ineligible for the National Register, it is only being evaluated for the California Register of Historical Resources (California Register).

Significance Evaluation. Under Criterion 1, this facility was built during the post-World War II period, but due to alterations and expansions does not convey its association with that period. Under Criterion 2, research has not found any associations with the lives of persons important in national, state, or local history. Under Criterion 3, this extensively altered facility does not embody the distinctive characteristics of a style, method of construction, or property type and it does not appear to be the work of a master. Under Criterion 4, the facility is not likely to yield information about the history or prehistory of the area. This property is not eligible for listing in the National Register and does not appear to be eligible for the California Register. It was not evaluated under any local criteria.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

No date: Permit for a/c support platforms on roof of existing building for Alpha Therapeutic Corp.
with Craig Perkins as contractor
1953 permit for E.S. Galsor (leased to Courtland laboratories) to use Ryan Grut as contractor and engineer to construct 100'x100' 3 buildings and 2 warehouses with 1 office made of concrete blocks. Also, 60'x100' added to present 100'x100' warehouse
1976 permit (issued 7/10/76) for Abbott Labs (owner)/Mel Green (engineer)/Alan Pre-Fab Building Co. (contractor) to change the plot plan
1976 demolition permit(issued 10/10/76) for Abbott Labs (owner)/Tulso Tractor &Trucking (owner) to demolish and remove existing 45'x120' manufacturing building
1978 permits for Abbott Labs (owner)/Parr Contracting Co (contractor) to add interior partitions
1978 permit (issued (1/27/78) for Abbott Labs (owner)/ Rotter-Craig-Silver & Assoc. (engineer) to revise doors, add trash chute, and new ceiling (no addition)
1979 permit (issued 7/19/79) for Alpha Therapeutic (owner)/Joseph Shefter (engineer) to add 18'x21' deep cold storage
1979 permit (issued 7/24/79) for Alpha Therapeutic (owner) to remove non-bearing walls of office space and remodel with new walls (convert some areas to manufacturing)
1980 permit (issued 1/8/80) for Alpha Therapeutic (owner)/Paul B. Shippy (engineer) to add 5'4"x12' extension and add interior opening on permit LA94854/79
1980 permit (1/9/80) for Alpha Therapeutic (owner)/Paul B. Shippy (engineer) to install concrete foundation for LN2 storage
1980 grading certificate issued
1980 permit (issued 1/25/80) for Alpha Therapeutic (owner)/Rotter, Craig, Silver, & Assoc. and Paul B. Snippy (engineers) to construct a 6,470 sq. ft. addition to an existing 1 story building
1980 permit for foundation for mechanical equipment pad
1980 permit (issued 9/30/80) for Alpha Therapeutic (owner)/H.F. Kjerulf (engineer)/ Crane Vigor Corp. (contractor) to add L-ton crane runway
1980 permit to install equipment platform around reactor tanks (catwalk)
1980 permit for new foundation (concrete) for cooling tower
2001 permit to Alpha Therapeutic to demo medical first aid building with Heil Go Inc. and Pacific National Group as contractors (finalized 12/19/2001)
2001 permit to Alpha Therapeutic Corp. to construct 2 roof-top platforms for future a/c unit and strengthen roof framing for existing medical equipment on southern portion of building with Simpson as engineer and Pacific National Group as contractor
2001 permit to Alpha Therapeutic Corp. to install new 45'x45'10" canopy for trash compactors with Richard Phap as engineer and Ice Builders Inc. as contractor
2002 permit to Alpha Therapeutic Corp. to add 2,695 sq. ft. for mechanical room and use David Swartz (Santa Monica) and DPR Construction (Redwood City) as contractor
2002 permit for Alpha Therapeutic Corp. to construct two rooftop platforms for a/c unit, strengthening roof framing for new equipment of office building. Contracting provided by Pacific National Group and engineering provided by Simpson

(continued):

2003 permit for Alpha Therapeutic Corp. to use DPR Construction Inc. to revise steel framing detail and relocate unit and heat exchange (finalized 3/7/2003)
2003 permit to install new 13'x21'x14' equipment platform adjacent to building #317 using Browncо Construction Co. Inc. as contractors and Gagan Prit Singh Bains as engineers issue to Alpha Therapeutic Corp. (finalized 6/19/2003)
2003 permit to Alpha Therapeutic Corp. to install new subterranean concrete tank under parking lot (clarifier) with Browncо Construction Co. as contractor and Gagon Prit Singh Bains and Leonard Thomas Evans Jr. as engineers (finalized 1/15/2003)
2004 permit to Grifols Bio for demo of office building
2004 permit to install 3'x15'6" "Grifols" wall sign to Chen Chia Ching (finalized 111/4/04)
2004 permit to Grifols Bio to demo state approved office (48'x60') with hand wreck only, clean-up lot using Design Space Modular Buildings as contractor (demo of 2,880 sq. ft.) (finalized 7/12/2004)
2004 permit to Grifols Bio for construction of type II structure for waste treatment with Browncо Construction Co. as contractor and Bains Gagon Prit Singh as engineer
2004 permit to Grifols Bio. Inc. for new glazed A-1 curtain wall for 3-story steel building with construction by Driver C.W. Inc.
2004 permit to Grifols Biological Inc. for 3 story steel-braced frame for existing building no. 321, to move warehouse, and demo existing paved area. 6,720 sq. ft. for new 325 building. Contracting provided by James Moreto (San Dimas) and Lloyd Speer (Glendale)
2004 permit to Alpha Therapeutic Corp. to build new electric substations with foundation (30x'110'x24), a concrete retaining wall (118 ft. and 7' in height) with concrete block and steel mesh fence walls. Engineers included Sahia Lingam Namasiha, Nicholas Wilde, and Robert Ross. The contractor was Pacific National Group (finalized 4/11/2004)
2010 permit to Grifols Biological Inc. to move warehouse and remove portion of Bldg. 302 to change to parking area with construction by David Nakaishi (Arch.) and Lloyd Speer as owner/builder. Loading area also enclosed into warehouse without modifying existing roof canopy (finalized 5/7/2010)
2011 permit to Grifols Inc. to install pre-fabricated equipment enclosure (9'x12') using David Iao Nakaishi as contractor
2011 permit to Grifols Bio for new guard shack with Thomas Marton as engineer, owner-builder

B12. References
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 5561 Valley Blvd

P1. Other Identifier: APE Map Ref # 31-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 5561 Valley Blvd City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5220034004

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

Architectural Style: Streamline Moderne
Siding/Sheathing: stucco, All Visible
Roof: flat, parapet
Fenestration: metal, fixed with casement end vents, front
Primary Entrance: front
Plan: rectangular
No. Stories: 2
Porches: Partial, front
Property Type: industrial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP08

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

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

P5b. Description of photo: (View, data, accession #)
View to the N, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1949
Assessor

*P7. Owner and Address:
Andrews, Paul B And Luella Trs
435 Palos Verdes Dr
Grants Pass, OR 97526

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 5561 Valley Blvd

B1. Historic Name:

B2. Common Name:

B3. Original Use: industrial B4. Present Use: industrial

*B5. Architectural Style: Streamline Moderne

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

Year constructed: 1949 (see Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Industrial Development

Period of Significance: 1949 Property Type: Industrial Applicable Criteria: NA

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

This 1949 industrial building is not eligible for listing in the National Register of Historic Places (National Register) and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

In 2006, it was determined ineligible for listing in the National Register by consensus through Section 106 process (CHR status code 6Y) – but was not evaluated for California Register or local listing.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

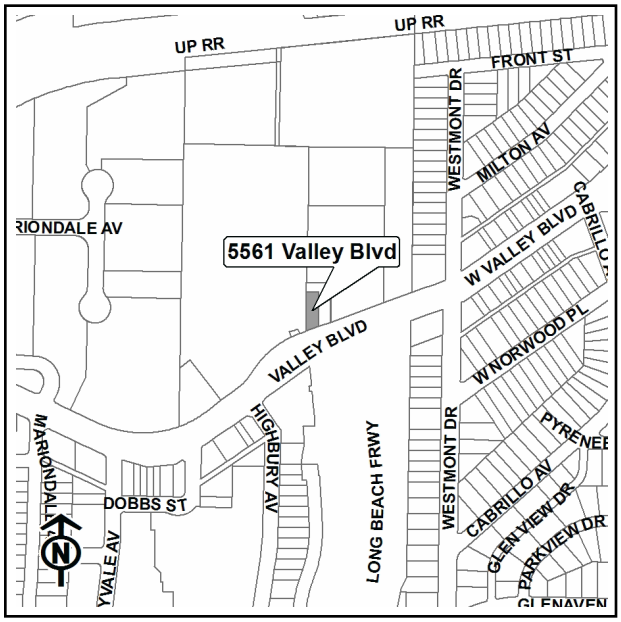
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Significance Evaluation. Under Criterion A, this modest industrial building was built during the post-World War II period and, despite minor alterations (wall air conditioning unit and modern doors) conveys its association with that period. However, it is not particularly representative of the period. Under Criterion B, no information was found regarding any individual associated with this property whose accomplishments in a particular endeavor have been judged important by accepted methods of historical research and scholarly judgment. Under Criterion C, this modest facility has sustained minor alterations and is not a truly representative or notable example of the Streamline Moderne style of architecture. There is no indication that it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. The property is not a contributor to a previously unevaluated historic district and was not evaluated under any local criteria.

B6. Construction History

2005 notice of violation outdoor advertisements (signs) of goods or services available on site, under investigation

B12. References

City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3201 W Valley Blvd

P1. Other Identifier: APE Map Ref # 32-3A; ARCO

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 3201 W Valley Blvd City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001021

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

Architectural Style: Ranch, elements of
Construction: wood frame
Siding/Sheathing: wood: board/batten, All Visible
Siding/Sheathing: brick: skirting, All Visible
Siding/Sheathing: horizontal boards, E
Roof: side gable, low, wide eaves
Fenestration: aluminum, fixed, front, side
Primary Entrance: front, double doors
Other notable features: car port over pumps
Plan: irregular

No. Stories: 1
Property Type: commercial
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1969
Assessor

*P7. Owner and Address:
Bp West Coast Products Llc
PO Box 5015
Buena Park, CA 90622

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/17/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3201 W Valley Blvd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Gas station B4. Present Use: Gas station

*B5. Architectural Style: Ranch

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

Year constructed: 1969 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Clyde Carpenter b. Builder: Pacific Steel Buildings

*B10. Significance: Area: Alhambra Theme: Commercial Architecture

Period of Significance: 1969 Property Type: Gas Station Applicable Criteria: NA

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

This Ranch style service station does not appear to meet the criteria for listing in the National Register of Historic Places (National Register) under any Criterion And is not a historical resource pursuant to the California Environmental Quality Act.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

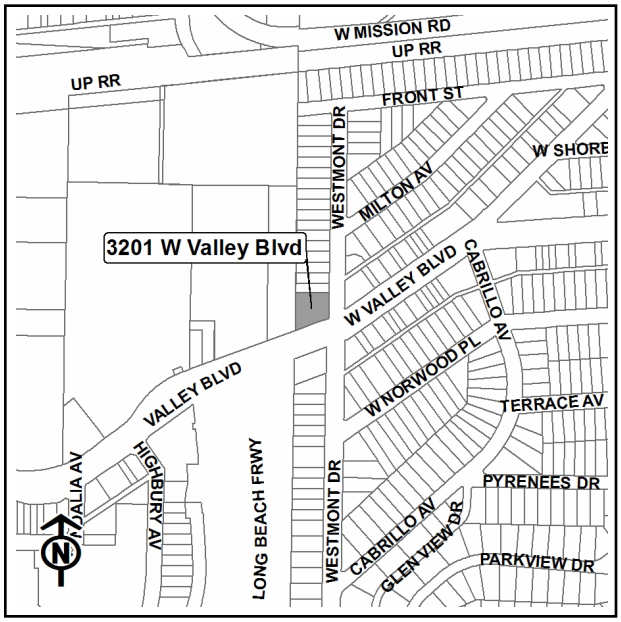
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 12/17/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Since this building was not constructed until 1969 and the most recent City Directory available was 1956, no City Directory information was obtained.

Architect and Builder research: Clyde Carpenter (1918-2004) was the son of the founder of the Arch Rib Truss Company. He attended Beverly Hills High School, but no information is available regarding his career as an architect. Pacific Steel Buildings was incorporated in California on October 29, 2001 to sell prefabricated custom steel building kits manufactured by Outback Buildings (Better Business Bureau, accessed 07/11/2014). The builder who actually erected this structure in 1969 is unknown.

Architectural Context. In the late 1950s, the Ranch style was adapted to commercial architecture, including gas stations. For example, in 1957, Shell Oil Company adopted the landscaped Ranch style for its service stations (Jones 2003:91). These stations typically included night lighting, a long, low form, a large front gable, brick or stone, large glass windows, wood trim and accents, an attached canopy, and two service bays (Jones 2003:91). This service station exhibits several of those character-defining features including the front gable.

Significance Evaluation. Under Criterion A, although associated with the post-World War II popularity of Ranch architecture and car culture, the building is a fairly common type that is no more closely associated with or representative of these events than hundreds of similar buildings. Under Criterion B information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular endeavor have been judged important by accepted methods of historical research and scholarly judgment. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1969 permit #B-11051 issued to Sibarco Station Inc. for a metal service station with a canopy over two pump islands. Permit issued to ARCO for a new pole sign. Grading permit issued for a retaining wall.
1970 certificate of occupancy issued to Sibarco Station Inc.. Permit issued to ARCO to replace a pole sign
1971 permit issued to ARCO for a 16,000 gallon storage tank
1977 permit issued to ARCO for a pole sign
1997 permit issued to ARCO to replace ATM with new model
1998 permit issued to ARCO Smog Pros MPG for a dyno and recessed pit
2003 permit issued to B. P. West Coast Products, LLC to remove and install an ADA ramp, adjust bathroom fixtures, re-pipe, remove and install dispensers, and pump islands
2008 permit issued to ARCO for a concrete pad for a new clear air separator above ground screen

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Jones, W. Dwayne
2003 A Field Guide to Gas Stations in Texas. Texas Department of Transportation, Historical Studies Report No. 2003-03.
Los Angeles Times
1973 Obituary for Charles R. Carpenter. July 26.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3071 W Valley Blvd

P1. Other Identifier: APE Map Ref # 33-3A; Socal Auto Repair

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 3071 W Valley Blvd City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351003024

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

Architectural Style: Vernacular, modest, utilitarian
Siding/Sheathing: stucco, All Visible
Roof: flat
Fenestration: aluminum, fixed, front, side
Primary Entrance: front, garage
Plan: rectangular
No. Stories: 1
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the NE, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1963
Assessor

*P7. Owner and Address:
Casasante, John A Tr
PO Box 3241
Alhambra, CA 91803

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3071 W Valley Blvd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Vernacular

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

Year constructed: 1963 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: R. E. Hansen b. Builder: Madison Builders

*B10. Significance: Area: Alhambra Theme: Commercial Architecture

Period of Significance: 1963 Property Type: Commercial Applicable Criteria: NA

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

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

Architect research: Robert E. Hansen, AIA member of Ventura County Chapter (1966). His address is listed as 171 E. Alta Green, Port Hueneme, Calif. 93041 in the 1970 American Architects Directory. No other information was obtainable.

Builder Information: No information was found regarding Madison Builders, but research indicates that the name of the company may actually have been Madison Industries since that company worked with Signal Oil and was known for innovations in gas station design.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

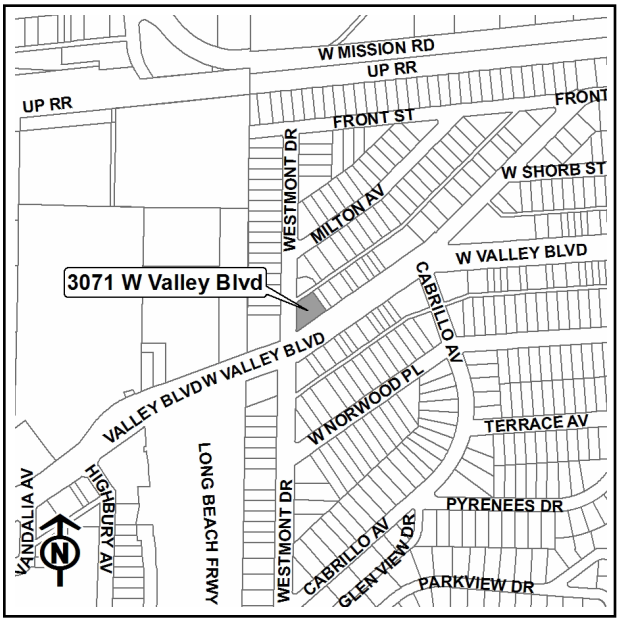
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013



(This space reserved for official comments.)

*Required Information

(continued):

Madison Industries was founded in 1947 by John S. Frey, who started as a one-man repair business servicing the growing petroleum industry (Frey Jr. 2012). Madison Industries Inc. of California opened its first division in Los Angeles to serve the major oil companies in building their retail facilities. They started with a 400 square foot shop producing metal doors. Today, the Los Angeles plant has over 300,000 square feet of production and office facilities, one of the largest structural steel-fabricating lines in the city and major production facilities in Atlanta, Georgia and Tulsa, Oklahoma. The company claims their "…growth path was orchestrated to anticipate the growing demands of its customers. Madison's reach expanded, as well as the sophistication of its designs, fabrication and erection methods. The engineering and fabrication capabilities were developed to be second to none, and time would prove Madison had evolved to be the leader in pre-engineered metal structures for the retail petroleum and quick-serve restaurant industries" (Ibid.).

Their major innovation was "modularizing structural components into transportable units". Elements could be precisely assembled in the controlled environment of the plant, then transported and assembled in the field, reducing the cost of labor at the construction site. "Madison Industries continues to lead the industry by constantly innovating and refining its products while keeping in mind that quality and service are always in demand" (Ibid.).

Whether Madison was setting the national trend in the evolution of American gas station types, or merely following it, the typical gas station of the 1950s with its two service bays and a pump island sheltered by a canopy was giving way by the 1970s to huge canopied pump islands combined with "convenience stores" and self-service at the pump. Madison went from building the retail facilities for the likes of Signal Oil, Texaco and Shell Oil to building drive-thru and tunnel carwashes, convenience stores, restaurants, dialysis clinics and hospitals. The company continued to offer engineering design services to the major oil companies, such as renovation of existing structures along with building and canopy signage.

Significance Evaluation. Under Criterion A, this building was constructed during the 1960s, but is so utilitarian in design that it does not evoke any associations with that period. Under Criterion B, no information was found regarding any individual associated with this property whose accomplishments in a particular endeavor have been judged important by accepted methods of historical research and scholarly judgment. Under Criterion C, this utilitarian building does not represent any particular style and is a common property type. The architect R. E. Hansen does not appear to be a master architect and the observed level of workmanship does not rise above the ordinary. Although research indicates Madison Industries was likely the contractor, their innovative design work is not reflected in this building and it is not a representative or notable example of their work. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1963 permit #A26994 issued to Signal Oil Co. for a new 24 X 40, one-story, three-room service station with sheet metal walls and roof. Additional permits for underground tanks, a phone booth, and a 22 X 30 canopy. Architect listed as R. E. Hansen from Los Angeles and contractor listed as Madison Builders.
1967 permit issued to Humble Oil Co. for electrical work and a sign
1968 permit issued to Humble Oil and Refining to replace gas storage tanks for ENCO service station
1973 permit issued to Humble Oil for a sign
1974 permit issued to Exxon to remove four underground tanks
1996 permit issued to Serena Ngo for a pole sign

B12. References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Frey, Jr., John S.
2012 Madison Industries. Accessed online in October 2014 and January 2015 at: http://www.madisonind.com/about-madison-industries.html

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1517 Westmont Dr

P1. Other Identifier: APE Map Ref # 34-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 1517 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001016

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

Architectural Style: Minimal Traditional, elements of
Construction: wood frame
Siding/Sheathing: stucco: modern, all visible
Roof: front gable, medium, multiple rooflines, exposed rafter tails
Fenestration: aluminum, fixed with sliding end vents, front
Primary Entrance: front, single door, With metal security door
Plan: irregular
No. Stories: 1, 2 buildings
Porches: Partial, front

Property Type: residential
Retains integrity: low, setting, location, association, feeling
Alterations: altered plan, altered fenestration, altered entrances, altered siding

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1946
Assessor

*P7. Owner and Address:
Wu, Kin Chong And

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/08/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1517 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

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

Constructed 1946 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1946 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1946 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

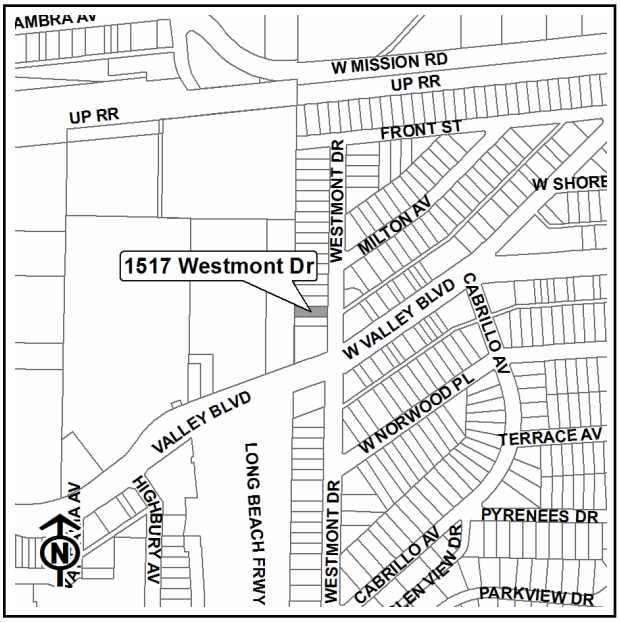
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been significantly altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: Jack (a station attendant) and Frances Brisbin (1949); and Hugh L. (an office worker for Wilson Packaging Company) and Mary L. McDaniel.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this substantially altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1947 permit (finaled 1/14/47) for P.E. Albers to construct a new residence (5 rooms and garage)
1979 permit (finaled 3/13/79) for Arthur Esquivel to convert existing single garage and add 10'x12' dining area
1979 permit (finaled 3/13/79) for Arthur Esquivel to attach a wood carport
*1978 Planning Decision: Applicant named Phil Butch (not property owner) wanted to create side car port that would encroach on side yard, approved July 18, 1978 with conditional approval for use of one hour masonry construction

B12. References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1515 Westmont Dr

P1. Other Identifier: APE Map Ref # 35-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 1515 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001015

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

Architectural Style: Mission Revival, modest
Siding/Sheathing: stucco, all visible
Roof: flat, parapet
Fenestration: vinyl, vertical sliding, side
Primary Entrance: front, single door, With metal security door.
Plan: irregular
No. Stories: 1, 2 buildings
Porches: Partial, front, altered: yes
Property Type: residential

Retains integrity: low, setting, location, association, feeling
Alterations: altered facade, altered roof, altered porches, altered fenestration, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the SW, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Mancilla, Evelyn

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/08/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1515 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Mission Revival

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

Constructed 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1923 altered Mission Revival style residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)

*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: Bruno (a printmaker) and Valerie Shubert (1930); S. R. Guy (1935 and 1939); Clifton G. (a driver) and Katheen McDole at 1515 (1943)/Mrs. Rilla Carter at 1515 ½ (1943); John J. and Aurora Mililo (1949 – 1956).

Architectural Context: The Mission Revival style is part of the Eclectic movement that gained popularity in the United States in the late 1800s and remained in favor until about 1940 (McAlester and McAlester 1984). The trend gained popularity with the Columbian Exposition in Chicago in 1893, which emphasized the importance of correct historical interpretations of European styles. The Mission Revival style, which is an interpretation of the California missions, was born in California in the 1890s. The style was conceived, at least in part, as a marketing tool for California and was intended to evoke a romanticized version of California's Hispanic past. It quickly became emblematic of the Southwest and southern California in particular, especially after the "Santa Fe and Southern Pacific railways adopted the style for stations and resort hotels throughout the West" (McAlester and McAlester 1984:410). After World War I, the free, simplified adaptations of the style lost favor and the style gradually transformed into the Spanish Eclectic style. Character-defining features of the Mission Revival style include: shaped dormers and parapets; red tile roof covering; smooth stucco walls; arches; porches; double-hung windows; and sometimes balconies (McAlester and McAlester 1984; Harris 2006).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1923 permit (finaled 10/24/23) for J.P. Lowell to construct a new residence
1963 permit (finaled 5/28/63) for John Mililo to remodel kitchen (includes plastering permit)
1984 permit (finaled 8/29/84) for Ms. Mililo to re-roof main front roof
1999 permit (expired 11/24/99) for Alturo F. Chavez to re-roof the residence (house only)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
var. Building permits. On file at the City of Alhambra Building Division.
Harris, Cyril
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1509 Westmont Dr

P1. Other Identifier: APE Map Ref # 36-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 1509 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001014

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

Architectural Style: Spanish Eclectic, modest
Construction: wood frame
Siding/Sheathing: stucco: smooth, all visible
Roof: flat, parapet
Roof: front gable, low, terra cotta tile
Fenestration: wood, fixed, front
Fenestration: aluminum, double-hung, front
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1, 2 buildings

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1930
Assessor

***P7. Owner and Address:**
Casillas, Celina P Tr

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1509 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1930 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: N.M. Madison

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

Period of Significance: 1930 Property Type: Single Family Residence Applicable Criteria: NA

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

This altered 1930 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

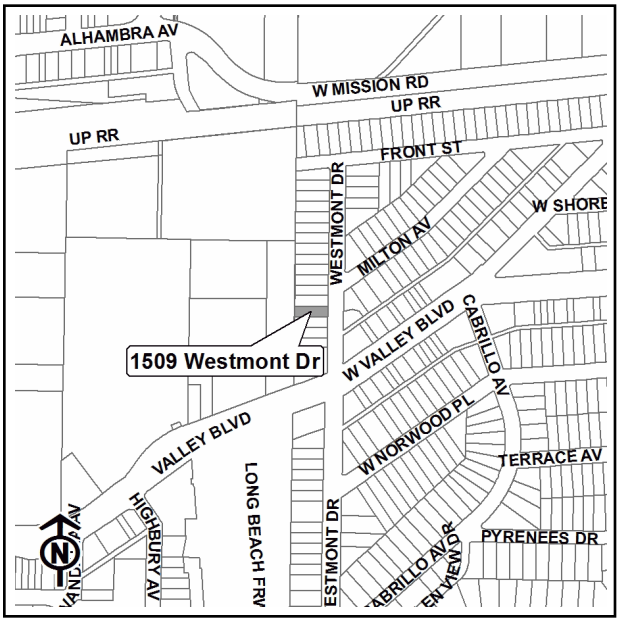
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: J. F. Hamilton (1935); Joseph C. (an employee for 'Y' Tire Sales and Service) and Virginia Brandon (1939 and 1943); Eugene and Bonnie Vincent (1959); H. R. Hanson (1952); and N.V. and Veronica Noble (1956).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1931 permit (finaled 2/3/1931) for L. Jacobs to construct a new residence (6 rooms and garage)
1962 permit (finaled 9/25/62) for Victor E. Vincent to remodel the interior (move closet wall 2 ft. and convert into 3/4 bath)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
var. Building permits. On file at the City of Alhambra Building Division.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1505 Westmont Dr

P1. Other Identifier: APE Map Ref # 37-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 1505 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001013

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

Architectural Style: Tudor Revival, modest
Siding/Sheathing: stucco, all visible
Roof: cross-gable, steep, narrow eaves
Fenestration: aluminum, vertical sliding, front, side
Primary Entrance: front
No. Stories: 1
Porches: Partial, front
Chimney: front
Property Type: residential

Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered porches, altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1939
Assessor

***P7. Owner and Address:**
Rojas, Roberto S And Carmen O

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1505 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1939 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1939 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1939 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

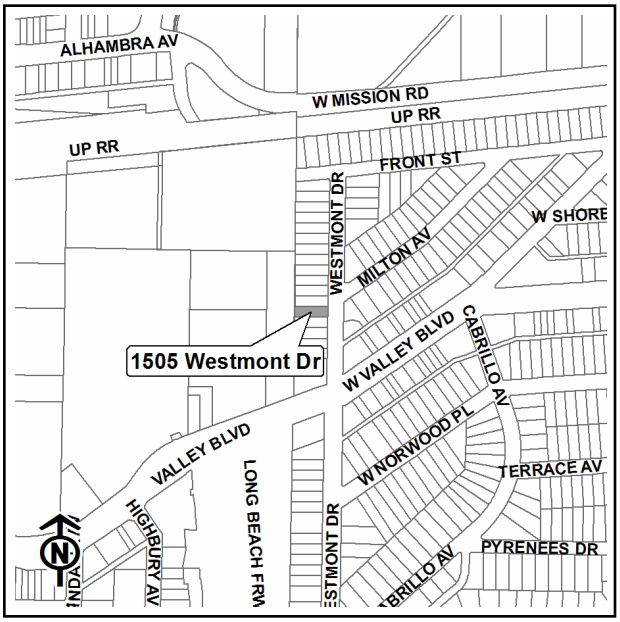
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: Thomas W. and Carrie Nichols (1949 and 1952); and Thomas L. and Leila Tucker (1956).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1939 permit (finaled 8/13/39) for Fred L. Keith to construct a new one-story residence (five rooms, plaster permit)
1967 permit (finaled 5/15/67) for Lila Tucker to re-roof the home with tile shingles

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1501 Westmont Dr

P1. Other Identifier: APE Map Ref # 38-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 1501 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001012

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

Architectural Style: Vernacular
Construction: wood frame
Siding/Sheathing: wood: clapboard, All Visible
Roof: side gable, low
Fenestration: aluminum, fixed with sliding end vents, front
Fenestration: metal, vertical sliding, front
Primary Entrance: front
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1947
Assessor

***P7. Owner and Address:**
Lobato, Mary Tr

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1501 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

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

Year constructed: 1947 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1947 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1947 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

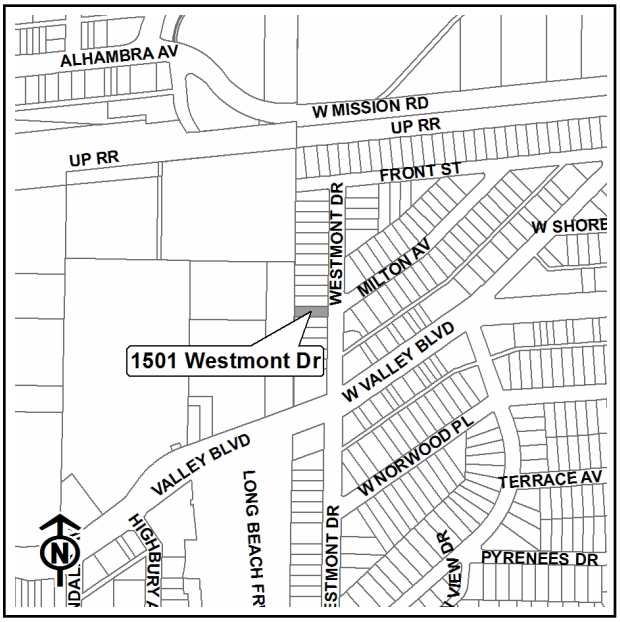
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: Herbert E. and Iris A. Mohina (1949 and 1952); James D. Coleman (1956).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1948 permit (finaled 4/8/48) for Frank F. Threadgold to construct a new one-story residence (three rooms and garage, plastering permit)
1951 permit (finaled 3/27/51) for H.E. Molina to enclose portion of front porch and open arch to incorporate into living room
1951 permit (finaled 9/21/51) for H.E. Molina to move garage back on same lot
1951 permit (finaled 9/21/51) for H.E. Molina to construct a one-story addition to the home (2 rooms, 2 bedrooms, plastering permit)
1953 permit (finaled 5/8/53) for H.E. Molina to remodel the interior of the five-room home
1982 permit (finaled 2/9/82) for Edna Sides to add vinyl siding to the exterior of the home

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y, 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1421 Westmont Dr

P1. Other Identifier: APE Map Ref # 39-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 1421 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001011

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

Architectural Style: Tudor Revival, elements of, modest
Siding/Sheathing: stucco, all visible
Roof: front gable, steep, rolledeaves
Roof: side gable, steep
Fenestration: wood, fixed, front, arched
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high
Alterations: altered porches

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1929
Assessor

*P7. Owner and Address:
Padilla, Daniel M And

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/08/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): ____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1421 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1929 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Uknown

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

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1929 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

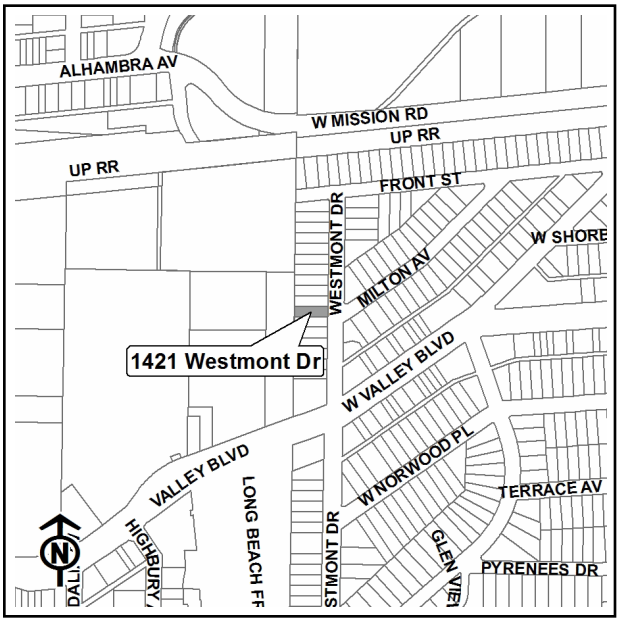
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y.

Property Information: City directories indicate the following people lived at this address during the historic-period: A. B. Wahoff (1935); Beulah R. Buckley (1939); C. A. (with the US Navy) and Pearl West (1943); Lola Esterbrook, a teacher (1949); and Mrs. Concepcion Padilla, a dressmaker (1952 and 1956).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation: Under Criterion A, this building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this building embodies some of the distinctive characteristics of the Tudor Revival style, but is a pedestrian example.Iis a common property type and no evidence was found indicating it is the work of a master. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1929 permit (finaled 6/24/29) for Gladys Woodall to construct a new residence
1961 permit (finaled 9/7/61) for Albert Padillo to re-roof the home
1978 permit (finaled 6/23/78) for Concepion Padella to re-roof the residence and garage with rigid class C roof material

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1417 Westmont Dr

P1. Other Identifier: APE Map Ref # 40-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 1417 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001010

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

Architectural Style: Tudor Revival
Siding/Sheathing: stucco: modern, All Visible, altered: yes
Roof: side gable, steep, narrow eaves
Roof: front gable, steep, narrow eaves
Fenestration: aluminum, vertical sliding, front, side
Fenestration: aluminum, double-hung, front
Primary Entrance: front, single door
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered porches, altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1929
Assessor

*P7. Owner and Address:
Nong, Chien P And Doris X

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/08/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1417 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1929 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1929 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

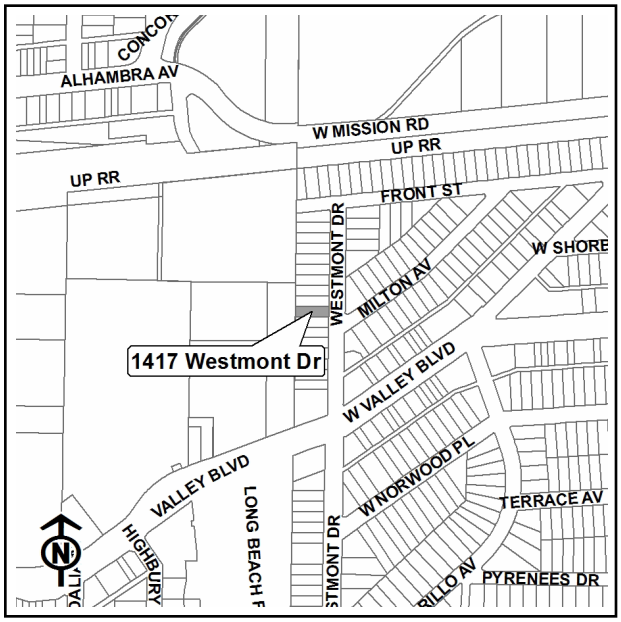
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: Harry (a traffic officer) and Lillian Emsley (1935 and 1939); Mrs. Lillian Emsley (1943 – 1956).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1929 permit (finaled 10/16/29) to construct new residence (owner not provided on permit)
1945 permit (finaled 10/30/45) for Emsley (?) to re-roof garage with tiles
1964 permit (finaled 11/9/64) for Evelyn Dyler to re-roof the residence
1979 permit (finaled 12/3/79) for B. Araiza to constrict a 3 room addition (laundry, bedroom, bathroom), cover exterior walls with stucco, and incorporate existing carport (in front of garage) into addition permits
1987 permit (finaled 11/2/87) for Bernardo Araiza to re-roof house w/ fiber glass shingles (class A roof)
1988 permit (finaled 1/8/88) for Bernardo Araiza to repair chimney to L.A. City Standards and repair other earthquake damage
1991 permit (finaled 1/31/91) for Mr. Araiza to sandblast home and garage
*1995 permit to bolt down foundation for earthquake retrofit (9/19/95)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1415 Westmont Dr

P1. Other Identifier: APE Map Ref # 41-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 1415 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001009

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

Architectural Style: Mission Revival
Siding/Sheathing: stucco: smooth, All Visible
Roof: flat, parapet, terra cotta tile
Fenestration: vinyl, vertical sliding, front
Fenestration: vinyl, double-hung, front
Primary Entrance: front, single door
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1931
Assessor

***P7. Owner and Address:**
Lara, Armida C Decd Est Of
PO Box 1107
Topock, AZ 86436

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1415 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1931 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: ? Kline

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

Period of Significance: 1931 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1931 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

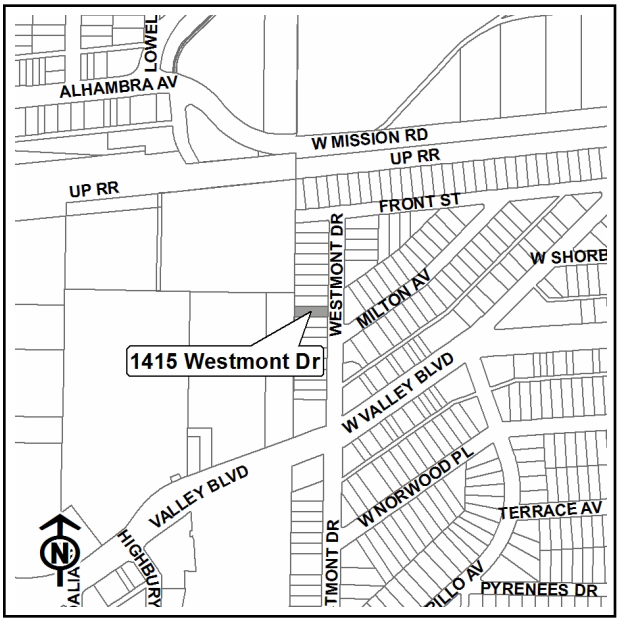
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: Mrs. Grace Rice (1935); Merced and Anna Querrero (1939 to 149); Charles (a machinist for Pacific Wire Rope) and Lucille D. Querrero (1952 and 1956).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1931 permit (finaled 6/4/31) for Rilla Doran to construct a new residence (five rooms, garage, plastering permit)
1965 permit (finaled 4/28/65) for Vencent to sandblast the exterior of the home
2011 permit (finaled 12/12/11) for Kairos Investment, LLC. to remodel interior of home, re-roof house/garage, and replace windows
2011 permit (finaled 12/12/11) for Kairos Investments, LLC. to install rooftop A/C equipment
2011 (finaled 12/12/11) for Kairos Investments, LLC. to change garage beam

B12 References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1409 Westmont Dr

P1. Other Identifier: APE Map Ref # 42-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 1409 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001008

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

Architectural Style: Minimal Traditional, modest
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: horizontal boards, E
Roof: front gable, medium, narrow eaves
Fenestration: aluminum, vertical sliding, front
Fenestration: wood, fixed, front
Fenestration: vinyl, double-hung, side
Primary Entrance: front, single door
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered porches, altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1939
Assessor

***P7. Owner and Address:**
Santiago, Manuel And

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1409 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1939 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1939 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1939 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

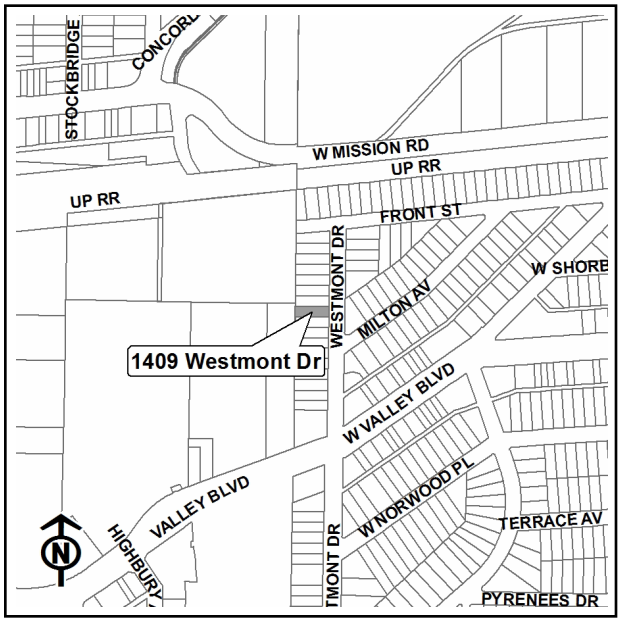
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been altered.

Property Information: City directories indicate the following people lived at this address during the historic- period: Mrs. Bernice Querrero (1943); mrs. Ernestine Querrero (1949); Mrs. Ernestine Burns, a marker for May Company; Raymond (an employee for North American) and Ernestine Edesa (1956).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1939 permit (finaled 6/18/39) for Ernestine Burns to construct a new one-story residence (five rooms)
1965 permit (finaled 6/25/65) for Esquibel (?) to sandblast home
1967 permit (finaled 3/30/67) for Ray R. Edisa to re-roof home with composition shingles

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1407 Westmont Dr

P1. Other Identifier: APE Map Ref # 43-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S20

c. Address: 1407 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001007

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

Architectural Style: Tudor Revival, modest
Siding/Sheathing: stucco, All Visible
Roof: side gable, steep, narrow eaves
Roof: front gable, steep, narrow eaves
Fenestration: wood, double-hung, front, side
Fenestration: vinyl, horizontal sliding, front, alteration: yes
Primary Entrance: front, single door
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered porches, altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1929
Assessor

*P7. Owner and Address:
Domingo, Fidencio Jr And

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/08/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1407 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1929 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1929 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

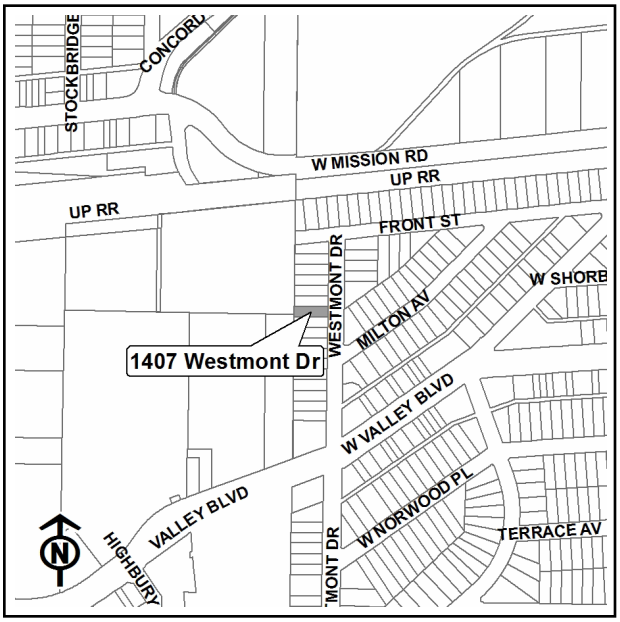
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: John (an auto mechanic) and Francis Findlay (1930 and 1939); Frank (a ranger) and Ruth Driscoll (1935); Elery W. Brewer (1943); Herschel (a painter) and Helen Robinson (1949); Lois (working for Lee Gifts) and Leona (Louis Foothill Glass Service) Isauro (1952); and Hugh and Helen Margrave.

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1929 permit (finaled 4/10/29) for H.J. Miller to construct a new residence
1967 permit (finaled 11/17/1967) for Capestro (?) to sandblast the house and garage
1994 safety assessment inspection notes loose bricks on chimney and recommends removal or repair (letter dated 1/21/94)
2008 permit (finaled 2/26/08) for Fidencio and Margarita Domingo to construct a 501 sq. ft. addition to the rear of the residence

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1321 Westmont Dr

P1. Other Identifier: APE Map Ref # 44-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S20

c. Address: 1321 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001006

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

Architectural Style: Vernacular
Construction: wood frame
Siding/Sheathing: stucco: modern, all visible, altered: yes
Roof: side gable, low, exposed rafter tails
Fenestration: aluminum, vertical sliding, front, alteration: yes
Primary Entrance: front, single door, alteration: yes
Plan: irregular
No. Stories: 2
Porches: Partial, front

Chimney: side
Additions: Non-Compatible, rear
Property Type: residential
Alterations: altered plan, altered roof, altered porches, altered fenestration, altered entrances

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1923
Assessor

***P7. Owner and Address:**
Araiza, Consuelo M

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1321 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

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

Year constructed: 1923 (See continuation sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1923 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

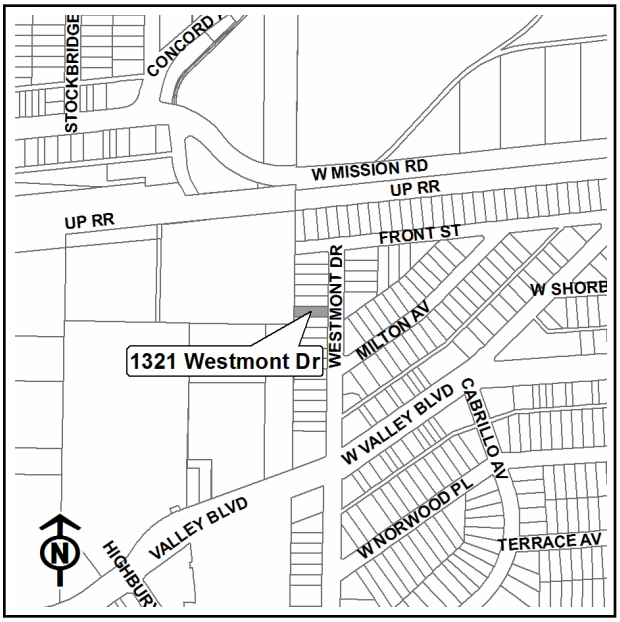
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: Samuel (an auto mechanic) and Laura Lenz (1930); George and Evelyn Stassi (1935, 1939, and 1943); M. Elber and Doris L. Latham (1949, 1952, and 1956).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1982 permit (finaled 9/15/82) for Marcello Araiza to construct a 335 sq. ft. two-story addition to the residence
1994 safety assessment inspection notes loose bricks on chimney and recommends repair (letter dated 1/24/94)
2004 permit (finaled 12/6/2004) for Marcello Araiza to re-roof the residence

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
var. Building permits. On file at the City of Alhambra Building Division.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1317 Westmont Dr

P1. Other Identifier: APE Map Ref # 45-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 1317 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001005

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

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco: modern, All Visible, altered: yes
Siding/Sheathing: wood: clapboard, E
Roof: hipped, low, narrow eaves
Fenestration: aluminum, fixed, front, bay
Fenestration: aluminum, vertical sliding, front, side
Primary Entrance: front, single door
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered decorative element

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1956
Assessor

***P7. Owner and Address:**
Araiza, Rene And Irene

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1317 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1956 (See continuation sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Mitchell Tkack b. Builder: Unknown

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

Period of Significance: 1956 Property Type: Single Family Residence Applicable Criteria: NA

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

This altered 1956 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

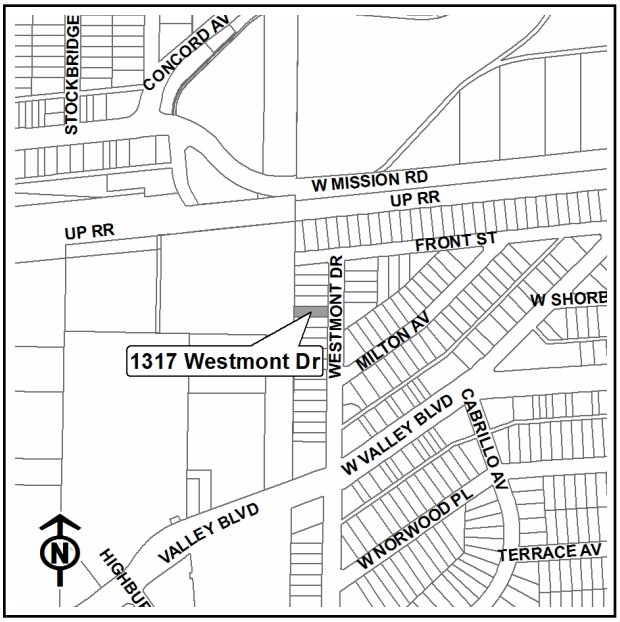
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been altered.

Property information: No city directory information was found for this address. No information about the architect was found.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research does not indicate that the building is associated with the lives of persons important to local, California or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1957 permit (finaled 1/29/57) for Jack W. McMurray to construct a new one-one story residence (seven rooms and two-car garage)
1978 permit (issued 2/15/78) to Wayne (?) for a roof mounted air conditioner
1981 permit (finaled 6/26/81) for McMurray to sandblast the home

B12 References

City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1315 Westmont Dr

P1. Other Identifier: APE Map Ref # 46-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 1315 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001004

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

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco: modern, All Visible, altered: yes
Roof: hipped, low, narrow eaves
Fenestration: aluminum, vertical sliding, front, side
Primary Entrance: front, single door
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: medium, setting, location, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1949
Assessor

***P7. Owner and Address:**
Suksamran, Aswin And

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1315 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1949 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Lancer Builders

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

Period of Significance: 1949 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1949 altered residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

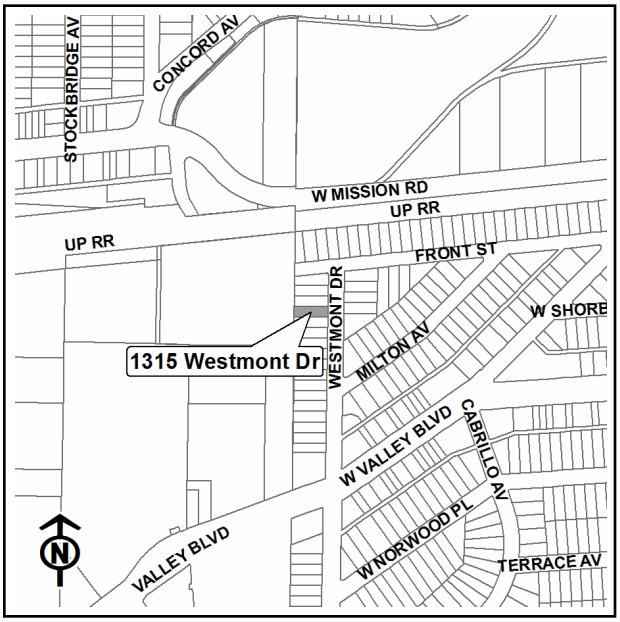
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: Philli[P. (a civil engineer) and Gladys Oppenheimer (1930); Julian Blaye, a tire repairman for 'Y' Tire Service and Sales (1935); Walter (a painter) and Irene Leighter (1939); Walter and Charlotte Cabe (1943); Morris H. (a teller for SFN Bank) and Dolores Green (1952 and 1956).

Builder Information: No information was found.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1949 permit (finaled 4/14/49) for Gail W. and Winfred Cushran(?) to construct a 943 sq. ft. residence (four rooms, wall covering- siding)
1965 permit (finaled 7/23/65) for Ann Artale to move the location of the garage in the rear of the property
1975 permit (finaled 12/8/75) for Flavio Pelaez to construct a rear patio
1978 permit (finaled 3/21/78) for Mr. Pelaez to wet and sandblast for painting
1982 permit (finaled 5/7/82) for Flavio Pelaez to construct a 306 sq. ft. one-story addition (bathroom and bedroom) and amendment to keep existing car port 7/2/1982
1992 permit (expired 7/23/92) for Flavio and Porfiria Pelaez to construct screening for roof-mounted mechanical equipment (attached photos indicate the creation of a pitched roof covering)
1997 permit (finaled 7/23/1997) for Flavio and Porfiria Pelaez to construct a 331 sq. ft. addition (bedroom and two bathrooms)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1309 Westmont Dr

P1. Other Identifier: APE Map Ref # 47-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 1309 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001003

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

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, narrow eaves
Fenestration: vinyl, vertical sliding, front
Primary Entrance: front
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1946
Assessor

***P7. Owner and Address:**
Ma, Chiu W

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1309 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1946 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: P.L. Stuckey (owner) b. Builder: P.L. Stuckey

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

Period of Significance: 1946 Property Type: Single Family Residence Applicable Criteria: NA

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

This 1946 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

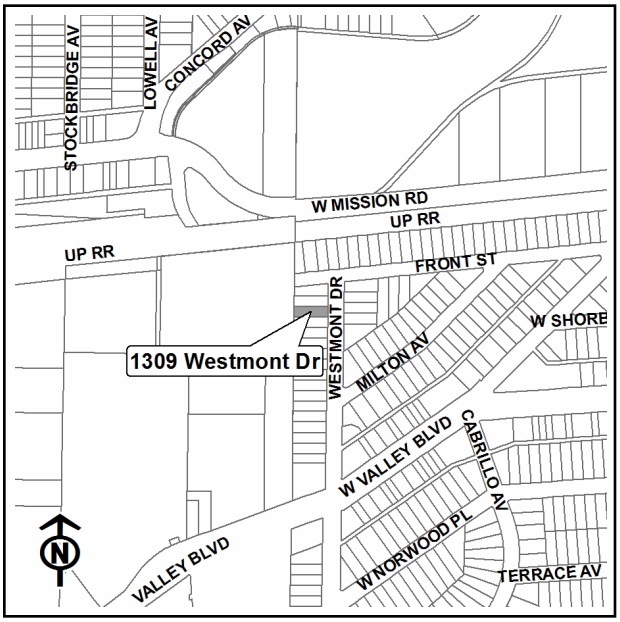
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: Frank (a physician) and Marjorie Bowers (1949); Robert L. (a shipping clerk for Douglas Muffler Manufacturing) and Anna Piolatto (1952); and George A. (a manager for Rocket Messanger Service) and Helen Mueller.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1946 permit (finaled 8/7/46) for P.L. Stuckey to construct a new 5-room residence (with accompanying plaster permit)
1975 applied for home business permit for jewelry business (incomplete record in file)
1978 permit (finaled 3/11/78) for Leonard Lee to wet and sandblast house and garage for painting
1983 permit (finaled 11/14/83) for Phil McFarlin to add 250 sq. ft. to residence

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
var. Building permits. On file at the City of Alhambra Building Division.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1305 Westmont Dr

P1. Other Identifier: APE Map Ref # 48-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 1305 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001002

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

Architectural Style: Vernacular
Construction: wood frame
Siding/Sheathing: stucco: modern, all visible, altered: yes
Roof: hipped, low
Fenestration: aluminum, vertical sliding, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Full-Width, front, altered: yes

Additions: Non-Compatible, rear
Property Type: residential
Alterations: altered roof, altered porches, altered fenestration, altered entrances

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1924
Assessor

***P7. Owner and Address:**
La Barrera, Jose M And Aida Trs

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1305 Westmont Dr

B1. Historic Name: 1315 Westmont Drive - original address

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

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

Year constructed: 1924 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1924 Property Type: Single Family Residence Applicable Criteria: NA

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

This altered 1924 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

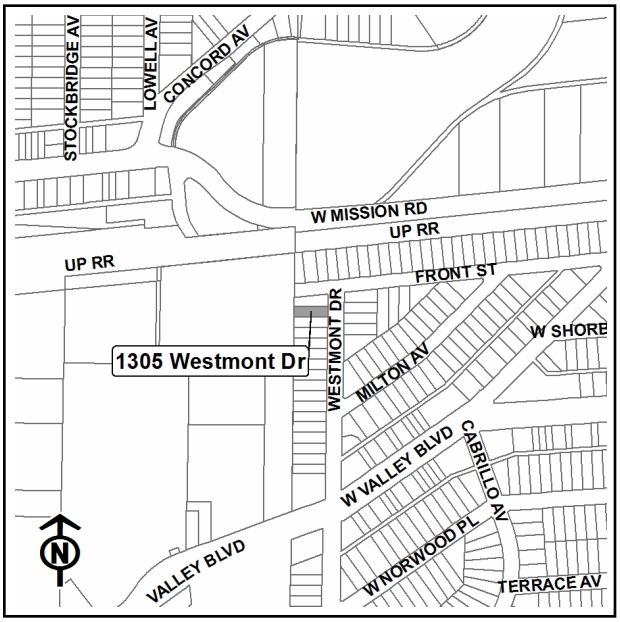
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. During the current survey it was observed that the property has been extensively altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: Walter L. and Charlotte Cade (1949 and1952); Joel R. (working in tool design for Royal Jet) and Betty Husebo (1956).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in historoy. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1947 permit (finaled 5/14/47) for W.L. Cade to add a two-room addition
1988 permit (finaled 5/19/88) for Jose Labarrera to repair earthquake damage to front porch and also construct a 90 ft. extension to the front porch
1990 permit (expired 10/8/90) for Jose Labarrera to change pitch of the roof (from flat roof to a pitched roof)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
var. Building permits. On file at the City of Alhambra Building Division.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1301 Westmont Dr

P1. Other Identifier: APE Map Ref # 49-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 1301 Westmont Dr City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5351001001

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

Architectural Style: Minimal Traditional
Architectural Style: Spanish Colonial Revival, elements of
Construction: wood frame
Siding/Sheathing: stucco: modern, All Visible, altered: yes
Roof: side gable, low, narrow eaves
Fenestration: vinyl, fixed with casement end vents, front
Fenestration: vinyl, vertical sliding, front
Primary Entrance: front, single door
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1940
Assessor

***P7. Owner and Address:**
Gomez, Cesar A And Alcira

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/08/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1301 Westmont Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional, Spanish Colonial Revival

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

Year constructed: 1940 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1940 Property Type: Single Family Residence Applicable Criteria: NA

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

This altered 1940 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

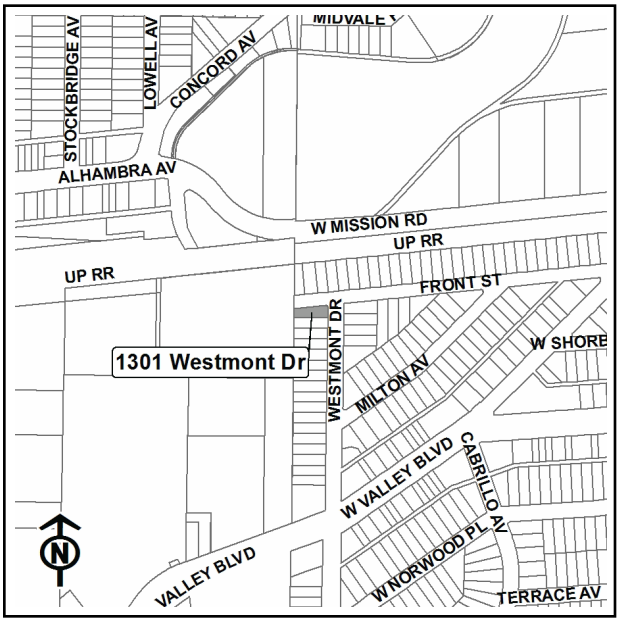
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/08/2013

(This space reserved for official comments.)



(continued):

This property is within the West Shorb neighborhood, which was defined by the City of Alhambra and is one of 26 areas in the City subject to preservation-related design guidelines. As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. The City does not have a local preservation ordinance.

The Office of Historic Preservation's Directory of Properties in the Historic Property Data (HPD) File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y.

Property Information: City directories indicate the following people lived at this address during the historic-period: W. R. and Inez Murphy (1943 – 1956).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research does not indicate that the building is associated with persons important in national, state, or local history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
1940 permit for owner W. R. Murphy to construct the residence (finaled 3/19/40)
1987 permit (finaled 12/23/87) to repair chimney damaged in earthquake
1991 permit (finaled 11/8/91) for Cesar and Alicia Gomez to add 539 sq. ft. to home (laundry room, 2 bedrooms, and bathroom), stucco, change windows, add HVAC, and alter porch
2008 permit (finaled 1/11/08) for Cesar Gomez to re-roof the home

B12 References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Alhambra
var. Building permits. On file at the City of Alhambra Building Division.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1124 Westminster Ave

P1. Other Identifier: APE Map Ref # 50-3A; Sinicrope & Sons

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 1124 Westminster Ave City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5342033007

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

Architectural Style: Vernacular
Siding/Sheathing: stucco: modern, W , corrugated metal
Other notable features: sawtooth roof; no windows
Property Type: industrial
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP08

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

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

P5b. Description of photo: (View, data, accession #)
View to the NE, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1925
Permit

*P7. Owner and Address:
Sinicrope and Sons Inc

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/24/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1124 Westminster Ave

B1. Historic Name: Bee Industrial, Ltd. Candle Manufacture

B2. Common Name: Sinicrope & Sons, Inc.

B3. Original Use: Industrial B4. Present Use: Industrial

*B5. Architectural Style: Vernacular

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

Year constructed: 1940 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: B. F. Dinsmore b. Builder: Unknown

*B10. Significance: Area: Alhambra Theme: Industrial Development

Period of Significance: 1940 Property Type: Industrial Applicable Criteria: NA

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

This altered industrial building is not eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

Property Information: From 1932 until 1952, the property was listed in city directories as Bee Industry and included the adjacent address at 1122. By 1952 the name changed again, this time to Bee Industrial, Ltd. Candle Manufacture. In 1953, a 14,000 addtitional building was completed (County Assessor). Building permits show one in 1953 for the repair of fire damage, issued to B. F. Dinsmore. Burton Fremont Dinsmore (1890-1954) graduated from the University of Utah with a degree in engineering. He went to work for his father, C. F. Dinsmore of Ogden, Utah. He came to California in 1937. As an industrial builder, Mr. Dinsmore constructed many factories all over Southern California.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

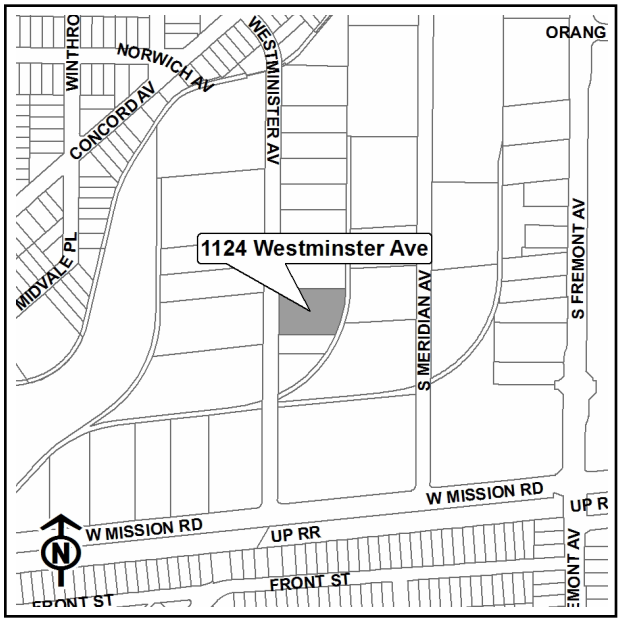
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

He was best known as a builder of milling and feed mill plants, particularly in the San Joaqin Valley. He served as Past President and National Director of the Associated General Contractors. He was a member of the American Society of Civil Engineers and a member of the Hay and Grain Growers Association. He belonged to Oneonta Congregational Church of South Pasadena.

By 1953, the tenant or owner was Wham-O Manufacturing Co. Wham-O was founded in a South Pasadena garage in 1948 by two boyhood friends, Richard P. Knerr and Arthur K. Melin, who produced a wooden slingshot they directly marketed. In 1950 the company incorporated and rented an old grocery store in Alhambra, where they manufactured sporting goods. Within a few years they bought their first building and moved to San Gabriel. In 1957 Wham-O began production of its first new toy, the Frisbee. Wham-O made history a year later with the introduction of the Hula Hoop, manufactured initially at its San Gabriel facility, then very rapidly at multiple facilities worldwide. By 1964, Sinicrope & Sons, a multi-generational architectural millwork firm became the tenants or owners, and continue to operate manufacturing and offices at the subject property (2014).

Significance Evaluation. Under Criterion A, the building is not associated with events that made a significant contribution to the broad patterns of history. While a permit for a historically significant toy company (Wham-O) was found, there was no evidence suggesting that manufacturing or invention was performed at the premises. Research demonstrated that the building was a warehouse for Wham-O for about three years. The small company later found considerable fame and success with its Frisbee, Slip 'N Slide and Superball. Its Hula Hoop, while widely known, was not the commercial success expected because of patent problems (Young, 2004). Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular endeavor have been judged important by accepted methods of historical research and scholarly judgment. Under Criterion C, this is not representative of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
Numerous permits have been issued for this property. The most pertinent are listed below.
Built in 1940 (County Assessor)
1949 permit issued to Bee Industries, Ltd. for installation of a pump for tank loading and unloading
1950 permit issued to Bee Industries for storage tanks. Permit issued to B. F. Dinsmore to repair fire damage.
1951 certificate of occupancy issued to Lightfoot Studio (Karl M. Lightfoot) for wholesale manufacturing and painting furniture
1952 permits issued to Bee Industries and B. F. Dinsmore for an addition of a wash room and to remodel offices.
1953 permit issued to Wham-O for electrical work. Permit issued to Burton Dinsmore for re-roof of front office.
1956 certificate of occupancy issued to Royal Jet, Inc. for a machine shop and machine storage
1959 certificate of occupancy for Fabcroft (?), Inc. and Archer Manufacturing Co. for manufacture of Venetian blinds. 1960 permit issued to Fabco for an awning to extend across the front of the building approximately 90 feet and projecting 32 feet
1964 permit issued to Sinicrope & Sons for a 25 X 45 office addition
1968 permits issued to Sinicrope & Sons for a drafting office addition
1972 permit issued to Sinicrope for a 24 X 58 addition assembly plant and wood-working shop
1978 permits issued to Sinicrope for an 80 square-foot addition and a 27 X 87 storage room addition made of concrete block

B12. References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Journal of the Association of Engineering Societies
1913 Volume 51, July-December 1913. Accessed online in July 2014.
Los Angeles County Assessor. Property Records.
Los Angeles Times
1954 Obituary. January 14.
Young, Wm. H. and Nancy K. The 1950s: American Popular Culture Through History (Westport, CT.: Greenwood Press, 2004).

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1121 S Meridian Ave

P1. Other Identifier: APE Map Ref # 51-3A; Rod's Unfinished Furniture

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 1121 S Meridian Ave City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5342033015

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

Architectural Style: Vernacular
Siding/Sheathing: stucco, E
Roof: side gable, low, multiple rooflines, narrow eaves
Fenestration: metal, fixed multi-paned, front
Primary Entrance: front
Other notable features: bay doors; clerestory windows
No. Stories: 1
Property Type: industrial

Retains integrity: medium, setting, location, workmanship, association, design, feeling
Alterations: altered fenestration, altered glass block windows

*P3b. Resource Attributes: (List attributes and codes) HP08

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

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

P5b. Description of photo: (View, data, accession #)
View to the SW, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1926
Assessor

*P7. Owner and Address:
Rodriguez, Juan C and Anne Trs
1801 S Valencia St
Alhambra, CA 91801

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/24/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1121 S Meridian Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Industrial B4. Present Use: Industrial

*B5. Architectural Style: Vernacular

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

Year constructed: 1926 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Alhambra Theme: Industrial Development

Period of Significance: 1926 Property Type: Industrial Applicable Criteria: NA

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

This industrial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

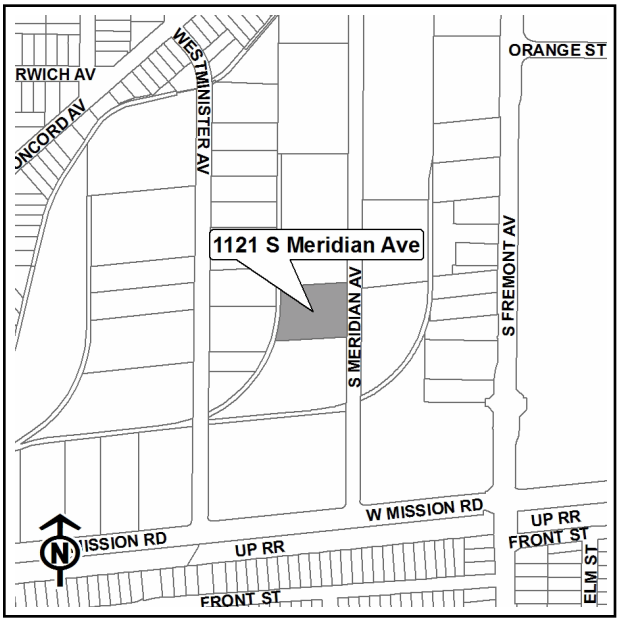
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following business occupied this address during the historic-period: the Moulding Supply Company (1928-c.1956). A search on Google.com indicates that the Moulding Supply Company filed articles of Incorporation in 1925 and is no longer active as a business (www.wysk.com).

Significance Evaluation. Under Criterion A, the building does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national historynder Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1926 permit #11836 issued to Moulding Supply Co. for a new factory building
1927 permit #12615 issued to Moulding Supply Co. for a kiln
1928 permit issued to Moulding Supply Co., for a shed
1940 permit issued to Moulding Supply Co. for a 1,000 square-foot lumber storage and manufacturing building with 16 to 18 foot high ceilings
1941 permit #30581 issued to Moulding Supply Co. for a new 24 X 200 machine shop with 12 foot high ceilings
1943 permit issued for a chimney and fireplace
1945 permit for a new shavings bin
1946 permits issued to repair fire damage to factory and for re-roof
1950 permit issued to Moulding Supply Co. for a new 36 X 105 lumber storage shed
1957 permit issued to add a shavings bin
1961 permit issued for re-roof
1963 permit issued to B & L Moulding Supply Co. for a 6 X 9 paint storage bin
1965 permit issued for interior alterations
1972 notation regarding fire on this property
1975 permit issued to sandblast
1977 permits issued to install paint spray booth and furnace (owner Glen Harker) and to sandblast
2012 permit issued for re-roof

B12. References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1146 S Meridian Ave

P1. Other Identifier: APE Map Ref # 52-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 1146 S Meridian Ave City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5342032003

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

Architectural Style: Vernacular
Siding/Sheathing: corrugated metal
Roof: shed, medium, narrow eaves
Roof: front gable, medium, exposed rafter tails
Other notable features: sawtooth roof with clerestory windows; large bays; free-standing carport-type building
Plan: rectangular
No. Stories: 1
Property Type: industrial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP08

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

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

P5b. Description of photo: (View, data, accession #)
View to the NE, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1952
Assessor

*P7. Owner and Address:
Alhambra Foundry Co Ltd
1147 S Meridian Ave
Alhambra, CA 91803

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/24/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1146 S Meridian Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Industrial B4. Present Use: Industrial

*B5. Architectural Style: Vernacular

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

Year constructed: 1952 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Alhambra Theme: Industrial Development

Period of Significance: 1952 Property Type: Industrial Applicable Criteria: NA

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

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

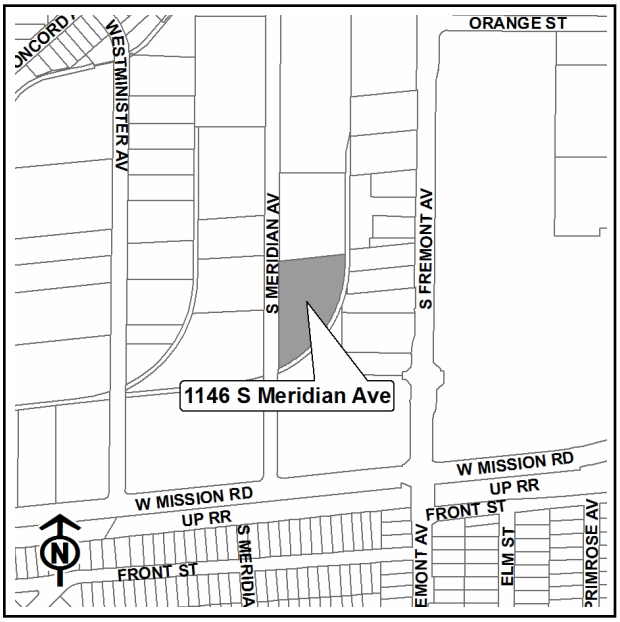
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, the property is home to the Alhamra Foundry, which produces all types of miscellaneous metal works and fabrications, whether custom or standard, including, but not limited to, fabricated steel grates, structural steel fabrications, manhole covers, etc. No evidence was found to suggest that this company is significant to local, state, or national history. The property does not appear to be associated with a person important to local, state, or national history. Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the level of observed workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1943 permit issued to Alhambra Foundry for a new 50 X 100 one-story storage building
1944 permit issued to Alhambra Foundry to move a garage
1953 permit issued to Alhambra Foundry for a new one-story, 18 X 121 steel fabrication shop
1954 permits issued to Alhambra Foundry for a 27 X 81 storage garage addition (one-story, corrugated metal) and a craneway
1955 permit issued for a new paint storage building
1956 permits issued to Alhambra Foundry for a 60 X 82 foundation and an industrial structure
1999 permit issued to Alhambra Foundry for re-roof

B12. References

Alhambra Foundry Company, Ltd
2014 Company history accessed online in November 2014 at: http://www.alhambrafoundry.com/
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1003 S Fremont Ave

P1. Other Identifier: APE Map Ref # 53-3A; J & M Towing

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 1003 S Fremont Ave City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5342031004

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

Architectural Style: Spanish Eclectic, modest
Siding/Sheathing: stucco, All Visible
Roof: side gable, low, narrow eaves, exposed rafter tails, terra cotta tile
Fenestration: metal, fixed with casement end vents, front, side
Fenestration: vinyl, horizontal sliding, side
Primary Entrance: front
Other notable features: glass blocks in facade; a/c unit in facade
Plan: irregular

No. Stories: 1
Property Type: commercial
Retains integrity: medium, setting, location, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1939
Assessor

***P7. Owner and Address:**
Jjmm Holdings LLC
927 S Fremont Ave
Alhambra, CA 91803

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 09/24/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1003 S Fremont Ave

B1. Historic Name: Alhambra Building Material Company

B2. Common Name: J & M Towing

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1939. Additional buildings completed in 1944 and 1945 (County Assessor). One building demolished sometime prior to 1994 (review of historic aerial photographs).

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Alhambra Theme: Architecture

Period of Significance: 1939 Property Type: Commercial Applicable Criteria: NA

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

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

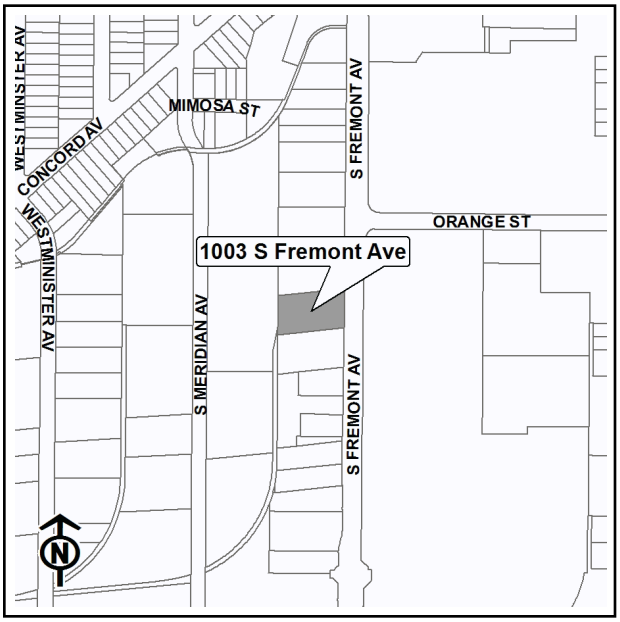
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with terra cotta tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Property Information: The first tenant or owner, Alhambra Building Material Company was a first established in 1921. In 1946, an additional location was opened in Arcadia under the name Arcadia Building Material Company. The two were combined in 1954 into a single corporation under a new name, A&A Building Materials Company. The company continued to operate out of both locations until the Alhambra property was sold in the mid-1950s. A&A relocated (date unknown) continues to operate out of its Arcadia location to the present.

Significance Evaluation. Under Criterion A, the building is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history. While the property was once associated with the Alhambra Building Material Company, the property no longer conveys an association with the company. Nor was any information found to suggest that the company is significant in local, state, or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B12 References

A&A Building Materials Company
2014 Company history accessed online in November 2014 at: hhttp://www.aamaterials.com/
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
Los Angeles County Assessor. Property Records.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3114 Lowell Ave

P1. Other Identifier: APE Map Ref # 54-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3114 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5220002008

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, low, terra cotta tile
Fenestration: wood, fixed multi-paned, front
Fenestration: wood, casement, front
Primary Entrance: front
Plan: rectangular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1930
Assessor

*P7. Owner and Address:
Garcia, Eugene G and Irene M Trs

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3114 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1930 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1930 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

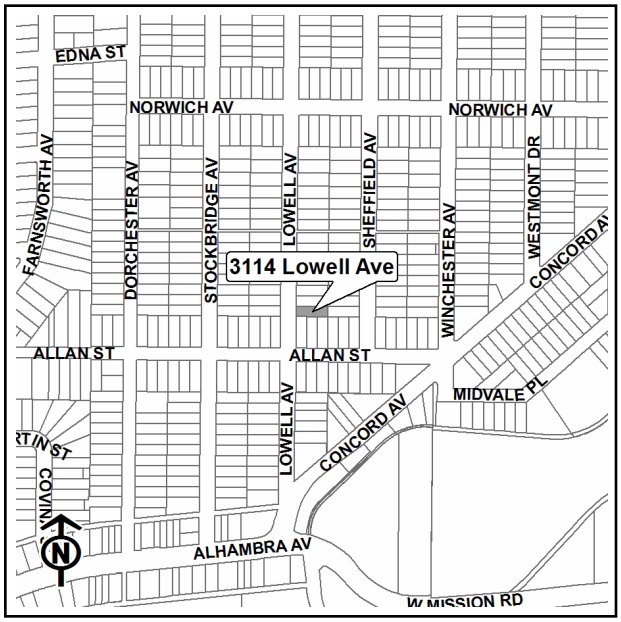
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: August and Jessie Lueck (1930-1940); Mrs. Elvira Zanelli (1956); Patricia Hite (1962); and E. Garcia (1965 and 1969).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1947 permit to W.L. South to turn garage around (issued 6/4/1947)
1987 electrical permit
1987 plan maintenance
1987 mechanical permit
1987 building permit for addition issued 10/15/1987 for Irene Garcia to use Pepman D.O. to add new bathroom 9'x6' with wood exterior
1988 mechanical permit
1988 administrative approval for reduced driveway width
1988 certificate of occupancy for one-story 9'x6' bath addition for Irene Garcia (issued 8/24/1998)
1990 electrical permit
1990 mechanical permit
2003 administrative approval for building separation
2003 permit to Irene Garcia to add bedroom (16'11" x19'5", 320 sq. ft.) with closet to rear of existing structure with construction by Gary B. Hart (Fullerton) (issued 2008)
2008 certificate of occupancy for Irene Garcia for 16'11"x 19'5" addition to rear of dwelling (issued 1/8/2008)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3119 Winchester Ave

P1. Other Identifier: APE Map Ref # 55-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3119 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291020054

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: flat, parapet, multiple rooflines
Roof: side gable, medium, terra cotta tile
Fenestration: wood, casement, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1926
Assessor

***P7. Owner and Address:**
Villagrana, Patrick

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3119 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1926 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1926 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

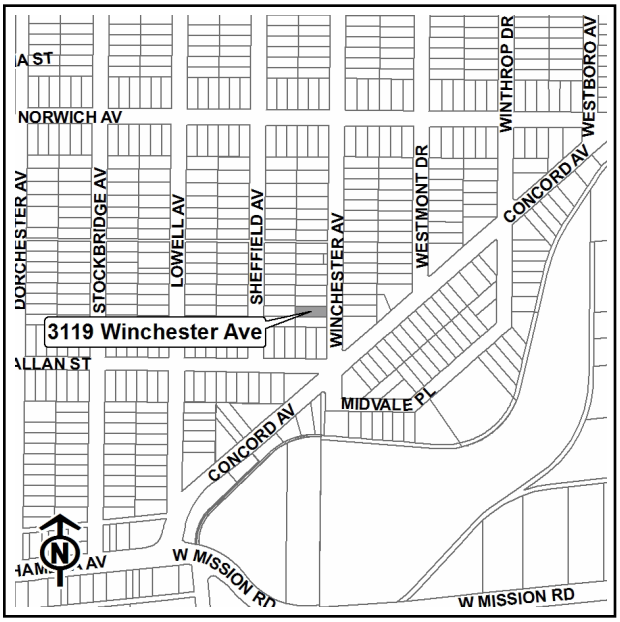
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Byron E. (an office supply salesman) and Dorothy Gray lived at this address from 1930 until at least 1973.

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1988 building permit issued 3/31/1988 for alteration to Patrick Villagrana to replace fireplace

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3122 Lowell Ave

P1. Other Identifier: APE Map Ref # 56-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3122 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5220002006

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

Architectural Style: Minimal Traditional
Siding/Sheathing: stucco, all visible
Siding/Sheathing: vertical boards, W
Roof: hipped, medium, narrow eaves, exposed rafter tails
Fenestration: wood, double-hung, front
Primary Entrance: front, recessed
Other notable features: metal awnings
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1947
Assessor

***P7. Owner and Address:**
Lee, Kuan H
3150 Concord Ave
Alhambra, CA 91803

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3122 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1947

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Laurence G. Colgate (owner)

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1947 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

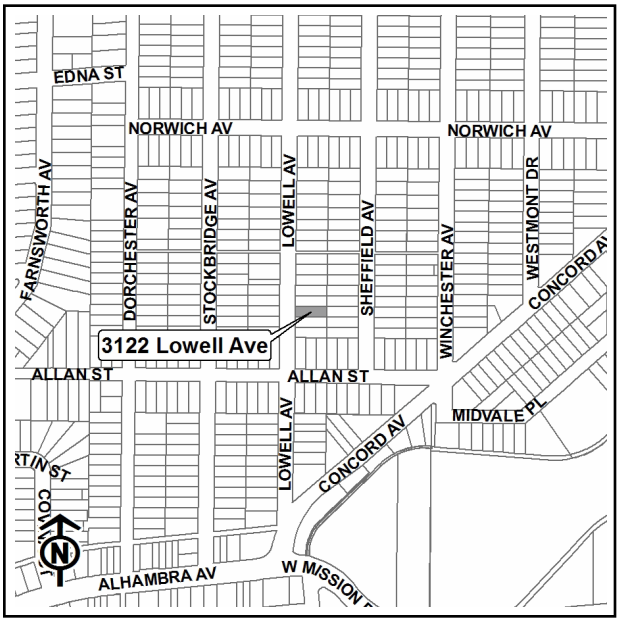
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Edward S. Fisher lived at this address between at least 1956 and 1969.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1947 permit for Laurence G. Colgate to construct 5 room, one-story, 27'9"x9' stucco exterior dwelling (issued 10/31/1947)
1947 permit for Laurence G. Colgate to construct new stucco exterior garage (issued 10/31/1947)
1948 certificate of occupancy for dwelling to Laurence G. Colgate
1948 certificate of occupancy for garage to Laurence Colgate
1948 certificate of occupancy for no parking to Laurence Colgate
1994 Earthquake Disaster Inspection File, Green Status
1994 building permit for David Lee and Wai. C. to repair earthquake damage to chimney per department detail
1995 building permit issued on 2/10/1995 for alteration issued to Hoi Lee to act as contractor to repair earthquake damage
1995 range file issued by Bureau of Community Safety, open , to repair chimney
1998 electrical permit

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3130 Lowell Ave

P1. Other Identifier: APE Map Ref # 57-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3130 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5220002004

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

Architectural Style: Ranch
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, narrow eaves
Fenestration: wood, fixed with double-hung end vents, front
Primary Entrance: front
Plan: rectangular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1952
Permit

***P7. Owner and Address:**
Tostado, Trini Tr
1151 Pollock St
South San Gabriel, CA 91770

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3130 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Year constructed: 1952 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: C.E. Lang

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1952 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)

*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Phil J. Palacios (1956 and 1965) and Fredryc R. Darby (1973).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area . In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1952 permit to Phil J. Palacios to construct 5 room, 28'x36'9", one-story, stucco exterior, single family dwelling with C.E. Lang a contractor (Compton) (issued 11/15/1952)
1952 permit to Phil J. Palacios to construct stucco exterior garage with C.E. Lang as contractor (issued 11/14/1952)
1953 certificate of occupancy to Phil J. Palacios for dwelling and garage
2013 electrical permit
2009 plumbing permit to change out water heater

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3206 Lowell Ave

P1. Other Identifier: APE Map Ref # 58-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3206 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5220001012

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

Architectural Style: Tudor Revival, elements of, modest
Siding/Sheathing: stucco, all visible
Siding/Sheathing: wood: shingles, all visible
Roof: cross-gable, steep, narrow eaves, exposed rafter tails
Fenestration: wood, casement, front, side
Primary Entrance: front
Other notable features: detached garage; metal awning
Plan: rectangular
No. Stories: 1

Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1927
Assessor

*P7. Owner and Address:
Gudino, Francisco and Alicia

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3206 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1927 No permits for this property were found in any database at the City of Los Angeles.

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1927 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

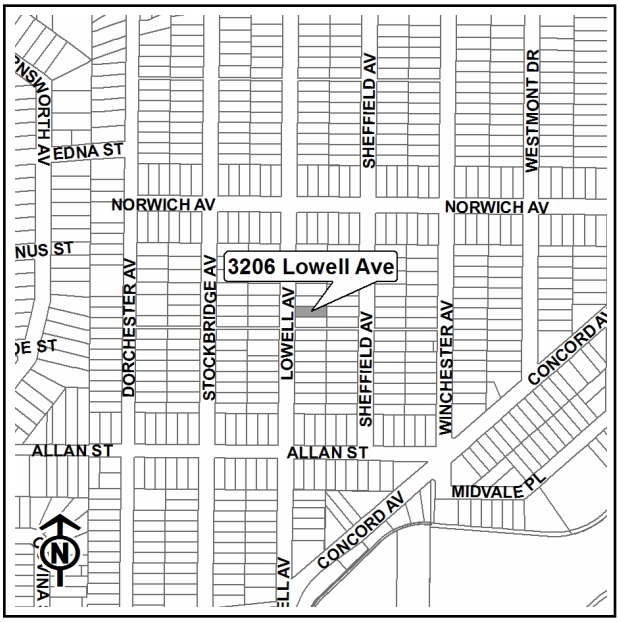
*B12. References:

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Walter S. Schreffer lived at this address between the years of at least 1956 and 1973.

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area . In addition, there is no historic district potential in the area.

B12. References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3216 Lowell Ave

P1. Other Identifier: APE Map Ref # 59-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3216 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5220001010

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, all visible
Roof: cross-gable, low, narrow eaves
Fenestration: wood, fixed multi-paned, front
Fenestration: wood, double-hung, front
Primary Entrance: front, recessed
Other notable features: metal awning
Plan: L-shaped
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1929
Assessor

***P7. Owner and Address:**
Heredia, Ruben and Rachel Trs

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3216 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1929 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

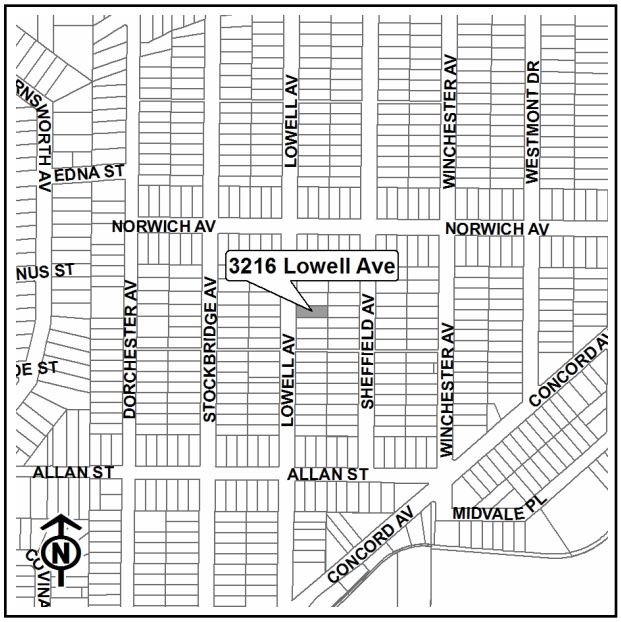
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Harry Holberg lived at this address between the years of at least 1956 and 1973.

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1984 building permit issued 1/23/1964 for alteration to Harry Holberg to re-roof with Ramon Roofing and Construction (partial re-roof)
1988 electrical permit
1989 HVAC permit

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3220 Lowell Ave

P1. Other Identifier: APE Map Ref # 60-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3220 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5220001009

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

Architectural Style: Ranch, modest
Siding/Sheathing: stucco, all visible
Roof: cross-gable, low, narrow eaves
Fenestration: wood, fixed, front
Fenestration: wood, casement, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1931
Assessor

*P7. Owner and Address:
Castaneda, Carmen R

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3220 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Year constructed: 1931 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1931 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

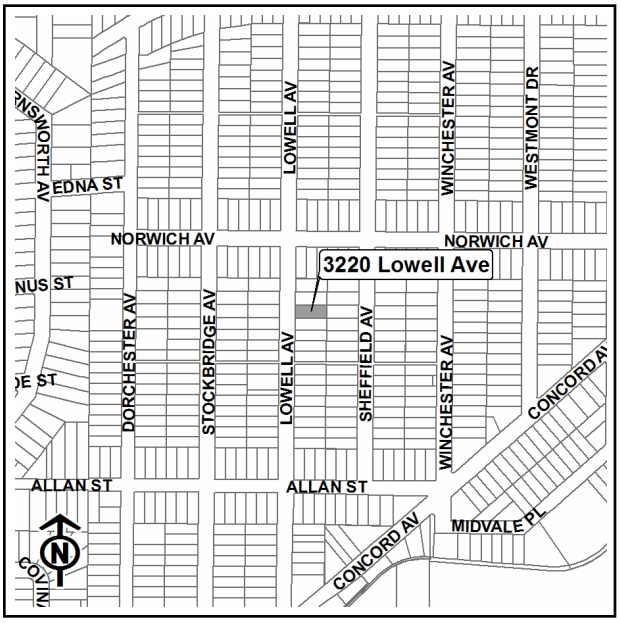
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: the Hill family (1935 and1940); Joseph H. Wessman (1956 and 1962); C. Carreon (1965); and Carmen Granados (1973).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
2010 plumbing permit issued
2010 electrical permit issued
2011 electrical permit issued for re-wire and installation of A/C
2011 electrical permit issued for re-wire and installation of A/C
2011 permit issued for kitchen remodel with no structural changes (owner-builder)
2012 permit issued to Carmen R. Castadena issued for Green Planet Building (L.A.) to replace three windows on single family dwelling (issued 3/15/2012)
2012 permit issued for installation of new HVAC system
2012 plumbing permit issued for water heater
2013 permit expired for Green Planet Building (L.A.) to remodel interior kitchen /repair (no changes in walls or openings) (expired 5/24/2013)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3222 Lowell Ave

P1. Other Identifier: APE Map Ref # 61-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3222 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5220001008

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

Architectural Style: Minimal Traditional
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, narrow eaves
Fenestration: wood, double-hung, front
Primary Entrance: front, alteration: yes
Other notable features: wrought-iron acent at entry
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1939
Assessor

*P7. Owner and Address:
Calderon, Jerry and Sarah

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3222 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1939

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: H.S. Jorgensen

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1939 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

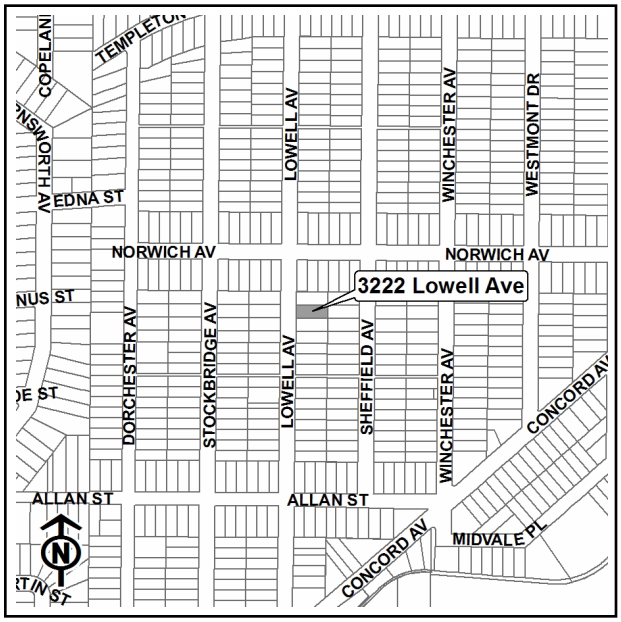
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Clarence and Genevieve Paschal and Herbert L. Youngs.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a common example of a typical architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1939 permit for C. Paschal to use H.S. Jorgensen (Alhambra) to construct 43'x40' stucco, 5 room, one-story, single family dwelling (issued 6/2/1939)
1939 permit for C. Paschal to use H.S. Jorgensen to construct 18'x18' stucco exterior garage (issued 6/2/1939)
1939 permit for C. Paschal to use George E. Newton (San Gabriel) to install interior tile (issued 6/27/1939)
2004 plumbing permit issued

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3221 Winchester Ave

P1. Other Identifier: APE Map Ref # 62-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3221 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291020064

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

Architectural Style: Tudor Revival, elements of
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, steep, multiple rooflines, narrow eaves
Fenestration: wood, fixed, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1928
Assessor

*P7. Owner and Address:
Moran, Edward J Co Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3221 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1928 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1928 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

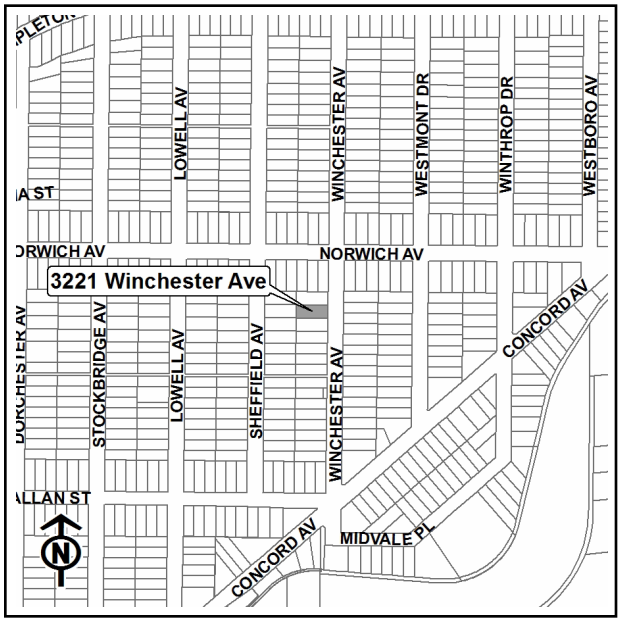
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Willard and Leoti Kroell (1935 and 1943) and E. J. Moran (1956 and 1973).

Architectural Context. This residence exhibits some elements of the Tudor Revival style. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1980 permit for Brown Bolter as architect and F.A. Rossi Construction as contract to construct bathroom addition of 9’5”x 12’6” for Mr. and Mrs. Moran
1980 certificate of occupancy for Mr. and Mrs. Moran for one-story addition to one family dwelling
1999 permit for voluntary foundation upgrade, brace cripple walls, and bolt mudsill to footing(issued 3/25/1999)
2007 permit to Privett, Steven Doyle for voluntary foundation upgrade- brace cripple walls & bolt mudsill to footing (issued 1/3/2007)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3227 Winchester Ave

P1. Other Identifier: APE Map Ref # 63-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3227 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291020065

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: front gable, low, multiple rooflines
Roof: flat
Fenestration: wood, fixed, front
Fenestration: wood, fixed with double-hung end vents, front
Primary Entrance: front
Plan: rectangular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1928
Assessor

*P7. Owner and Address:
Nevarez, Antonio R and Esther Y
2924 Midwick Dr
Alhambra, CA 91803

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3227 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1928 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1928 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

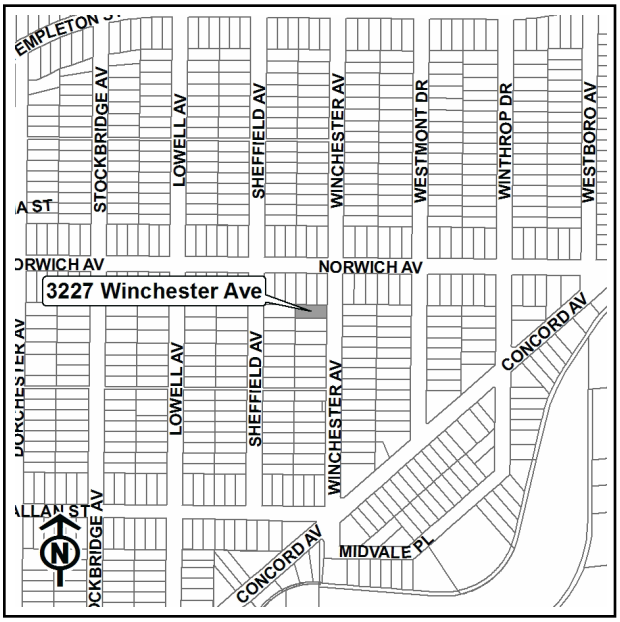
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Thomas and Elsie Lettin (1930 and 1943); George Patino (1960 and1962); J. T. Torres (1969); and Antonio Nevarez (1973).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1976 building permit issued 11/10/1976 for alteration including remodeled bathroom, and repair/change of window with Anthonie Nevarez as owner and contractor
2001 permit to J Q Construction General Contractor (West Covina) to tear-off and re-roof using hot mop-90 lb. fiber glass, replace toilet, sink, kitchen cabinets, sink, water heater, electrical panel upgrade and change out 8 windows with same size. Remodel of kitchen and bath (issued 1/5/2001)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 5545 Norwich Ave

P1. Other Identifier: APE Map Ref # 64-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 5545 Norwich Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291019020

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

Architectural Style: Ranch
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: horizontal boards, E
Roof: cross-gable, medium
Fenestration: wood, double-hung, front
Primary Entrance: front
Plan: rectangular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the N, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1941
Assessor

*P7. Owner and Address:
Marquez, Letisia

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 5545 Norwich Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

Year constructed: 1941

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1941 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

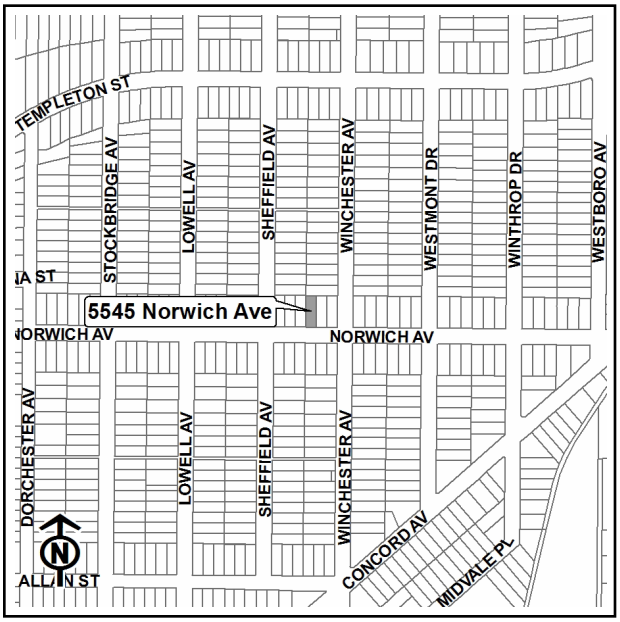
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: J. J. Enrico (1960) and E. C. Weston (1962 and 1973).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1941 permit for J.C. Colgate (contractor not legible, Rosemead) to construct 24'x38' stucco exterior, 5 room dwelling (issued 6/27/1941)
1941 permit for J.C. Colgate to (contractor not legible, Rosemead) to construct 18'x20' stucco garage (issued 6/27/1941)
2002 plumbing permit issued for earthquake valve installation

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3318 Lowell Ave

P1. Other Identifier: APE Map Ref # 65-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3318 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219028007

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

Architectural Style: French Eclectic, elements of, modest
Siding/Sheathing: stucco, all visible
Siding/Sheathing: brick: skirting, W
Roof: hip-on-gable, medium, narrow eaves
Fenestration: wood, fixed, front
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
Other notable features: clipped gable ends, eyebrow vent
Plan: irregular

No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1930
Assessor

***P7. Owner and Address:**
Torres, Martin

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3318 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: French Eclectic

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

Year constructed: 1930 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1930 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

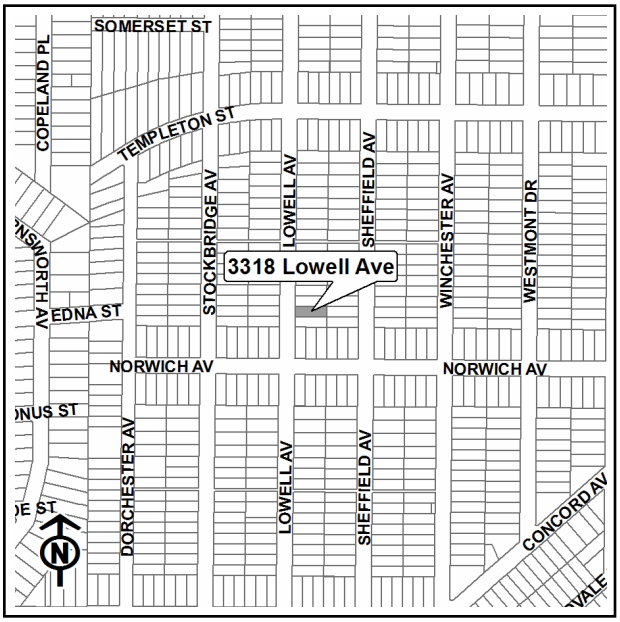
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: H. H. Van Horn (1956 and 1960); Dominic Shambra (1962); and Frank A. Burke (1965 and1973).

Architectural Context: The French Eclectic style is typically characterized by tall, steeply-pitched hipped roof often with flared eaves; brick, stone, or stucco wall cladding; quoins at the wall intersections; sometimes decorative half-timbering; larger chimneys; and French or double-hung windows (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

2002 plumbing permit issued
2003 electric permit issued

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3322 Lowell Ave

P1. Other Identifier: APE Map Ref # 66-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3322 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219028006

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, medium, terra cotta tile
Fenestration: wood, fixed, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1929
Assessor

***P7. Owner and Address:**
Roberts, Linda A

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3322 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1929 No permits for this property were found in any database at the City of Los Angeles.

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

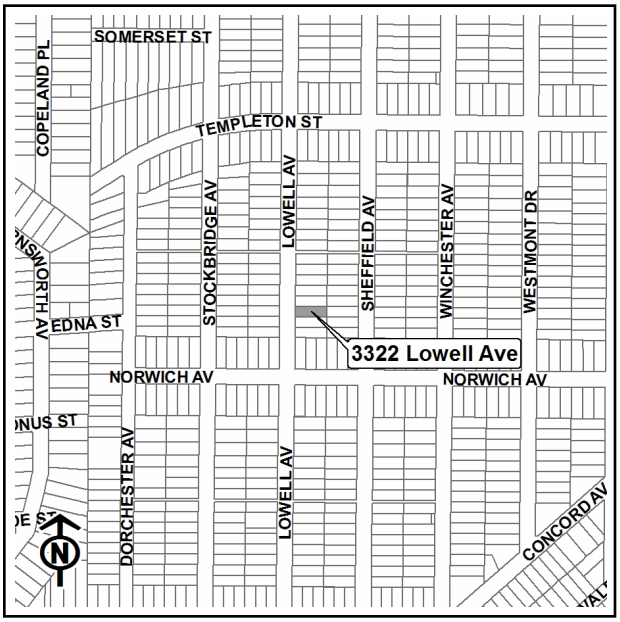
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Mrs. Sara Tombrello lived at this address between at least 1956 and 1973.

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3321 Winchester Ave

P1. Other Identifier: APE Map Ref # 67-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3321 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291019060

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

Architectural Style: Minimal Traditional
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: horizontal boards, E
Roof: cross-gable, medium, narrow eaves
Fenestration: wood, double-hung, front
Fenestration: wood, fixed, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1938
Assessor

*P7. Owner and Address:
Garcia, Ralph R and Pat H

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3321 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: SIngle-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1938 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: E.H. Dirf

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1938 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

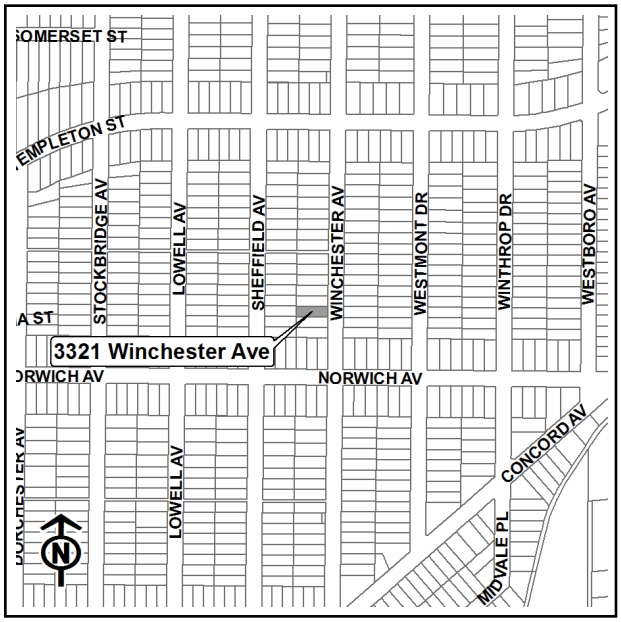
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Alfred (a machinist) and Myrtle Fisher (1935); D. A. Molina (1956 and 1960); and Ralph Garcia (1962 and 1973).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1938 permit to Alford T. Fisher to use E.H. Dirf (Alhambra) to construct new, 26'x46', one-story, 5 room, single family dwelling (issued 2/9/1938)
1938 permit to Alford T. Fisher to use E.H. Dirf to construct 18'x22' garage (issued 2/9/1938)
1938 permit to G.T. Fisher to use Jesse Miller construction for interior tiling (issued 3/25/1938)
1966 building permit issued for addition 7/10/1966 to Ralph Garcia to use Allied Builder as contractor to add bedroom and half bath amounting to 15'6x18'6"
1966 building permit issued for addition on 8/10/1966 to alter above plans, adding 1'7" to bedroom mentioned above
1967 certificate of occupancy to Ralph Garcia for single family dwelling
1967 certificate of occupancy to Ralph Garcia for garage
2008 permit for Mr. and Mrs. Garcia to re-roof with 30 year composition shingles by owner-builder (issued 12/15/2008)

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3327 Winchester Ave

P1. Other Identifier: APE Map Ref # 68-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3327 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291019061

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, low, narrow eaves, terra cotta tile
Fenestration: wood, casement multi-paned, front
Fenestration: wood, fixed, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1929
Assessor

***P7. Owner and Address:**
Romine, Alton N and Gloria
1608 S Primrose Ave
Alhambra, CA 91803

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3327 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1929 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

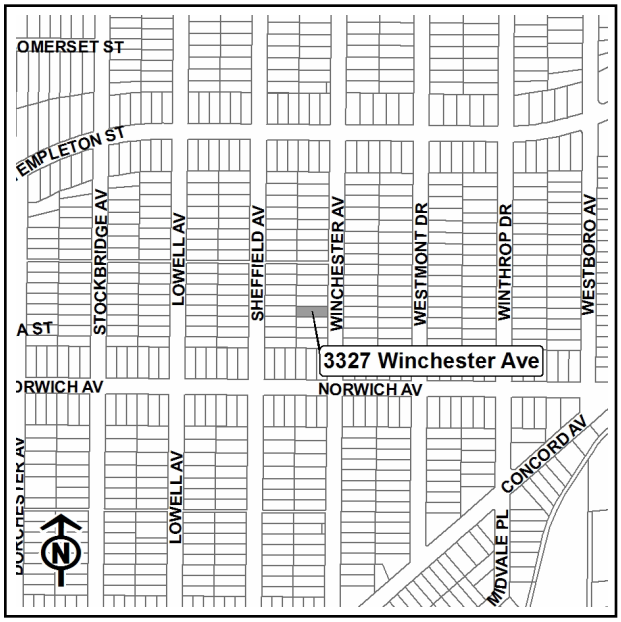
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Richard and Hope Drayton (1930); John (a clerk) and Harriet Knarston (1943); and Mrs. John H. Knarston and Mrs. E. C. Von Tress (1956).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1994 Earthquake disaster inspection file, green status, cracked chimney
1994 building permit issued 9/26/1994 for alteration for Alton and Gloria Romine to act as owner and contractor to repair earthquake damage to chimney per City Standard (no smoke detectors)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3331 Winchester Ave

P1. Other Identifier: APE Map Ref # 69-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3331 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291019062

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

Architectural Style: Tudor Revival, elements of, modest
Siding/Sheathing: stucco, all visible
Roof: cross-gable, medium, narrow eaves
Fenestration: wood, fixed multi-paned, front
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
Other notable features: Arcaded wingwall
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1928
Assessor

***P7. Owner and Address:**
Salazar, Joseph and Margarita A

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3331 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1928 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1928 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

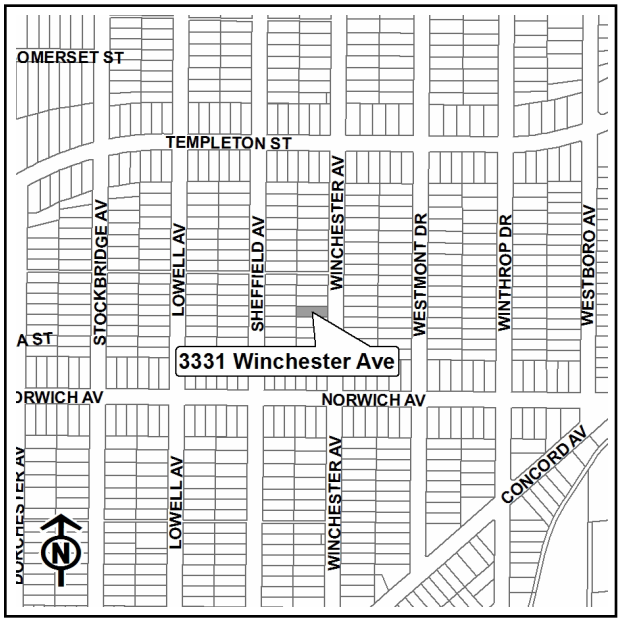
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Richard V. and Ruth Le Grand (1930 and 1965) and Joseph Salazar (1973).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1973 building permit for alteration issued 12/4/1973 to Joe Salazar as owner and contractor to remodel kitchen/cabinet, add luminous ceiling, install 6'x'4' window, close small window, and replace drain and gas line

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3335 Winchester Ave

P1. Other Identifier: APE Map Ref # 70-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3335 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291019063

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

Architectural Style: Tudor Revival, elements of, modest
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, steep, narrow eaves
Fenestration: vinyl, double-hung, front, alteration: yes
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front
Other notable features: unusual multi-paned windows
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Related: art glass
Retains integrity: medium, setting, location, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1929
Assessor

***P7. Owner and Address:**
Terrazas, Luis A Jr Co Tr

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3335 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1929 No permits for this property were found in any database at the City of Los Angeles

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

art glass

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

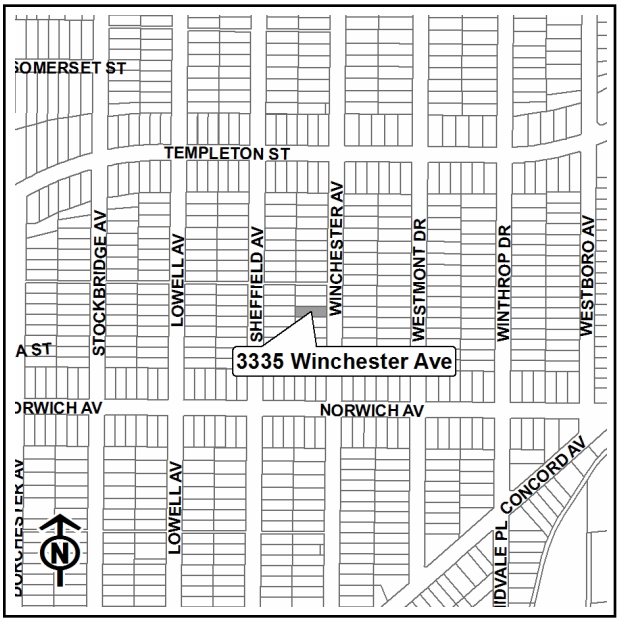
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Earl and Georga Chapman (1930 and 1937); Earl T. Hill (1956 and 1960); Earl Crawford (1962); and Marc Gold (1965).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 3334 Lowell Ave

P1. Other Identifier: APE Map Ref # 71-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3334 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219028003

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

Architectural Style: Tudor Revival, elements of, modest
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, double-hung, front
Primary Entrance: front, side lights
Other notable features: metal railings on front steps; a/c units in south elevation windows
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1927
Assessor

*P7. Owner and Address:
Romero, Tina

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3334 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1927 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1927 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

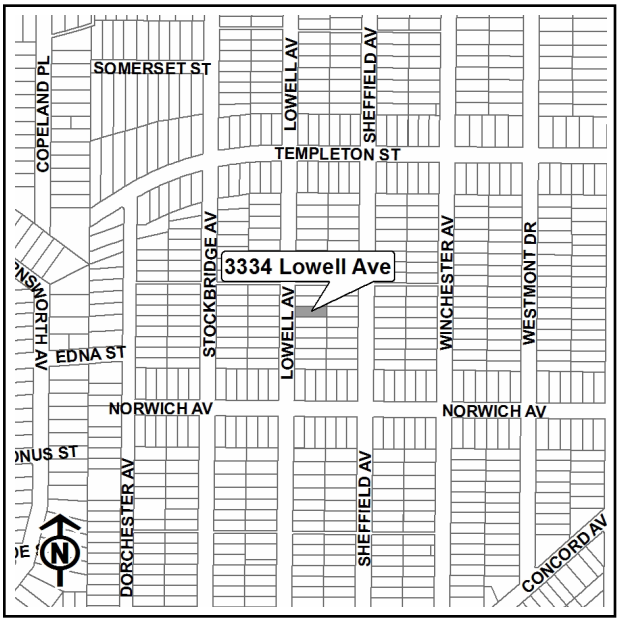
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Mrs. Elizabeth Andrews (1935 through 1962) and Robert F. Scherrer (1969 to 1973).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1991 Range File
1991 Range File
1998 permit to remove and replace masonry fireplace w/ pre-fabricated metal flue (same size) (issued 11/23/1998)
2006 permit issued to remove and replace masonry fireplace - same size - with prefab fireplace and metal flue (owner-builder) (issued 12/29/2006)
2006 electrical permit issued
2008 range file for construction in progress without permit or inspection (conversion of detached garage to dwelling without permits) no violation, used as storage

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3342 Lowell Ave

P1. Other Identifier: APE Map Ref # 72-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3342 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219028001

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: front gable, medium, multiple rooflines, terra cotta tile
Roof: flat, parapet
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front
Other notable features: metal awnings
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1924
Assessor

*P7. Owner and Address:
Rodriguez, Leonor

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3342 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1924 No permits for this property were found in any database at the City of Los Angeles.

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1924 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

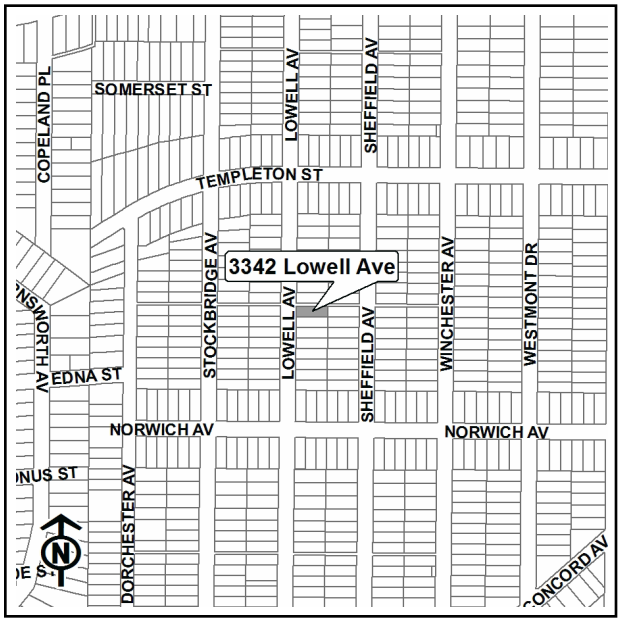
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Russell and Margaret Kenmir (1935 and1943), Kenneth L. Chidester (1956 and 1965) and Leonor Ordonez (1969 and 1973).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3343 Winchester Ave

P1. Other Identifier: APE Map Ref # 73-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3343 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291019065

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, all visible
Roof: cross-gable, medium, narrow eaves, terra cotta tile
Fenestration: wood, fixed, front
Fenestration: wood, double-hung, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1928
Assessor

*P7. Owner and Address:
Soberanez, Rosendo and Nancy

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3343 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1928 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1928 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)

*Required Information

(continued):

Property Information: City directories indicate that Frank P. and Hortense Andrade lived at this address between a least 1930 and 1973.

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1985 HVAC permit
2004 plumbing permit
2008 expired plumbing permit

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3401 Winchester Ave

P1. Other Identifier: APE Map Ref # 74-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3401 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291019066

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: flat, parapet, terra cotta tile
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, recessed, distinctive entry
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1925
Assessor

***P7. Owner and Address:**
Vandensteen, Emilio J

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3401 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1925 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

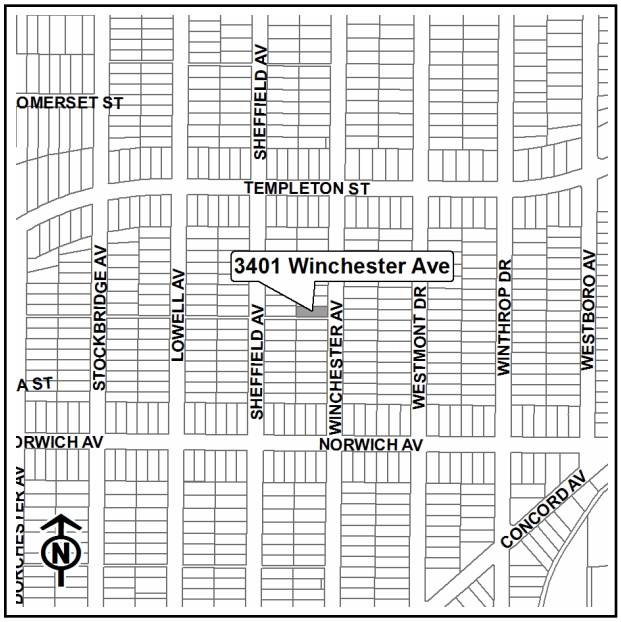
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Avery Dale and Jeanne Endsley (1930 and 1943) and Richard R. Gossage (1956 and 1973).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1950 permit to Harold F. Dodge to use Paul Plonkett as contractor to construct 18'x20' garage with exterior stucco (issued 7/26/1950)
1950 certificate of occupancy to Harold F. Dodge for new garage (10/5/1950)
1985 electrical permit
1985 building permit issued 12/31/1985 for alteration to Rosalind Gossage A-1 Roofing Service to reroof and cover parapet walls
1998 open range file by Bureau of Inspection
1998 administrative approval for dwelling and accessory building separation
1998 permit for owner-builder to install patio cover per standard plan #151 (issued 7/151998)
1998 permit for installation of patio per std. plan #151 with electrical (issued 7/15/1998)
1998 certificate of occupancy for 14'x15' enclosed patio
1998 certificate of occupancy for 46'20' patio cover detached from garage
2010 permit (issued 9/11/2012) to Emilio Vandensteen for re-roofing issued for General Remodeling & Construction Corp. (Van Nuys)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3409 Winchester Ave

P1. Other Identifier: APE Map Ref # 75-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3409 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291019068

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, low, narrow eaves, exposed rafter tails, terra cotta tile
Fenestration: wood, double-hung multi-paned, front
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1930
Assessor

***P7. Owner and Address:**
Reyes, Gilbert and Estella E
PO Box 7394
Alhambra, CA 91802

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3409 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1930 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1930 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

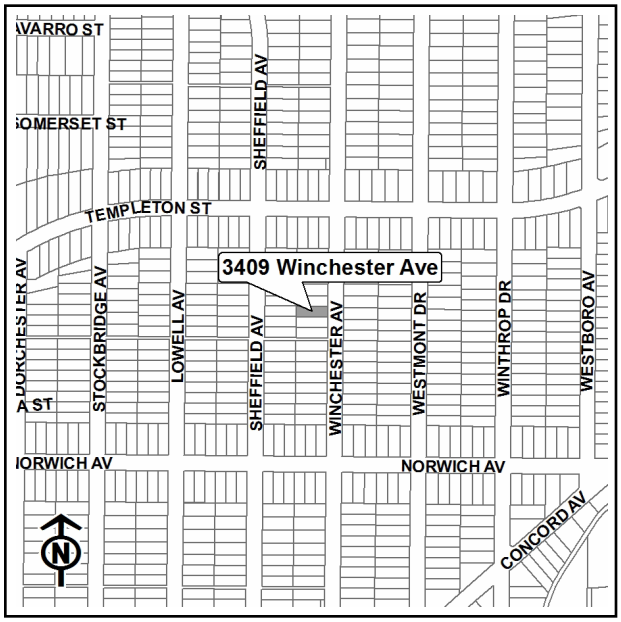
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Harry P. and Lorelda Reading (1935 and 1943) and Gene R. Munoz (1973).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1989 electrical permit
1994 Earthquake Inspection File with Green Status for one-story 40'x90' dwelling with some interior wall plaster cracks and chimney damage as well as cracked stucco exterior (issued 1/26//1994)
1998 permit to tear-off roof and install fire -rated roof
2006 permit issued for A - 1 All American Roofing Co S G Valley Inc. (L.A.) to tear off existing root and install new class 'A' fire rated built up roofing system (13 sq. ft.)
2007 plumbing permit issued
2012 re-roofing permit for Gilbert and Estella Reyes to use Rexway Roofing Inc. (La Puente) to reroof existing detached garage and dwelling (issued 11/20/2012)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3408 Lowell Ave

P1. Other Identifier: APE Map Ref # 76-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3408 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219029012

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

Architectural Style: Tudor Revival, elements of, modest
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, steep
Fenestration: wood, fixed multi-paned, front, side
Primary Entrance: front, recessed
Other notable features: art glass in front window
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1928
Assessor

***P7. Owner and Address:**
Martinez, Irma H

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3408 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1928 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1928 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

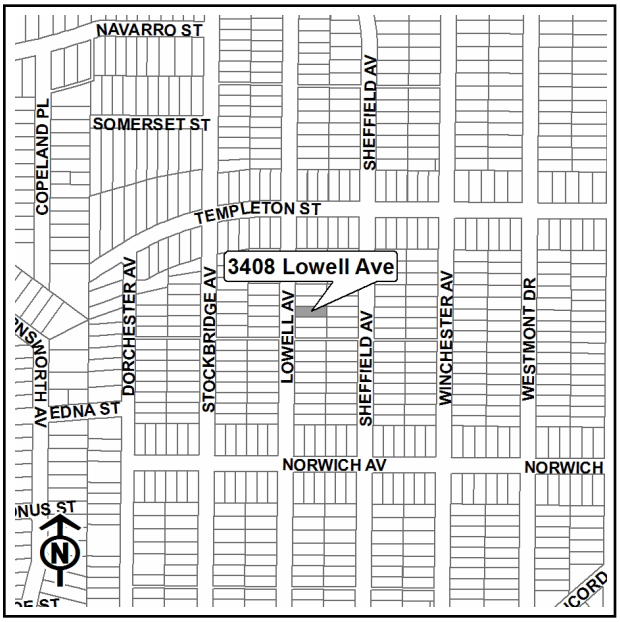
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Carl and Marjorie Heisterman (1935 and 1944); Robert J. Tafoya (1965 and 1969); and Steven Day (1973).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

2013 plumbing permit issued to install earthquake gas shut-off
2013 electrical permit issued
2013 permit for Arcicon (Perris, CA) to replace 2 window(s) of same size, location, number, type (issued 8/21/2013)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3418 Lowell Ave

P1. Other Identifier: APE Map Ref # 77-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3418 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219029010

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, all visible
Roof: hip and gable, low, multiple rooflines, narrow eaves, terra cotta tile
Fenestration: wood, fixed multi-paned, front
Fenestration: aluminum, double-hung, front, alteration: yes
Primary Entrance: front
Other notable features: the two altered front windows are small
Plan: irregular

No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1930
Assessor

***P7. Owner and Address:**
Castro, Nancy P Tr
2057 San Pasqual St
Pasadena, CA 91107

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3418 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1930 No permits for this property were found in any database at the City of Los Angeles

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1930 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

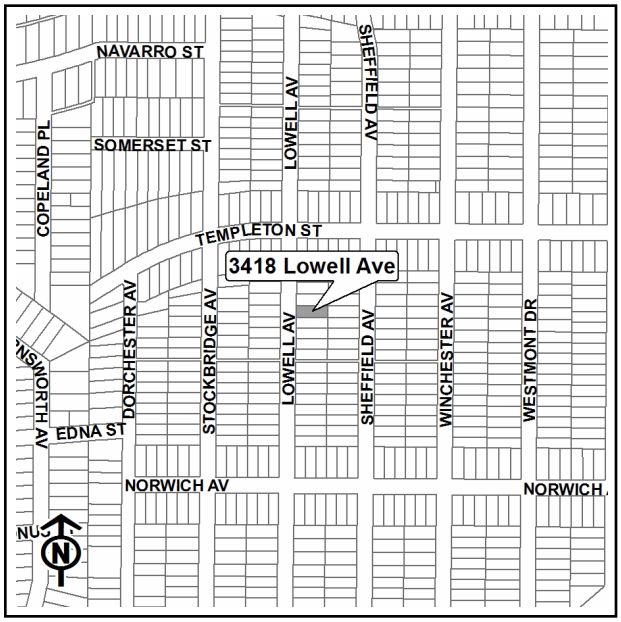
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Ms. F. Elsie and Ms. Flora Tietze (1940); Mrs. Sara Buchholz (1956); and Fernando R. Pena (1960 and 1962).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 805 S Fremont Ave

P1. Other Identifier: APE Map Ref # 78-3A; Merced Air Conditioning Equipment Service

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 805 S Fremont Ave City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5342030003

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

Architectural Style: Modern, elements of, modest
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: stone: accent, E , vertical concrete;
Roof: flat, parapet
Fenestration: aluminum, fixed multi-paned, front, side, storefront
Primary Entrance: front, storefront
Plan: rectangular
No. Stories: 1
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1947
Assessor

***P7. Owner and Address:**
Plotke, Fred
1511 18Th St
Santa Monica, CA 90404

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 09/24/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 805 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

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

Year constructed: 1947 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: H. M. Hansen b. Builder: Alken Construction Co.

*B10. Significance: Area: Alhambra Theme: Commercial Architecture

Period of Significance: 1947 Property Type: Commercial Applicable Criteria: NA

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

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

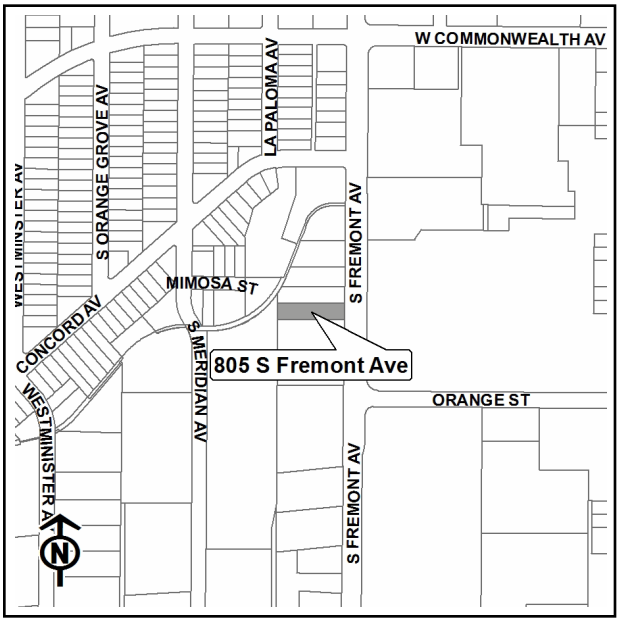
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architect research: H. M. Hansen, a structural engineer with offices in Temple City, specialized in the design of industrial and commercial buildings. His works include the Hi Desert Convention Center serving Victor Valley (1969) and a 102,000-sq. ft. manufacturing facility for Philips Industries in Cucamonga (1968). The architectural style of the convention center appears to be Modern. No information was found about the Builder, Alken Construction Company.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1965 permit #40573 issued to Robert E. Lee and Ernest H. Lundeen for commercial/manufacturing
1965 permit issued to Griffith Transfer and Storage Company for plumbing
1966 permit #39222 issued to Griffith Transfer and Storage Company for a one-story, 50 X 144 reinforced concrete warehouse and moving storage building. Additional permit for electrical work and a certificate of occupancy.
1971 certificate of occupancy for Farley Brothers Moving and Storage, Inc.
1974 permit issued to Farley Brothers Moving and Storage, Inc. for re-roof
1993 permit issued to Frank Yuan for a 4,000 square-foot warehouse addition. A grading permit was also issued.

B12. References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
The American Institute of Architects (AIA) Historical Directory of American Architects
n.d. Accessed online July 2014.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 733 S Fremont Ave

P1. Other Identifier: APE Map Ref # 79-3A; Khangura

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 733 S Fremont Ave City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5342030006

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

Architectural Style: Modern, elements of, modest
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: stone: accent, E
Roof: front gable, low, narrow eaves
Fenestration: aluminum, fixed multi-paned, front, arranged in ribbons
Primary Entrance: front, storefront
Plan: rectangular
No. Stories: 1
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1955
Assessor

*P7. Owner and Address:
Buchanan, Margaret A Tr
20 N Encino
Laguna Beach, CA 92651

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/24/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 733 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

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

Year constructed: 1955 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: H. N. Silvestri b. Builder: Oltmans Construction Co.

*B10. Significance: Area: Alhambra Theme: Commercial Architecture

Period of Significance: 1955 Property Type: Commercial Applicable Criteria: NA

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

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

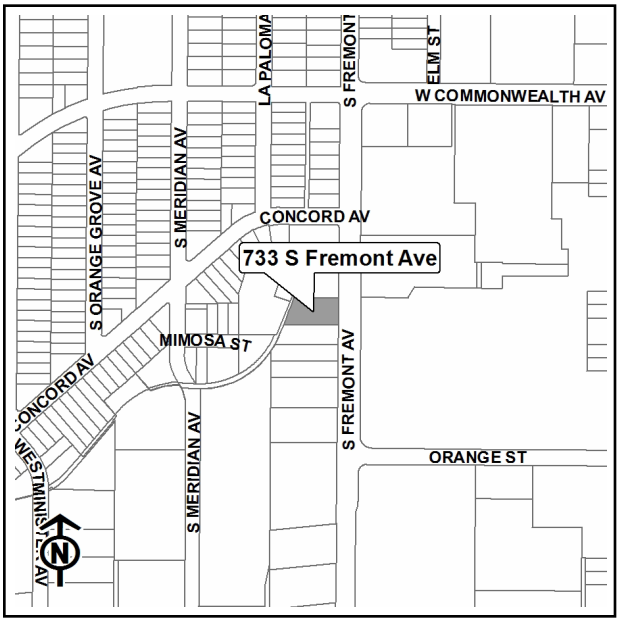
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate Brookman Company of Southern California, an acoustical contracting business, occupied this address during the historic-period.

Architect and Builder research: Henry N. Silvestri (1919-2005) was a corporate member of the AIA Southern California Chapter from 1954 until 1979, when he became a Fellow of the AIA. Besides Residential and Commercial works, he specialized in Educational and Communications buildings and projects. He designed San Fernando Junior High School (1958) and KVOR-TV studios, Stockton, CA (1956). Oltmans Construction Co. was founded in 1932 by Joseph Overwin Oltmans. The company website states that the firm has been led by three generations of Oltmans, and gone on to become a leader in the field of commercial and industrial construction. The adjacent property at APE Map Ref# 80-3A was also constructed by Oltmans, although the architect differs. Both buildings are rather non-descript boxes.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research has not identified it as the work of a master and the level of observed workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1955 permit #52558 issued to Brookman Co. for a new 100 X 140 concrete building. Additional permits issued for plumbing and air conditioning.
1962-64 permits issued to Hadbar Co. (or Hadbar, Inc.) for partitions, electrical, and plumbing.
1996 permit issued to Mrs. Buchanan for re-roof
2001 permit issued to Fremont Garment, Inc. for electrical work

B12. References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
The American Institute of Architects (AIA) Historical Directory of American Architects
n.d. Accessed online July 2014.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 723 S Fremont Ave

P1. Other Identifier: APE Map Ref # 80-3A; Hi-Quality Auto Body

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 723 S Fremont Ave City: Alhambra Zip: 91803

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5342030007

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

Architectural Style: Vernacular
Siding/Sheathing: stucco, All Visible
Roof: flat
Fenestration: aluminum, fixed, front
Fenestration: aluminum, horizontal sliding, side
Fenestration: aluminum, fixed with sliding end vents, side
Primary Entrance: front, storefront
Plan: rectangular
No. Stories: 1
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP06

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1965
Assessor

*P7. Owner and Address:
Roy Properties
10005 Mission Mill Rd
Whittier, CA 90601

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/24/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 723 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Vernacular

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

Year constructed: 1965 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: John Blackburn b. Builder: Oltmans Construction Co.

*B10. Significance: Area: Alhambra Theme: Commercial Architecture

Period of Significance: 1965 Property Type: Commercial Applicable Criteria: NA

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

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

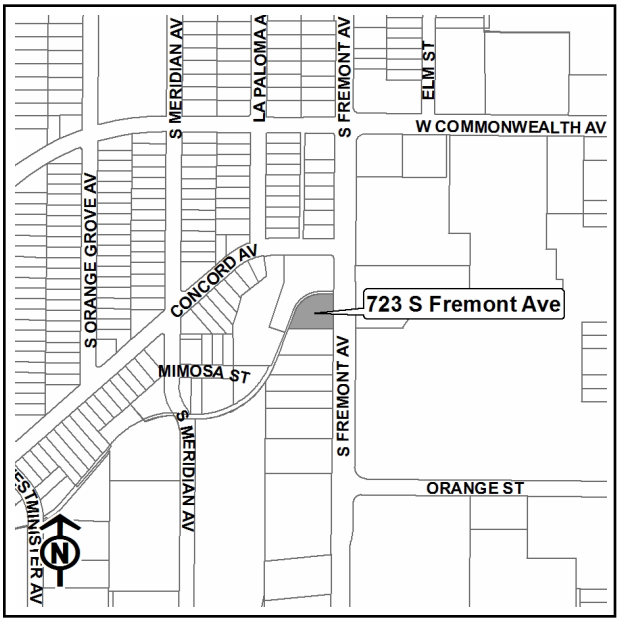
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property information: Since this building was not constructed until 1965 and the most recent City Directory available was 1956, no City Directory information was obtained.

Architect research: John D. Blackburn and Associates, Inc. was founded in 1929 and dissolved in 1971. L.A. Times articles of 1969 refer to a John Blackburn of Studio City, who was associated with three commercial building projects: Certified Grocers' 45,000-sq.ft. addition to their Headquarters Building at 2601 Eastern Ave., Los Angeles; a general office building of 10,000 sq. ft. at Bell Gardens and International Biotronics Headquarters and Research Facility, Irvine Industrial Complex. The builder for all three of these projects was Oltmans Construction Company of Monterey Park. In 1979, Los Angeles Beautiful presented the firm John Blackburn and Associates an award for superior landscaping and beautification of the Artesia Door Co., Carson. The property at APE Map Ref #80-3A appears to be a minor example of the work of John Blackburn and Associates. Oltmans also constructed the non-descript box at APE Map Ref#79-3A.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B , information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research has not identified it as the work of a master and the observed level of workmanship does not rise above the level of the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1966 permit #A42380 issued to Vail Construction Co. for a one-story, 155 X 60 concrete building to manufacture and store aircraft seals and gaskets
1968 permit issued to Lyle Smith Co. for plumbing and heating
1979 permit issued to Vail Construction Co. for a 1,200 square-foot office addition. Additional permit issued to Fisher Switches for electrical work.
1981 permit issued for electrical work
1992 permit issued to Hi Quality Auto Body for electrical work
2006 required to legalize past work, demolish spray booth, and fix electrical

B12. References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3431 Winchester Ave

P1. Other Identifier: APE Map Ref # 81-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3431 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291019073

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

Architectural Style: Spanish Eclectic, elements of, modest
Siding/Sheathing: stucco, All Visible
Roof: hip and gable, low, multiple rooflines, narrow eaves
Fenestration: wood, fixed, front
Fenestration: wood, double-hung, front
Primary Entrance: front, side lights
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1929
Assessor

*P7. Owner and Address:
Yeung, Chui Lin

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3431 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1929 No permits for this property were found in any database at the City of Los Angeles

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

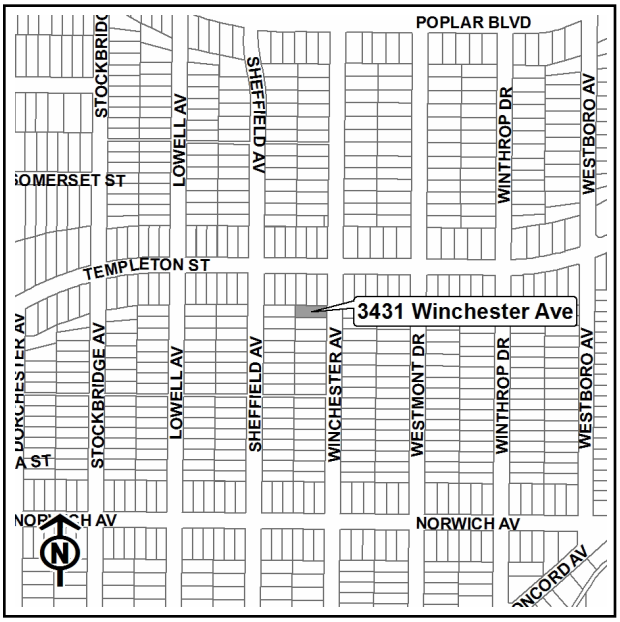
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: George and Anna Tkach (1935 and 1940); Robert J. Miller (1956); Thelma Mason (1960 and 1962); Antonia De Fazio (1965 and 1973).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 5540 Templeton St

P1. Other Identifier: APE Map Ref # 82-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 5540 Templeton St City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291019003

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

Architectural Style: Tudor Revival, elements of, modest
Siding/Sheathing: stucco, all visible
Roof: cross-gable, steep, multiple rooflines
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, distinctive entry
Other notable features: Arcaded wing-wall; conical roof over entry
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1929
Assessor

*P7. Owner and Address:
Hughes, Norma B

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/01/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 5540 Templeton St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1929

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

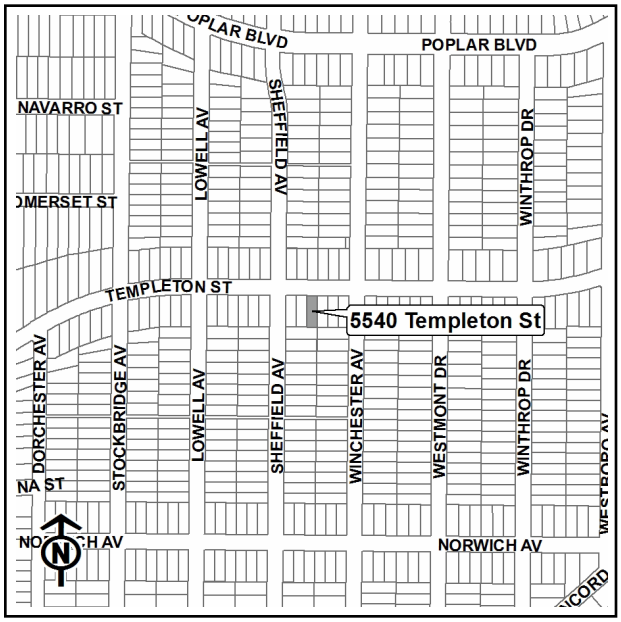
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Margaret F. Hudson and her mother Helen Hudson lived at this address between 1930 and 1973.

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1939 permit to John Field for construction of single family, 5 room, 26'x 46' residence with frame stucco (issued 11/26/1929)
1939 permit to John W. Field for construction of new 15'x17' garage (issued 11/26/1929)
2002 electrical permit issued

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 5510 Templeton St

P1. Other Identifier: APE Map Ref # 83-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 5510 Templeton St City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219029003

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, all visible
Roof: flat, parapet, multiple rooflines, terra cotta tile
Roof: front gable, medium, terra cotta tile
Roof: shed, low, terra cotta tile
Fenestration: wood, casement, front
Fenestration: wood, fixed, front
Primary Entrance: front
Plan: rectangular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1927
Assessor

***P7. Owner and Address:**
Gallegos, Julie A

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/01/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 5510 Templeton St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1927

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1927 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

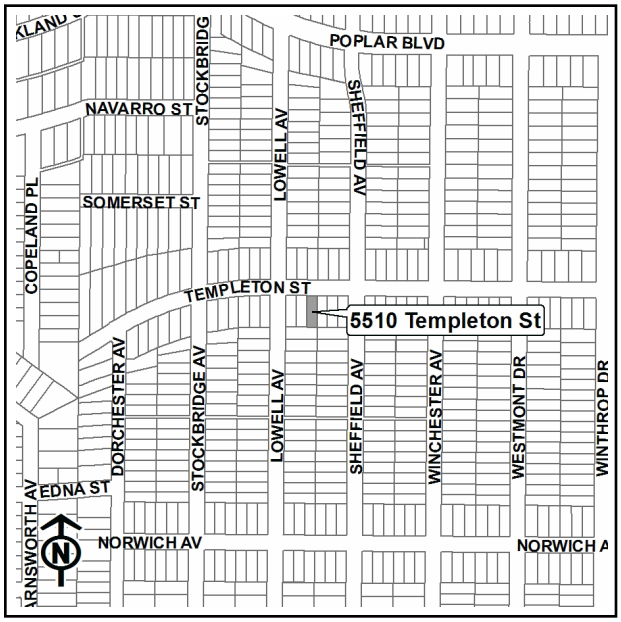
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/01/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Percival and Bertha Baker (1930 through 1940) and Charles Lipke (1956 through 1960).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1927 permit for Andrew Carlton to construct a 28'x43' 6 room dwelling with stucco exterior (issued 6/9/1927)
1927 permit for Andrew Carlton t construct 16'x18' garage of wood and stucco (issued 7/6/1927)
2002 plumbing permit issued
1987 electrical permit
2002 plumbing permit
1993 range file issued by community safety bureau (open, 10/30/1993) for usage of existing garage as living quarters, and failure to provide and maintain required off-street parking
1997 range file issued by inspection bureau (closed, 3/21/1997), same as above

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3515 Winchester Ave

P1. Other Identifier: APE Map Ref # 84-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3515 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291001022

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, all visible
Roof: cross-gable, low, narrow eaves, terra cotta tile
Fenestration: wood, fixed, front
Fenestration: wood, double-hung, front
Primary Entrance: front, side lights
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1929
Assessor

*P7. Owner and Address:
Mata, Angelica Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3515 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1929 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)

*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Allen and Jessie Mac Dougall (1935 to 1943) and C. L. Arnett (1956 to 1973).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1976 BAAB Board file (issued 12/31/1976) for unpermitted carport
1976 building permit for addition issued 1/6/1976 to Clarence L. Arnett to act as architect and owner to comply with BAAB File by commission for unpermitted carport
2007 permit for Angelica Mata Genesis Remodeling (Woodland Hills) to add 322 sq. ft. to one-story structure, including a bedroom, bathroom, and closet (issued 6/11/2007)
2007 certificate of occupancy to Mata and Angelica Silvia for dwelling and garage (11/13/2007)
2007 certificate of occupancy for Mata and Angelic for addition (11/13/2007)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3522 Lowell Ave

P1. Other Identifier: APE Map Ref # 85-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3522 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219030005

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

Architectural Style: Spanish Eclectic, modest
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, low, narrow eaves, terra cotta tile
Fenestration: wood, fixed multi-paned, front
Fenestration: vinyl, double-hung, front, side, alteration: yes
Primary Entrance: front
Other notable features: art glass; modern window does not detract
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1939
Assessor

*P7. Owner and Address:
De Grazia, Victor

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3522 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1939

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Barnett Solish

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1939 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

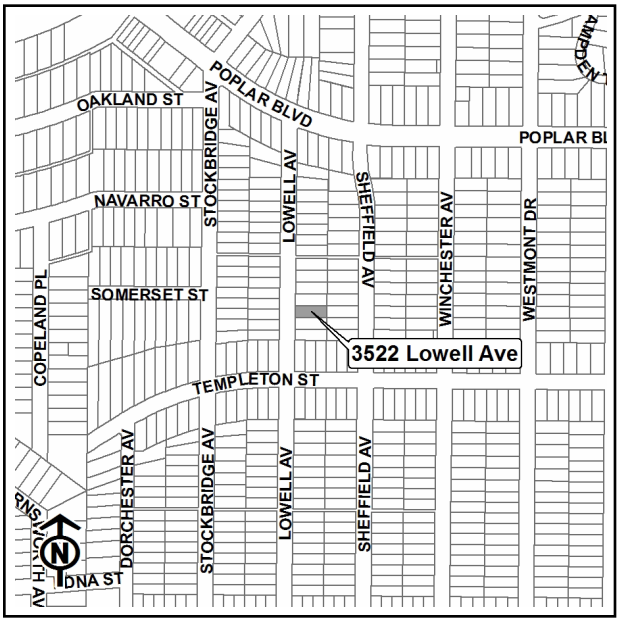
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Victor R. De Grazia lived at this address between at least 1940 and 1973.

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area . In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1939 permit for Mr. and Mrs. Victor Degravia to use Barnett Solish for new construction of 5 room, single-family dwelling with stucco exterior (issued 7/18/1939)
1939 permit for Mr. and Mrs. Victor Degravia to use Barnett Solish for new construction of stucco exterior 18'x18' garage (Issued 7/18/1939)
1990 range file closed
1991 range file closed
1995 re-roofing permit
2006 HVAC permit issued
2011 code violation for too much rubbish, garbage, trash and debris on the premises (in compliance 8/3/2011)
2011 range file for excessive trash and debris by Code Enforcement Bureau
2011 range file for compliance with previous trash and debris violation by Code Enforcement Bureau
2012 range file for overgrown vegetation by Code Enforcement Bureau
2012 code violation for overgrown vegetation (in compliance 2/20/2013)
2013 code violation for construction without permits or inspection (under investigation)
2013 plumbing permit issued for earthquake valve

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3529 Winchester Ave

P1. Other Identifier: APE Map Ref # 86-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3529 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291001052

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

Architectural Style: Tudor Revival, modest
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, casement multi-paned, front
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front
Other notable features: brick work at entry may be an alteration
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1926
Assessor

***P7. Owner and Address:**
Prudhomme, Ronald A

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/02/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3529 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: SIngle-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1926 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1926 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

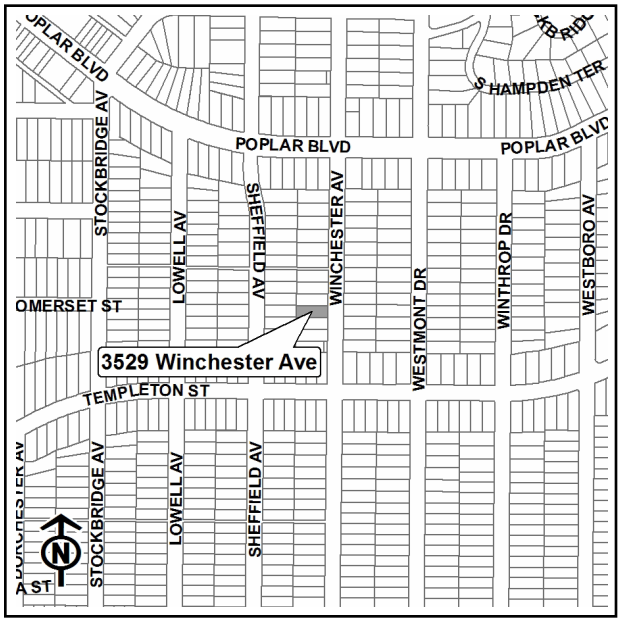
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: N. W. Potts (1930 and 1965) and Robert Ferguson (1969 and 1973).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

2007 electrical permit issued
2008 owner-builder re-roofing permit for Ronald Prudhomme (issued 12/12/2008)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3539 Winchester Ave

P1. Other Identifier: APE Map Ref # 87-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3539 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291001054

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, all visible
Roof: side gable, low, narrow eaves, terra cotta tile
Fenestration: wood, fixed, front
Fenestration: wood, casement, front
Primary Entrance: front
Other notable features: Permits indicate additions have been made to the residence. Also, the facade is unusually plain and may have sustained alterations.
Plan: irregular

No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1928
Assessor

*P7. Owner and Address:
Collaso, Jess E Jr and Margarita

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3539 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1928 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1928 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

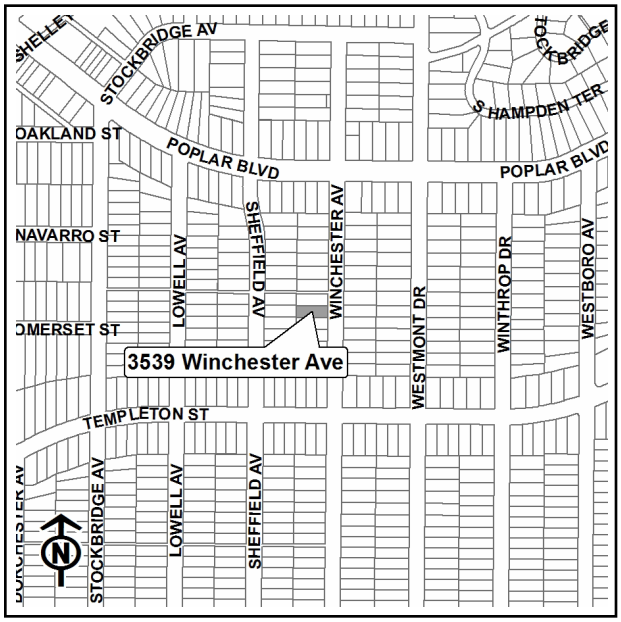
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: James and Alpha Pinkerton (1935 and 1943); Art C. Peterson (1956 and 1960) and Oscar Galaz (1965, 1969, and 1973).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1942 permit to Mr. and Mrs. Cunningham to use Terminix CO. of So. California for termite repair with no structural changes of their 7 room, 30'x45' dwelling with stucco exterior (issued 7/2/1942)
1945 permit to Mr. Petersen to use S.F. Hamiston (Alhambra) for termite repair of 5 room, 34'x'34 dwelling (issued 8/10/1945)
1965 building permit issued for alteration on 4/10/1965 or Oscar and Galaz to use Lester Paley as architect and Aluma Kool Awning to install a patio roof.
1966 certificate of occupancy to Oscar Galaz for irregular one-story 12'x'15' addition 1976 affidavit issued 3/16/1976allowing Oscar and Soccoro Galaz to maintain 12x'12' room addition that encroaches on 5' Southside during the duration of their tenancy only 1976 BAAB Board file issued 12/31/1976 for violation for building 12'x12' room addition that encroaches on 5' Southside yard from
1994 building permit issued for alteration on 5/4/1994 for Mr. Galaz to remove 12x'12' room addition per Notice of Action on Board and Safety Committee
2006 plumbing permit issued (4/20/1966)
2006 owner builder permit to re-roof for Carlos and Leticia Armada (issued 7/19/2006)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 3538 Lowell Ave

P1. Other Identifier: APE Map Ref # 88-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3538 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219030002

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

Architectural Style: Spanish Eclectic
Construction: unknown
Siding/Sheathing: stucco: modern, all visible
Roof: cross-gable, medium, narrow eaves, terra cotta tiles
Roof: flat, parapet
Fenestration: wood, casement, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1

Porches: Partial, front, altered: yes
Property Type: residential
Retains integrity: medium, setting, location, association, feeling
Alterations: altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1926
Assessor

*P7. Owner and Address:
Macias,Sonia R
401 W Doncrest St
Monterey Park, CA 91754

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 3538 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1926

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1926 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

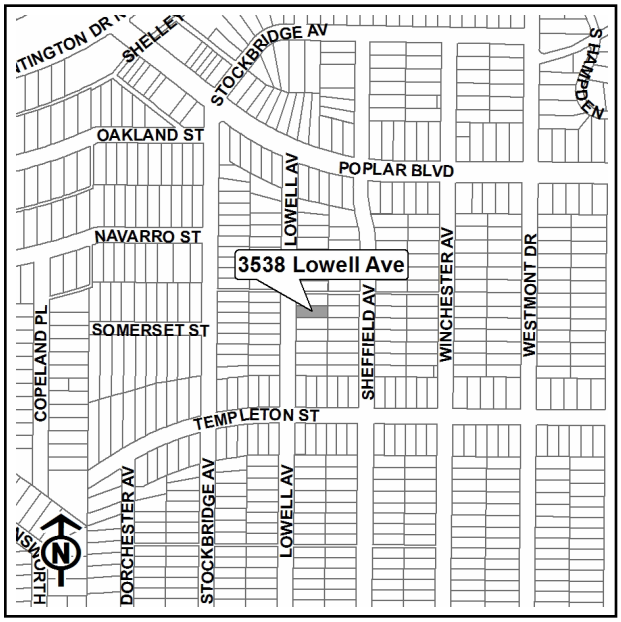
See Continuation Sheet

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1926, the City Directory of 1969 listed A.M. Tucci as resident. No other resident information was found prior to that date.

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building was built in 1926 during a boom period in Los Angeles, but does not appear to be associated with significant events in history. Under Criterion B: Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C: this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. The residence has also sustained some alterations (i.e. awnings and siding). Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register. This property has been determined ineligible for local listing or designation through local government review process; it may warrant special consideration under local planning.

B12. References:

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3542 Lowell Ave

P1. Other Identifier: APE Map Ref # 89-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3542 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219030001

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: flat, parapet, terra cotta tile
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
Other notable features: metal awnings
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the NE, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1924
Assessor

*P7. Owner and Address:
Vera, Carlos and Maria Trs
435 Gerona Ave
San Gabriel, CA 91775

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3542 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1924 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1924 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

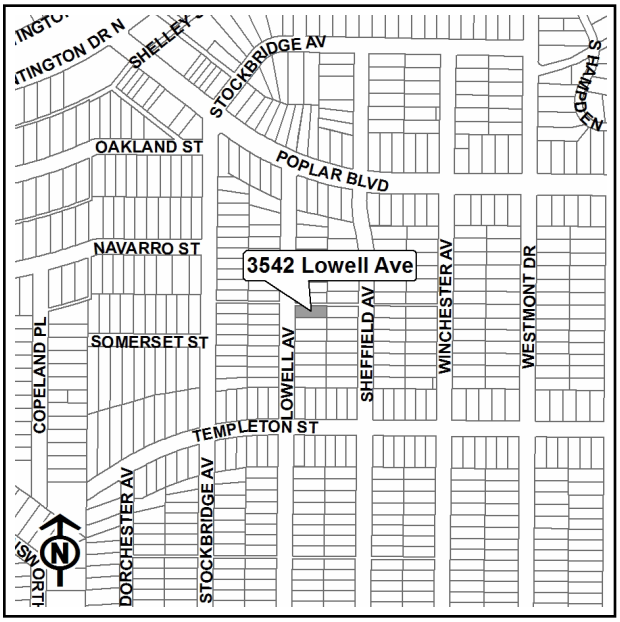
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: William A. Franklin (1935 through1956); Reverend G. J. Matthews (1960 and 1962); Ellen Matthews (1965 and 1969); and Alfred Licis (1973).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic- period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1990 plumbing permit
2012 pro-active code enforcement (closed)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3700 Lowell Ave

P1. Other Identifier: APE Map Ref # 90-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 3700 Lowell Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219031012

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

Architectural Style: Spanish Eclectic, elements of, modest
Siding/Sheathing: stucco, all visible
Roof: cross-gable, low, parapet, multiple rooflines, narrow eaves, terra cotta tile
Roof: flat
Fenestration: wood, fixed, front
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1929
Assessor

***P7. Owner and Address:**
Raya, Renaldo and Roxanna

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/02/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3700 Lowell Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1929

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

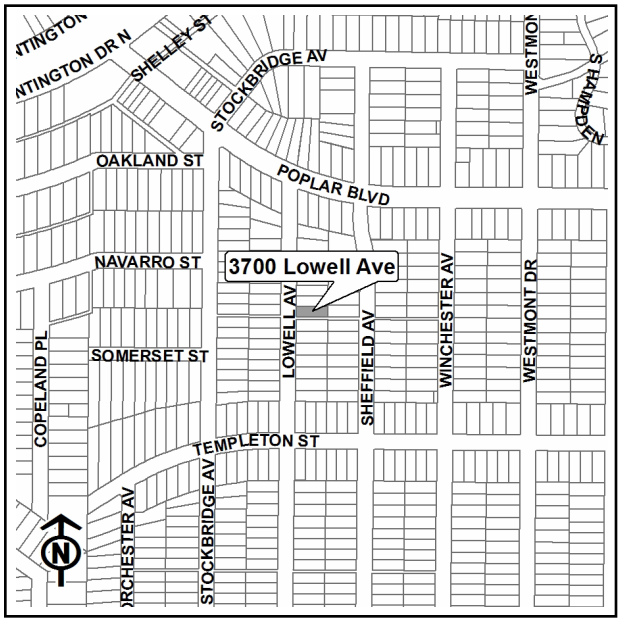
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Nina Dawyer (1935) and Ronald Medeiros (1956 and 1969).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic- period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative typical example of an a common architectural style, method of construction, or and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1963 building permit issued 8/10/1963 for alteration to Destimoni for sand blasting garage and dwelling with Active Sand Blasting Co.
1976 BAAB board file for required modification of building ordinance to extend requested work by Ray Ortiz after a move to Sacramento
1987 open range file
1999 certificate of compliance with water piping
2008 expired electrical permit
2012 pro-active code enforcement (closed)

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3715 Winchester Ave

P1. Other Identifier: APE Map Ref # 92-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3715 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291001059

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

Architectural Style: French Eclectic, elements of, modest
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, casement multi-paned, front
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1.5
Porches: Partial, front

Property Type: residential
Related: detached garage has high integrity
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1925
Assessor

*P7. Owner and Address:
Utting, Colleen R

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3715 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: French Eclectic

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

Year constructed: 1925 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

detached garage has high integrity

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

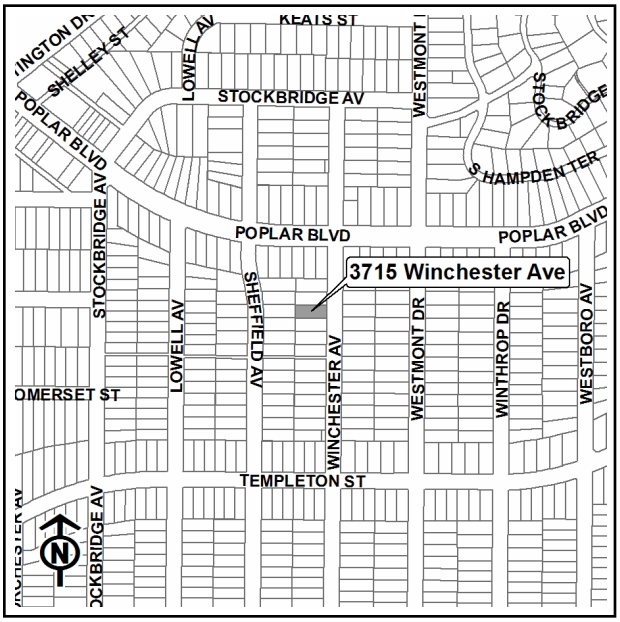
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Herbert and Mariam Fish (1935 and 1943); F. B. Halpin (1956); and Albert W. Doutel (1960 and 1962).

Architectural Context: The French Eclectic style is typically characterized by tall, steeply-pitched hipped roof often with flared eaves; brick, stone, or stucco wall cladding; quoins at the wall intersections; sometimes decorative half-timbering; larger chimneys; and French or double-hung windows (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation: Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area . In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1997 building alteration (issued 8/27/1997) to reroof with fiberglass over existing roof for Will Telles
1997 permit to Randol Roofing & Construction Co for re-roofing (issued 9/18/1997)
2006 electrical permit issued

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 5510 Poplar Blvd

P1. Other Identifier: APE Map Ref # 94-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S17

c. Address: 5510 Poplar Blvd City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219031003

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: flat, parapet, multiple rooflines
Fenestration: wood, fixed with double-hung end vents, front
Fenestration: wood, fixed, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1923
Assessor

***P7. Owner and Address:**
Turnage, Cheryl B

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/02/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 5510 Poplar Blvd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1923

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Fissure and Ferguson? b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

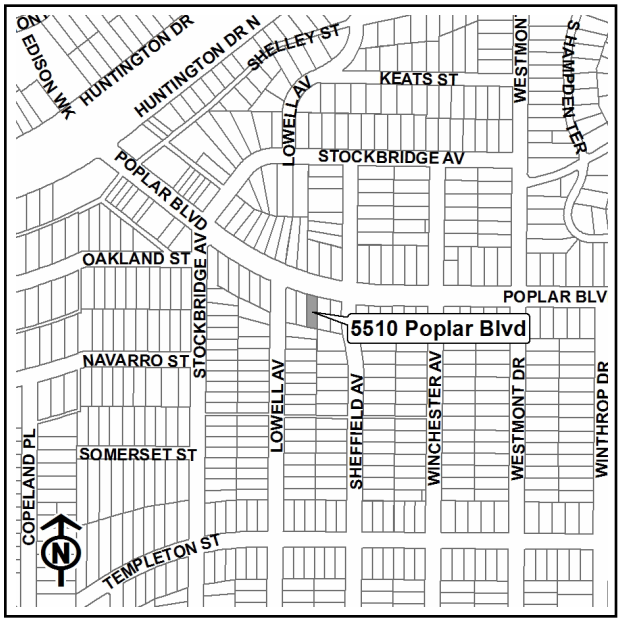
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Fred W. (a broker) and Elizabeth Gillette (1923); Harry and Rowena Johnstone (1935); and William W. Barr (1956 through at least 1973).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1923 permit for Edith Babcock to act as contractor and use Fissure & Ferguson? as architects to construct 27'x44' 5 rom dwelling (issued 10/8/1923)
1923 permit for E.L. Babcock to act as contractor and construct 12'x28' garage (issued 10/8/1923)
1950 permit for William Barr to act as contractor to construct 18'x20' stucco-wall structure (issued 1/30/1950)
1950 permit to William W. Barr to construct single family 5 room dwelling and garage with wood wall exterior with himself as contractor and engineering from Geo V. Fosdkye. Alterations include change from flat room to pitch roof, removal of interior partitioning, and construction of 8'x26' and 3'x13' addition (issued 2/24/1950)
1950 building permit issued 2/6/1950 for alteration/repair to William Barr to use Geo and Fondyke as engineers to remove interior partition, construct 8x26' and 6'x'18' addition in rat dwelling with wood exterior, and change flat roof to hip roof
1950 certificate of occupancy granted 8/17/1950 for above addition, interior alterations, and roof change
2005 notice of violation, garage converted to use other than parking (twice)
2006 notice of violation, garage converted to use other than parking
2007 notice of violation, construction without permits or inspection
*all of the above no violation resolution
2011 pro-active code enforcement (closed)

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 5544 Poplar Blvd

P1. Other Identifier: APE Map Ref # 95-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 5544 Poplar Blvd City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5291001004

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, low, narrow eaves, terra cotta tile
Fenestration: wood, casement multi-paned, front
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Wrap, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1925
Assessor

*P7. Owner and Address:
Caldwell, J Alexander and Maria T
7016 Sw 48 Ln
Miami, FL 33155

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 5544 Poplar Blvd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1925

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Ben M. Schiewe? b. Builder: L.D. Kholblaugh

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

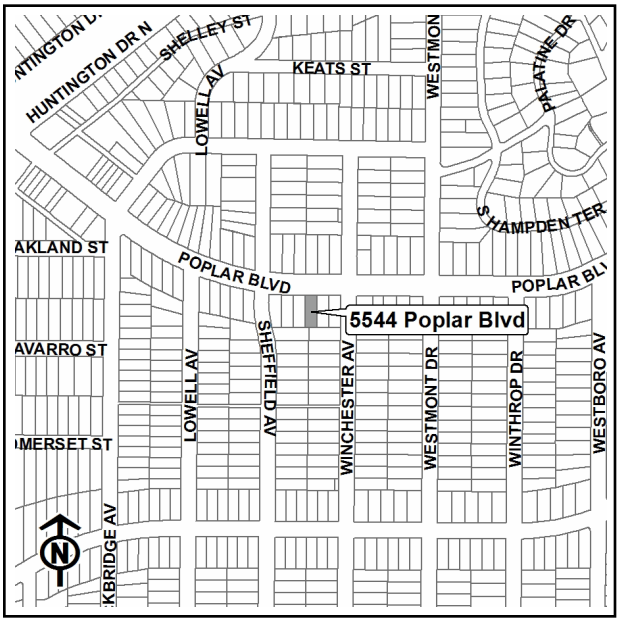
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Leslie and Rebecca Knahlaugh (1930); Cecil and Louise Weber (between 1935 and 1940; Sam L. Salvato (1956); Harold and Clara Hagler (1960 and 1965); R. F. Routt (1960); and J. Uribe (1965).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1925 permit for L.D. Kholblaugh to act as contractor and use Ben M. Schiewe to construct 34'x34'6" new 5 room dwelling (issued 9/25/1925)
1925 permit for D.L. Kholblaugh to act as contractor and use Ben Mischiwe as architect to construct 15'x20' garage (issued 9/25/1925)
1929 permit for C.D. Kholblaugh to act as architect and contractor to construct 34'x38'6" garage and add 22'x28' one bedroom and one bathroom (issued 3/7/1929)
1929 permit for L.D. Kholblaugh to use Payne Furnace Co. to install warm air and furnace (issued 3/14/1929)
2005 electrical permit issued
2005 HVAC permit issued for heat and A/C installation
2010 plumbing permit issued
2010 electrical permit issued
2011 pro-active code enforcement (closed)

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 5545 Poplar Blvd

P1. Other Identifier: APE Map Ref # 96-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 5545 Poplar Blvd City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5292023009

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

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: hip and gable, low, narrow eaves, terra cotta tile
Fenestration: wood, fixed, front
Fenestration: wood, double-hung, front
Primary Entrance: front, recessed
Other notable features: metal awnings and metal gate
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1928
Assessor

*P7. Owner and Address:
Thomas, Marc

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 5545 Poplar Blvd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

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

Year constructed: 1928

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Herbert H. Grossman b. Builder: Carl S. Grant (owner)

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1928 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

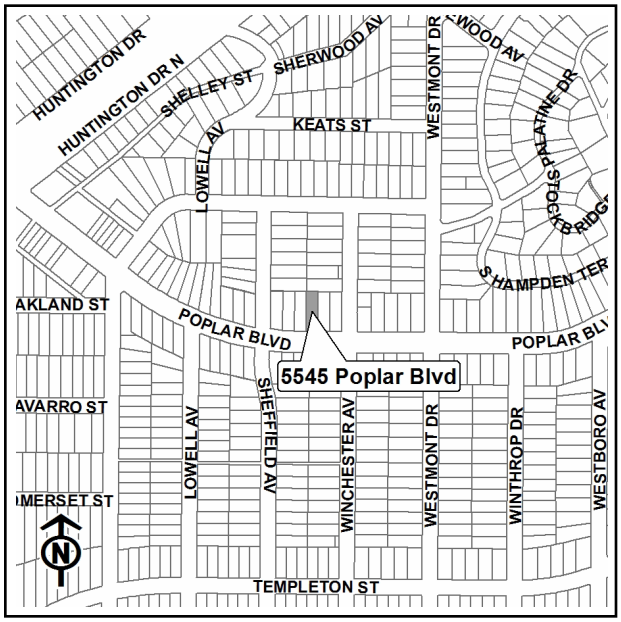
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Carl and Clara Grant (1930) and Leo Murat (1956 through at least 1973).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1928 permit for Carl S. Grant to use Herbert H. Grossman as architect and to act a owner-builder to construct one-story 34'x40' 5 room single-family dwelling
2011 electric permit issued
2012 permit for Chandler's Roofing Inc. to re-roof (issued 7/5/2012)
2012 permit for Marc Thomas and Janeen Apodaca to contract Avalin Design Construction Co. Inc. (L.A.) to add sill plate anchor builts and cripple wall plywood per L.A. City Std. Plan #1, no foundation replacement (Earthquake Hazard Reduction per Chapter 92) (issued 6/20/2012)

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3827 Winchester Ave

P1. Other Identifier: APE Map Ref # 97-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3827 Winchester Ave City: Los Angeles Zip: 90032

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5292023045

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

Architectural Style: Tudor Revival, elements of, modest
Siding/Sheathing: stucco, all visible
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, fixed multi-paned, front, elaborate
Fenestration: wood, fixed, front
Primary Entrance: front, side lights
Other notable features: low stone retaining wall along sidewalk
No. Stories: 1
Porches: Partial, front, recessed

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1927
Assessor

*P7. Owner and Address:
Valenzuela, Gilberto C and Anna M

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3827 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

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

Year constructed: 1927 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1927 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

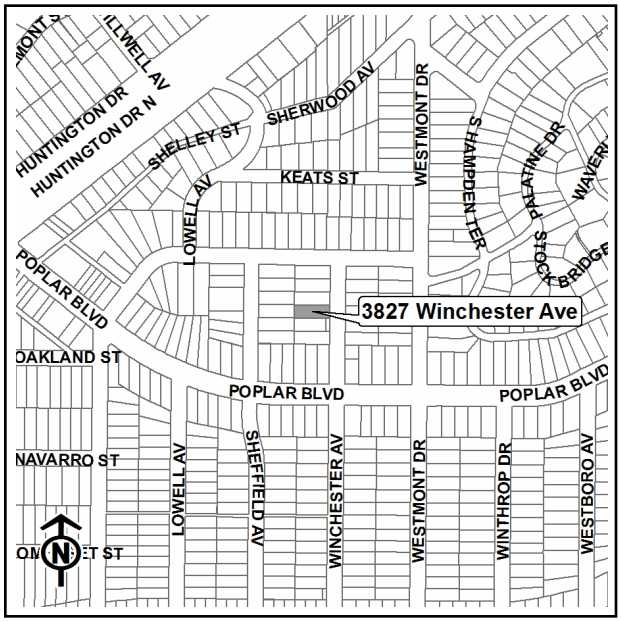
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Lesser M. and Willda Lazarus (1935 and 1943) and Ron Russell (1973). The address was not listed in the 1956, 1960, 1962, 1965, or the 1969 directories.

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1961 building permit for alteration/repair issued 7/12/1961 for Mr. Rose to use O.K. Termite Control to treat termites and repair termite damage
2014 plumbing permit issued

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 516 S Fremont Ave

P1. Other Identifier: APE Map Ref # 98-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S16

c. Address: 516 S Fremont Ave City: Alhambra Zip: 91801

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5342006007

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

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, narrow eaves
Fenestration: wood, double-hung, front, side
Primary Entrance: front, single door, multiple doors
Plan: rectangular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP03

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

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

P5b. Description of photo: (View, data, accession #)
View to the SE, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1948
Assessor

***P7. Owner and Address:**
Rector, James M
PO Box 1220
Alhambra, CA 91802

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 516 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple-family residence B4. Present Use: Multiple-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1948 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: J. Roberts and Hunter Imhoff b. Builder: Unknown

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

Period of Significance: 1948 Property Type: Multi-family Property Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

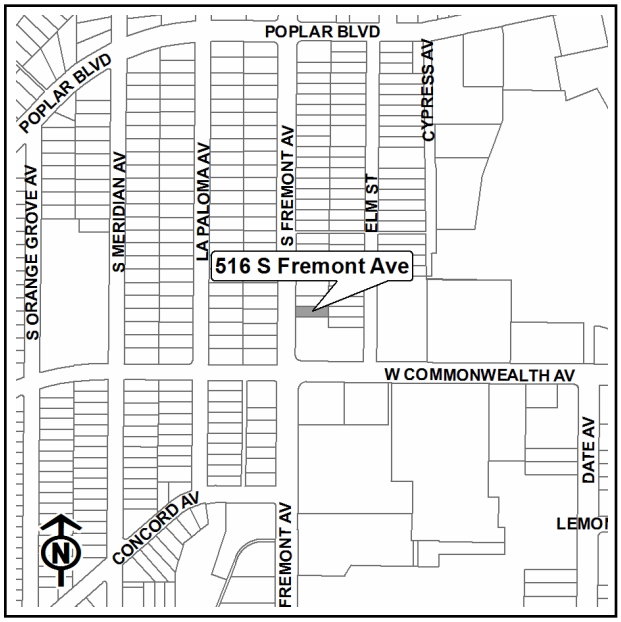
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic-period: L. P. and Dorothy Houghland and Pasqual and Josephine Rosa Sirimarco (1952). Building permits list J. Roberts and Hunter Imhoff as the architects for this property and the adjacent property at 512-14 S. Fremont Ave. No information is available about J. Roberts, although the Acting Director of the Los Angeles City Planning Department in 1955 was a man by the name of John Roberts. Hunter Imhoff (1913-1996) is listed in the 1952 Alhambra City Directory as a building contractor residing in San Gabriel; in 1956 his occupation is described as "architect".

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular endeavor have been judged important by accepted methods of historical research and scholarly judgment. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type and the observed level of workmanship does not rise above the ordinary. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1948 permit #39430 issued to R. O. Crane for 21 X 53, one-story duplex with stucco walls and composition roof.
1960 certificate of occupancy issued to Mr. and Mrs. L. O. Greystone and Lawrence and Marina Greystone for stenographer and notary at 516 S. Fremont Avenue
1961 permit issued to J. Murdock for plumbing and heating at 518 S. Fremont Avenue
1993 permit issued to James M. Rector for re-roof and fascia

B8 Related Features
Building faces a mirror-image building next door.

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 512-14 S Fremont Ave

P1. Other Identifier: APE Map Ref # 99-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S16

c. Address: 512-14 S Fremont Ave City: Alhambra Zip: 91801

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5342006006

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

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, narrow eaves
Fenestration: wood, double-hung, front, side
Primary Entrance: front, single door, multiple doors
Plan: rectangular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

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

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

P5b. Description of photo: (View, data, accession #)
View to the NE, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1948
Assessor

*P7. Owner and Address:
Rector, James M
PO Box 1220
Alhambra, CA 91802

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 512-14 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple-family residence B4. Present Use: Multiple-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1948 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: J. Roberts and Hunter Imhoff b. Builder: Unknown

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

Period of Significance: 1948 Property Type: Multi-family Property Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

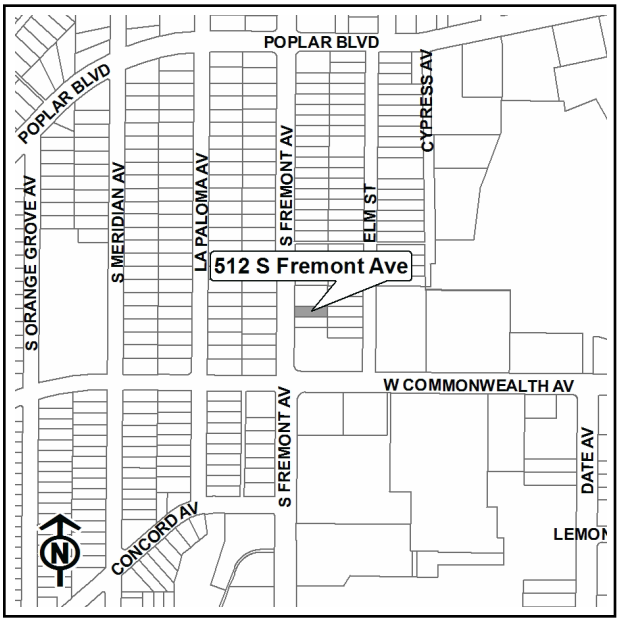
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Bob A. (a warehouseman for Certified Growers) and Dolores A. Belk (1952) and Daniel (a checker for the Barbara Ann Bakery) and Aurora Bodine (1956). Building permits list J. Roberts and Hunter Imhoff as the architects for this property and the adjacent property at 516 S. Fremont Ave. No information is available about J. Roberts, although the Acting Director of the Los Angeles City Planning Department in 1955 was a man by the name of John Roberts. Hunter Imhoff (1913-1996) is listed in the 1952 Alhambra City Directory as a building contractor residing in San Gabriel; in 1956 his occupation is described as "architect".

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular endeavor have been judged important by accepted methods of historical research and scholarly judgment. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1948 permit #39429 issued to R. O. Crane for a one-story, 21 X 53 duplex with six rooms and stucco and plaster walls, and a garage.
1995 permit issued to James Rector to replace roof and add fascia

B8 Related Features
Building faces a mirror-image building next door.

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 318-320 S Fremont Ave

P1. Other Identifier: APE Map Ref # 100-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S16

c. Address: 318-320 S Fremont Ave City: Alhambra Zip: 91801

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5342007006

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

Architectural Style: Craftsman
Siding/Sheathing: wood: clapboard, all visible
Siding/Sheathing: wood: shingles, W , stone porch supports
Roof: front gable, medium, exposed rafter tails
Fenestration: wood, fixed, front, with diamond muntin transom
Fenestration: wood, double-hung, side
Primary Entrance: front, multiple doors
Plan: rectangular
No. Stories: 1

Porches: Full-Width, front
Property Type: residential
Retains integrity: low
Alterations: street widened circa 1970

*P3b. Resource Attributes: (List attributes and codes) HP03

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1912
Assessor

*P7. Owner and Address:
Gibson, George P Tr
PO Box 1168
Alhambra, CA 91802

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 318-320 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Multiple-family residence

*B5. Architectural Style: Craftsman

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

Year constructed: 1912; no permits were found. Entirely reconstructed except arroyo stone porch supports: 2014.

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1912 Property Type: Multi-family Property Applicable Criteria: NA

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

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

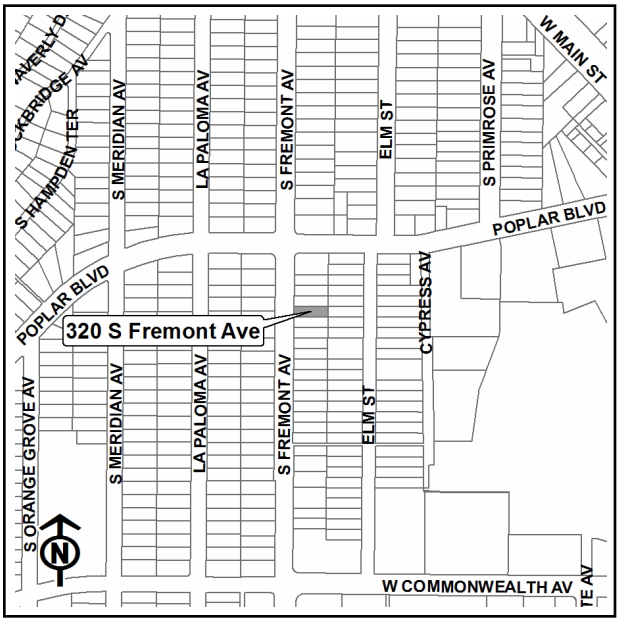
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Builder research: No information was obtainable about the builder, R. H. Stukas.

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation.Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, no information was found pertaining to persons. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, the property has been severally altered, having been stripped down to its frame. The property no longer maintains a high level of integrity. Research has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B12. References

City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 316 S Fremont Ave

P1. Other Identifier: APE Map Ref # 101-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S16

c. Address: 316 S Fremont Ave City: Alhambra Zip: 91801

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5342007005

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

Architectural Style: Craftsman, elements of, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: side gable, medium, wide eaves, with a centered gambrel
Fenestration: wood, fixed, front
Fenestration: vinyl, double-hung, front
Fenestration: wood, casement, side
Primary Entrance: front, single door
Other notable features: gambrel porch
Plan: rectangular
No. Stories: 1

Porches: Full-Width
Retains integrity: medium, setting, location, workmanship, association, design, feeling
Alterations: altered porches, altered fenestration, altered original location?

***P3b. Resource Attributes:** (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1910
Assessor

***P7. Owner and Address:**
Cachola, Mary L And
2311 Alta St
Los Angeles, CA 90031

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013
***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 316 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

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

Year constructed: 1910

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1910 Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

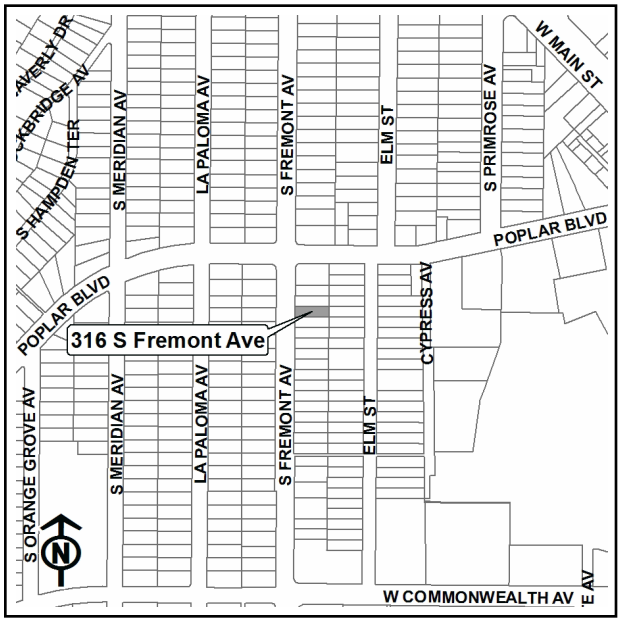
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Property Information: City directories indicate the following people lived at this address during the historic-period: Frank J. (a cement finisher) and Virginia Verdugo (1941) and Raoul A. (a machinist/steel worker for Sierra Steel) and Cecile Pellerin (1943-1956).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. The property has also sustained alterations to its fenestration and porch and its integrity is therefore compromised. Research to date has not identified it as the work of a master and the level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1924 permit #10041 issued to Mrs. Lydia E. Bohnett
1932 permits issued for an alteration to the dwelling and plumbing
1938 permit #16483 issued to Harry Kravitz for an alteration or addition
1941 permit for roofing with hexagon shingles
1984 permit issued for foundation repair for single-family residence

B12. References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 220 S Fremont Ave

P1. Other Identifier: APE Map Ref # 102-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 220 S Fremont Ave City: Alhambra Zip: 91801

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339005016

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

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco: modern, All Visible
Roof: hipped, medium, narrow eaves
Fenestration: wood, double-hung, front, side
Fenestration: wood, fixed with double-hung end vents, front
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1953
Assessor

*P7. Owner and Address:
Kuc, Wiera Tr
130 S Barranca St
West Covina, CA 91791

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 220 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

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

Year constructed: 1953

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Wilmore Construction Company

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

Period of Significance: _____ Property Type: Single Family Residence Applicable Criteria: NA

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

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)

*Required Information

(continued):

Property Information: No City Directory information was found.

Builder Information: No information was found.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B No information was found pertaining to persons. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1953 permit #48968 issued to Joseph Rizzo for a new 1,880 square-foot, 8 room, one-story duplex with a garage.
1970 permit issued to Frank Luciano for a fence/wall
2007 permit issued for re-roof

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 216-18 S Fremont Ave

P1. Other Identifier: APE Map Ref # 103-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 216-18 S Fremont Ave City: Alhambra Zip: 91801

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339005017

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

Architectural Style: Mission Revival, elements of
Siding/Sheathing: stucco: modern, E, altered: yes
Roof: flat, parapet
Fenestration: wood, casement multi-paned, front
Fenestration: vinyl, double-hung, side
Fenestration: wood, fixed with casement end vents, front
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP03

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

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

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1925
Assessor

*P7. Owner and Address:
Ramos, Guadalupe Tr
698 Vallejo Villas
Monterey Hills, CA 90042

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 216-18 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residence B4. Present Use: Multiple-family residence

*B5. Architectural Style: Mission Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1925 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Alhambra Theme: Residential Architecture

Period of Significance: 1925 Property Type: Multi-family Residential Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

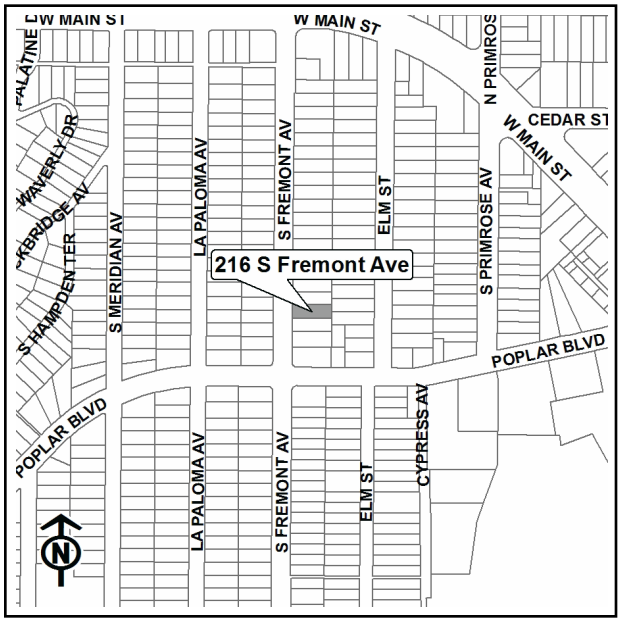
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013



(This space reserved for official comments.)

*Required Information

(continued):

Architectural Context: This modest residence exhibits some elements of the Mission Revival style. The Mission Revival style is part of the Eclectic movement that gained popularity in the United States in the late 1800s and remained in favor until about 1940 (McAlester and McAlester 1984). The trend gained popularity with the Columbian Exposition in Chicago in 1893, which emphasized the importance of correct historical interpretations of European styles. The Mission Revival style, which is an interpretation of the California missions, was born in California in the 1890s. The style was conceived, at least in part, as a marketing tool for California and was intended to evoke a romanticized version of California's Hispanic past. It quickly became emblematic of the Southwest and southern California in particular, especially after the "Santa Fe and Southern Pacific railways adopted the style for stations and resort hotels throughout the West" (McAlester and McAlester 1984:410). After World War I, the free, simplified adaptations of the style lost favor and the style gradually transformed into the Spanish Eclectic style. Character-defining features of the Mission Revival style include: shaped dormers and parapets; red tile roof covering; smooth stucco walls; arches; porches; double-hung windows; and sometimes balconies (McAlester and McAlester 1984; Harris 2006).

Property Information: City directories indicate the following people lived at this address during the historic period: John M. (a clerk) and Alma Carson (1926); Mrs. Selma Morris (1928); Anthony (a mechanic at Machine and Tool Company) and Lucy Sellito (1952); and Julius J. and Leila F. Williams (1956).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1925 permit #10568 issued to William A. Sorensen for a duplex and garage
1948 permit issued to Mrs. J. Rizzo for a furnace at 218 S. Fremont Avenue
1961 permit issued to D. Bertolino for a water heater at 216 S. Fremont Avenue
1962 permit issued to Paula Bertolino for roofing for the duplex
1967 permit issued to Joe Santoro to sandblast the duplex and garage
2003 permit issued to Kathy Huang to sandblast the duplex and garage

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Harris, Cyril
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 208-10 S Fremont Ave

P1. Other Identifier: APE Map Ref # 104-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 208-10 S Fremont Ave City: Alhambra Zip: 91801

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339005019

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Construction: wood frame
Siding/Sheathing: stucco, all visible
Siding/Sheathing: wood: skirting, W
Roof: pyramidal, medium, narrow eaves
Roof: hipped, medium, narrow eaves
Fenestration: wood, double-hung multi-paned, front, side, arranged in pairs
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1

Porches: Partial, front
Secondary Entrance: front, single door
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1948
Assessor

***P7. Owner and Address:**
Conner, Daniel M and Sybil J Trs
39510 Via Montero
Murrieta, CA 92563

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 208-10 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple-family residence B4. Present Use: Multiple-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1948

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: W. W. Kauffman

*B10. Significance: Area: Alhambra Theme: Residential Architecture

Period of Significance: 1948 Property Type: Multi-family Residential Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

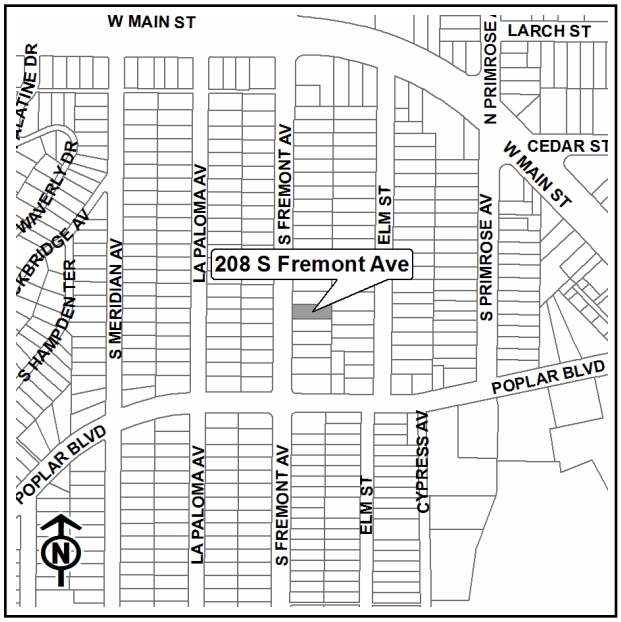
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1948, this house was lived in by at least three families during the historic-period. In 1949, Kenneth E and Dorothy P. Kimlel resided at the property; no occupation was listed for either. In 1952, Donald R. (an accountant with Cal Vegetable Concentrates) and Susan Mende were listed, and in 1956 George A. (an engineer) and Hazel E. Hoke were occupants of this property.

Builder research: William Willard Kauffman (1882-1959) built this house. The 1940 U.S. Census lists his occupation as "Owner Manager" in the "Building Construction" industry. The Pasadena City Directory of that same year lists his occupation simply as "carpenter". City Directories show Kauffman resided in Pasadena from at least 1929 to 1956. No further information was obtainable.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1948 permit #39262 issued to William Heideman for a 70 X 33, one-story duplex.
1950 permit issued to Frank Lewis for roofing
1958 letter discussing relocation of the garage on the property
1961 permit issued to F. E. Stanchfield(?) for plumbing and heating
1969 permit issued to Staunchfield(?) to re-roof with composition shingles
1999 permit issued for re-roof

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3837 Winchester Ave

P1. Other Identifier: APE Map Ref # 105-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3837 Winchester Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5292023047

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, low, narrow eaves, terra cotta tile
Fenestration: wood, fixed multi-paned, front
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, side lights
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1926
Assessor

*P7. Owner and Address:
Ramos, Steven
1605 W Whittier Blvd
Montebello, CA 90640

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 3837 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1926 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1926 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

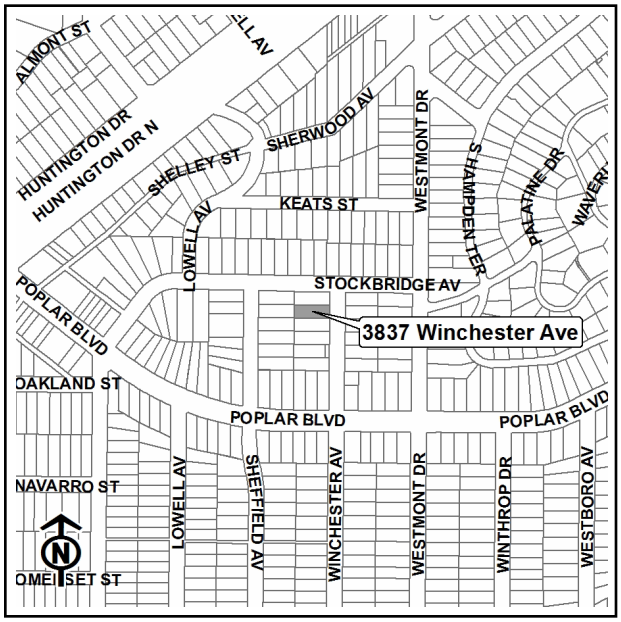
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Henry Packer (1935 and 1969) and James A. Spalione (1973).

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

2002 electrical permit issued
2008 HVAC permit expired
2008 electrical permit expired

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 3945 Stockbridge Ave

P1. Other Identifier: APE Map Ref # 106-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3945 Stockbridge Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5292022016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: front gable, steep, multiple rooflines, narrow eaves
Fenestration: wood, double-hung, front, side
Fenestration: wood, casement multi-paned, front, French doors
Primary Entrance: front, double doors
Plan: irregular
No. Stories: 2

Porches: Partial, front
Chimney: side
Secondary Entrance: side, single door
Retains integrity: medium, setting, location, materials, association, feeling
Alterations: altered entrances

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1927
Assessor

*P7. Owner and Address:
Lachberg,Arthur J Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 3945 Stockbridge Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1927

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1927 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

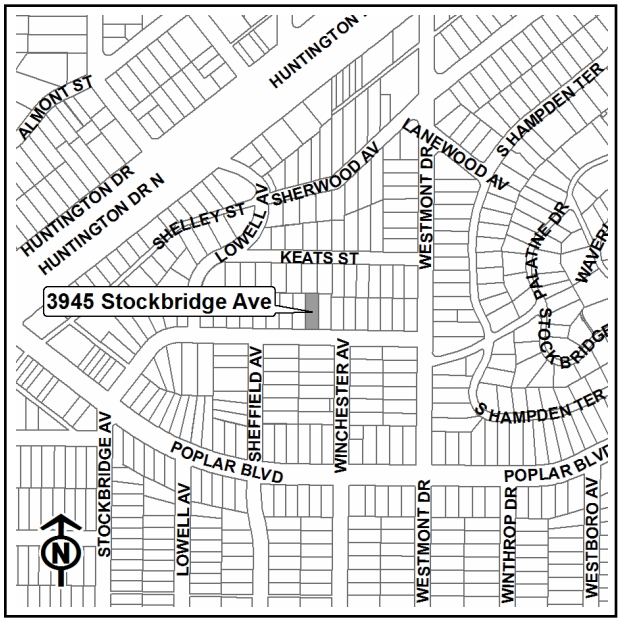
See continuation sheet

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate Charles E. Cook lived at this address during the historic period between 1956 and 1969. No other information was found.

Significance Evaluation. Under Criterion A, this building was built in 1927 during a boom period in Los Angeles, but does not appear to be associated with significant events in history. Under Criterion B: Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C: This is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register. This property has been determined ineligible for local listing or designation through local government review process; it may warrant special consideration under local planning.

B12. References:

City Directories

var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/

var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 5483 Keats St

P1. Other Identifier: APE Map Ref # 107-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 5483 Keats St City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5292021019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of, modest
Siding/Sheathing: stucco, All Visible
Roof: side gable, medium, narrow eaves
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1925
Assessor

*P7. Owner and Address:
Manriquez, Raquel Gdn

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 5483 Keats St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1925

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

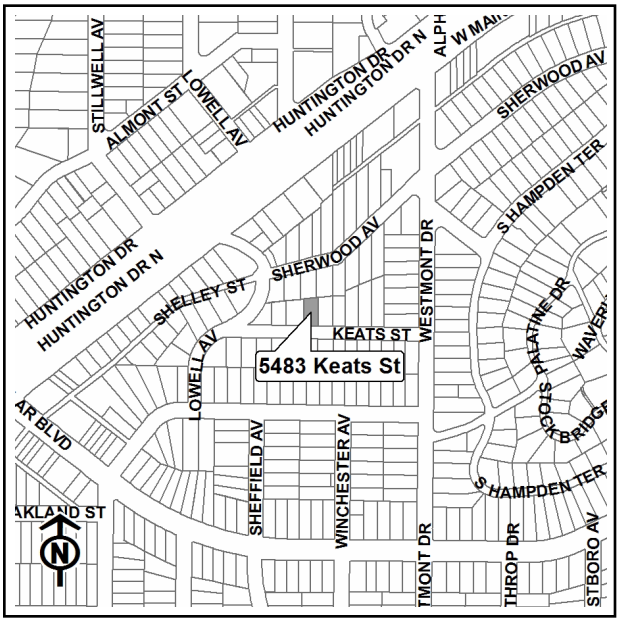
*B12. References:

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Rudoph J. Eggenweiler (1956); Charles M. Nelson (1960; Tess Whitehouse (1962 and 1965); and Lionel Ramirez (1973).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area . In addition, there is no historic district potential in the area.

B12. References

City Directories

var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/

var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 3927-3947 Lowell Ave and 5456 Shelley Street

P1. Other Identifier: APE Map Ref # 108-3A; 3929, 3931, 3933, 3935, 3941, 3943, 3945 Lowell Ave

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S17

c. Address: 3927-3947 Lowell Ave and 5456 Shelley Street City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5219033039

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, narrow eaves, exposed rafter tails, terra cotta tile
Fenestration: wood, casement multi-paned, front
Fenestration: wood, double-hung, front
Primary Entrance: front
Other notable features: This is a bungalow court. Not all buildings were visible.
Plan: rectangular

No. Stories: 1, 6 buildings
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1927
Assessor

*P7. Owner and Address:
Louks, Jeffrey J Co Tr
19556 Tribune St
Northridge, CA 91326

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 2S2

*Resource Name or #: (Assigned by recorder) 3927-3947 Lowell Ave and 5456 Shelley Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple-family residence B4. Present Use: Multiple-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1927 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

There are a total of 6 buildings on this parcel. (see Continuation Sheet for more details)

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture; Residential Development

Period of Significance: 1927-1938 Property Type: Bungalow Court Applicable Criteria: C, NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears eligible for listing in the National Register of Historic Places (National Register) under Criterion C as a good example of a property type that is increasingly rare.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

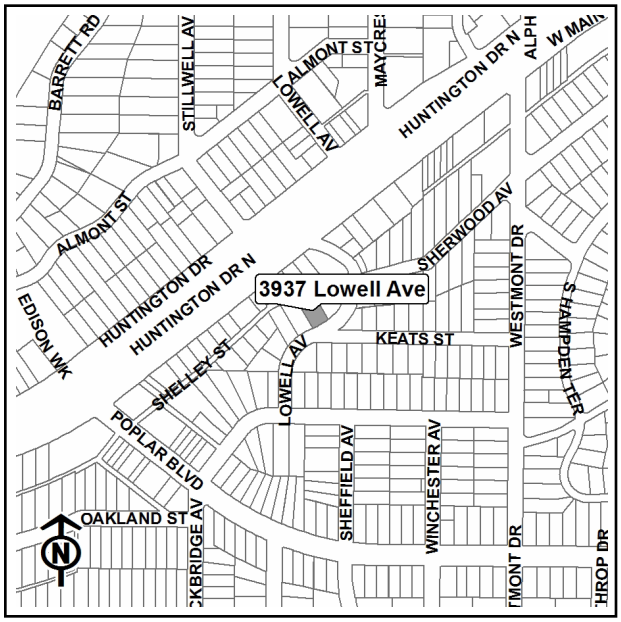
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with terra cotta tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Property Information: City directories indicate the following people lived at this address during the historic period: Elsie Carroz (1960) and Marian Matranga (1965). The address was not listed in the 1956, 1962, 1969, or the 1973 directories.

Property Type Context: Bungalow courts first appeared on the southern California landscape in the 1910s as tourist accommodations. However, as developers grasped their small expense and relative desirability, the property type proliferated throughout urbanizing areas in the Southern California region. Generally, bungalow courts served as an intermediate choice between detached single-family residences and apartments. They offered light, garden space, and other amenities available in a detached residence, but had the economy and security of an apartment complex. The arrangement of units around a landscaped courtyard or along a narrow lane served to create some community among the residents and bring green space to just outside the resident's doorstep. Early examples used the Craftsman and Mission Revival styles to underscore the allure of the California climate and romanticized Hispanic heritage. By the 1920s, builders were using several period-revival styles, and some later examples used early modern styles like Art Deco and Streamline Moderne. As with other residential architecture, the Great Depression and World War II brought a sharp decrease in the construction of bungalow courts. In the post-WWII period, overwhelming public preference for affordable suburban homes outside the inner city pushed the property type out of favor. Today, bungalow courts are a vanishing property type as many have been demolished to accommodate denser and more profitable land uses (PCR Services Corporation 2005).

Bungalow courts typically consist of a series of detached cottages, each usually containing one or two dwelling units, arranged around a central, public garden. Plans of the courts vary somewhat, most commonly appearing as two bars connected across the rear to form a "U" shape. Often the composition of the court has a central focal point, either a two-story rear unit, an archway across the entry or at the rear connecting the units, a light standard or some other element of the landscape. Where space permits, individual gardens enhanced each bungalow. Each unit normally has its own entry either facing the courtyard or the street. Living areas also face the courtyard with kitchens and bathrooms placed at the rear of the building, where a perimeter walkway is usually sited. Garages, when provided, are usually located in the rear of the property (PCR Services Corporation 2005).

Significance Evaluation. Under Criterion A, the property is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, no evidence indicating that any of the persons associated with this property or event that may have occurred there are significant in local, state, or national history. Under Criterion C, as an intact, Period Revival, Spanish Eclectic style bungalow court, the property represents an increasingly rare property type, as many of these small-scale, multi-family residences have been demolished to accommodate denser and more profitable land uses. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
Built in 1927 (County Assessor)
1938 new building permit issued 10/4/1938 to Warren H. Blake to use Ben Sherwood to construct one dwelling with 4 rooms, 24'x29' (3943 ½ Lowell)
1938 new building permit issued 104/1938 to Warren H. Blake to use Ben Sherwood to construct one dwelling with 4 rooms (25..5'x 27') (3945 Lowell)
1938 new building permit issued 10/4/1938 to Warren H. Blake to use Ben Sherwood to construct one dwelling with 4 rooms, 23'x32' (3947 ½ Lowell)
1938 new building permit issued 10/4/1938 to Warren H. Blake to use Ben Sherwood to construct one dwelling with 4 rooms (3943 Lowell)
1938 new building permit issued 10/4/1938 to Warren H. Blake to use Ben Sherwood to construct one dwelling with 4 rooms (3945 ½ Lowell)
1938 new building permit issued 10/4/1938 to Warren H. Blake to use Ben Sherwood to construct one dwelling with 4 rooms (3947 Lowell)
1938 permit to Warren H. Blake for construction of 4 room, one-story, 26'x27' dwelling with exterior stucco (issued 10/4/1938)
1938 permit to Warren H. Blake for construction of 4 room, one-story 23'x'32' dwelling with exterior stucco (issued 10/4/1938)

B8. Related Features
The small complex is comprised of six buildings, arranged facing Lowell Ave in pairs of two (2-2-2). The double-faced lot also has frontage on Shelley Street. Units facing Shelley have five tuck-under garages (two in the east building and three in the west) with fixed and casement, multi-light, steel sashed windows above.

(continued):

B12. References

City Directories

var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/

var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

City of Los Angeles

var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

Harris, Cyril M.

2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

PCR Services Corporation

2005 Historic Resources Assessment Report prepared for 261 Belardo Road, April. Pages 12, 13, and 15. On file at the City of Palm Springs Planning Department.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 128 S Fremont Ave

P1. Other Identifier: APE Map Ref # 110-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 128 S Fremont Ave City: Alhambra Zip: 91801

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339005022

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, modest
Construction: wood frame
Siding/Sheathing: wood: clapboard, All Visible
Siding/Sheathing: brick: skirting, W, altered: yes
Roof: hipped, low, narrow eaves
Fenestration: wood, fixed, front
Fenestration: metal, casement multi-paned, side
Fenestration: vinyl, vertical sliding, side
Primary Entrance: front, single door, side lights
Plan: irregular

No. Stories: 1
Porches: Partial, front
Chimney: side
Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1951
Assessor

***P7. Owner and Address:**
Mangilog, Prospero D

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 128 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1951 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Income Construction Company

*B10. Significance: Area: Alhambra Theme: Residential Architecture

Period of Significance: 1951 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

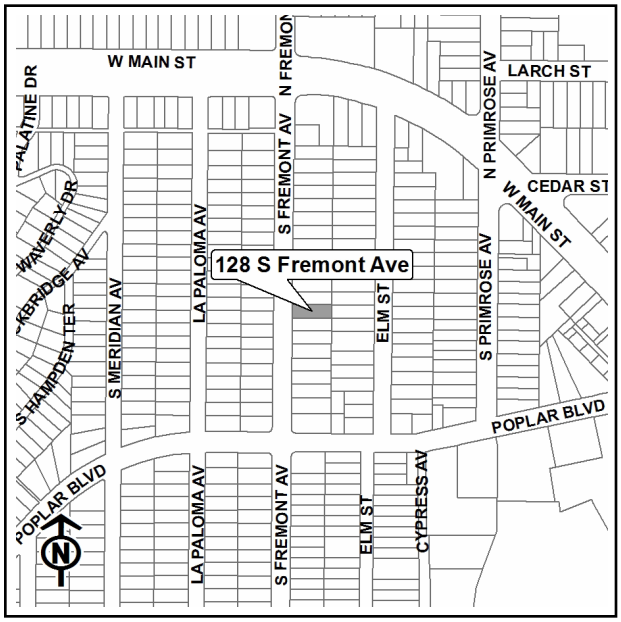
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic-period: Leo R. and Margaret M. Yezerski (1952) and Earl E. (electrician) and Aida F. Triplette (1956). No information was obtainable regarding the builder, Income Construction Company.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1951 permit #45846 issued to Earl E. Triplette for a 34 X 35, five room residence with stucco walls and composition shingle roof. Additional permits issued for plumbing and electrical work.
1976 permit issued to N.(?) L. Dobson for central air conditioning
2008 permit issued for a 315 square-foot addition

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 112 S Fremont Ave

P1. Other Identifier: APE Map Ref # 111-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 112 S Fremont Ave City: Alhambra Zip: 91801

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339004013

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: cross-gable, medium, narrow eaves
Fenestration: wood, double-hung multi-paned, front, side
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1940
Assessor

***P7. Owner and Address:**
Winston Wai Ban Choy

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 112 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1940 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: O. R Mutter

*B10. Significance: Area: Alhambra Theme: Residential Architecture

Period of Significance: 1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

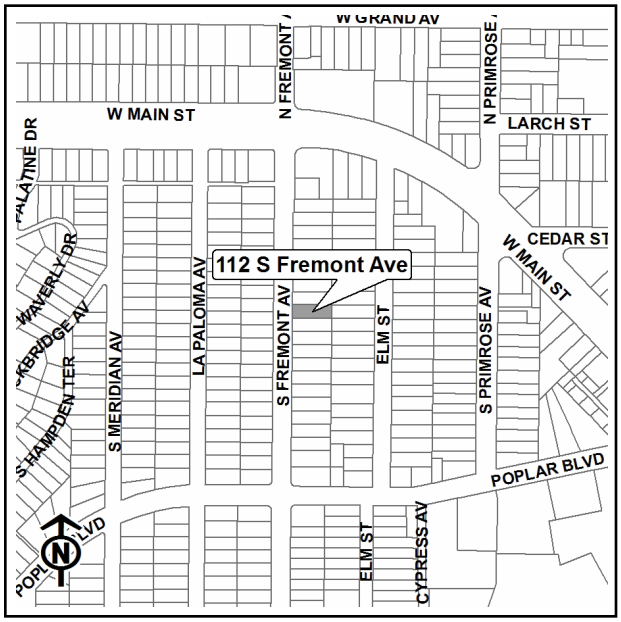
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic-period: Fred R. (engineer) and Ruth DiVall (1940-1948); Frederick W. (a custodian at the Post Office) and Effe B. Pretz (1949-1956); and William (clerk at Wholesale Radio) and Monita Poggi (assembler at Wholesale Radio; 1952-1993).

Builder research: Otto Rudolph Mutter (1882-1955) resided in San Marino and his occupation was building contractor.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1940 permit issued to Fred DuVall for a new 1,200 square-foot, one-story, five-room residence and garage. Additional permit issued to Mrs. Mutter for plaster.
1945 permit issued to Fred Pretz for electrical work
1949 permit issued to Fred Pretz for plumbing
1951 permit issued to Fred W. Pretz for a patio addition
1952 permit issued to Fred Pretz for electrical work
1979 permit issued to William Poggi to re-roof with composition shingles
1992 permit issued for a 114 square-foot side and rear addition
2008 permit issued for driveway and front lawn revision

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 104 S Fremont Ave

P1. Other Identifier: APE Map Ref # 112-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 104 S Fremont Ave City: Alhambra Zip: 91801

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339004015

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Architectural Style: Minimal Traditional, elements of
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hipped, low
Fenestration: wood, fixed, front
Fenestration: wood, double-hung, side
Primary Entrance: front
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1953
Assessor

***P7. Owner and Address:**
Correa, Pedro C and Yolanda B Trs
2920 W Ross Ave
Alhambra, CA 91803

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 104 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular, Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1953 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: C-Ryt Homes; John A. Kepler

*B10. Significance: Area: Alhambra Theme: Residential Architecture

Period of Significance: 1953 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

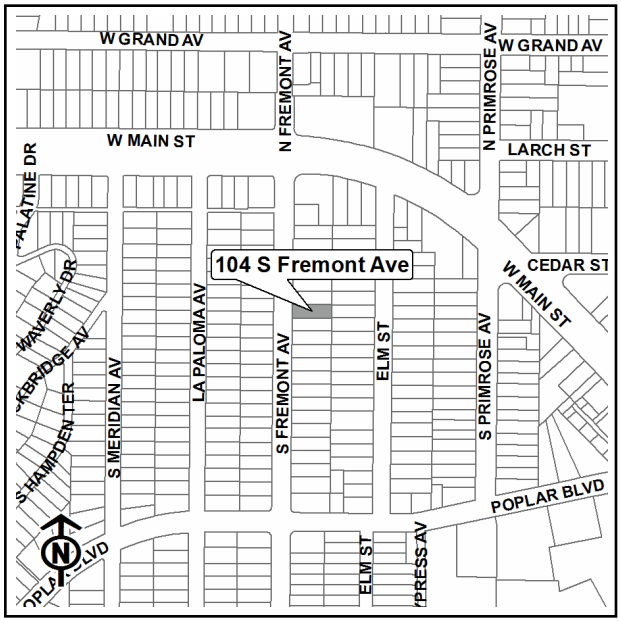
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following person lived at this address during the historic-period: Donald Holliday. No information was obtainable regarding the Builder, John A. Kepler of C-Ryt Homes.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, no information was found pertaining to persons. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1953 permit #49644 issued to George Schuster for an 884 square-foot residence with 5 rooms, stucco walls, and a rock roof at 104 S. Fremont Avenue.
1955 permit #53128 issued to George Schuster for a 28 X 40 duplex with 6 rooms, stucco walls, and a rock roof at 106 S. Fremont Avenue.
1974 permit issued to Pedro Correa to re-roof 104 S. Fremont Avenue

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 100 S Fremont Ave

P1. Other Identifier: APE Map Ref # 113-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 100 S Fremont Ave City: Alhambra Zip: 91801

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339004016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: hip-on-gable, medium, exposed rafter tails
Fenestration: wood, double-hung diamond-paned, front
Fenestration: wood, casement, french doors
Primary Entrance: front, side lights, alteration: yes
Plan: rectangular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SE, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Heaton, Charles E Tr
2277 Casa Grande St
Pasadena, CA 91104

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 100 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923; No permit information found.

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Alhambra Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

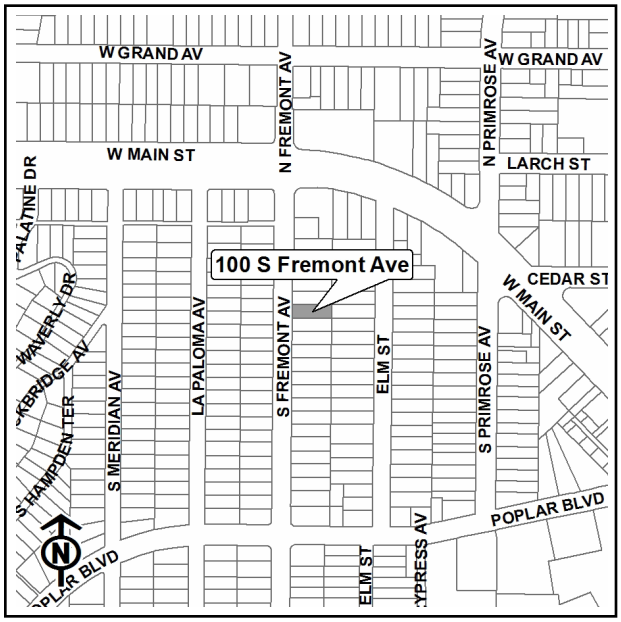
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Property Information: City directories indicate the following people lived at this address during the historic-period: Charles E. (a carpenter) and Emma J Hesla; 1930: William C.A. (a mechanic) and Louis Hood; Dwight H. (a clerk) and Ella Bunker; 1935: Kenneth D. (teacher at Alhambra High School) and Veo Grumbles; H. C. and Lillybell Aspinwall- no occupation is listed for H.C.; however, by 1943 LIllybell was widowed and working as a clerk. In 1949 Charles E. Hays (a printer) and Grace G. resided at the property; in 1952 Charles E. (supervisor at the Post Office) and Rose J Heaton were residents. Ancestry.com research was conducted for people who were associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. Ancestry.com did not list any information on the Aspinwall family; none of the other short-term residents were researched.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B12. References

City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 18-20 S Fremont Ave

P1. Other Identifier: APE Map Ref # 114-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 18-20 S Fremont Ave City: Alhambra Zip: 91801

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339004021

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, modest
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: gable-on-hip, low, wide eaves, narrow eaves
Fenestration: wood, double-hung, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Secondary Entrance: side, single door
Property Type: residential
Retains integrity: medium, location, materials, workmanship, association

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1948
Assessor

***P7. Owner and Address:**
Correa, Pedro C and Yolanda B Trs
2920 W Ross Ave
Alhambra, CA 91803

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 12/27/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 18-20 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple-family residence B4. Present Use: Multiple-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1948. Additional units constructed in 1953 and 1954 over garage. (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: R. H. Stukas

*B10. Significance: Area: Alhambra Theme: Residential Architecture

Period of Significance: 1948 Property Type: Multi-family Residential Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

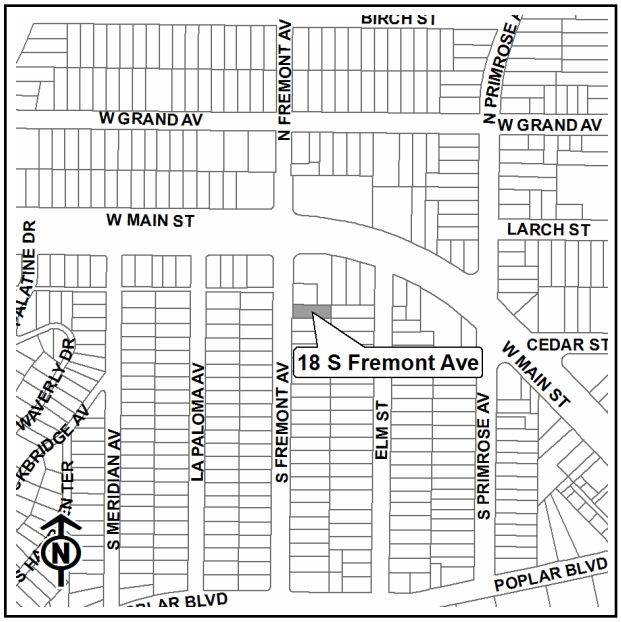
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 12/27/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who may have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. The addition of four units behind the building also detracts from the original design and settign of the property, compromising the buildings integrity. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1948 permit #39645 issued to Frank Rogers for a one-story building with 2 units and 11 rooms with stucco walls and wood shake roof and a garage. A permit for plumbing was also issued to W. Rogers.
1951 permit issued to Albert Krestich for an alteration to the garage at 18 S. Fremont Avenue
1953 a permit was issued to Albert Krestich for the addition of one unit over four garages at 20 ½ S. Fremont Avenue
1954 permit for a new dwelling at 20 ½ S. Fremont Avenue issued to George Burtoft
1972 permit issued to Mrs. J. Jamsky to re-roof two-story garage apartments
1978 permits issued to convert three units to one unit with a garage at 20 ½ S. Fremont Avenue. Additional permit issued to Pedro Correa to install spiral stairs between first and second floors at 20 ½ S. Fremont Avenue.

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 12 S Fremont Ave

P1. Other Identifier: APE Map Ref # 115-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 12 S Fremont Ave City: Alhambra Zip: 91801

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339004028

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: concrete block, W
Roof: flat
Fenestration: aluminum, fixed, front
Primary Entrance: front, storefront
Plan: rectangular
No. Stories: 1
Retains integrity: medium, setting, location, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1968
Assessor

*P7. Owner and Address:
Louie Grand Llc
PO Box 3137
South Pasadena, CA 91031

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 12 S Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1968 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Alhambra Theme: Commercial Architecture

Period of Significance: 1968 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

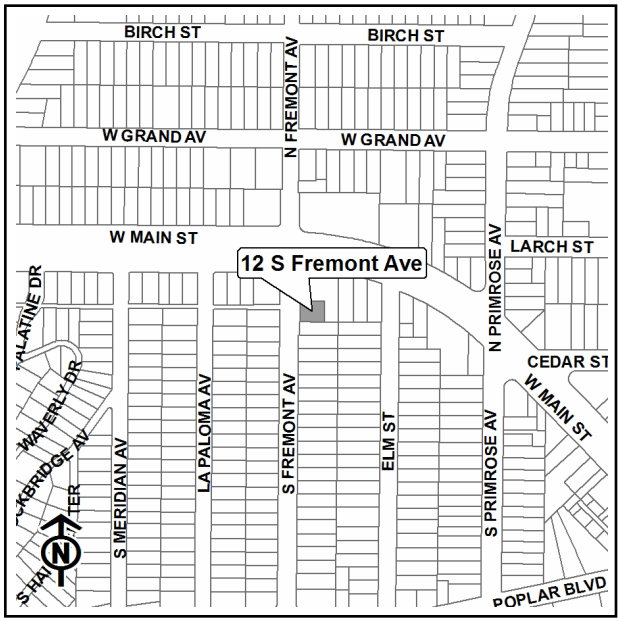
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: This modest commercial building exhibits some elements of the Modern style. The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, no information was found pertaining to persons. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1968 permit issued to Jenny Jamsky for air conditioning at the Jamsky Stores
1968 certificate of occupancy issued for a liquor store
1969 permit for a wall sign for H&R Block
1970 certificate of occupancy issued for a post office and Sav-On Cleaners. Owner listed as Donnalee C. Armendariz
1974 certificate of occupancy issued for 14 S. Fremont Avenue for TAI Investment Co. and for a florist
1977 certificate of occupancy issued for a 300 square-foot space for Vays Liquor
1978 permit issued to owner Foster and Kleiser for a sign
1999 permit issued for a sign

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2526 W Grand Ave

P1. Other Identifier: APE Map Ref # 116-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 2526 W Grand Ave City: Alhambra Zip: 91801

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339003010

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, elements of
Construction: wood frame
Siding/Sheathing: stucco, all visible
Siding/Sheathing: horizontal boards, all visible
Siding/Sheathing: brick: skirting, all visible
Roof: hipped, low, narrow eaves
Fenestration: wood, double-hung, side, bay window
Primary Entrance: front, side, single door, multiple doors
Plan: rectangular
No. Stories: 2

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SE, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1949
Assessor

***P7. Owner and Address:**
Semain, Wayne J and Lynn E
1265 Club House Dr
Pasadena, CA 91105

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2526 W Grand Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1949 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Beck and Terry

*B10. Significance: Area: Alhambra Theme: Residential Architecture

Period of Significance: 1949 Property Type: Apartment Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This apartment building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

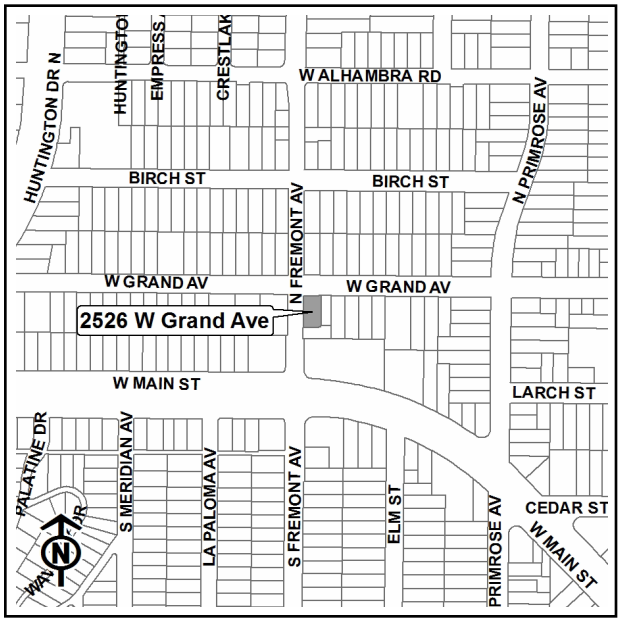
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following person lived at this address during the historic-period: George Micheil (1949-1952).

Builder research: No information about "Beck and Terry" was obtained. A California corporation by the name of Beck Construction Company was in business from 1909 to 1961, but the available public records do not include the names or addresses of company principals.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history . Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1949 permit #43054 issued to C. E. Christopher for a 2,550 square-foot triplex with 12 rooms and two stories.
1981 permit issued to Wayne Semain to re-roof

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 100 N Fremont Ave

P1. Other Identifier: APE Map Ref # 117-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 100 N Fremont Ave City: Alhambra Zip: 91801

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339002011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Streamline Moderne
Siding/Sheathing: stucco, All Visible
Roof: flat, parapet
Fenestration: wood, double-hung, front, side
Primary Entrance: front, side, single door, multiple doors
Plan: rectangular
No. Stories: 2
Porches: Partial, front
Property Type: residential

Related: small garages
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NE, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1940
Assessor

*P7. Owner and Address:
Almanza, Lillian

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 2S2

*Resource Name or #: (Assigned by recorder) 100 N Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: Streamline Moderne

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1940 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

small garages

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Alhambra Theme: Residential Architecture

Period of Significance: 1940 Property Type: Apartment Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence appears eligible for listing in the National Register of Historic Places and qualifies as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

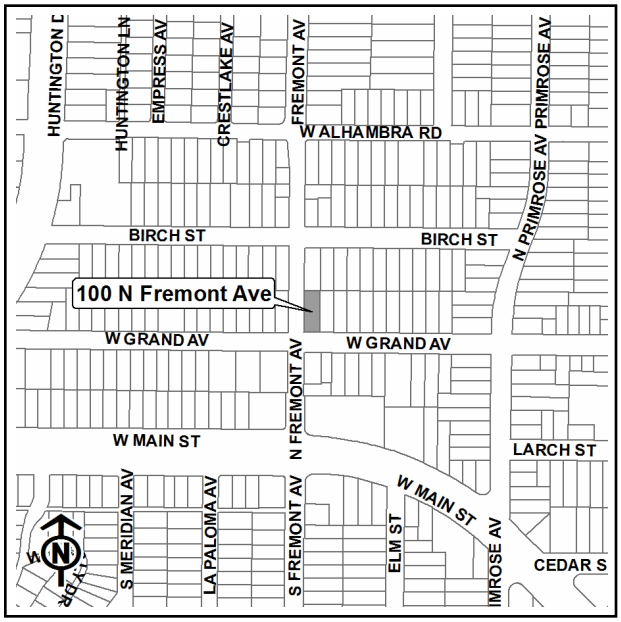
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context. The Streamline Moderne style gained popularity in the 1930s. It developed from the earlier Art Deco style and the streamlined industrial designs for ships, airplanes, and automobiles. The smooth surfaces, curved corners, and horizontal emphasis of the style all give the feeling that air streams could move smoothly over them, thus they were streamlined (McAlester and McAlester 1984:465-466). The Streamline Moderne style is typically characterized by smooth wall surfaces, a horizontal emphasis, an asymmetrical façade, a flat roof often with a small coping at or near the roofline, and horizontal grooves or lines in the walls (McAlester and McAlester 1984).

Property Information: City directories indicate the following people lived at this address during the historic-period: Mrs. Theresa Armstrong (stenographer; 1943); Mrs. A. L. Betz (1949); Mrs. Mary Van Velsir (1952); John A. (a foreman with Gilcraft Furniture Company of Los Angeles) and Georgia Richmond (1956).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history. Under Criterion C, as a small, Streamline Moderne apartment complex, the property represents an increasingly rare property type, as these small-scale, multi-family residences have been demolished to accommodate denser and more profitable land uses. Also, there appears to be few examples in the City of residential architecture that exhibit the Streamline Moderne style. The property is therefore eligible for listing in the National Register of Historic Places under this criterion. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
1963 permit issued to Mrs. Ann Ferrante to re-roof apartment
1990 permit issued to Herman Froelich for a fiberglass roof

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 4333 Maycrest Ave

P1. Other Identifier: APE Map Ref # 118-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 4333 Maycrest Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309019007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: cross-gable, low, wide eaves, exposed rafter tails
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, French, wood, 10-light door
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1920
Assessor

*P7. Owner and Address:
Thompson, Emma J

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4333 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1920 No permits for this property were found in any database at the City of Los Angeles

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1920 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

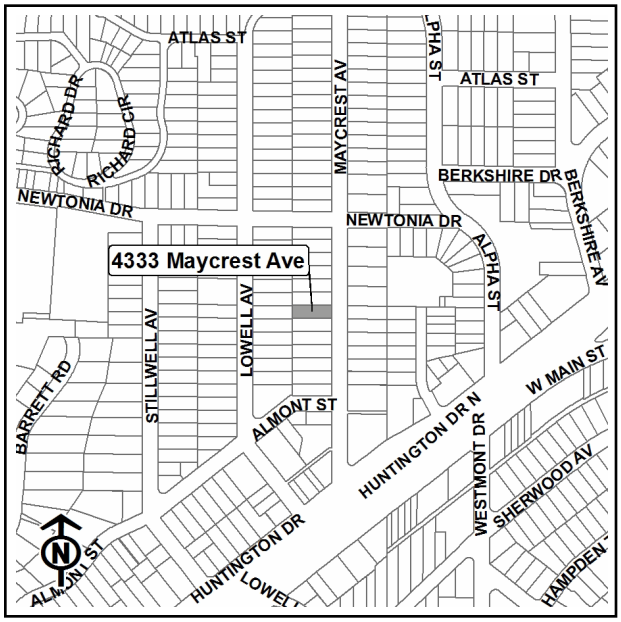
*B12. References:

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Fred C. Harter lived at this address between at least 1956 and 1973.

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a representative example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B12. References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 4344 Winchester Ave

P1. Other Identifier: APE Map Ref # 119-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 4344 Winchester Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309023011

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Siding/Sheathing: stucco, all visible
Roof: flat, parapet
Fenestration: aluminum, horizontal sliding, front, side
Fenestration: wood, fixed, rear
Plan: rectangular
No. Stories: 2, 6 buildings
Porches: Full-Width, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1963
Assessor

***P7. Owner and Address:**
Wu, Alan
PO Box 661682
Arcadia, CA 91006

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4344 Winchester Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1963

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Development

Period of Significance: 1963 Property Type: Apartment Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This apartment complex does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources. It is within the proposed Berkshire Craftsman and Bungalow Revival Village Historic Preservation Overlay Zone (HPOZ).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

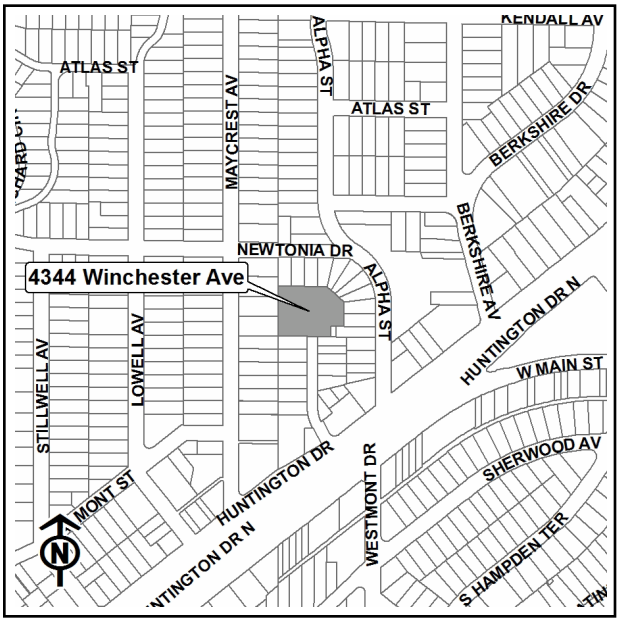
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

(continued):

Property Information: No city directory information was found regarding this property.

Berkshire Craftsman and Bungalow Revival Village. According to the City of Los Angeles, the Berkshire Craftsman and Bungalow Revival Village has been introduced to the City Council as a proposed Historic Preservation Overlay Zone (HPOZ; Los Angeles Office of Historic Resources n.d.). This proposed HPOZ completely encompasses and extends beyond the Short Line Villa Tract Historic District. The triangular-shaped proposed HPOZ, which has also been called Sierra Vista, is generally bounded by North Huntington Drive, Kendall Avenue/Moffatt Street, and Maycrest Avenue. It includes single-family homes generally constructed between 1907 and 1950. Because it was built in the Mid-Century Modern style after the period of significance, this property would not be considered a contributor to that Historic District.

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, this complex is one of thousands, if not millions, built in the Modern style during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence of any individuals associated with this property. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type, and not the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, the complex does not appear to be a contributor to the Berkshire Craftsman and Bungalow Revival Village HPOZ.

References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.
Los Angeles Office of Historic Resources
n.d. Proposed HPOZs. Accessed online at various times in 2012, 2013, and February 2014 at: http://www.preservation.lacity.org/hpoz/proposed-hpozs

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 4352 Maycrest Ave

P1. Other Identifier: APE Map Ref # 120-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 4352 Maycrest Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309022030

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman
Architectural Style: Prairie, elements of
Siding/Sheathing: stucco, all visible
Roof: hipped, low, wide eaves
Fenestration: wood, fixed, front
Primary Entrance: front, single door, side lights
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/11/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1917
Assessor

*P7. Owner and Address:
Palenik, Geoffrey

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/11/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4352 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman, Prairie

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1917 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1917 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. However, it is in the proposed Berkshire Craftsman and Bungalow Revival Village Historic Preservation Overlay Zone (HPOZ) and may be considered a contributor to that local historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

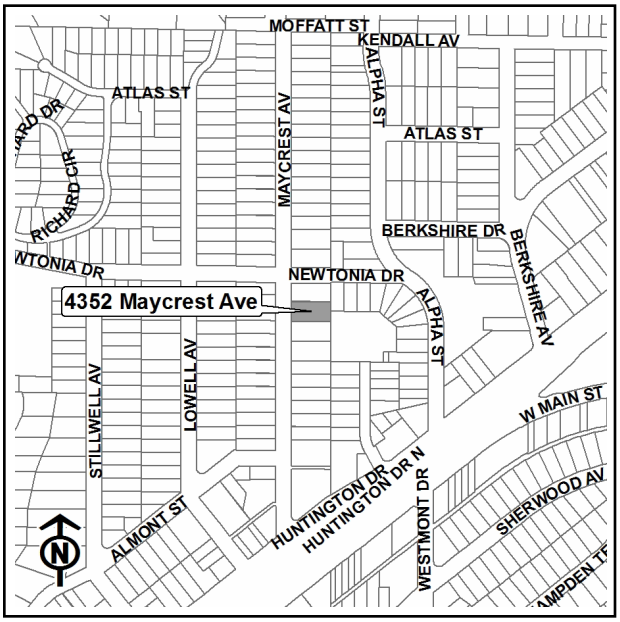
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/11/2013



(This space reserved for official comments.)

(continued):

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

This property is within the proposed Berkshire Craftsman and Bungalow Revival Village Historic District, which was introduced to the Los Angeles City Council as a proposed HPOZ in February 2014. As part of the current study, this prospective district was determined not eligible for listing in the National Register and found ineligible for the California Register. It was not evaluated under the local ordinance. If this area were designated under the local ordinance, this property may be a contributor.

Property Information: City directories indicate the following people lived at this address during the historic period: Phillip LaBelle (1956 and 1960) and Dolores C. and Jessie Vogel (1962 and 1973).

Significance Evaluation. Under Criterion A, the residence was not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or may have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a good example of a modest Craftsman bungalow with Prairie style elements. However, it is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). As previously noted, it may be a contributor if in the future, if the area were designated a local historic district. It is not a contributor to a National or California Register-eligible historic district.

B6. Construction History
No consequential building permits were found for this property.

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Los Angeles Office of Historic Resources
n.d. Proposed HPOZs. Accessed online at various times in 2012, 2013, and February 2014 at:
http://www.preservation.lacity.org/hpoz/proposed-hpozs

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 4401 Alpha St

P1. Other Identifier: APE Map Ref # 121-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 4401 Alpha St City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021018

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Pueblo Revival, elements of, modest
Construction: wood frame
Siding/Sheathing: stucco: textured, all visible
Roof: flat, parapet, terra cotta tile
Fenestration: vinyl, vertical sliding, front, side
Fenestration: vinyl, double-hung, side
Primary Entrance: front, single door
Plan: L-shaped
No. Stories: 1, 2 buildings

Porches: Partial, front
Chimney: side
Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1924
Assessor

***P7. Owner and Address:**
Smith, Thomas H And Martha J
4423 Alpha St
Los Angeles, CA 90032

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4401 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Pueblo Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1924 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture; Residential Development

Period of Significance: 1924-1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered 1924 Pueblo Revival style residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

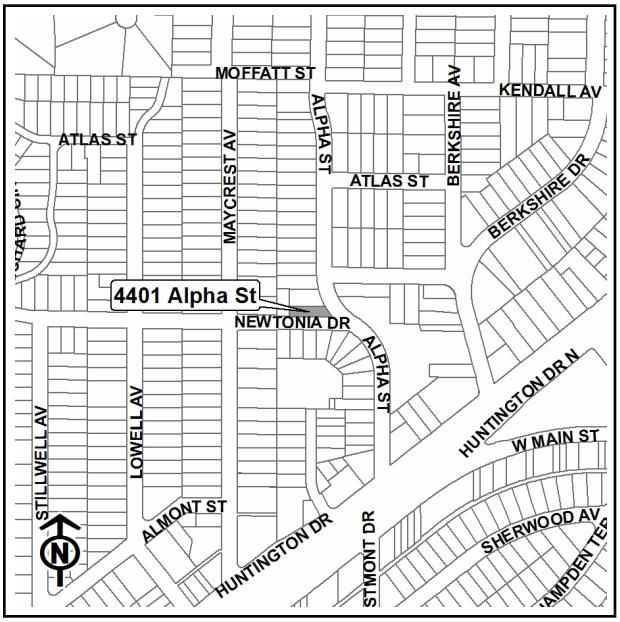
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 6X (Determined ineligible for the NR by SHRC or Keeper). It is within the Short Line Villa Tract Historic District, but is not a contributor to that district.

Property Information: City directory indicates that the following people lived at the address during the historic-period: J. Bizik (1956 - 1962); and C. Madero (1967 – 1973).

Architectural Context: The Pueblo Revival style (generally 1910-present) is influenced by local precedents, as well as Spanish Colonial and Native American prototypes. Although the style may have started in California, it became the most popular in Arizona and New Mexico. Typical character defining features include: a flat roof with a parapet wall that typically has rounded and/or irregular edges; wooden beams extending through the exterior wall; and stucco wall cladding.

Significance Evaluation. Under Criterion A, this altered residence is located in the Short Line Villa Tract Historic District, which is significant as an early 20th century streetcar suburb, but does not convey its association with that context. Under Criterion B, research has not found any associations with the lives of persons important in national, state, or local history. Under Criterion C, this modest residence is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history. It was not evaluated under any local criteria.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1978 permit (issued 5/24/78) for Jess Mendoza (owner) to construct a 408 sq. ft. room addition. Art Craft Const. Co. was the contractor for the addition.
1978 permit (issued 9/25/78) for Jess Mendoza (owner)/Art Craft Const. (contractor) to construct a 20'x20' garage
1978 certificate of occupancy (11/20/78) granted to Jess Mendoza for a 17'x24' room addition
1978 certificate of occupancy (11/20/78) granted to Jess Mendoza for a 20'x20' garage accessory structure

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 4407 Alpha St

P1. Other Identifier: APE Map Ref # 122-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 4407 Alpha St City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of
Construction: wood frame
Siding/Sheathing: stucco, all visible
Siding/Sheathing: stone: veneer, E
Roof: cross-gable, medium, wide eaves
Fenestration: vinyl, vertical sliding, front, side, alteration: yes
Primary Entrance: front, single door, alteration: yes
Plan: rectangular
No. Stories: 2
Porches: Full-Width, front, altered: yes

Property Type: residential
Alterations: altered facade, altered roof, altered porches, altered fenestration, altered entrances, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1908
Assessor

*P7. Owner and Address:
Esparza, Moises

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4407 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1908 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture; Residential Development

Period of Significance: 1908-1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1908 altered Craftsman style residence does not appear to meet the criteria for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

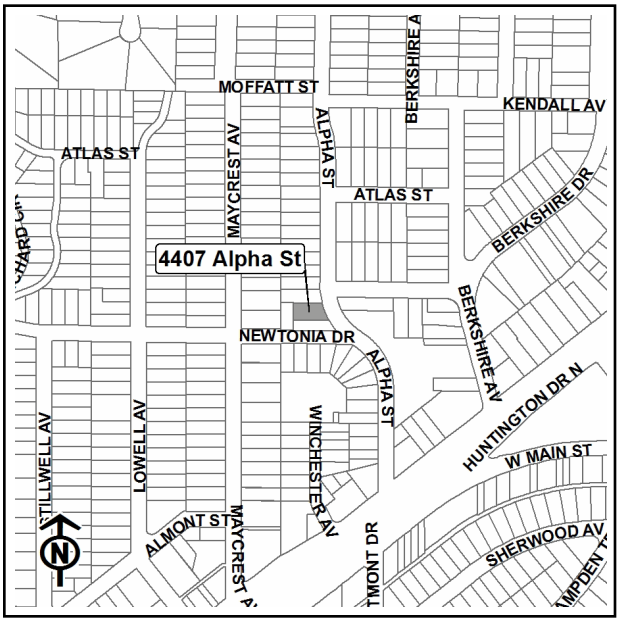
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

This altered property is within the Short Line Villa Tract Historic District, which was determined eligible for listing in the National Register of Historic Places in 1995. Due to alterations, the subject property was determined not to be a contributor to the historic district by the Keeper and this determination remains valid.

This property is also within the potential Berkshire Craftsman and Bungalow Revival Village Historic District, which was introduced to the Los Angeles City Council as a proposed Historic Preservation Overlay Zone (HPOZ) in February 2014. As part of the current study, this potential district was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

The property is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 6X (Determined ineligible for the NR by SHRC or Keeper).

Property Information: Property Information: City directory indicates that the following people lived at the address during the historic-period: Agnes De La Vergne (1956); William Sherman Hall (1960 – 1962); and Ruben Aguilar (1973).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence is located in the Short Line Villa Tract Historic District, which is significant as an early 20th century streetcar suburb. However, due to alterations the residence does not convey this association and does not contribute to the significance of that district. Under Criterion B, research has not found any associations with the lives of important persons in national, state, or local history. Under Criterion C, this altered residence no longer embodies the distinctive characteristics of the Craftsman style and is not representative of that style. It does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1989 electrical permit
1989 range file closed, new electrical service without permit, no violation at time of permit
1990 range file closed for citation of front yard area completely paved and turned into a used car lot (zoning violation of R-zone)
1993 permit for lot 17 and portion of lots 16 and 18 inclusive. Interior nonstructural work, replace drywall, kitchen cabinets, and exterior stucco. Remove existing roof and reroof building (issued 6/28/1993)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 4416 Maycrest Ave

P1. Other Identifier: APE Map Ref # 123-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 4416 Maycrest Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, medium, multiple rooflines
Fenestration: wood, casement, front
Fenestration: wood, double-hung, front
Primary Entrance: front
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1917
Assessor

*P7. Owner and Address:
Rodriguez, David and Sylvia

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4416 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1917 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1917 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. However, it is within the proposed Berkshire Craftsman and Bungalow Revival Village Historic Preservation Overlay Zone (HPOZ), a local historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

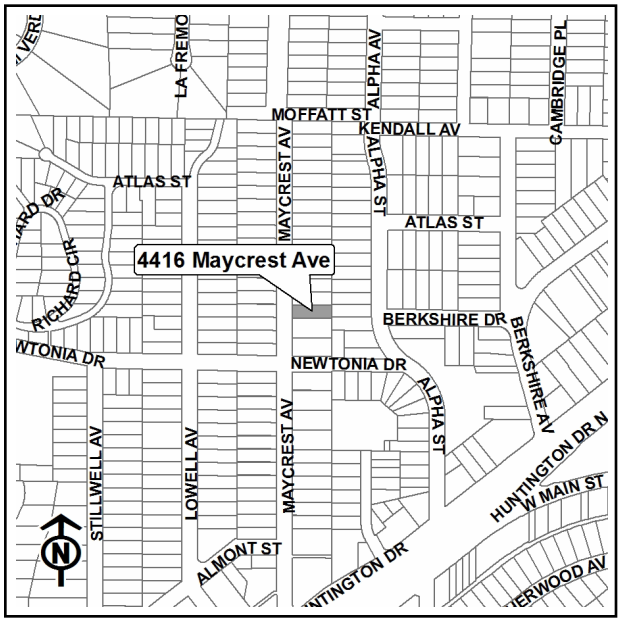
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Harry Putnam (1956) and Ashby Starr (1960 and 1973).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Berkshire Craftsman and Bungalow Revival Village. According to the City of Los Angeles, the Berkshire Craftsman and Bungalow Revival Village has been introduced to the City Council as a proposed Historic Preservation Overlay Zone (HPOZ; Los Angeles Office of Historic Resources 2014). This proposed HPOZ completely encompasses and extends into the boundaries of Short Line Villa Tract Historic District. The triangular-shaped, proposed HPOZ, which has also been called Sierra Vista, is generally bounded by North Huntington Drive, Kendall Avenue/Moffatt Street, and Maycrest Avenue. It includes single-family homes generally constructed between 1907 and 1950.

Significance Evaluation. Under Criterion A, the residence is associated with events that have made a significant contribution to the broad patterns of history, but is not in itself an important part of those events. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, while the property retains a high level of integrity, it is a typical example of a common architectural style, method of construction, and property type, and is not particularly noteworthy. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area beyond its recording for this project. It is not a contributor to a previously unidentifed National or California Register-eligible historic district.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

2004 building permit (issued 7/7/04) for Ashby H. Starr (owner-builder) to add a 112 sq. ft. master bathroom (14'x8') at rear
2004 electrical permit to change to recessed lighting throughout (issued 12/9/04)
2004 permit to re-roof with composition shingles and re-stucco remaining existing area (issued 12/9/04)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Los Angeles Office of Historic Resources
n.d. Proposed HPOZs. Accessed online at various times in 2012, 2013, and February 2014 at:
http://www.preservation.lacity.org/hpoz/proposed-hpozs

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 4427 Alpha St

P1. Other Identifier: APE Map Ref # 125-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 4427 Alpha St City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of
Construction: wood frame
Siding/Sheathing: stucco: modern, all visible, altered: yes
Roof: front gable, low, wide eaves
Fenestration: vinyl, fixed with sliding end vents, front, alteration: yes
Fenestration: vinyl, vertical sliding, front, alteration: yes
Primary Entrance: front, single door, side lights, alteration: yes
Plan: irregular
No. Stories: 2, 2 buildings

Porches: Full-Width, front, altered: yes
Additions: Non-Compatible, rear
Property Type: residential
Alterations: altered plan, altered facade, altered roof, altered porches, altered fenestration, altered entrances, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1913
Assessor

*P7. Owner and Address:
Murrieta, Gerardo M And

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4427 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1913 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture; Residential Development

Period of Significance: 1913-1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1913 altered Craftsman style residence does not appear to meet the criteria for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

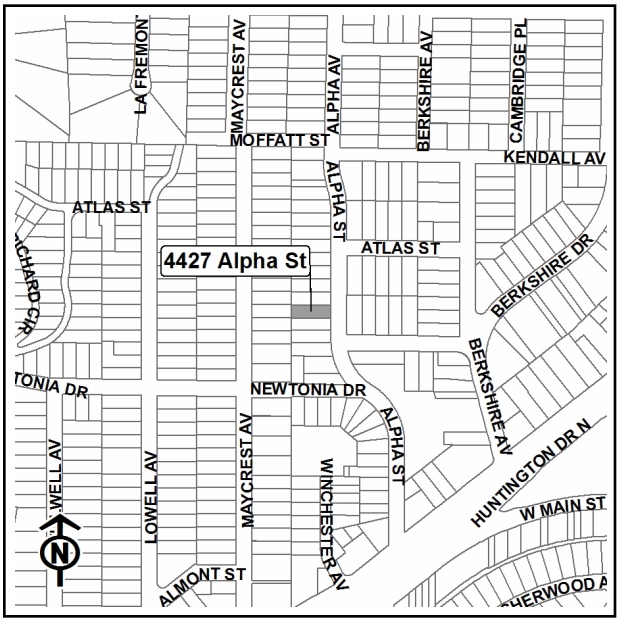
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

This altered property is within the Short Line Villa Tract Historic District, which was determined eligible for listing in the National Register of Historic Places in 1995. Due to alterations, the subject property was determined not to be a contributor to the historic district by the Keeper and this determination remains valid.

This property is also within the potential Berkshire Craftsman and Bungalow Revival Village Historic District, which was introduced to the Los Angeles City Council as a proposed Historic Preservation Overlay Zone (HPOZ) in February 2014. As part of the current study, this potential district was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

This property is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 6X (Determined ineligible for the NR by SHRC or Keeper). The property is not listed in the Los Angeles Zone Information Map Access System (ZIMAS).

Property Information: City directory indicates that the following people lived at the address during the historic-period: Harold W. McNichol (1956); and David C. Goddy (1962 – 1976).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence is located in the Short Line Villa Tract Historic District, which is significant as an early 20th century streetcar suburb. However, due to alterations the residence does not convey this association and does not contribute to the significance of that district. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period.This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered residence is not representative of the Craftsman style. It is a common property type and does not appear to have been the work of a master. Under Criterion D, it is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1949 permit (issued 11/2/49) for Harold McNicol ? (owner) to cover exterior of house with asbestos siding
1960 permit (issued 3/16/60) for David Godoy (owner)/R.M. Singer Co. (contractor) to repair fire damage only (less than 1%)
1965 permit (issued 10/10/65) for David C. and Olivia Godoy (owner) to add a restroom to the 2nd floor and remodel hall and kitchen
1980 permit (issued 10/30/80) for Uriel Lee (owner-builder) to rebuild 2nd story after fire damage (35%)
1995 permit (issued 11/22/95) for Rogelio Luna (owner-builder) to construct a 2-story addition to an existing 2story dwelling and remove (and replace) existing den on 1st floor (150 sq. ft.)
1995 grading permit issued
1996 certificate of occupancy (4/29/96) granted for 2nd story addition (14'x21')
2007 plumbing permit issued to L G S Retrofitters (issued 12/18/2008)
2008 plumbing permit issued to L G S Retrofitters (issued 12/18/2008)

(continued):

B12. References

City Directories

var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/

var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

City of Los Angeles

var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 4427 Maycrest Ave

P1. Other Identifier: APE Map Ref # 126-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 4427 Maycrest Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309020030

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Folk Victorian
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: hip-on-gable, medium, multiple rooflines, narrow eaves, Dentils
Fenestration: vinyl, vertical sliding, front, side, alteration: yes
Fenestration: vinyl, fixed with sliding end vents, front, alteration: yes
Primary Entrance: front, single door, With screen door
Plan: irregular
No. Stories: 1, 2 buildings

Porches: Partial, front
Chimney: side
Property Type: residential
Retains integrity: medium, setting, location, association, feeling
Alterations: altered fenestration, altered entrances, altered decorative element

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1917
Assessor

***P7. Owner and Address:**
Chapa Avelar, Patricia And

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/02/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4427 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman, Folk Victorian

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1917 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1917 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1917 Craftsman bungalow does not appear to meet the criteria for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

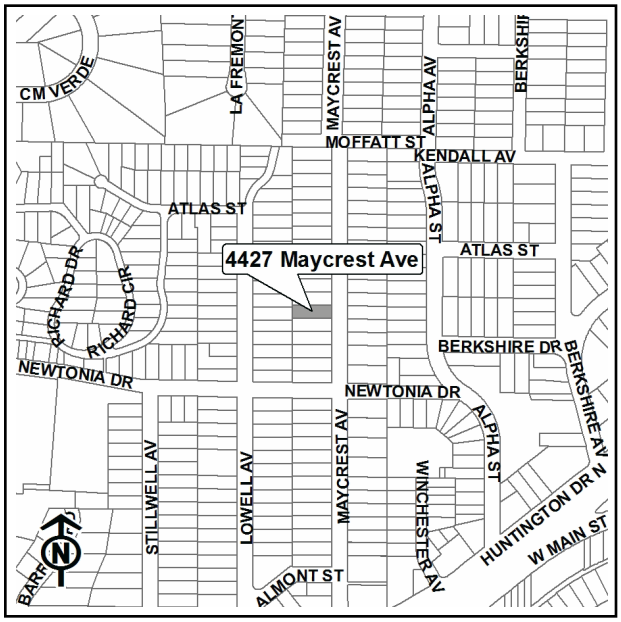
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

It is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 6Y. The property is listed in the Los Angeles Zone Information Map Access System (ZIMAS), but includes no historic preservation related information.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Joe N. Pitts (1956 – 1960); Leo Melendy (1962); and G. Domenick (1965 – 1973).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation: Under Criterion A, this building does not appear to be associated with important events in history. Under Criterion B, research does not indicate that the building is associated with the lives of persons important to national, state, or local history. Under Criterion C, this building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1977 permit (issued 6/2/77) for Bessie Gilio (owner-builder) to remodel kitchen and install bathroom
1977 certificate of occupancy (6/3/77) granted to Bessie Gilio (owner) for a conversion of a 5'x8' closet to a bathroom in an existing single-family dwelling
1987 order to comply (issued 11/18/87) sent to Pat Chapa (owner) for shifted footing and chimney repair?
1987 code enforcement citation (issued 11/25/87) for substandard buildings. Citations include: weakened or deteriorated footings (piers leaning), defective or deteriorated under floor supports (leaning pier posts), earthquake damage, and weathered/defective exterior wall covering due to lack of paint on coating. Citation orders owners to repair or replace damaged under floor supports.
1988 permit (issued 4/4/88) for Patricia Chappa-Avelar (owner)/Rable II (contractor) to repair earthquake damage per comply order dated 10/5/87
1989 miscellaneous file (6/9/89) notes termination of status as hazardous/substandard building conditions (initial notice issued 11/25/87)
1994 disaster inspection file after earthquake (2/9/94) notes green status
1994 grading pre-inspection report (7/20/94)
1994 permit (issued 9/1/94) for Arthur and Patricia Avelar (owner)/Jesse L. Buffington (contractor) to construct garage/workshop (715 sq. ft.) and patio trellis (480 sq. ft.)
1997 certificate of occupancy (1/21/97) granted to Arthur and Patricia Avelar for garage construction.

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 4437 Maycrest Ave

P1. Other Identifier: APE Map Ref # 129-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 4437 Maycrest Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309020028

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, all visible
Roof: flat, parapet, terra cotta tile
Roof: shed, low
Fenestration: wood, fixed with double-hung end vents, front
Primary Entrance: front, double doors, side lights
Plan: irregular
No. Stories: 1, 2 buildings
Porches: Partial, front
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, feeling
Alterations: altered entrances, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1917
Assessor

*P7. Owner and Address:
Paulino, Marlon P

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4437 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1917 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: _____ Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered 1917 Mission Revival style residence does not appear to meet the criteria for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

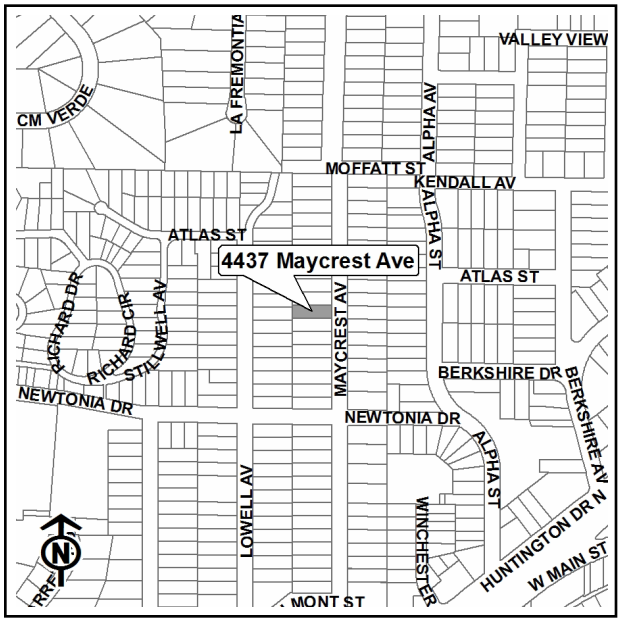
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

It is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 6Y. The property is listed in the Los Angeles Zone Information Map Access System (ZIMAS), but includes no historic preservation related information.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Mrs. William Cook (1965 – 1973).

Architectural Context: The Mission Revival style is part of the Eclectic movement that gained popularity in the United States in the late 1800s and remained in favor until about 1940 (McAlester and McAlester 1984). The trend gained popularity with the Columbian Exposition in Chicago in 1893, which emphasized the importance of correct historical interpretations of European styles. The Mission Revival style, which is an interpretation of the California missions, was born in California in the 1890s. The style was conceived, at least in part, as a marketing tool for California and was intended to evoke a romanticized version of California's Hispanic past. It quickly became emblematic of the Southwest and southern California in particular, especially after the "Santa Fe and Southern Pacific railways adopted the style for stations and resort hotels throughout the West" (McAlester and McAlester 1984:410). After World War I, the free, simplified adaptations of the style lost favor and the style gradually transformed into the Spanish Eclectic style. Character-defining features of the Mission Revival style include: shaped dormers and parapets; red tile roof covering; smooth stucco walls; arches; porches; double-hung windows; and sometimes balconies (McAlester and McAlester 1984; Harris 2006).

Significance Evaluation: Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research does not indicate that the building is associated with the lives of persons important to national, state, or local history. Under Criterion C, this altered building is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1936 permit (issued 11/5/36) for Henry L. Perhab (owner) to repair termite damage. Contractor was Jorgenson and Co.
1980 permit (issued 8/29/80) for William Cook (owner)/F. Knowlton (engineer)/Airflo. Alum. Awning Co. to enclose existing patio cover
2004 code enforcement violation notice (4/29/04) to Marlon P. Paulino for the conversion of a garage to living quarters
2004 permit (issued 5/13/04) for Marlon P. Paulino (owner-builder) to repair water damage on the detached garage (less than 10% damage) in compliance with dept. order dated 4/29/04. Case closed (7/4/06)
2004 notice of construction in progress without any permits or inspections
2005 notice of violation that garage had been converted to a dwelling or any other use than parking (initial compliance 5/29/2014, but compliance lapsed)
2006 permit to owner-builder issued for repair of water damage at detached garage (less than 10% damage) in compliance with department order dated 4/29/2004
2012 permit for Kooler Jr. Inc. to install A/C and heating unit with new ductwork to remodel area (issued 12/19/2012)
2012 electrical permit issued
2012 permit (issued 9/11/12) for building addition for Douglas Kim (owner) to construct a room addition (428 sq. ft.) at the rear side of an existing single family dwelling (1 bedroom/1bathroom). Jae Lee was the engineer and applicant.
2012 permit issued for Kalsteel Construction Inc. to replace 13 windows with same size, type and location (dual glazed) and enclose two windows at dining room. Non-structural remodel of kitchen, and bathroom. Remove carpet and install new laminated wood flooring and new ceramic tiles at laundry, kitchen, and bathroom (issued 12/18/2012)
2012 owner-builder permit to re-roof (issued 12/19/2012)
2012 certificate of occupancy (12/28/12) granted to Douglas Kim for room addition attached at the rear of the dwelling (1 bedroom/1bathroom)
2012 notice of building in need of general repair

(continued):

B12. References

City Directories

var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/

var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

City of Los Angeles

var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

Harris, Cyril

2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 4441 Alpha St

P1. Other Identifier: APE Map Ref # 130-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 4441 Alpha St City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021010

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of
Construction: wood frame
Siding/Sheathing: stucco: modern, all visible, altered: yes
Roof: front gable, low
Fenestration: vinyl, vertical sliding, front, alteration: yes
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2, 2 buildings
Porches: Partial, front, altered: yes

Chimney: side
Property Type: residential
Alterations: altered facade, altered porches, altered fenestration, altered entrances, altered decorative element

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1912
Assessor

***P7. Owner and Address:**
Pulido, Estela

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4441 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1912 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture; Residential Development

Period of Significance: 1912-1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1912 altered Craftsman style residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)

*Required Information

(continued):

The property is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) lists this property with a California Historical Resources Status Code of 6X (Determined ineligible for the NR by SHRC or Keeper). The property is listed in the Los Angeles Zone Information Map Access System (ZIMAS), but includes no historic preservation related information. The property is within the Short Line Villa Tract Historic District, but is not a contributor to that district.

Property Information: City directory indicates that the following people lived at the address during the historic-period: H. Matosian (1956 – 1973).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence is located in the Short Line Villa Tract Historic District, which is significant as an early 20th century streetcar suburb. However, due to alterations the residence does not convey this association and does not contribute to the significance of that district. Under Criterion B, research has not found any associations with the lives of persons important in national, state, or local history. Under Criterion C, this altered residence no longer embodies the distinctive characteristics of the Craftsman style. It is a common property type, does not appear to be the work of a master, and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. This property is not eligible for listing in the National Register or the California Register and does not appear to be a contributor to the Short Line Villa Tract Historic District. It was not evaluated under any local criteria.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1981 building permit issued for an alteration (missing from LA City's scanned files)
1988 electric permit issued
1991 order to comply (issued 3/11/81) for Albert T. and Sandra L. Zornes to stop all work until permits are obtained. Citations include: unpermitted 12'x18' 2-story addition at rear of dwelling, deteriorated structures, and expired electrical permit.
1991 permit (issued 4/22/91) for Albert Zornes (owner-builder) to conduct general building rehab
1998 permit (issued 12/22/98) for Estela Pulido (owner-builder) to replace 7 windows on single-family dwelling
2005 permit issued for replacing 7 windows on single-family dwelling (owner-builder) (issued 1/20/2005)
2005 electric permit

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 4447 Alpha St

P1. Other Identifier: APE Map Ref # 131-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 4447 Alpha St City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of, modest
Construction: wood frame
Siding/Sheathing: stucco, all visible
Roof: side gable, low, wide eaves
Roof: front gable, low, wide eaves
Fenestration: wood, fixed with double-hung end vents, front
Primary Entrance: front, single door, With metal security door.
Plan: irregular
No. Stories: 1, 2 buildings
Porches: Full-Width, front

Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1920
Assessor

*P7. Owner and Address:
Escobedo, Carlos And Higinia P

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4447 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1920 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture; Residential Development

Period of Significance: 1920-1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered 1920 Craftsman bungalow is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This altered property is within the Short Line Villa Tract Historic District, which was determined eligible for listing in the National Register of Historic Places in 1995. Due to alterations, the subject property was determined not to be a contributor to the historic district by the Keeper and this determination remains valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 4447 Alpha Street depicts a rectangular-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by composition asphalt roofing. The building has a shallow setback on the 140-foot-by-50-foot rectangular parcel. The building has a full-width front porch on the eastern, street-facing façade. One detached, single-story, square-shaped, wood-framed building is depicted behind the residence, along the southern parcel boundary line. It is covered by composition asphalt roofing and used as an automobile garage. No other buildings, structures, or objects are shown. The parcel is located in a mostly, built-out, single-family residential tract development with uniformly sized parcels and street setbacks.

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof (Harris 2006; McAlester and McAlester 1984).

Property Information: City directory indicates that Byers G. Jones (1956 – 1973) lived at the address during the historic-period.

Significance Evaluation. Under Criterion A, the residence is located in the Short Line Villa Tract Historic District, which is significant as an early 20th century streetcar suburb. It does not convey this association and does not contribute to the overall historic character of the area. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered residence is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1983 permit (issued 3/15/83) for Carlos Escobedo (owner) to make 1 large 8’ wide using 2 small windows 4’x 8’ header for 2 bedrooms
1978 permit (issued 9/19/78) for Carlos Escobedo (owner-builder) to construct the addition of 9’x6’ bathroom (54 sq. ft.)
Windows at side elevations replaced, railing added to porch at sides (years unknown)

B12. References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
Los Angeles Office of Historic Resources
n.d. Proposed HPOZs. Accessed online at various times in 2012, 2013, and February 2014 at:
http://www.preservation.lacity.org/hpoz/proposed-hpozs
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
Sanborn-Perris Map Co., Ltd.
1920 Los Angeles, California: Volume 13. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 4501 Alpha St

P1. Other Identifier: APE Map Ref # 132-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 4501 Alpha St City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021007

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Colonial Revival, elements of, modest
Construction: wood frame
Siding/Sheathing: wood: shingles, E
Siding/Sheathing: stucco, all visible
Roof: side gable, medium, multiple rooflines
Fenestration: vinyl, fixed with casement end vents, front, Bay window, flanked by decorative shutters, alteration: yes
Fenestration: vinyl, double-hung, front, side
Primary Entrance: front, single door
No. Stories: 1, 2 buildings

Porches: Partial, front
Property Type: residential
Retains integrity: low, setting, location, association, feeling
Alterations: altered fenestration, altered decorative element, altered Siding

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1948
Assessor

***P7. Owner and Address:**
Ortiz, Miguel A And

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/02/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4501 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1948

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1948 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1948 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

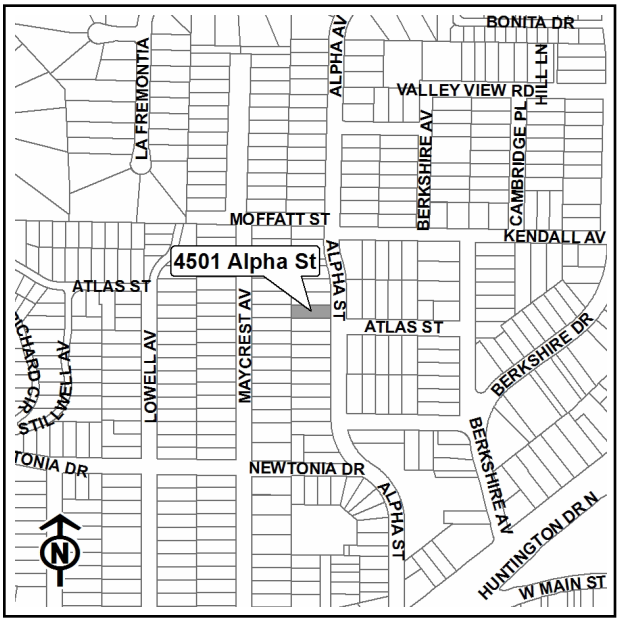
*B12. References:

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

The property is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 6X (Determined ineligible for the NR by SHRC or Keeper). The property is listed in the Los Angeles Zone Information Map Access System (ZIMAS), but includes no historic preservation related information. It is within the Short Line Villa Tract Historic District, however, this residence was constructed after the district's period of significance and, therefore, is not a contributor to that district.

Property information: No city directory information was found for this address.

Significance Evaluation. Under Criterion A, the residence is located in the Short Line Villa Tract Historic District, which is significant as an early 20th century streetcar suburb, but it was constructed outside the district's period of significance. Built in 1948, the residence is also associated with the post-World War II housing boom. However, as one of thousands of similar modest homes constructed during this period, it is no more closely associated with or representative of the period than numerous others. Under Criterion B, research has not found any associations with the lives of persons important in national, state, or local history. Under Criterion C, this modest residence is a common property type and is not a truly representative example of an architectural style. No evidence was found indicating it is the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, this building does not appear to have the potential to yield information important in prehistory or history. It was not evaluated under any local criteria.

B12. References

Los Angeles Office of Historic Resources
n.d. Proposed HPOZs. Accessed online at various times in 2012, 2013, and February 2014 at:
http://www.preservation.lacity.org/hpoz/proposed-hpozs

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 4516 Maycrest Ave

P1. Other Identifier: APE Map Ref # 133-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 4516 Maycrest Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021031

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, All Visible
Roof: front gable, low, wide eaves, decorative venting under gable peaks
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1921
Assessor

***P7. Owner and Address:**
Brown, Steven R

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/02/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4516 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1921 No permits for this property were found in any database at the City of Los Angeles

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1921 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places of the California Register of Historical Resources. However, it is within the proposed Berkshire Craftsman and Bungalow Revival Village Historic Preservation Overlay Zone (HPOZ).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

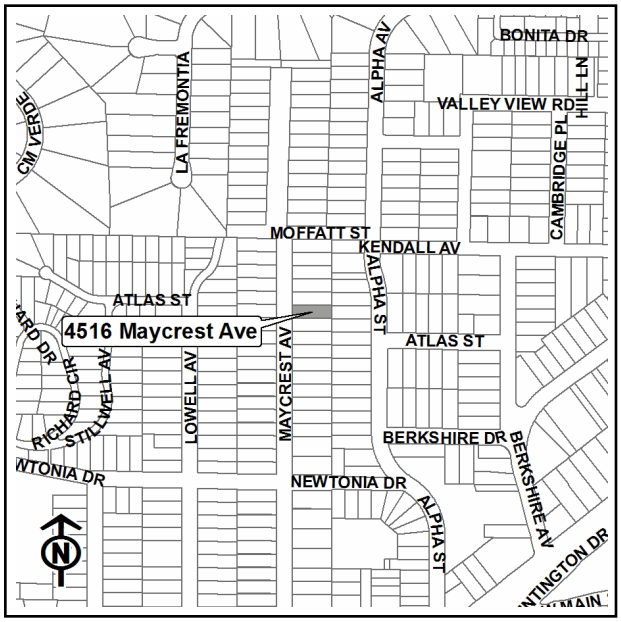
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Irma Brown lived at this address between at least 1956 and 1973.

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Berkshire Craftsman and Bungalow Revival Village. According to the City of Los Angeles, the Berkshire Craftsman and Bungalow Revival Village has been introduced to the City Council as a proposed Historic Preservation Overlay Zone (HPOZ; Los Angeles Office of Historic Resources n.d.). This proposed HPOZ completely encompasses and extends beyond the Short Line Villa Tract Historic District. The triangular-shaped proposed HPOZ, which has also been called Sierra Vista, is generally bounded by North Huntington Drive, Kendall Avenue/Moffatt Street, and Maycrest Avenue. It includes single-family homes generally constructed between 1907 and 1950.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area.

References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Los Angeles Office of Historic Resources
n.d. Proposed HPOZs. Accessed online at various times in 2012, 2013, and February 2014 at:
http://www.preservation.lacity.org/hpoz/proposed-hpozs

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 4522 Maycrest Ave

P1. Other Identifier: APE Map Ref # 134-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 4522 Maycrest Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021032

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Tudor Revival, elements of, modest
Siding/Sheathing: stucco, all visible
Roof: cross-gable, steep, narrow eaves
Fenestration: vinyl, horizontal sliding, front, alteration: yes
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
Other notable features: small vinyl window does not detract
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1926
Assessor

*P7. Owner and Address:
Alvarez, Evangelina

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4522 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1926 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture; Residential Development

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1926 Tudor Revival style residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

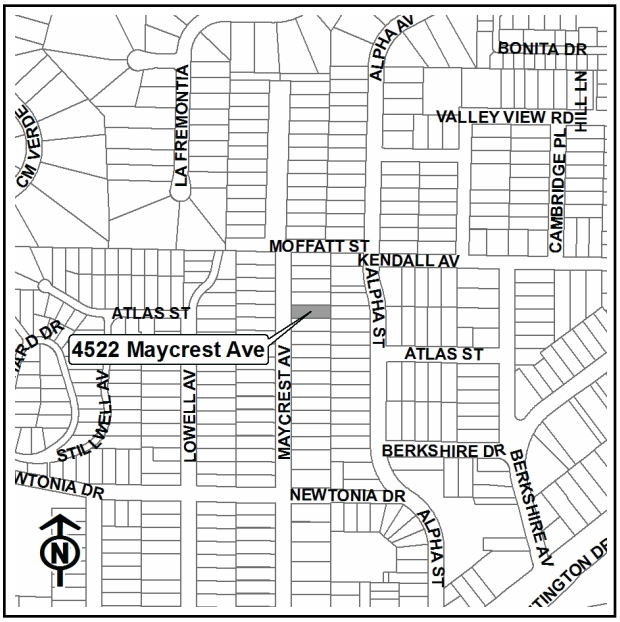
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

It is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 6Y. The property is listed in the Los Angeles Zone Information Map Access System (ZIMAS), but includes no historic preservation related information.

This property is within the potential Berkshire Craftsman and Bungalow Revival Village Historic District, which was introduced to the Los Angeles City Council as a proposed Historic Preservation Overlay Zone (HPOZ) in February 2014. As part of the current study, this potential district was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

Since the residence appears to have only been evaluated under the National Register criteria, as part of this study it is being evaluated for listing in the California Register of Historical Resources (California Register).

Property Information: City directory indicates that the following people lived at the address during the historic-period: Don H. Felkins (1956); S. C. Smith (1960 - 1962); and D. McKay (1965 – 1973).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion 1, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion 2, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion 3, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion 4, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1985 permit (issued 3/27/85) for Rosemary McKay (owner) to re-roof
1932 permit (issued 11/23/32) for Otto Schultz (owner/architect) to construct a 1 story addition
1988 permit (issued 3/15/88) for Rosemary McKay (owner)/Jack Dewyn Const. (contractor) to replace chimney masonry (damaged in earthquake) with prefab (15ft) per city specs
1993 notice of non-compliance (issued 9/10/93) sent to Evangelina Alvarez (owner) for substandard building conditions. Citations include: illegal conversion of dwelling into duplex, illegal electrical and plumbing in second unit, and violates zoning
1994 permit (issued 7/28/94) to drywall/paint/plaster/repair
1994 disaster inspection file for earthquake damage (7/28/94)
1995 miscellaneous (6/20/95) code violation case closed and permits issued for work.
2007 electric permit issued
2011 certificate of compliance for re-roofing (4/26/11)

(continued):

B12. References

City Directories

var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/

var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

City of Los Angeles

var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

Harris, Cyril M.

2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 4526 Maycrest Ave

P1. Other Identifier: APE Map Ref # 137-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 4526 Maycrest Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021033

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic, elements of
Construction: unknown
Siding/Sheathing: stucco, all visible
Siding/Sheathing: brick: veneer, W
Roof: flat
Fenestration: wood, fixed
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1, 2 buildings
Porches: Partial, front

Additions: Compatible, rear
Retains integrity: low, setting, location, association, feeling
Alterations: altered plan, altered facade, altered fenestration, altered decorative element

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1923
Assessor

***P7. Owner and Address:**
Audelos, Javier And

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/02/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4526 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: SIngle-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture; Residential Development

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1923 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

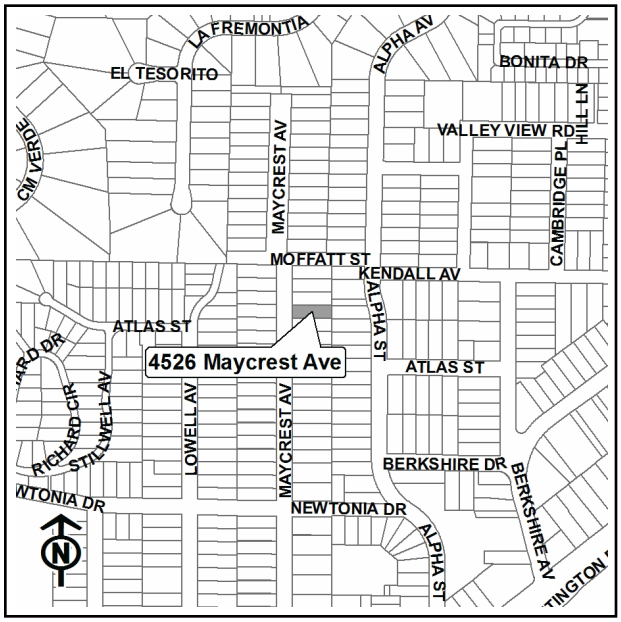
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the potential Berkshire Craftsman and Bungalow Revival Village Historic District, which was introduced to the Los Angeles City Council as a proposed Historic Preservation Overlay Zone (HPOZ) in February 2014. As part of the current study, this potential district was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

It is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 6Y. The property is listed in the Los Angeles Zone Information Map Access System (ZIMAS), but includes no historic preservation related information.

Since the residence appears to have only been evaluated under the National Register criteria, as part of this study it is being evaluated for listing in the California Register of Historical Resources (California Register).

Property Information: City directory indicates that the following people lived at the address during the historic-period: W. W. Kreutzberg (1956 – 1967).

Significance Evaluation. Under Criterion 1, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion 2, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion 3, this is a typical example of a common architectural style, method of construction, and property type, and lacks integrity of design, materials, workmanship, association, and feeling. Under Criterion 4, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1954 permit (issued 2/24/54) for Warner W. and Faye F Kreutzberg (owners) to use 12’x18’ slab and add to it to make 20’x20’ foundation for garage
1954 permit (issued 2/24/54) for Warner and Faye Kruetzberg (owner-builders) to use 12’18’ slab and add to same slab making a total 20’x20’ slab for the construction of a new 20’x20’ garage.
1954 certificate of occupancy (9/23/54) granted to Warner and Faye Kreutzberg (owners) for 12’x18’ garage accessory structure
1956 certificate of occupancy (10/18/56) granted to Warner and Faye Kreutzberg (owners) for 6’x15’ addition to the dwelling
1959 permit (issued 2/10/59) for Warner Kreutzberg (owner)/John J. Anderson (contractor) to change window to sliding door and remodel kitchen
1969 permit (issued 3/10/69) for Mr. J. Martinez (owner)/Norman Simon (architect)/Quality Homes Improvement Co. (contractor) to construct the addition of a 16’x16’ family room
1969 certificate of occupancy (6/24/69) granted to Mr. J. Martinez (owner) for 16’x16’ addition to the dwelling
2003 notice of violation to Javier Audelos and Laura Fletcher Audelos that new patio cover and 10’x12’ room addition was under construction without inspection or permits (compliance date 9/10/2003)
2003 permit (issued 9/15/03) for Javier Audelos and Laura Fletcher Audelos (owner-builders) to add a 8’x8’ laundry room at rear of the dwelling
2003 code enforcement letter (10/26/03) stating unapproved construction progress on new patio cover
2006 permit for 6’ block wall along north property line
2008 permit (issued 3/18/08) for Javier Audelos (owner-builder) to add 179 sq. ft. bedroom to an existing dwelling
2008 permit for John Wurtz (Upland) to construct 179 sq. ft. bedroom addition to an existing raised floor foundation (issued 5/21/08)
2008 certificate of occupancy (5/21/08) granted to Javier Audelos and Laura Fletcher Audelos (owners) for 179 sq. ft. bedroom addition

(continued):

B12. References

City Directories

var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/

var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

City of Los Angeles

var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2526 Birch St

P1. Other Identifier: APE Map Ref # 138-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 2526 Birch St City: Alhambra Zip: 91801

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339002015

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Contemporary, elements of
Construction: wood frame
Siding/Sheathing: stucco, All Visible , horizontal boards under the eaves
Roof: side gable, medium, narrow eaves
Fenestration: aluminum, vertical sliding, front, side
Primary Entrance: front, single door, multiple doors
Plan: rectangular
No. Stories: 2
Chimney: front

Property Type: residential
Retains integrity: medium, setting, location, association, feeling
Alterations: altered porches, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SE, 03/03/14

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1966
Assessor

*P7. Owner and Address:
Wert, Paul and Maria Trs
510 N Altura Rd
Arcadia, CA 91007

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2526 Birch St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1966 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Sam Navarro

*B10. Significance: Area: Alhambra Theme: Residential Architecture

Period of Significance: 1966 Property Type: Apartment Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This apartment building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

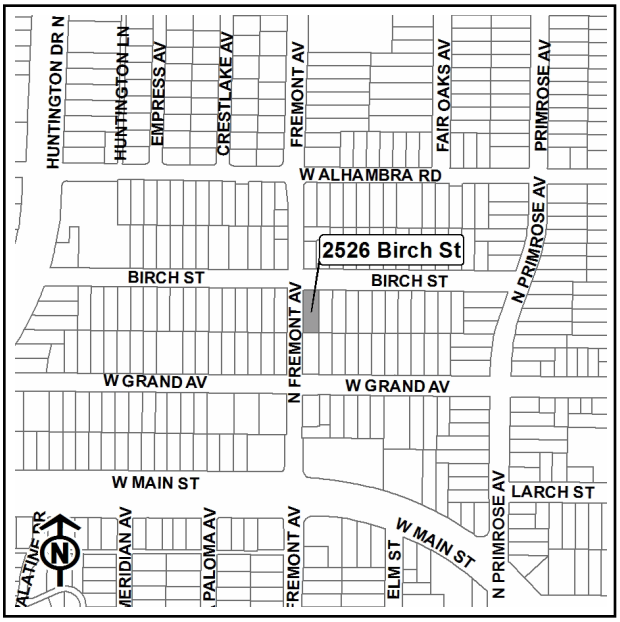
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Since this building was not constructed until 1966 and the most recent City Directory available was 1956, no City Directory information was obtained.

Architectural Context: Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). One notable feature of this subtype is the roughly trapezoidal windows that frequently appear in the gable ends. Both subtypes are usually one-story, but two-story examples are not uncommon.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
1966 permit #45406 issued to A. Van Schaick for six units, 6 covered parking spaces, and 6 uncovered parking spaces. Building was 35 X 106, two-stories, stucco, and cedar shingles. Additional permits include electrical, plumbing, and heating.
1985 permit issued to Paul West for re-roof

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2525 Birch St

P1. Other Identifier: APE Map Ref # 141-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 2525 Birch St City: Alhambra Zip: 91801

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339001037

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Tudor Revival
Siding/Sheathing: stucco, all visible
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front
Chimney: side

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1923
Assessor

***P7. Owner and Address:**
Ball, David

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2525 Birch St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Alhambra Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

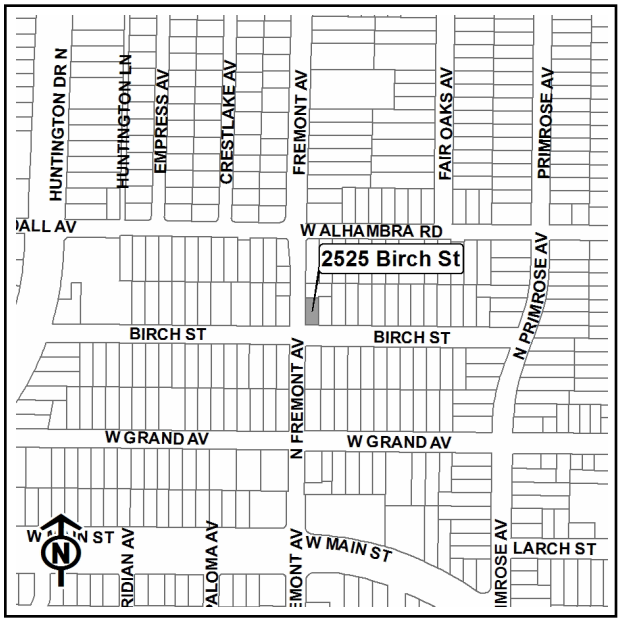
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Property Information: City directories indicate the following people lived at this address during the historic-period: Frank O. and Nellie L Thompson (1930-1952) and Barney (a manager at Prudential Insurance) and Lorraine Fitas (1956).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state, or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
1923 permit #7645 issued to F. O. Thompson
1947 permit issued to F. O. Thompson for pest control/termites
1951 permit issued to F. O. Thompson for plumbing
1953 permit issued to F. O. Thompson for heating
1963 permit issued to Fatima Harrington for alterations and a home occupation
2002 permit issued to David Ball for a bathroom conversion, wall, and electrical

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 212 N Fremont Ave

P1. Other Identifier: APE Map Ref # 143-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 212 N Fremont Ave City: Alhambra Zip: 91801

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5339001001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hipped, medium, narrow eaves
Fenestration: wood, double-hung, front, side
Primary Entrance: front, single door, multiple doors
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1948
Assessor

***P7. Owner and Address:**
Mcdermott, John and Bridget Trs
11 Halsted Cir
Alhambra, CA 91801

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 212 N Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple-family residence B4. Present Use: Multiple-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1948 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: The Cement Construction Company

*B10. Significance: Area: Alhambra Theme: Residential Architecture

Period of Significance: 1948 Property Type: Multi-family Property Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

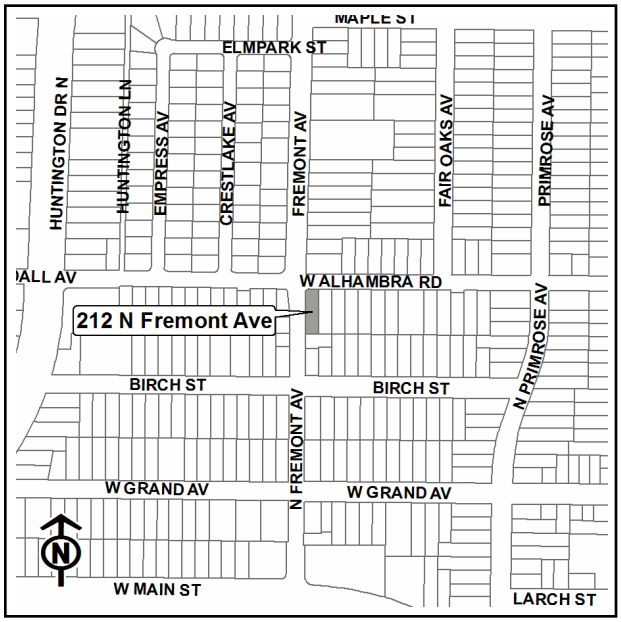
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic-period: Robert C. (a production engineer for the Helipot Corporation) and Rosalie Johnson (1952) and Arthur (a Union Oil Service Station worker) and Beverly J. DiVecchio (1956).

Builder research: No information about The Concrete Construction Company was obtainable.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6 Construction History
1948 permit #40711 issued to E. J. Green for a 32 X 80 building with 3 units, 10 rooms, and a garage
1968 permit issued to Jessie C. Walker for re-roof with Celotex composition

B12 References
City of Alhambra
Var. Building permits. On file at the City of Alhambra Building Division.
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed online through Ancestry.com at http://www.ancestry.com/
var. City of Alhambra (Los Angeles County, Calif.) City Directory. The Los Angeles Directory Company, Los Angeles, CA. Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 2070 Fremont Ave

P1. Other Identifier: APE Map Ref # 145-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 2070 Fremont Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319013036

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: French Eclectic
Siding/Sheathing: brick: veneer, all visible
Roof: hipped, medium
Fenestration: wood, casement, front, side
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Teters, Jerry L

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 2070 Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: French Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

garage

B9a. Architect: Unknown b. Builder: W.H.Wilson

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 6, "not eligible for listing or designation." The City's 2002 survey update listed it as Status Code 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

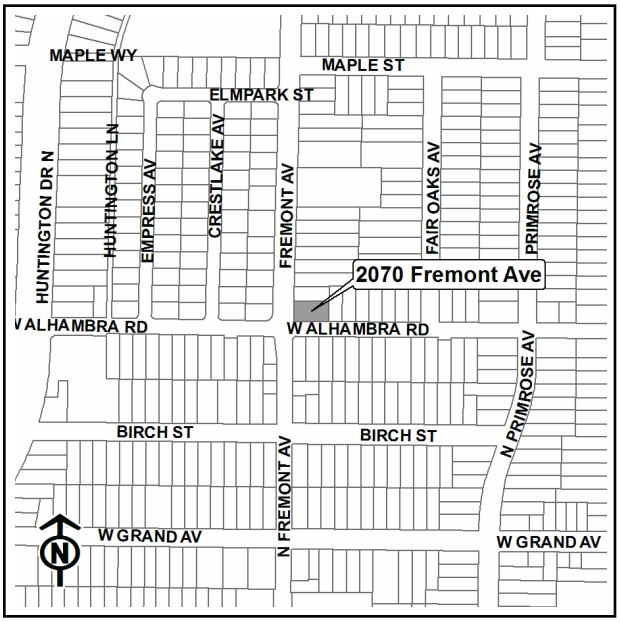
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 2070 Fremont Avenue depicts an L-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by composition asphalt roofing. The building is centrally sited on the 140-foot-by-75-foot rectangular parcel. A detached, single-story, square-shaped, wood-framed building is depicted behind the residence, near the northeastern corner of the parcel. It is covered by wood shake roofing and is used as an automobile garage. No other buildings, structures, or objects are shown. The parcel is located in a mostly built-out, single-family residential tract development containing various-sized parcels with single-family custom and tract residential buildings with varied street setbacks.

Architectural Context: The French Eclectic style is typically characterized by tall, steeply pitched hipped roofs often with flared eaves; brick, stone, or stucco wall cladding; quoins at the wall intersections; sometimes decorative half-timbering; larger chimneys; and French or double-hung windows (Harris 2006; McAlester and McAlester 1984).

Property Information: City directory indicates that the following people lived at the address during the historic period: Henry and Emma Becker (1926 – 1940); Richard (a mechanic) and Ruth Rickenbaugh (1952 – 1956); and Melle A. Compton (1960).

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but is not directly associated with significant events in history. Under Criterion B, it was not found to be associated with any persons important in local, state or national history. Under Criterion C, the property retains a high level of integrity, but is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. This property is not eligible for listing in the National or California Registers and does not contribute to a previously unidentified historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1923 permit issued to Henry Becker to use W.H. Wilson to construct garage (20'x'22') brick (Finalized 10/17/1923)
1993 permit issued to Jerry Teters to use Flying Trowel Masonry to rebuild earthquake damaged chimney from roof-up (finalized 3/10/1993)
1993 permit issued to Jerry Teters to use S&N Construction to re-build earthquake damaged garage (finalized 7/28/1993)
1994 permit issued to Gerri Ressa to use T.D. Builders to re-roof (finalized 6/14/1994)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2064 Fremont Ave

P1. Other Identifier: APE Map Ref # 146-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 2064 Fremont Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319013035

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, all visible , hand-troweled
Roof: cross-gable, low, terra cotta tile
Fenestration: wood, fixed multi-paned, front, arched
Fenestration: wood, fixed with casement end vents, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Chimney: side
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling
Alterations: altered steps

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1928
Assessor

***P7. Owner and Address:**
Dominguez, Don and Leonor

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2064 Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1928 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: LaForce

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1928 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

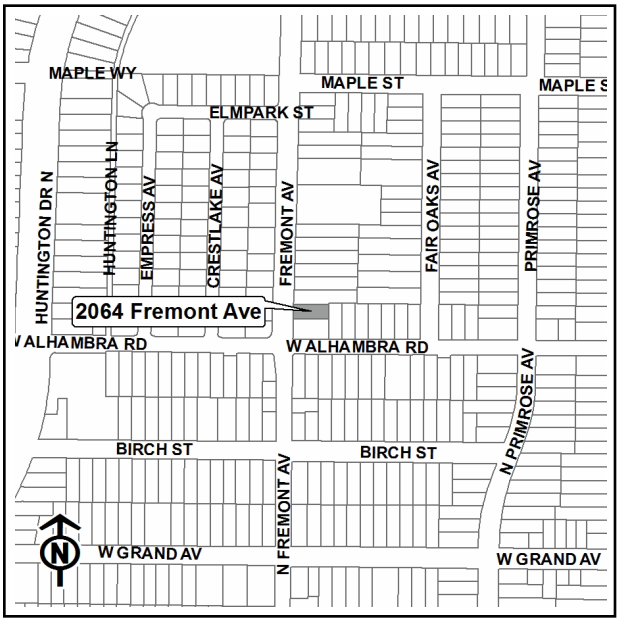
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Charles R. (a salesman) and Bertha M. La Force (1928-1952) and Joseph Vadalma (1962).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

Permit with no date issued to Charles LaForce to use Monarch Roofing to re-roof house, no final
1928 permit issued to C.R. LaForce to build a new house (finalized 4/23/1928)
1963 permit issued to Mary T. Vandalma to act as owner-builder to re-roof with Spanish tile (replacement) (finalized 4/18/1963)
1970 permit issued to Roberta Runk to use Alhambra Roofing Co. to re-roof (finalized 6/9/1970)
1983 permit issued to Mrs. R. Runk to use Alhambra Roofing Co. to re-roof flat section of house (finalized 11/22/1983)
2004 permit issued to Lenore Dominguez to use Great American Roofing Co. to re-roof (finalized 12/23/2004)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2054 Fremont Ave

P1. Other Identifier: APE Map Ref # 147-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 2054 Fremont Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319013012

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: hipped, medium, terra cotta tile
Fenestration: vinyl, double-hung, front, alteration: yes
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front
Chimney: front

Retains integrity: medium, setting, location, materials, association
Alterations: altered fenestration, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Maurer, Geraldine L

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2054 Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J. Burton Cook

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

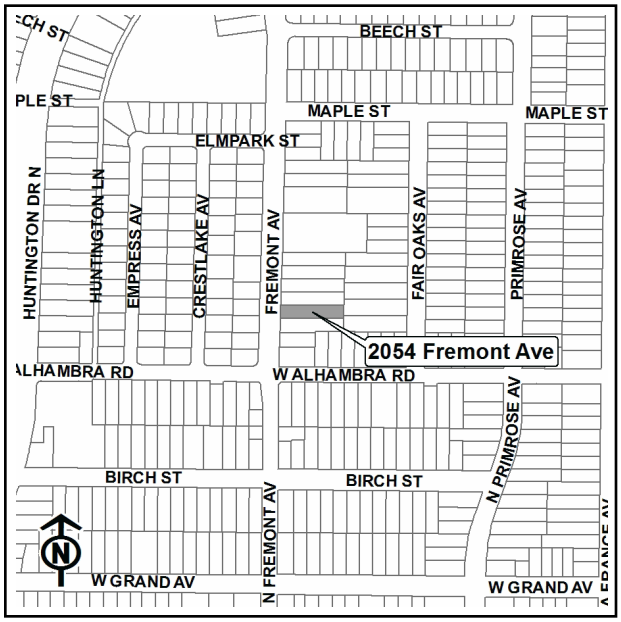
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: James B. (manager for an oil company) and Olive A. Arthur (1926-1952); Nicholas G. and Ernestine Maus (1943-1962); and Michael and Antionette Mafamez (1975).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type, which has been altered impacting its integrity. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit #3568 issued to J.B. Arthur (owner) and J. B. Cook to construct a 5-room dwelling with garage.
1940 permit #9270 issued to E.A. Maus (owner) to use day labor to construct a double garage.
1948 permit #18558 issued to N.J. Maus (owner) and J. Lytle to reroof.
1963 permit #51793 issued to N. Maus and W.L. Nickels (contractor) for termite work: sealing of porches, raising the foundation and replace a small section.
1964 permits #54046 and 54047 issued to Michael Magames (owner) and AirKool Awning to install an aluminum patio cover attached to the rear of the dwelling and Aluma-Kool Awnings to install three window awnings.
1996 permit #18604 issued to Huong Quang Huynk (owner/builder) to construct a 450 linear foot 6’ high garden wall and a 3’ garden wall.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2042 Fremont Ave

P1. Other Identifier: APE Map Ref # 148-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 2042 Fremont Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319013009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Tudor Revival, modest
Siding/Sheathing: stucco, W
Siding/Sheathing: wood: accent, W
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, casement multi-paned, front
Fenestration: wood, double-hung, front
Primary Entrance: front
Other notable features: Chimney replaced (date unknown).
Plan: irregular
No. Stories: 1

Porches: Partial, front
Chimney: front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Dixon, Anne M

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 2042 Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J.M. Roberts

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 6, "not eligible for listing or designation." The City's 2002 survey update listed it as Status Code 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

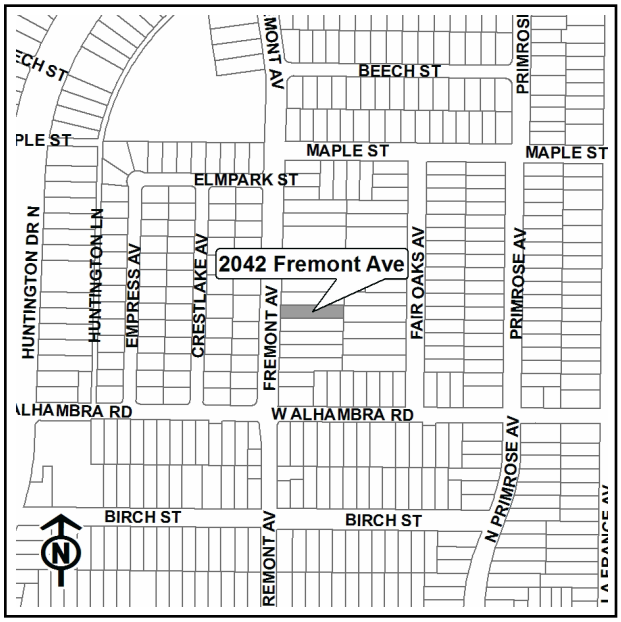
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013



(This space reserved for official comments.)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 2042 Fremont Avenue depicts a U-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by wood shake roofing. The building has a moderate street setback on a long and narrow 250-foot-by-50-foot rectangular parcel. A detached, single-story, square-shaped, wood-framed building is depicted behind the residence, near the northeastern corner of the parcel. It is covered by wood shake roofing and is used as an automobile garage. No other buildings, structures, or objects are shown. The parcel is located in a mostly built-out, single-family residential tract development containing various-sized parcels with single-family custom and tract residential buildings with varied street setbacks.

Property Information: City directories indicate that the following people lived at the address during the historic-period: Carl and Hermine Zerbe (1926 -1960); and G. R. Dixon (1975).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, this Tudor Revival residence is a fairly typical example of a common resource type and method of construction. Research to date has not identified it as the work of a master, and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National or California Registers separately or as a contributor to a district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1923 permit issued to Carl Leslie to use J.M. Roberts to build a new house (finalized 3/12/1923)
1934 permit issued to Carl Zerbe to add one room (finalized 2/12/1934)
1961 permit issued to Mr. and Mrs. Dixon to use Classic Roofs to re -roof and remove old roof (finalized 1/2/1961)
1964 fire notice issued to Clifford P. Grua, Attorney (Manager) for non-structural damage to south room and kitchen (finalized 3/15/1964)
1964 permit issued to Louise Morehead (incompetent) to use Prout and Kettenniffen to replaster kitchen, dining room, and replace doors (fire repair) (finalized 11/12/1964)
1965 permit issued to A.A. Stimpfel to act as owner-builder to panel bathroom and change window in dining room (finalized 6/10/1965)
1973 permit issued to Albert A. Stimper to use Cook Masonry Inc. to build a fireplace after completely removing the existing fireplace (finalized 7/2/1973)
1981 permit issued to Gary Dixon to act as owner-builder to build a retaining wall along garage in accordance with 3 ft. max city standard (finalized 11/9/1981)
1990 permit issued to Gary Dixon to use Trinity Construction Co. to add a 40 sq. ft. patio cover (finalized 1/2//1990)
1992 permit issued to Gary Dixon (Dickson) to use D. Koldzies as architect and Aquatic Pools as contractor to install a swimming pool and spa (finalized 4/9/1992)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd. 1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2040 Fremont Ave

P1. Other Identifier: APE Map Ref # 149-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 2040 Fremont Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319013008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Tudor Revival, modest
Siding/Sheathing: stucco, all visible
Siding/Sheathing: wood: accent, all visible
Roof: cross-gable, steep
Fenestration: wood, double-hung, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1.5 Two buildings

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1928
Assessor

*P7. Owner and Address:
Batman, Hsueh Li Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 2040 Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1928 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J.F. Wynkopp

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1928 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's 2001 Cultural Heritage Inventory with a California Historical Resources (CHR) Status Code of 6, "not eligible for listing or designation." The City's 2002 survey update listed it as Status Code 5S3. In 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

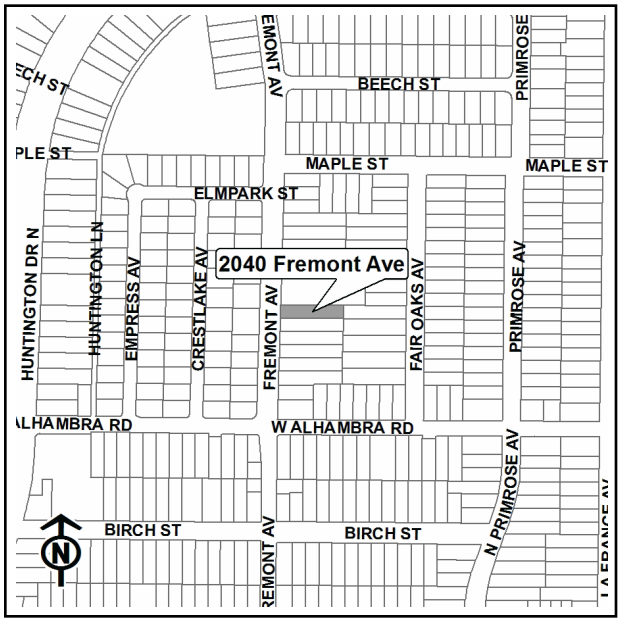
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 2040 Fremont Avenue depicts a rectangular-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by composition asphalt roofing. It has a deep street setback on a long and narrow 250-foot-by-50-foot rectangular parcel. The building has a projecting wing at the far left of the western, street-facing façade. A detached, single-story, square-shaped, wood-framed building is depicted behind the residence, near the southeastern corner of the parcel. It is covered by composition asphalt roofing and is used as an automobile garage. No other buildings, structures, or objects are shown. The parcel is located in a mostly built-out, single-family residential tract development containing various-sized parcels with single-family custom and tract residential buildings with varied street setbacks.

Property Information: City directories indicate that the following people lived at the address during the historic period: J. N. (an electrical engineer for Southern California Edison in Los Angeles) and Jessie Emiley (1930); Percey (a supervisor for Goodyear Textile Company) and Eugenia Beggs (1933 – 1940); Winchell (a petroleum engineer) and Elisabeth Parsons (1952 – 1960); and Mrs. E. Dohlen (1975).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building is a modest example of the Tudor Revival style, but not a truly representative example. It is a typical example of a common property type and method of construction and does not appear to be the work of a master. Its level of craftsmanship does not rise about the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area .

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1928 permit issued to J. N. Emiley to use J.F.Wynkopp as contractor to construct building frame and finish (finalized 8/13/1928)
1948 permit issued to Parsons to use Newfield Bros. Inc. to make alterations and repairs (finalized 4/12/1948)
1958 permit issued to Winchell Parsons to act as owner-builder to enclose porch in single family dwelling (finalized 6/23/1958)
1982 permit issued to Russell H. Butcher to act as owner-builder to change attic to bathroom, bedroom, and den (finalized 6/29/19982)
1982 permit issued to Russell Butcher to use H.M. Hansen as architect and California Pools as contractor to construct an 18'x36' swimming pool (finalized 6/29/1982)
1988 permit issued to Russel and Connie Butcher to use Feel-Safe Construction to repair earthquake damage, including tear-down and re-build of chimney (finalized 7/29/1988)
1994 permit to Juan Soltero to act as owner-builder to tear-off and re-roof (expired 1994)
2009 permit issued to Shirley Batman to use Armin Rahim Construction to convert portion of family room into additional bathroom (5'4"x7'10" upstairs) (finalized 12/10/2009)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2030 Fremont Ave

P1. Other Identifier: APE Map Ref # 150-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 2030 Fremont Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319013007

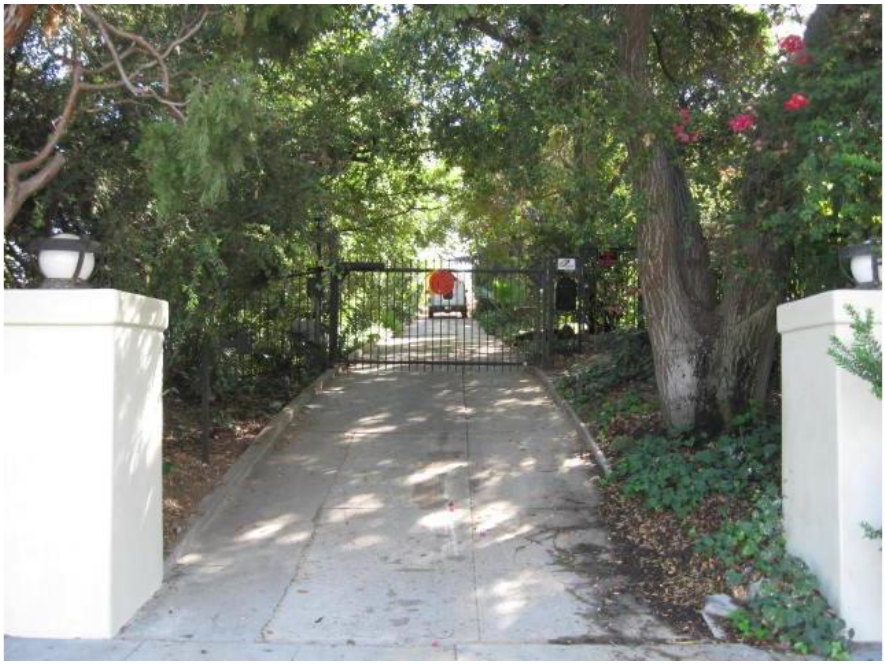
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This residence is not visible from the street. Research indicates a Spanish Colonial Revival style residence was built at this location in 1923, but that in 2013 it was either significantly altered or replaced with a new, larger residence (County Assessor).

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Ferrero, Mary N
PO Box 1283
South Pasadena, CA 91031

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 2030 Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: _____ Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence was not visible from the street, but County Assessor records, indicate that it was significantly altered in 2013. This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2014) with a California Historical Resources Status Code of 5S3 (now 6L). Status Code 6L means "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." It has been signifiantly altered since those surveys were performed.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

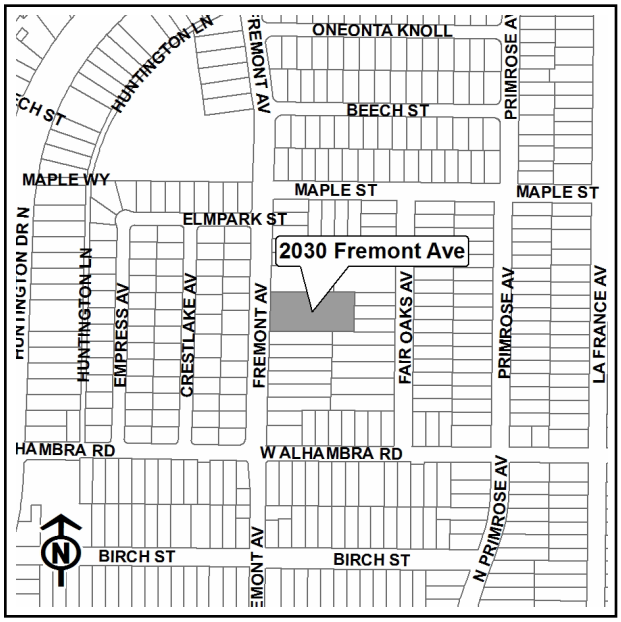
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 2030 Fremont Avenue depicts an H-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by fire-resistant roofing (likely tiles). The building has a very deep street setback on a large 320-foot-by-150-foot rectangular parcel. The building has a bay window in the center-right of the south-facing façade. A detached, single-story, square-shaped, wood-framed building is depicted southeast of and behind the residence. It is covered by composition asphalt roofing and is used as an automobile garage. No other buildings, structures, or objects are shown. The parcel is located in a mostly, built-out, single-family residential tract development containing various-sized parcels with single-family custom and tract residential buildings with varied street setbacks.

Property Information: City directories indicate that the following people lived at the address during the historic-period: Ernest (retired) and Nancy Hawkes (1926 - 1933); Dr. Denver Coleman (1940); Llewellyn (an accounting executive) and Betty Moses (1952); and Dr. Nino (a physician) and Lea Ferrero (1956 – 1975).

Significance Evaluation: Because the building was significantly altered in 2013, it is not eligible for listing in the National Register or the California Register, separately or as a contributor to a historic district.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1922 permit #3335 issued to E.L. Hawkins (owner) to use day labor to construct a new house (no details).
1939 permits #6964 and 7019 issued to Dr. Coleman (owner) and J.H. Thomas (contractor) for addition of two bathrooms and Walter Morgan (contractor) to erect a chimney.
1966 permit #59743 issued to Mrs. Nino Ferrero (owner) and J. Lytle to reroof the patio.
1988 permit #5682 issued to Mrs. Nino Ferrero and Douglas Masonry to repair earthquake damage to the chimney.
2013 significantly altered (County Assessor).

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.
Los Angeles County Office of the Assessor
Property Assessment Information System 2014.
Realtor.com
n.d. Real estate information provided for 2030 Fremont Avenue, South Pasadena. Accessed in November 2014 at: http://www.realtor.com/realestateandhomes-detail/2030-Fremont-Ave_South-Pasadena_CA_91030_M22732-66809

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2016 Fremont Ave

P1. Other Identifier: APE Map Ref # 152-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 2016 Fremont Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319013005

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic, modest
Construction: wood frame
Siding/Sheathing: stucco, W , Tile accents
Roof: cross-gable, low, narrow eaves, terra cotta tile
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1926
Assessor

*P7. Owner and Address:
Birilis, Ted Co Tr
1107 Fair Oaks Ave
South Pasadena, CA 91030

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 2016 Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1926 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1926 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 6, "not eligible for listing or designation." The City's 2002 survey update listed it as Status Code 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

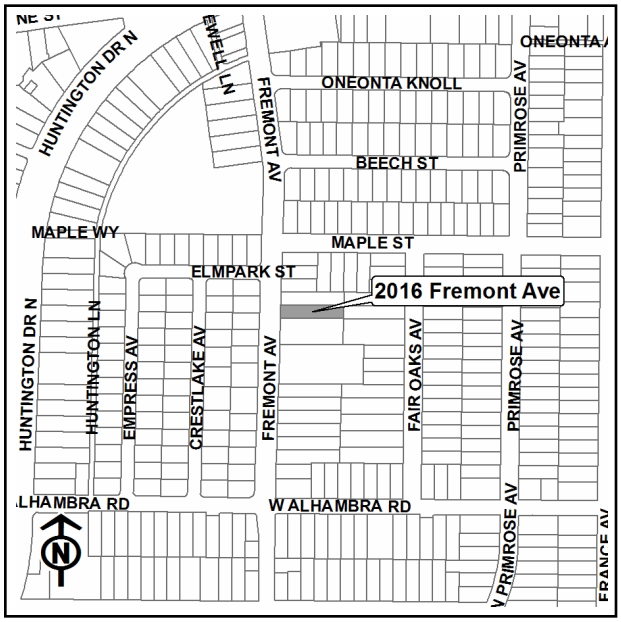
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



*Required Information

(continued):

Since the residence appears to have been evaluated only under the local ordinance, as part of this study it is being evaluated for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register).

Sanborn Map Research: The 1951 Sanborn map for 2016 Fremont Avenue depicts an L-shaped, two-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by composition asphalt roofing. The building has a deep street setback on a long and narrow 250-foot-by-50-foot rectangular parcel. The building has a partial-width porch on the left side of the south façade and is covered by fire-resistant roofing (likely tiles). A partial width patio is located at the far left side of the rear, east-facing façade. A detached, single-story, square-shaped, wood-framed building is depicted east of and behind the residence, at the northeastern corner of the parcel. It is covered by composition asphalt roofing and is used as an automobile garage. No other buildings, structures, or objects are shown. The parcel is located in a mostly built-out, single-family residential tract development containing various-sized parcels with single-family custom and tract residential buildings with varied street setbacks.

Property Information: City directories indicate that the following people lived at the address during the historic-period: Mary Kirby (1930); Denwood (principal at the Junior High School) and Elizabeth Baker (1933 – 1937); Mrs. Robert Hiltner (1940); and Ralph (an inventory secretary) and Orrilla Deems (1952 – 1975).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with terra cotta tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building is a typical example of a common resource type, method of construction, and a property type and does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. This property is not eligible for listing in the National or the California Registers separately or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1937 permit to H.S. Upjohn to act as owner-builder to construct a double garage (finalized 5/25/19317)
1947 permit issued to H.S. Upjohn to use A.D. Paschall to construct a new building (finalized 82/6/1947)
1949 permit issued to Ralph F. Deems to use day labor to enclose porch and enlarge dining room (finalized 3/23/1949)
1954 permit issued to Ralph F. Deems to act as owner-builder (finalized 7/21/1954)
1966 permit issued to Ralph Deems to use Stevens Roofing to tear-off and re-roof with tile (finalized 7/18/1966)
1971 permit issued to Ralph Deems to use W.HM. Porush as architect and Jivi Montpas as contractor to replace damaged chimney stem per engineer (finalized 4/27/1971)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2012 Fremont Ave

P1. Other Identifier: APE Map Ref # 153-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 2012 Fremont Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319013004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: French Eclectic, elements of, modest
Construction: wood frame
Siding/Sheathing: stucco, all visible
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, fixed with double-hung end vents, front
Fenestration: wood, double-hung multi-paned, front, side
Primary Entrance: front
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1924
Assessor

*P7. Owner and Address:
Lower, Mary A Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 2012 Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: French Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1924 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Christen Brothers

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1924 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 6, "not eligible for listing or designation." The City's 2002 survey update listed it as Status Code 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

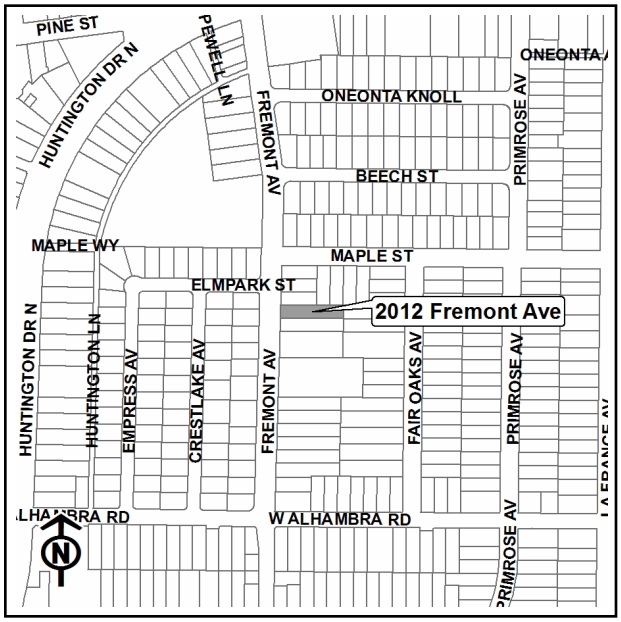
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



*Required Information

(continued):

Since the residence appears to have been evaluated only under the local ordinance, as part of this study it is being evaluated for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register).

Sanborn Map Research: The 1951 Sanborn map for 2012 Fremont Avenue (also addressed as 2014 Fremont Avenue on Sanborn map) depicts two irregularly shaped, single-story, wood-framed, multi-family residential buildings. The buildings rest on concrete perimeter foundations and have asymmetrical layouts, are covered by composition asphalt roofing, and are centrally sited on the narrow, 250-foot-by-50-foot rectangular parcel. A detached, single-story, wood-framed, square-shaped automobile garage is depicted between the residential buildings. It is covered by a wood shake roof. No other buildings, structures, or objects are shown. The parcel is located in a mostly built-out, single-family residential tract development containing various-sized parcels with single-family custom and tract residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Arthur (a salesman in Los Angeles) and Olive Wilhite (1926 – 1960).

Architectural Context: The French Eclectic style is typically characterized by tall, steeply-pitched hipped roofs often with flared eaves; brick, stone, or stucco wall cladding; quoins at the wall intersections; sometimes decorative half-timbering; larger chimneys; and French or double-hung windows (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building is a good example of the French Eclectic style, but not a truly representative example. It is also not representative of a method of construction or a property type.. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary.. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area . This property is not eligible for listing in the National or the California Registers separately or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1924 permit#4380 issued to Arthur Wilhite (owner) and Christen Brothers to construct a new house (no details).
1936 permit #3000 issued to Arthur Wilhite and Feverstein (contractor) for a dining room addition.
1947 permit#17772 issued to Arthur Wilhite and A.P. Anderson (contractor) to construct a 4-room frame and redwood siding residence (second home).
1954 permit #32469 issued to Mrs. Arthur Wilhite and J. Lytle to reroof the house.
1963 permit #50935 issued to Ray Self (owner) and J. Lytle to reroof house with composition.
1996 permit #18790 issued to Mary Ann Lower (owner) and Richard Stelma (contractor) to anchor foundation.
1996 permit #18782 issued to Maryann Lower/Stump and Espinoza Roofing to remove wood and replace roof with composition.
1996 permit #18721 issued to Karen Reyes (owner) and Dale Nabor Masonry to repair masonry fireplace.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2008 Fremont Ave

P1. Other Identifier: APE Map Ref # 154-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 2008 Fremont Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319013047

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular, modest
Siding/Sheathing: stucco, all visible
Roof: cross-gable, medium, narrow eaves
Fenestration: wood, fixed with double-hung end vents, front
Primary Entrance: front
No. Stories: 1
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Brennam, James E

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 2008 Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 6, "not eligible for listing or designation." The City's 2002 survey update listed it as Status Code 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

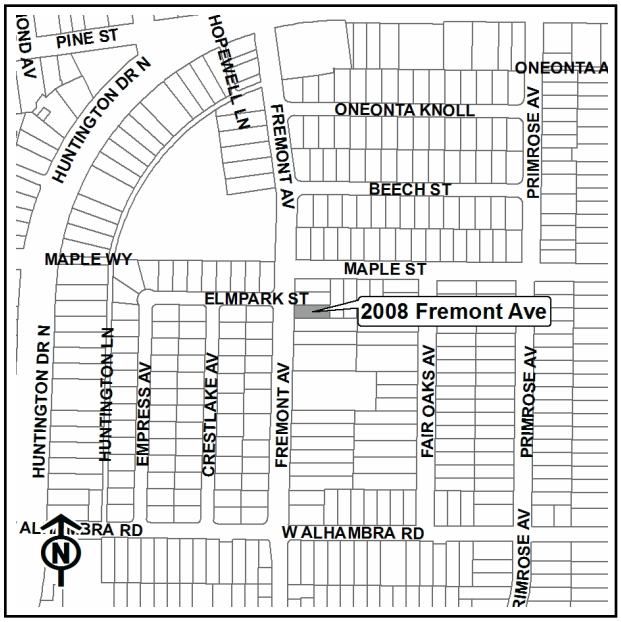
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 2008 Fremont Avenue depicts a square-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by wood shake roofing. The building has a deep street setback on a long and narrow 140-foot-by-50-foot rectangular parcel. A detached, single-story, square-shaped, wood-framed building is depicted east of and behind the residence, at the northeastern corner of the parcel. It is covered by composition asphalt roofing and is used as an automobile garage. No other buildings, structures, or objects are shown. The parcel is located in a mostly, built-out, single-family residential tract development containing various-sized parcels with single-family custom and tract residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: R. D. Oatman (1926); Oliver (real estate agent in Los Angeles) and Sarah Wylie (1930) Mrs. Margaret Horner (1933); Mrs. Sarah Wylie (1937); Margaret Horner (1940 - 1960); and S. J. Brink (1975).

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building appears to retain integrity, but is not a representative example of a style, method of construction, or property type and does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property does not appear eligible for listing in the National Register or the California Register. There is no historic district potential in the area. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit #42 issued to H. Oatman (owner) to construct a new house.
1962 permit #50934 issued to M. Hoarner (owner) and J. W. Lytle to reroof the residence and garage.
1992 permits #13199, 13234 and 13201 issued to Mr. Horner (owner) and T. A. Purkiss (architect) and Flying Trowel Masonry and Seismic Safety to retrofit and anchor foundation and to rebuild the earthquake damaged chimney from the roof up.
2004 Permit #12697 issued to Carlos Lopez (owner) to reroof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2004 Fremont Ave

P1. Other Identifier: APE Map Ref # 155-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 2004 Fremont Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319013002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Monterey, elements of, modest
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, exposed rafter tails, terra cotta tile
Fenestration: wood, double-hung, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1923
Assessor

***P7. Owner and Address:**
Galan, Edward F and Teresa C

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2004 Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Monterey

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: C.E. Rowen

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

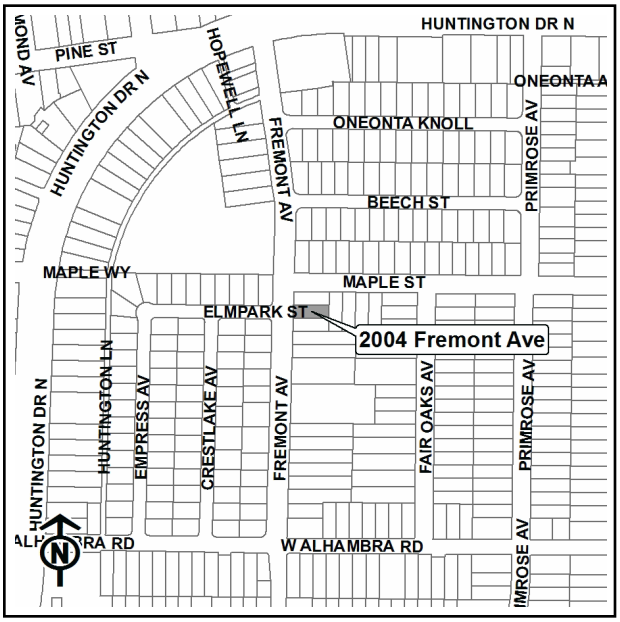
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City Directory research lists several occupants at this address between the years of 1926 and 1952. The residents noted are: Frederik (an employee in Los Angeles) and Nellie Lumbard (1930 and 1933); Harold H. (a civil engineer) and Emily Hauer (1934); Harry A. (no occupation listed) in 1938; Harold M. (a salesman) and Estrid M. Anderson (1940, 1943, and 1946); and Arllyn C. (a machinist) and Donalyn Kling in 1952. Between at least 1956 and 1962, C. Oscar, a machine operator, and Annette Motard lived at this address, followed by Frank J. and Mayna Rietta, no occupational information was provided for the Rietta's.

Ancestry.com research was conducted on resident of five-years or more. For this property Harold and Estrid Anderson and Charles Oscar Motard were researched; however, no information was found that related to the Andersons. Charles Oscar Motard, born in 1884 in Canada completed four years of high school and married Helena, eight years his senior. Charles worked as a merchant in Quebec; the couple arrived in the Untied States in 1926 and was naturalized by 1934. With them came Helena's brother Emiliem Provost who resided with and became partner in a chicken ranch in El Monte after Helena's death. Charles and Emil operated this chicken ranch on Mission Avenue in El Monte until at least 1940. By 1952, Charles had remarried and lived with his wife Annette at the 2004 Fremont Avenue home. Charles died in 1969. No additional information was located relating to Helena, Emil or Annette.

Architectural Context. The Monterey style is typically characterized by: two stories with a low-pitched gabled roof; second story balcony, often full-width, cantilevered and covered by the main roof; paired windows and false shutters are common (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a relatively common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1923 permit issued to J. Black to use C.E. Rowen as contractor to construct a new building
1926 permit issued to C.N. Black to act as owner-builder to install new foundation under house (finalized 11/5/1926)
1932 permit issued to Mrs. Behling to use C.H. Whipple as contract to make alterations and repairs (finalized 6/2/1932)
1993 permit issued to Edward Galan to act as owner-builder and to use Nick Hai as architect to add 1,224 two- story addition (expired 1993)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2000 Fremont Ave

P1. Other Identifier: APE Map Ref # 156-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 2000 Fremont Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319013001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: French Eclectic, modest
Construction: wood frame
Siding/Sheathing: stucco, all visible
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/25/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1926
Assessor

*P7. Owner and Address:
Hsieh, Mark W And

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 2000 Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: French Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1926 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: H. E. Wing

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1926 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2/1/2001) with a California Historical Resources (CHR) Status Code of 6, "not eligible for listing or designation." The City's 2002 survey update listed it as Status Code 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

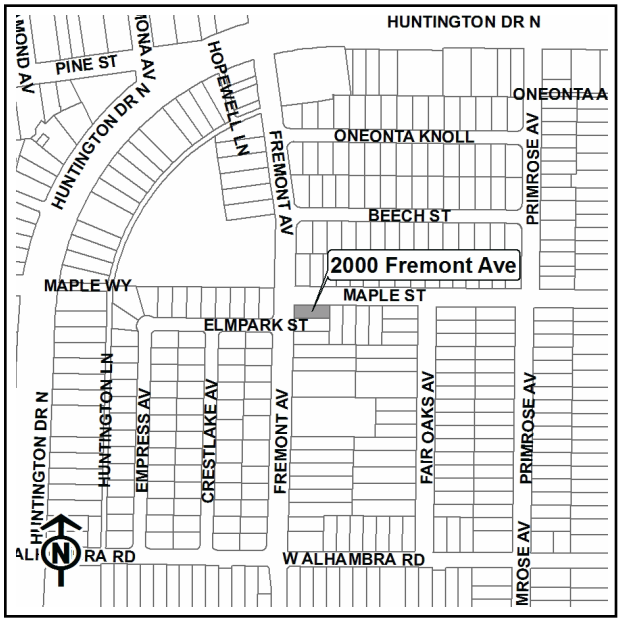
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013



(This space reserved for official comments.)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 2000 Fremont Avenue depicts a rectangular-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by composition asphalt roofing. The building has a deep street setback on a long and narrow 140-foot-by-50-foot rectangular parcel. The building has a projecting wing at the left side of the western, street-facing façade. A detached, single-story, square-shaped, wood-framed building is depicted east of and behind the residence. It is covered by composition asphalt roofing and is used as an automobile garage. No other buildings, structures, or objects are shown. The parcel is located in a mostly, built-out, single-family residential tract development containing various-sized parcels with single-family custom and tract residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Charles (a salesman) and Helen Holden (1930 – 1956); Jack (a professor) and Betty Cullen (1960); and H. R. LaBelle (1975).

Architectural Context: The French Eclectic style is typically characterized by tall, steeply-pitched hipped roof often with flared eaves; brick, stone, or stucco wall cladding; quoins at the wall intersections; sometimes decorative half-timbering; larger chimneys; and French or double-hung windows (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building is a good example of the French Eclectic style, but not a representative example. It is also not representative of a method of construction or a property type and does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National or the California Registers separately or as a contributor to a historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1926 permit #5413 issued to Charles Holden (owner) and H.E. Wing to construct a 6-room stucco and frame dwelling and garage.
1936 permit #3240 issued to Charles Holden to use day labor to move the garage and make alterations.
1947 permit #16915 issued to Charles Holden and Hammy Heating to install a gravity furnace.
1950 permit #22647 issued to Charles Holden to replace the rear stoop and construct a fence.
1962 permit #49652 issued to J.B. Cullen (owner) and Air Vent Aluminum Awning to install aluminum awnings.
1963 permit #52859 issued to Jack Cullen and Coast Roof to reroof the residence.
1980 permit #914 issued to Reynaldo Tauzon (owner) and Massey Roofing to reroof the house.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 4527 Alpha St

P1. Other Identifier: APE Map Ref # 157-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 4527 Alpha St City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of
Construction: wood frame
Siding/Sheathing: stucco: modern, all visible, altered: yes
Roof: front gable, low, wide eaves, decorative venting under gable peaks
Fenestration: wood, fixed with casement end vents, front
Fenestration: vinyl, double-hung, front, alteration: yes
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1, 2 buildings

Porches: Partial, front
Property Type: residential
Retains integrity: low, setting, location, association, feeling
Alterations: altered fenestration, altered Siding

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1916
Assessor

***P7. Owner and Address:**
Tovar, Miguel A And Celia And

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/02/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4527 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1916 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture; Residential Development

Period of Significance: 1916-1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1916 altered Craftsman bungalow does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)

*Required Information

(continued):

This altered property is within the Short Line Villa Tract Historic District, which was determined eligible for listing in the National Register of Historic Places in 1995. Due to alterations, the subject property was determined not to be a contributor to the historic district by the Keeper and this determination remains valid.

It is also within the potential Berkshire Craftsman and Bungalow Revival Village Historic District, which was introduced to the Los Angeles City Council as a proposed Historic Preservation Overlay Zone (HPOZ) in February 2014. As part of the current study, this potential district was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

The property is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) lists this property with a California Historical Resources Status Code of 6X (Determined ineligible for the NR by SHRC or Keeper). The property is listed in the Los Angeles Zone Information Map Access System (ZIMAS), but includes no historic preservation related information.

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof (Harris 2006; McAlester and McAlester 1984).

Property Information: City directory indicates that the following people lived at the address during the historic-period: U. G.Pasquini (1965); and L. Ledesma (1967).

Significance Evaluation. Under Criterion A, the residence is located in the Short Line Villa Tract Historic District, which is significant as an early 20th century streetcar suburb. However, due to alterations the residence does not convey this association and does not contribute to the significance of that district. Under Criterion B, research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this altered residence is not truly representative of the Craftsman style. It is a common type and does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1980 permit (issued 8/22/80) for Mr. and Mrs. Alfred Cuevas (owner)/Reyvas Const. (contractor) to construct a new 32'x24' garage
1982 certificate of occupancy (4/9/82) granted to Mr. and Mrs. Alfred Cuevas for 32'x24' detached garage
1992 permit (issued 2/18/92) for Mr. and Mrs. Alfred Cuevas to enlarge existing bedroom, add bathroom, and sewing room (*portion of lots 2-3 inclusive)
1992 order to comply (surveyed 1/3/92) issued to Alfred and Rosalina Cuevas for various citations. Citations include: exterior in need of paint, interior in need of paint, illegal construction of approximately 20'x20' addition at rear of dwelling, and the addition's associated unpermitted electrical and plumbing. Case closed on 9/16/92.
1994 permit (issued 3/4/94) for Alfred and Rosalina Cuevas (owner/builders) to complete a work permit that was 75% complete
1994 certificate of occupancy (8/3/94) granted to Alfred Cuevas for the new 12'x17'x6' addition
2010 plumbing permit to replace water heater

(continued):

B12. References

City Directories

var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/

var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/

City of Los Angeles

var. Building permits. On file at the City of Los Angeles Department of Building and Safety.

Harris, Cyril M.

2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.

Los Angeles Office of Historic Resources

n.d. Proposed HPOZs. Accessed online at various times in 2012, 2013, and February 2014 at: http://www.preservation.lacity.org/hpoz/proposed-hpozs

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 4536 Maycrest Ave

P1. Other Identifier: APE Map Ref # 158-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 4536 Maycrest Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021035

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Contemporary
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: accent, W
Roof: hipped, low, multiple rooflines
Fenestration: aluminum, horizontal sliding, front
Primary Entrance: front, recessed
No. Stories: 1
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1969
Assessor

*P7. Owner and Address:
Chin, John M Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4536 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1969

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: W. Hoffman Company

*B10. Significance: Area: Los Angeles Theme: Residential Architecture

Period of Significance: 1969 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

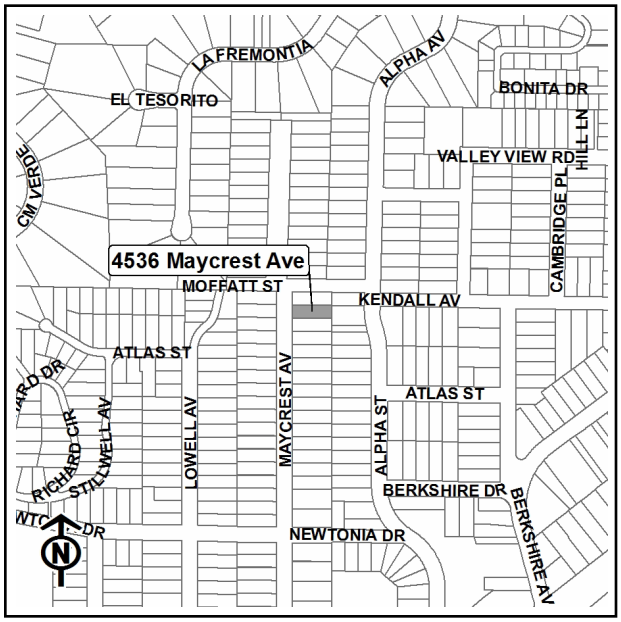
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the potential Berkshire Craftsman and Bungalow Revival Village Historic District, which was introduced to the Los Angeles City Council as a proposed Historic Preservation Overlay Zone (HPOZ) in February 2014. As part of the current study, this potential district was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

Property Information: City directories indicate that John M. Chin (1973) lived at this address during the historic period.

Architectural Context: Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). One notable feature of this subtype is the roughly trapezoidal windows that frequently appear in the gable ends. Both subtypes are usually one-story, but two-story examples are not uncommon.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, based on its date of construction the residence would not be a contributor to the potential historic district.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1969 permit (issued 5/10/69) for Union Federal Savings and Loan (owner).W. Hoffman Co. (contractor) to clear site/demolition for new building (hand wreck)
1969 permit (issued 5/10/69) for Union Federal savings and Loan (owner). W. Hoffman Co. (arch/contractor) to construct 37'x74' single family dwelling with attached garage (3,150 sq. ft.)
1969 certificate of occupancy (12/29/69) granted to Union Federal Savings (owner) for a 37'x42' single family dwelling with attached garage

B12 References

City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Building Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
Los Angeles Office of Historic Resources
n.d. Proposed HPOZs. Accessed online at various times in 2012, 2013, and February 2014 at:
http://www.preservation.lacity.org/hpoz/proposed-hpozs
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 4542 Maycrest Ave

P1. Other Identifier: APE Map Ref # 159-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 4542 Maycrest Ave City: Los Angeles Zip: 90032

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5309021036

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, medium, narrow eaves, terra cotta tile
Fenestration: wood, fixed, front
Fenestration: vinyl, double-hung, side, rear
Primary Entrance: front
Other notable features: screened from view by vegetation
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1931
Assessor

*P7. Owner and Address:
Martinez, Natalio W Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/02/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 4542 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1931 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: Residential Architecture; Residential Development

Period of Significance: 1931 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1931 Spanish Eclectic style residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

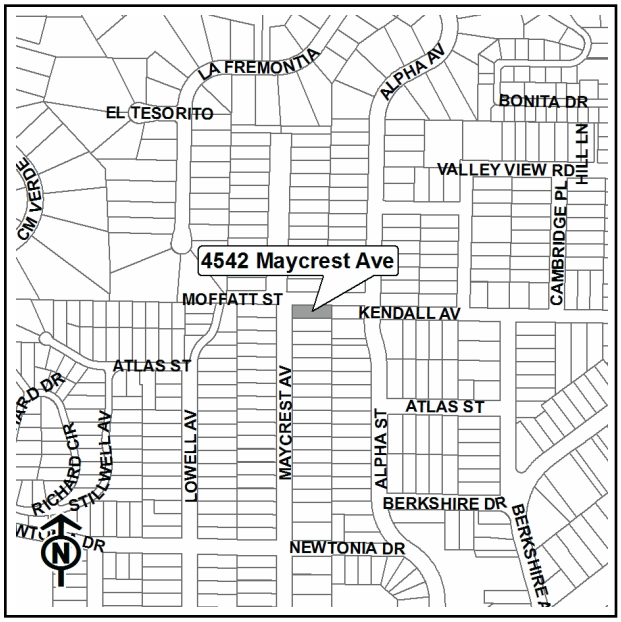
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/02/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within the potential Berkshire Craftsman and Bungalow Revival Village Historic District, which was introduced to the Los Angeles City Council as a proposed Historic Preservation Overlay Zone (HPOZ) in February 2014. As part of the current study, this potential district was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

It is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 6Y. The property is listed in the Los Angeles Zone Information Map Access System (ZIMAS), but includes no historic preservation related information.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Natalio Martinez (1956 – 1973).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with important events in history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. It does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1943 permit (issued 11/8/43) for Walter S. Peterson (owner) to re-roof dwelling (Contractor: Coast Roof Co.)
1951 permit (issued 11/16/51) for Walter S. Peterson to repair termite and fungus damage
2010 plumbing permit issued
2014 electrical permit issued
2014 electrical permit issued for roof solar photovoltaic by the Solar City Corporation (issued 3/11/2014)

B12. References
City Directories
var. Census and City Directories (Polk and The Los Angeles Directory Company). Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com/
var. City Directories (Polk and The Los Angeles Directory Company). Accessed online in March-June 2014 through the Los Angeles City Street Address Directory, Pacific Telephone and Telegraph digitized collection via the Los Angeles Public Library online site at http://www.lapl.org/
City of Los Angeles
var. Building permits. On file at the City of Los Angeles Department of Building and Safety.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 2060 Alpha St

P1. Other Identifier: APE Map Ref # 161-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 2060 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310017008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman
Construction: wood frame
Siding/Sheathing: wood: shingles, all visible
Roof: side gable, steep, exposed rafter tails
Fenestration: wood, fixed multi-paned, front
Fenestration: wood, double-hung, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2

Porches: Full-Width, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1906
Assessor

*P7. Owner and Address:
Bagan, Anthony And Ave

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2060 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1906 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1906 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

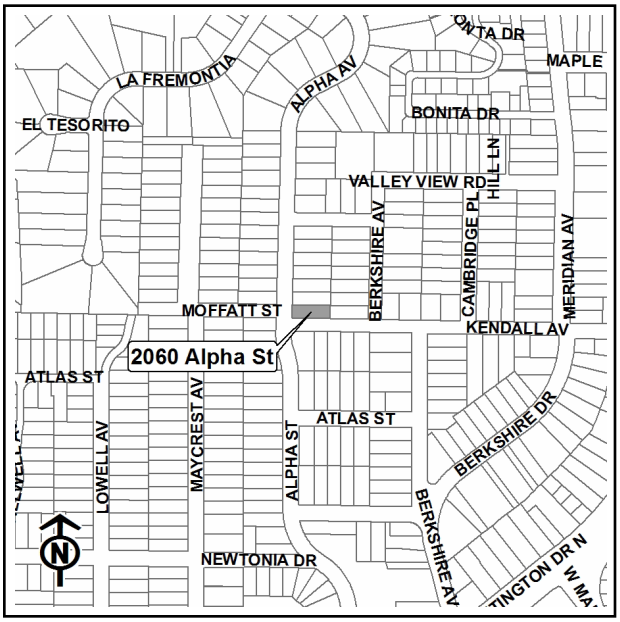
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

It is listed in the City of South Pasadena's Cultural Heritage Inventories (2001 and 2014) and the 2002 survey update with the California Historical Resources Status Code 5D1. The property is within the Valley View Heights neighborhood, which the 2002 survey update indicates may be eligible for designation under the local ordinance but is not designated. The Valley View Heights neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey. The Keeper of the National Register determined that the area was ineligible for listing in the National Register. Caltrans found that the area does not meet the criteria for listing in the California Register because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996). The previous National and California Register determinations are still valid.

Sanborn Map Research: The 1951 Sanborn map for 2060 Alpha Street depicts a rectangular-shaped, two-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by wood shake roofing. The building has a moderate street setback on a long and narrow 150-foot-by-50-foot rectangular parcel. The building has a full-width, single-story porch on the western, street-facing façade. A detached, single-story, rectangular-shaped, wood-framed building is depicted east of and behind the residence, near the northeastern corner of the parcel. It is covered by wood shake roofing and is used as an automobile garage. No other buildings, structures, or objects are shown. The parcel is located in a mostly, built-out, mixed residential tract development containing various-sized parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: George and Rosaline Rogers (1920 – 1940); Augustus (an engineer) and Inez Crawford (1952); and Charles (a director) and Wanda Schermerhorn (1956 – 1960).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. This property is not eligible for listing in the National or California Register, individually or as a contributor to a larger historic district. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, research to date has not found any associations with persons significant in national, state, or local history. Under Criterion C, this is a typical example of the Craftsman style, not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1963 Work completed without permit: sectional wall removed in dining room bay.
1965 and 1968 Fire damaged house and garage; numerous correspondence from City and Fire Department to Wanda Schermerhorn (owner) regarding permitted work for repairs.
1967 Letter from Fire Department to City notification of response to fire; City reply to Fire Department notice that entire roof/upstairs ceiling and upper wall plates lost.
1967 permit #3093 issued to Schermerhorn (owner) and Clark-Porche Construction to repair fire damage.
1968 permit #4858 issued to Schermerhorn and Ban Lee Construction to demo fire damaged garage.
1969 permit #4860 issued to Schermerhorn and Ban Lee Construction to construct garage over existing foundation.
2005 permit #14444 issued to Anthony and Ave Bagan (owners/builders) for kitchen remodel and relocate bathroom.
2008 permit #13208 and 20299 issued to Anthony Bagan (owner/builder) to replace foundation and chimney and repair and replace siding.

(continued):

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/

City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 2050 Alpha St

P1. Other Identifier: APE Map Ref # 162-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 2050 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310017009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, all visible
Roof: hipped, low, narrow eaves
Fenestration: wood, double-hung multi-paned, front, arranged in pairs, Flanked by decorative shutters
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1, 3 buildings

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1938
Assessor

*P7. Owner and Address:
Orindgreff, Timothy And Kathryn

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2050 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1938 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: E. J. Wilber

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1938 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

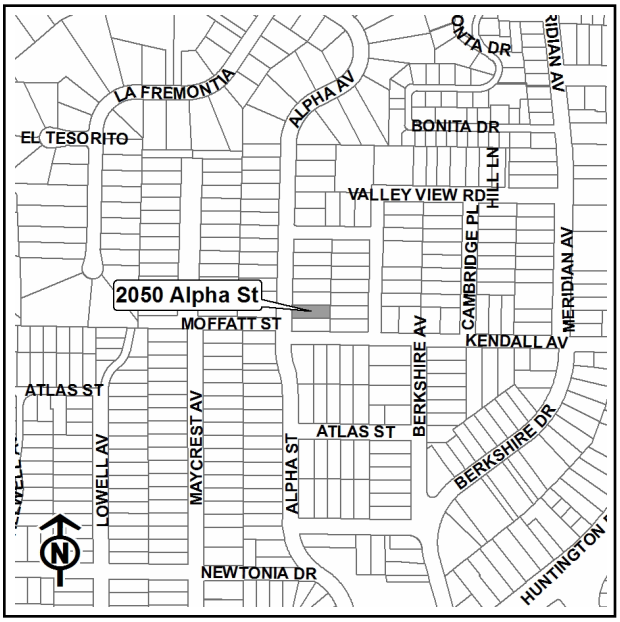
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district).The Valley View Heights Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places determined it ineligible for listing in the National Register of Historic Places (National Register) on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Valley View Heights neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996).The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) reaffirmed the determination on October 25, 2013. The previous determinations are still valid and the City has not designated the Valley View Heights area as a historic district.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Property Information: City directory indicates that the following people lived at the address during the historic-period: Homer Wride (1940); Leslie (a librarian) and Alice Bliss (1952); Gaylord (a sergeant for the City Police Department) and Joyce Campbell (1956) and W. Wright (1975).

Significance Evaluation. Under Criterion A, this building does not appear to be associated with important events in history. Under Criterion B, research has not found any associations with persons important in history. Under Criterion C, this modest residence retains integrity, but is a typical example of a common resource type, is not the work of a master, nor does it possess high artistic values. It does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1938 permit #5203 issued to Homer and Reine Waide (owner) and E.J. Wilber (contractor) to construct a five-room one-story stucco and frame residence.
1959 permit #40422 issued to Gaylord Campbell for a den addition to residence.
1975 permit #8526 issued to Michael Regan (owner/builder) to construct a garage and workshop at rear of lot; cut door in existing garage.
1982 permit #079 issued to Chen (owner/builder) to convert storage to guest house.
1993 permit #14393 issued to Kristin Duncan and Mark Rasmussen (owners) to replace existing roof.
2010 permit #26189 issued to Kathryn Orindgreff (owner) and GS Builders (contractor) to remodel guesthouse and add square footage.
2012 permit #29316 issued to Kathryn Orindgreff and Pasadena Windows to replace 8 windows (glass only to match existing windows), and replace wood windows with matching vinyl.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.

(continued):

McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2049 Alpha St

P1. Other Identifier: APE Map Ref # 163-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2049 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016025

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: side gable, medium, wide eaves
Roof: front gable, medium, wide eaves
Fenestration: wood, fixed multi-paned, front
Fenestration: wood, double-hung, front
Primary Entrance: front, single door
Plan: irregular

No. Stories: 1, 2 buildings
Porches: Partial, front
Additions: Compatible, rear
Property Type: residential
Retains integrity: medium, setting, location, materials, association, feeling
Alterations: altered plan

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1910
Assessor

***P7. Owner and Address:**
Yuen, Billy C And Jenny S

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2049 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1910 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Al Nelson

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1910 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1910 Craftsman bungalow does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

This property is located within the Valley View Heights neighborhood. This area was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register determined it is ineligible for listing in the National Register of Historic Places and Caltrans determined that it does not meet the criteria for listing in the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996). It was re-surveyed in 2002 by PCR Services

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

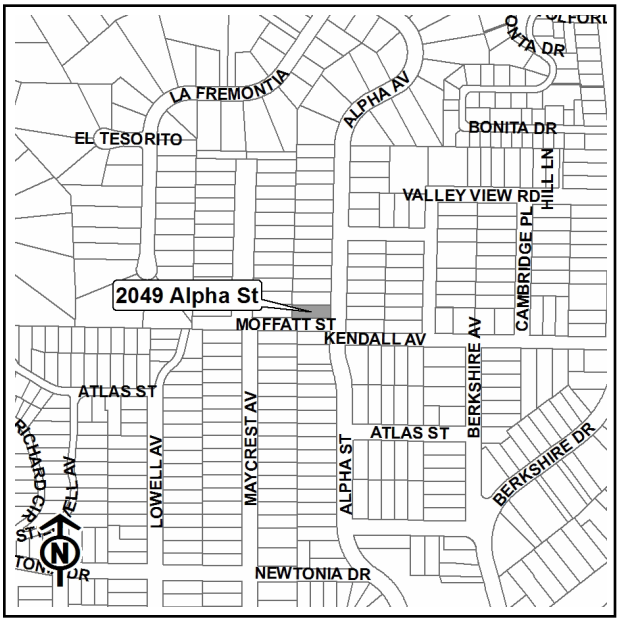
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

*Required Information

(continued):

Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance, however, the City has not formally designated it. The previous National and California Register determinations are still valid.

Property Information: City directory indicates that the following people lived at the address during the historic-period: W. J. Strangman (1926); Milton (an accountant in Los Angeles) and Dorothy Nicholai (1930); Donald (employee at West Dairy) and Bernice Bassett (1933); H. Ashley (1937); and Roy (an office clerk) and Mary Crozier (1940 – 1930).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, research to date has not found any associations with persons significant in national, state, or local history. Under Criterion C, this is a typical example of the Craftsman style, not the work of a master, nor does it possess any high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1928 permit #5935 issued to W. J. Strangeman (owner) for repairs (no details).
1931 permit #6822 issued to W. J. Strangeman and Al Nelson for alterations.
1978 permit #932 issued to Walter Strangeman and E.D. Pratt (contractor) for detached stucco and wood garage.
2007 permit #20034 issued to Bill Yeun (owner), Isao Kawaski (architect) and Allrest Construction (contractor) for addition to single family dwelling for room addition, bath and kitchen remodel.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2043 Alpha St

P1. Other Identifier: APE Map Ref # 164-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2043 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016024

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Prairie, elements of
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: hipped, low
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2, 2 buildings
Porches: Partial, front
Secondary Entrance: side, single door

Retains integrity: low, setting, location, association, feeling
Alterations: altered facade, altered Enclosed second-story porch

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1923
Permit

***P7. Owner and Address:**
Hirtle, Stanley And Francisca Trs
2045 Alpha St
S Pasadena, CA 91030

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2043 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1923

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: D. J. Thomas

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1919 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1923 residence (2043-45 Alpha) does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

This property is located within the Valley View Heights neighborhood. This area was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register determined it is ineligible for listing in the National Register of Historic Places and Caltrans determined that it does not meet the criteria for listing in the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996). It was re-surveyed in 2002 by PCR Services

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

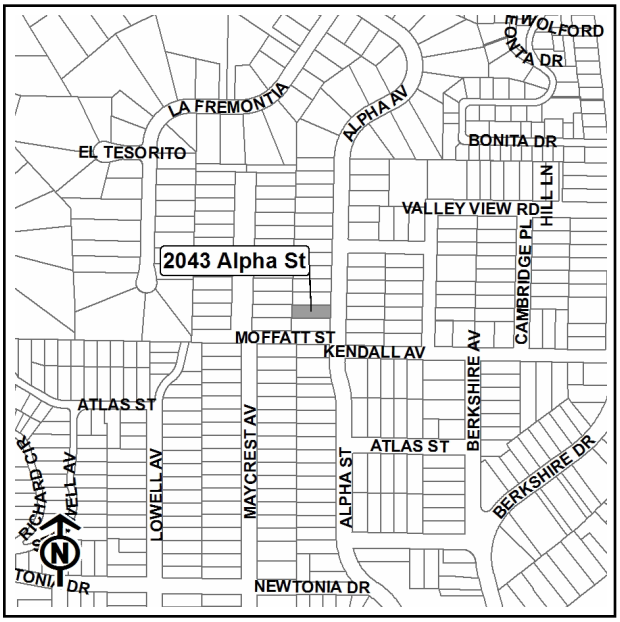
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance, however, the City has not formally designated it. The previous National and California Register determinations are still valid.

Property Information: City directory indicates that the following people lived at the address during the historic-period: James W. Webster (1926 – 1937); Mrs. Ethel Meldahl (1940); Richard J. (a mechanical engineer) and Betty Scoles (1952); and Martin (a foreman) and Shirley Stein (1956).

Architectural Context: The Prairie architectural style originated in Chicago and was popular from the early 1900s through 1920. Residences typically have a low-pitched hipped roof with widely overhanging eaves, with eaves, cornices, and façade detailing emphasize horizontal lines, often with massive square porch supports. Also called the Prairie Box or American Foursquare, it has a simple square or rectangular plan, with a central entrance. The homes are typically two-stories, with one story porches or wings, with facades dominated by horizontal rows of casement or double-hung windows. Vernacular examples were spread widely by pattern books and popular magazines, and they are common in early 20th century suburbs throughout the country.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, research to date has not found any associations with persons significant in national, state, or local history. Under Criterion C, although a representative example of the Prairie style, popular in America in the 1910s, it is not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History

1912 permit issued to H. J. Edwards (owner) for a new home at 2045 Alpha
1916 permit issued to Emily Weeks (owner) for a new building at 2043-45 Alpha. Contractor is D. J. Thomas.
1923 permit issued to Hillenby(?) for repairs and garage addition at 2045 Alpha.
1926 permits issued to Robert McCutcheon (owner/contractor) for bathroom extension at 2043-45 Alpha.
1939 permit issued to Webster (owner) demolish garage and build new double garage at 2045 Alpha. Contractor is Voight Building Company .
1956 permits for change of service, new sink, and re-plaster kitchen issued to E. Wilhelm (owner) at 2045 Alpha.
1961 permit issued to Mary F. Wilhelm (owner) to extend carport roof to existing house for patio cover at 2045 Alpha.
1994 permit issued to repair/alter chimney at 2045 Alpha
1995 permit issued to build new exterior wood stairway at 2045 Alpha
2012 permit issued for reroof

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 2046 Alpha St

P1. Other Identifier: APE Map Ref # 165-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 2046 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310017010

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman
Construction: wood frame
Siding/Sheathing: wood: shingles, all visible
Roof: front gable, low, multiple rooflines, wide eaves, decorative venting under gable peaks
Fenestration: wood, fixed with casement end vents, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1, 2 buildings

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1912
Assessor

*P7. Owner and Address:
Messier, Manuel Tr
624 E Norman Ave
Arcadia, CA 91006

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 2046 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1912 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: E. D. Wyman

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1912 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

This property is located within the Valley View Heights neighborhood. This area was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register determined it is ineligible for listing in the National Register and Caltrans determined that it does not meet the criteria for listing in the California Register because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)

*Required Information

(continued):

unified development (Kane et al. 1996). It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance, however, the City has not designated a district. The previous National and California Register determinations are still valid.

The property is listed in the City of South Pasadena's Cultural Heritage Inventories (2001 and 2014) with a California Historical Resources Status Code of 5D1 "Contributor to a district that is listed or designated locally," but no historic district has been desigated.

Sanborn Map Research: The 1951 Sanborn map for 2046 Alpha Street depicts a rectangular-shaped, single-story, wood-framed, multiple-family residential building. The building rests on a concrete perimeter foundation and is covered by wood shake roofing. The building has a moderate street setback on a long and narrow 150-foot-by-50-foot rectangular parcel. The building has a partial-width porch on the western, street-facing façade. A detached, single-story, rectangular-shaped, wood-framed building is depicted east of and behind the residence, near the southeastern corner of the parcel. It is covered by wood shake roofing and is used as an automobile garage. No other buildings, structures, or objects are shown. The parcel is located in a mostly, built-out, mixed residential tract development containing various-sized parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Clarence (a buyer for wholesale grocery) and Hazel Hollis (1920 – 1926); Robert (a clerk in Los Angeles) and Marie Dickey (1930 – 1933); Frank (a salesman) and Isabelle Mc Niff (1937); G. L. Sirks (1940); Walter P. (a general manager) and Louis Chase (1952 - 1960); and O. Messier (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, this building dates to a boom period in South Pasadena, but is not associated with significant events in history. Under Criterion B, city directories and building permits were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, the building is a good, but modest example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National or the California Registers separately or as a contributor to a historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1914 permit #1274 issued to George Doty (owner) and E. D. Wyman (contractor) to construct a new house.
1924 permit #4655 issued to C. J. Hallis (owner) and C. E. Stoney (contractor) to construct a porch on the side.
1947 permit #17091 issued to D.C. McCullen (owner) and John Lytle (contractor) to reroof.
1953 permit #29781 issued to Walter Chase (owner) to install a swimming pool.
1964 permit #54860 issued to Walter Chase and Coast Roofi Company (contractor) to reroof residence only.
1981 permit #652 issued to Oswald Messier (owner/builder) for bedroom and bathroom addition.
2011 permit # 28137 issued to Thomas James Capital (owner) and Davis Smolens (contractor) to reroof.

(continued):

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/

City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2041 Alpha St

P1. Other Identifier: APE Map Ref # 167-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2041 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016023

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: side gable, medium, wide eaves, attic story
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1
Porches: Full-Width, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1913
Assessor

***P7. Owner and Address:**
Margalit, Shlomo Tr

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2041 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1913 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: S.J. LeStage

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1913 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1913 Craftsman style residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

This property is located within the Valley View Heights neighborhood. This area was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register determined it is ineligible for listing in the National Register of Historic Places and Caltrans determined that it does not meet the criteria for listing in the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996). It was re-surveyed in 2002 by PCR Services Corporation

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

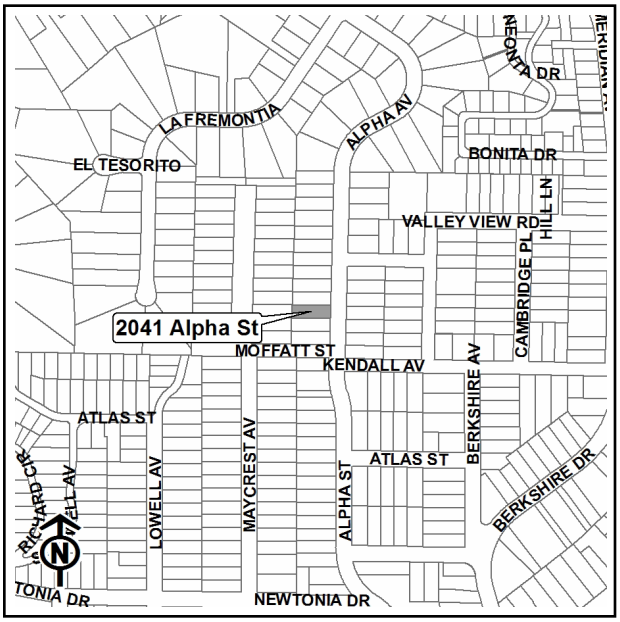
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance, however, the City has not formally designated it. The previous National and California Register determinations are still valid.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Edgar (a hotel baggage man) and Margaret Brown (1920); George Cleary (1924); Charles G. (a salesman for United Linen Supply Company) and Louise Bon Eske (1930); Herbert (a stock broker in Los Angeles) and Ruth Reed (1933); John F. and Catherine Kiernan (1937); Homer J. (a humane officer/gateman) and Marguerite Daniels (1956 - 1960); and L. Janulewicz (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, the builder for this property was listed as S.J. LeStage, however research conducted did not reveal any further information. No further information was found to suggest any associations with persons significant in national, state, or local history. Under Criterion C, the building is a good, but modest example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1912 permit #708 issued to Edgar Brown (owner) and S. J. LeStage to construct a new house.

B12. Reference
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2040 Maycrest Ave

P1. Other Identifier: APE Map Ref # 168-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2040 Maycrest Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016010

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Siding/Sheathing: stucco, all visible
Roof: cross-hip, medium, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front
Plan: L-shaped
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/11/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1945
Assessor

***P7. Owner and Address:**
Anzures, Julian And Refugio Trs

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/11/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2040 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1945 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Raymond Pudge

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1945 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1945 Minimal Traditional style residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

It is listed in the Office of Historic Preservation's (OHP) Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources (CHR) Status Code of 6Y. It is not listed in the City of South Pasadena's Cultural Heritage Inventory (2/1/2001) or the 2002 survey update.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

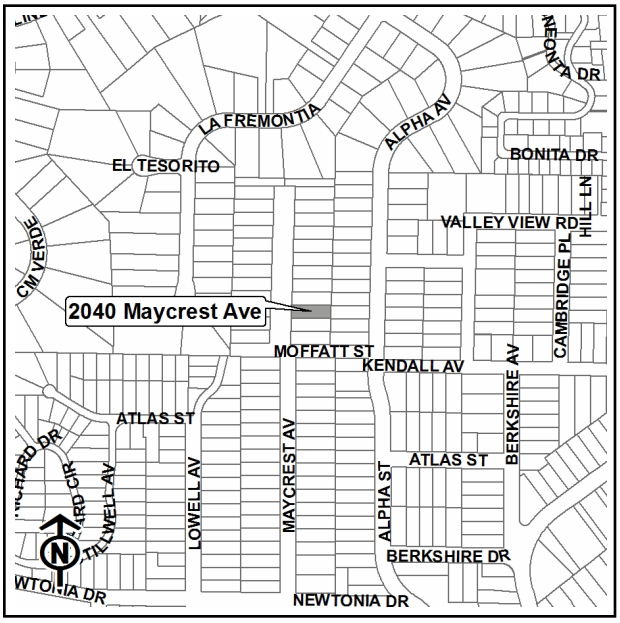
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/11/2013



(This space reserved for official comments.)

*Required Information

(continued):

Property Information: City directory indicates that the following people lived at the address during the historic-period: William (a mechanic) and Helen Hanley (1952); Fuller (a spotter) and Lois Miller (1956); Alex and Linda Gristchuk (1960); and J. S. Anzures (1975).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criteria A, this residence is associated with the post-World War II development boom, but is not particularly representative of that period. It does not appear to be associated with any other important events in history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. Based on this research, the property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1945 permit #13369 issued to Toddhunter and Douglass (owners) and Raymond Pudge to construct a 5-room dwelling and garage.
1965 permit #45231 issued to Alexander Gristchuk (owner) to add a bedroom and bath.
1968 permit issued to Henshaw (owner) and Coast Roof to reroof with composition over wood.
1994 permit #15498 issued to J. Anzueres (owner) and Champion Roof to reroof over existing composition.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 2037 Alpha St

P1. Other Identifier: APE Map Ref # 169-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 2037 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, all visible
Roof: flat, parapet
Roof: shed, medium, narrow eaves, terra cotta tile
Fenestration: wood, casement multi-paned, front, arranged in pairs, arranged in trios
Primary Entrance: front, single door, side lights
Plan: rectangular
No. Stories: 1, 2 buildings
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Storey, Ana M.

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2037 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

This property is located within the Valley View Heights neighborhood. This area was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register determined it is ineligible for listing in the National Register. Caltrans found that it does not meet the criteria for listing in the California Register because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996). It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

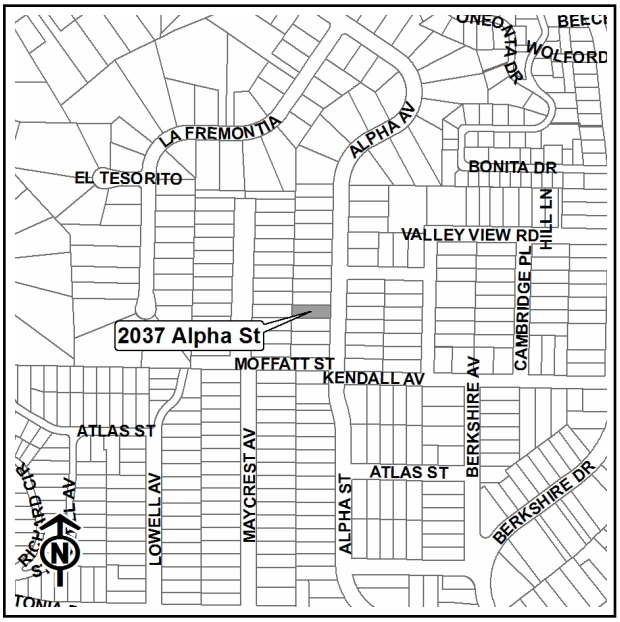
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance, however, the City has not designated a district. The previous National and California Register determinations are still valid.

Property Information: City directory indicates that the following people lived at the address during the historic-period: George Cogwell (1924); Harry A. (an auditor in Los Angeles) and Helen Sims (1930); Edward G. (a commercial aviator) and Kathryn Bush (1933); Robert F. (a salesman) and Emma Baker (1937); John D. Mendenhall (1940); Thurman C (a salesman) and Grace Roberts (1952 - 1956); Monroe E. and Lola Haefele (1960); and Romelia Molina (1975).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with terra cotta tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents. Free adaptations of the style were common in the American Southwest, including California, from 1915-1940. During the 1920s, due to its popularity, many new communities in Southern California were planned in the style, while Spanish Eclectic facades were often superimposed upon earlier styles(Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, city directories and building permits were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Spanish Eclectic style, particularly popular in California and the Southwest in the 1920s and 1930s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History

Several permits have been issued for this address. The most pertinent are listed below.
1923 permit issued to Edgar Brown (owner) for a duplex.
1965 electrical permit issued to Margaret Brown (owner).
n.d. permit issued to Romelia Molina (owner) to convert duplex into single-family residence by removing one kitchen.
2002 permit issued to Ms. Storey (owner) for re-roof.

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2034 Alpha St

P1. Other Identifier: APE Map Ref # 170-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2034 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310017012

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: side gable, medium, narrow eaves
Fenestration: vinyl, vertical sliding, front, Flanked by decorative shutters
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1, 3 buildings

Porches: Partial, front
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration, altered decorative element

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1939
Assessor

***P7. Owner and Address:**
Chung, David H

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2034 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Multi-family property

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1939 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: R. W. Roof

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1939 Property Type: Multi-family Property Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered residence is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

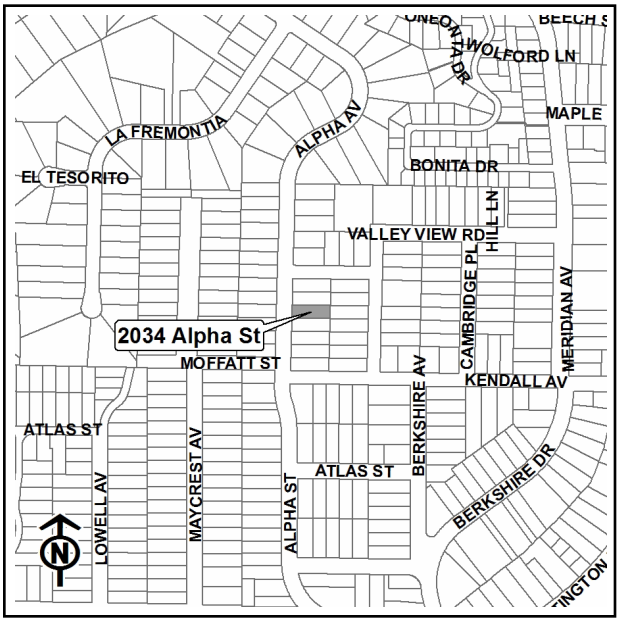
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district).The Valley View Heights Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places determined it ineligible for listing in the National Register of Historic Places (National Register) on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Valley View Heights neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996).The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) reaffirmed the determination on October 25, 2013. The previous determinations are still valid and the City has not designated the Valley View Heights area as a historic district.

Property Information: City directory indicates that the following people lived at the address during the historic-period: D. S. Ryder (1940); John (real estate) and Evelyn O'Connor (1952); John W. (insurance) and Lois Allen (1956); Benjamin Weston (1960); and F. Arciniega (1975).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, this building does not appear to be associated with important events in history. Under Criterion B, research has not found any associations with persons important in history. Under Criterion C, this modest residence has sustained alterations and is not representative of a particular style. It is a common type and does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1939 permit #6709 issued to R. W. Roof (owner/builder) to erect a one-story duplex and double garage.
1949 permit #20414 issued to Eugene Bodry (owner) to construct a guest house and laundry (2036 Alpha).
1952 permit #23700 issued to Eugene Bodry (owner) to enclose porch for a den.
2005 permit#11824 issued to David Chung (owner) to change out five windows in master bedroom of 2034 Alpha due to fire damage.
2005 permit issued to David Chung (owner) to replace windows and close off closet at 2024-2036 Alpha.
2005 permit issued to David Chung (owner) and Victory Painting and Roofing to install new composition shingles to dwelling and garage at 2034-2036 and 2036 ½ Alpha.

B12 References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 2032 Alpha St

P1. Other Identifier: APE Map Ref # 171-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 2032 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310017013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Construction: wood frame
Siding/Sheathing: stucco: modern, all visible
Roof: gable-on-hip, low, narrow eaves
Roof: front gable, medium, narrow eaves
Roof: side gable, low, multiple rooflines, narrow eaves
Fenestration: aluminum, vertical sliding, front
Fenestration: aluminum, horizontal sliding, front
Primary Entrance: front, single door
Plan: irregular

No. Stories: 2
Porches: Partial, front
Additions: Non-Compatible, rear
Alterations: altered setting, altered plan, altered facade, altered roof, altered porches, altered fenestration, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Mccoy, Perry L Jr And

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2032 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J. E. Schultz

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered residence is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

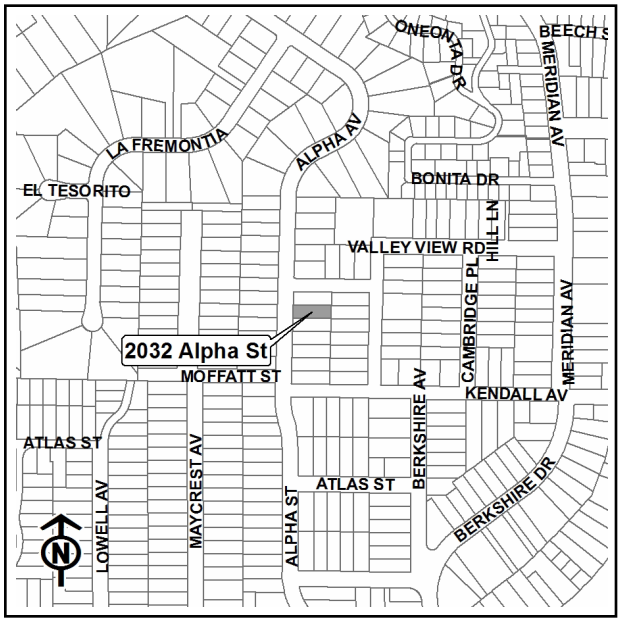
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district).The Valley View Heights Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places determined it ineligible for listing in the National Register of Historic Places (National Register) on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Valley View Heights neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996).The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) reaffirmed the determination on October 25, 2013. The previous determinations are still valid and the City has not designated the Valley View Heights area as a historic district.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Mrs. A. Davis (1926); Mac C. (an attorney in Los Angeles) and Isabel Saunders (1930 – 1933); George A. (an assistant agent for P.E.) and Ruth Baldwin (1937); Robert W. Roof (1940); Richard B. (an engineer) and Louise Barton (1952); John C. (a salesman) and Jeanne Le Grand (1960); and J. M. Portuondo (1975).

Architectural Context: This residence is significantly altered, with a second story addition, stucco siding, brick porch posts, and aluminum slider windows. It may once have been a Craftsman or Minimal Traditional residence, but is so modified that it retains no particular stylistic elements.

Significance Evaluation. Under Criterion A, this altered building does not appear to be associated with important events in history. Under Criterion B, research has not found any associations with persons important in history. Under Criterion C, the residence is extensively altered and is not representative of a particular stylet It is a common type and there is no indication it was the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property does not appear eligible for listing in the California Register.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit # 3675 issued to J. E. Schultz (owner/builder) to construct a new house.
1937 permit #3938 and 4900 issued to R. W. Roof (owner) for general alterations and repairs (no details). A plumbing permit was also issued to LeGrand (listed as owner).
1976 permit #9991 issued to Juan Portuendo (owner) and numerous contractors to construct a new second story, and interior improvements including kitchen, bath, lavatory, water closet, lath and plaster, and to add to the existing heating system and replace the furnace.
1982 permit issued to Juan Portuendo (owner) to replace ¼ of existing roof.
2001 permit #7325 issued to Perry McCoy (owner) and CNS Roofing (contractor) to reroof the house only.

B12 References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2033 Alpha St

P1. Other Identifier: APE Map Ref # 172-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2033 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016021

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: side gable, medium
Roof: front gable, medium
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, single door, side lights
Plan: rectangular
No. Stories: 1, 2 buildings
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1922
Assessor

***P7. Owner and Address:**
Majors, Jack L And Carol L Trs
524 Orange Grove Ave
S Pasadena, CA 91030

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013
***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2033 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1922 (See Continuation Sheet

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1922 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1922 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

This property is located within the Valley View Heights neighborhood. This area was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register determined it is ineligible for listing in the National Register of Historic Places and Caltrans determined that it does not meet the criteria for listing in the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996). It was re-surveyed in 2002 by PCR Services Corporation

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

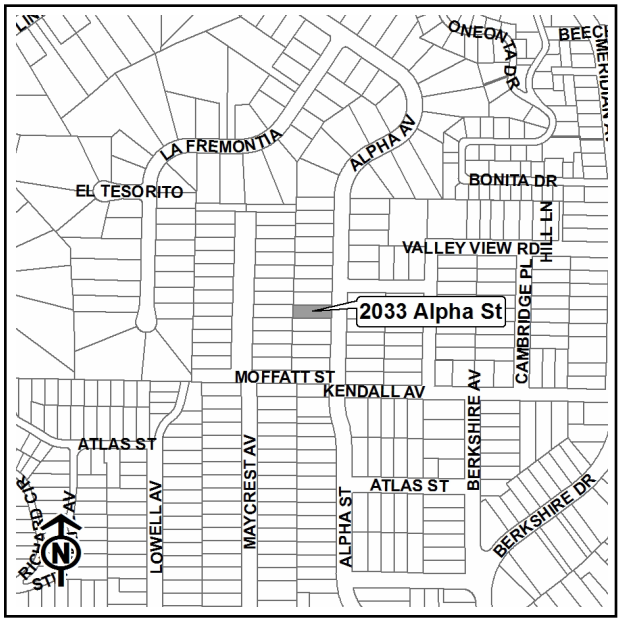
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

(continued):

for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance, however, the City has not formally designated it. The previous National and California Register determinations are still valid.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Thor E. (a salesman in Los Angeles) Hamrin (1930); Carl D. (a special policeman) Hornung (1933); Charles H. (a salesman) and Annie M. Knight (1937); K. F. Richter (1940 – 1952); J. C. (a paint mixer) and Margaret Brown (1956); Jack (insurance) and Cathy Majors (1960); and Yasue Tsuchiya (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories and building permits were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Craftsman style, the most popular style in California during the 1910s and 1920s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1922 permit #3155 issued to A. and Mary McMillan (owners) for day labor to construct a new house and garage.
1986 permit 2925 issued to Jack and Carol Majors (owners) to reroof the dwelling and garage.
1989 permit #8797 issued to Mjors (owner) and Craig Iascone (contractor) to install central heating.
2006 permit #7522 issued to Carol Majors (owner), T.A. Punkiss (architect) and Greg Sylvis (contractor) to brace cripple walls, bolt mudsills, bathroom alterations, and replace dining room wall.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2028 Maycrest Ave

P1. Other Identifier: APE Map Ref # 173-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2028 Maycrest Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016007

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Ranch
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: vertical boards, W
Roof: cross-gable, medium, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/11/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1941
Assessor

***P7. Owner and Address:**
Lee, Frank S And Judy O Trs

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/11/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2028 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1941 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: L.T. Tennison

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1941 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

The Office of Historic Preservation's (OHP) Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) lists this property with a California Historical Resources (CHR) Status Code of 6Y. It is not listed in the City of South Pasadena's Cultural Heritage Inventory (2/1/2001) or the 2002 survey update

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

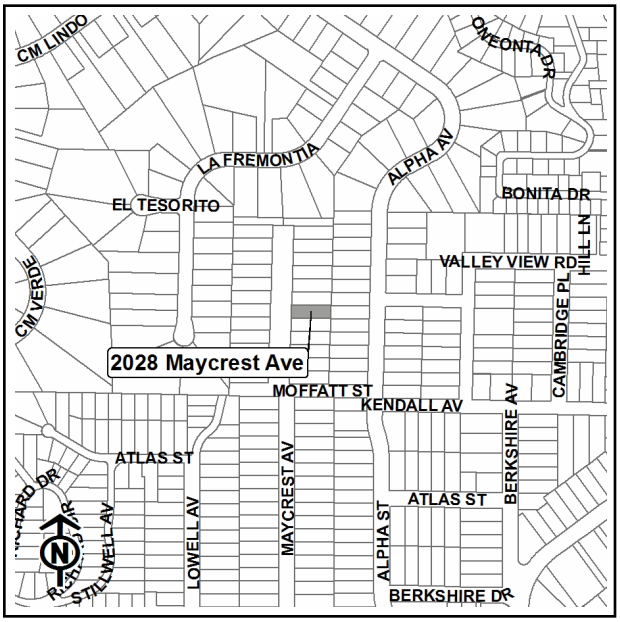
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/11/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directory indicates that the following people lived at the address during the historic-period: Edwin (a block surfacer) and Fern Albers (1952 – 1975).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with important events in history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, although the residence retains integrity, it is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1941 permit issued to E.F. Albas to use L.T. Tennison as contractor to erect a one-story frame and stucco dwelling (finalized 2/6/1941)
1992 permit issued to Frank and Judy Lee to use Virgitio and De Ramos as architects and act as owner-builders to add 420 sq. ft.. one-story master bedroom (finalized 6/8/1992)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 2029 Alpha St

P1. Other Identifier: APE Map Ref # 174-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 2029 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016020

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: hip-on-gable, medium, multiple rooflines
Fenestration: wood, casement multi-paned, front, side, arranged in pairs, arranged in trios
Primary Entrance: front, single door, alteration: yes
Plan: irregular
No. Stories: 2, 2 buildings

Porches: Partial, front
Additions: Non-Compatible, rear
Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling
Alterations: altered plan, altered facade, altered entrances

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1922
Assessor

*P7. Owner and Address:
Pasebani, Mohammad R And

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2029 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1922 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1922 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

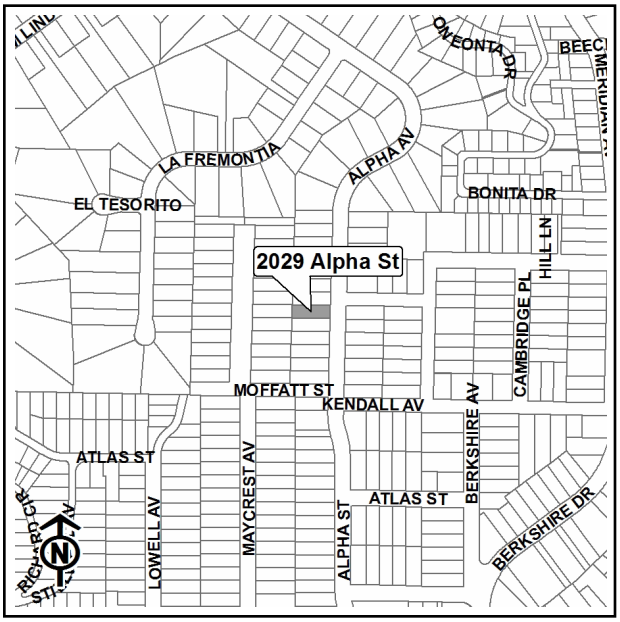
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is located within the Valley View Heights neighborhood. This area was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register determined it is ineligible for listing in the National Register. Caltrans found that it does not meet the criteria for listing in the California Register because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996). It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance, however, the City has not made a designation. The previous National and California Register determinations are still valid.

Property Information: City directory indicates that the following people lived at the address during the historic-period: W. J. Davis (1924); Edgar (a baggage man at the Hotel Rosalyn in Los Angeles) and Margaret Brown (1930 – 1960); Joan Brown (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, research to date has not found any associations with persons significant in national, state, or local history. Under Criterion C, this is a typical example of the Craftsman style, the most popular style in California during the 1910s and 1920s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. It has also sustained alterations (i.e. entrances, façade, etc.). Therefore its integrity has been compromised. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1922 permit #3425 issued to E. Brown (owner) to construct a new house.
1962 permit #50774 issued to E. Brown (owner) and Strong Roofing to reroof northwest ¼ of house.
1979 permit #346 issued to Kay Vance (owner) to apply roof shingles.
2005 Certificate of Occupancy issued to Mohammed Pasebani (owner) by City for first and second story additions (no permits issued for work).
2005 permit #12496 to Mohammed Pasebani (owner) and Romar Development to install air conditioning and furnace
Numerous Correction Notices issued to owner Pasebani from City regarding work during 2004 and 2005

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 2028 Alpha St

P1. Other Identifier: APE Map Ref # 175-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 2028 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310017014

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: front gable, medium, multiple rooflines, decorative venting under gable peaks
Fenestration: wood, fixed with casement end vents, front
Fenestration: wood, double-hung multi-paned, front, arranged in pairs
Plan: rectangular
No. Stories: 1

Porches: Full-Width, front
Chimney: side
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1912
Assessor

*P7. Owner and Address:
Stavang, Arthur I Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2028 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1912 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1912 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

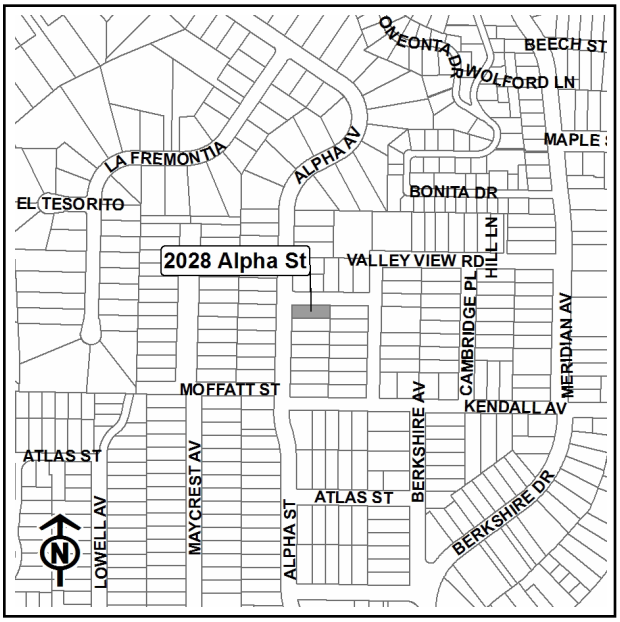
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district).The Valley View Heights Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places determined it ineligible for listing in the National Register of Historic Places (National Register) on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Valley View Heights neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996).The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) reaffirmed the determination on October 25, 2013. The previous determinations are still valid and the City has not designated the Valley View Heights area as a historic district.

Sanborn Map Research: The 1951 Sanborn map for 2028 Alpha Street depicts a rectangular-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by composition asphalt roofing. The building has a moderate street setback on a long and narrow 150-foot-by-50-foot rectangular parcel. The building has a partial-width porch in the right side of the western, street-facing façade. A detached, single-story, square-shaped, wood-framed building is depicted south of and behind the residence, near the southeastern corner of the parcel. It is covered by composition asphalt roofing. No other buildings, structures, or objects are shown. The parcel is located in a mostly, built-out, mixed residential tract development containing various-sized parcels with single-family and multi-family residential buildings with varied street setbacks.

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, this building dates to a boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, city directories and building permits were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Craftsman style, the most popular style in California during the 1910s and 1920s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property does not appear eligible for listing in the National Register or the California Register. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1913 permit #1173 issued to G. A. Saylor (owner) for day labor to construct a residence (no details available).
1933 permit #995 issued to Mrs. Mall (owner) and Bert Knight (contractor) to add a garage.
1978 permit #9801 issued to Arthur Staveng and Howard Randol Company to reroof house only.
2012 permit #29363 issued to Arthur Staveng (owner) and Landsford Roofing (contractor) to remove and replace with composition shingles.

(continued):

B12 References
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2025 Alpha St

P1. Other Identifier: APE Map Ref # 176-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2025 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016019

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: side gable, steep
Roof: front gable, medium
Fenestration: wood, casement multi-paned, front, arranged in ribbons
Fenestration: aluminum, fixed, side, Small bay window
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, workmanship, association, design, feeling
Alterations: altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1922
Assessor

***P7. Owner and Address:**
Higgins, Kelly M

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2025 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1922 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1922 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1922 Craftsman bungalow does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

This property is located within the Valley View Heights neighborhood. This area was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register determined it is ineligible for listing in the National Register of Historic Places and Caltrans determined that it does not meet the criteria for listing in the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996). It was re-surveyed in 2002 by PCR Services Corporation

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

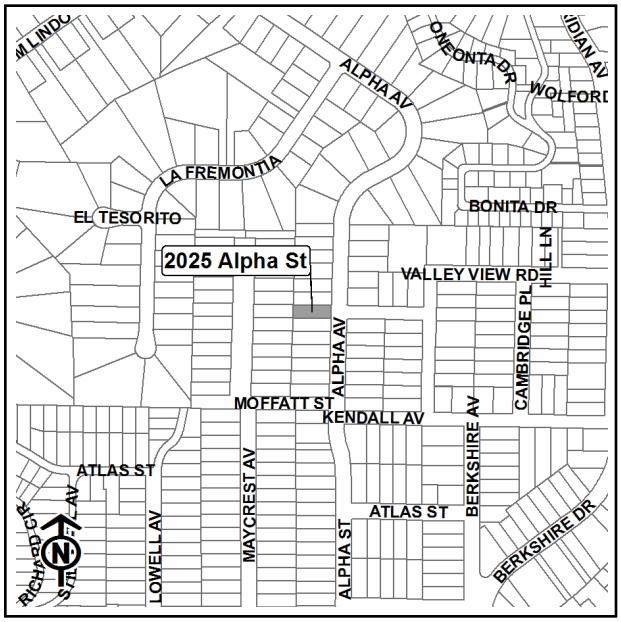
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

*Required Information

(continued):

for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance, however, the City has not formally designated it. The previous National and California Register determinations are still valid.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Stuart (a mining engineer) and Etta J. Ingram (1926 – 1930); Lawrence Sinz (1933 -1937); Moses and Louise Mall (1930); F. (owner of the Cameo Theater) and Louise Mann (1933); Homer (a humane officer) and Marguerite Daniels (1937 – 1940); Mrs. Hilary Gallagher (1952); Robert L. (a bartender) and Margaret) Mac Pherson (1956); Arthur (a bank employee) and Barbara Stavang (1960).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories and building permits were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Craftsman style, the most popular style in California during the 1910s and 1920s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. It has also sustained alterations (i.e. fenestration). Therefore its integrity has been compromised. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1922 permit #3228 issued to Edgar Brown for day labor to construct new house.
1967 permit # 2858 issued to C. Hagerty (owner) and Acorn Roof to reroof with composition shingles on the dwelling only.
1969 permit #6167 issued to C. Hagerty (owner) and Allessandro Mercurio (contractor) to construct a retaining wall on north side.
2012 permit #28889 issued to Robert Paulsen (owner) and VIP Roofing (contractor) to remove existing and reroof with composition shingles.
Numerous permits issued to owners Saylor (1952), Brown (1952), and Paulsen (2005 and 2012) for electrical and plumbing work.

B12. Reference
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 2021 Alpha St

P1. Other Identifier: APE Map Ref # 177-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 2021 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, all visible
Roof: side gable, low, narrow eaves
Roof: front gable, low, narrow eaves
Fenestration: aluminum, vertical sliding, front, Flanked by decorative shutters
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1939
Assessor

*P7. Owner and Address:
Doo, Tommy And

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2021 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1939 (See Continuation Sheet)

*B7. Moved? ___ No X Yes ___ Unknown Date: 1956 Original Location: 1505 Diamond Avenue

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1939 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered residence is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

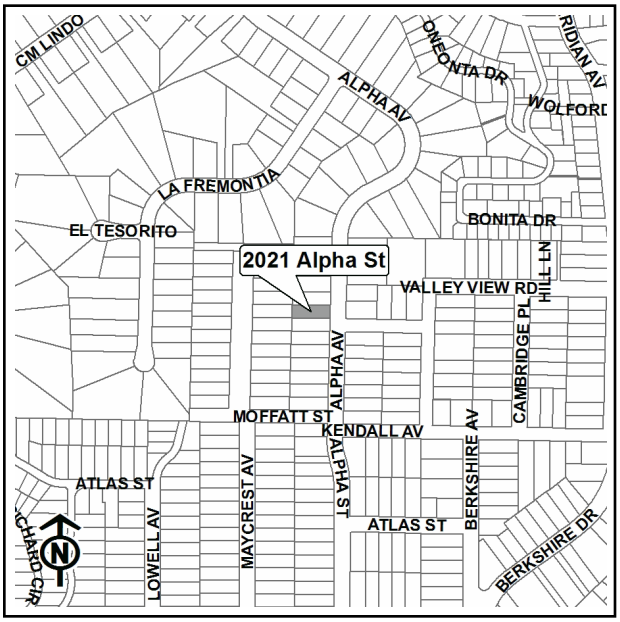
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district).The Valley View Heights Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places determined it ineligible for listing in the National Register of Historic Places (National Register) on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Valley View Heights neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996).The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) reaffirmed the determination on October 25, 2013. The previous determinations are still valid and the City has not designated the Valley View Heights area as a historic district.

Property Information: City directory indicates that the following person lived at the address during the historic-period: M. Martin (1975).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, this building does not appear to be associated with important events in history. Under Criterion B, research has not found any associations with persons important in history. Under Criterion C, this simple Minimal Traditional style house is a common type and style, does not appear to be the work of a master, and its level of workmanship does not rise above the ordinary. In addition, it has sustained minor alterations (i.e. windows).Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1956 permit # 35463 issued to C. C. Williams (owner) and M&M House Moving of Alta Dena to move house from 1505 Diamond Avenue.
1964 permit #7980 issued to Marcella Martin (owner) and Montebello Roofing (contractor) to reroof with composite over existing composite.
1989 permit #7441 issued to Dan Yeung (owner) and J.L. Builder (architect and contractor) to remodel the existing and add one bedroom, den, and bathrooms, heating and air conditioning.

B12 References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2020 Maycrest Ave

P1. Other Identifier: APE Map Ref # 178-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2020 Maycrest Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Ranch
Siding/Sheathing: stucco, All Visible
Roof: hipped, medium, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front, alteration: yes
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/11/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1948
Permit

***P7. Owner and Address:**
Eccleston, Janna K

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/11/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2020 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: SIngle-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1948 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J. M. Hendrix

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1948 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

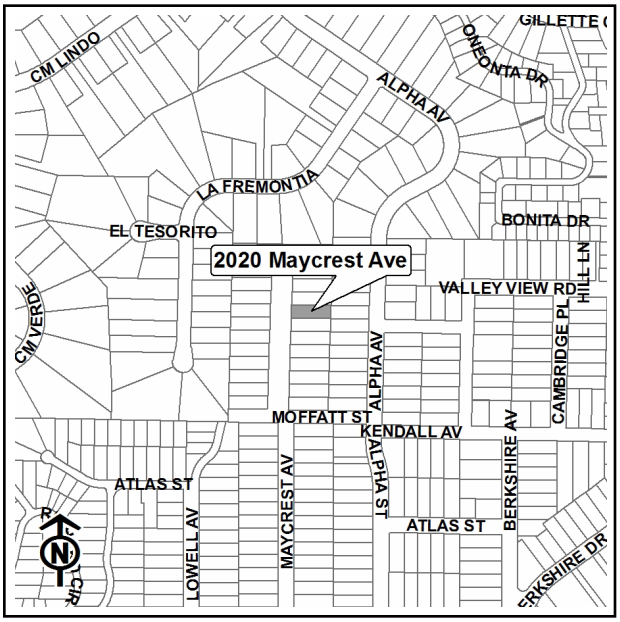
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/11/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Property Information: City directories indicate that Edwin S. Fish (a plumber) and his wife Althea resided at this address between 1952 and 1975.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1948 permit #19277 issued to Edwin. S. Fish (owner) and J. M. Hendrix to construct a 6-room dwelling and 2-car garage.
1993 permit #15420 issued to Edwin Fish to reroof house and garage.
2003 permit #10063 issued to Jan Eccleston (owner) and Mark Glover to install an air conditioner.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 2019 Alpha St

P1. Other Identifier: APE Map Ref # 179-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 2019 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman
Construction: wood frame
Siding/Sheathing: stucco, all visible
Roof: front gable, medium, wide eaves
Fenestration: wood, fixed multi-paned, front, Flanked by decorative shutters
Primary Entrance: front
Plan: irregular
No. Stories: 1, 2 buildings

Porches: Full-Width, front
Additions: Compatible, rear
Property Type: residential
Retains integrity: low, setting, location, association, feeling
Alterations: altered decorative element, altered Siding

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1909
Assessor

*P7. Owner and Address:
Hyman, Marshall R Co Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2019 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1909 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1909 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1909 Craftsman style residence does not meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

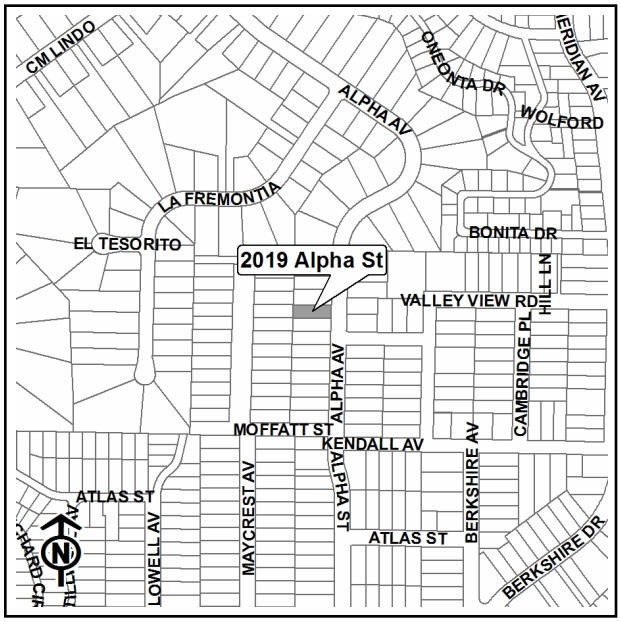
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



(continued):

This property is located within the Valley View Heights neighborhood. This area was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register determined it is ineligible for listing in the National Register and Caltrans determined that it does not meet the criteria for listing in the California Register because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996). The neighborhood was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that neighborhood might be eligible for designation as a historic district under the local ordinance, however, the City has not formally designated it. The previous National and California Register determinations are still valid. In conjunction with the determinations for the neighborhood, Caltrans determined that this property does not meet the criteria for listing in the National Register or California Register and that was re-confirmed in 2007 per PRC 5024, to which SHPO concurred.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1992 permit #13116 issued to Marshal Hyman (owner/builder) to add a bedroom, bathroom, carport and utility and decks.
2014 permit #32878 issued to Marshall Hyman (owner) and Rexway Roofing to recover house with composition shingles.
Numerous permits issued to Calder (owner in 1955), Thomas Ford (owner in 1956), and P. Flaherty (owner in 1992) for various electrical and plumbing work.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 2015 Alpha St

P1. Other Identifier: APE Map Ref # 181-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2015 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016016

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Ranch
Construction: wood frame
Siding/Sheathing: stucco, all visible
Roof: front gable, medium, narrow eaves
Roof: side gable, medium, narrow eaves
Fenestration: vinyl, double-hung, front
Fenestration: vinyl, fixed with double-hung end vents, front
Primary Entrance: front, single door
Plan: irregular

No. Stories: 1
Porches: Partial, front
Chimney: side
Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1946
Assessor

***P7. Owner and Address:**
Ngan, Man Y And Wai C

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map ___ Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2015 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1946 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Raymond Pudge

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1946 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

this 1946 Ranch style residence does not appear eligible for listing in the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is located within the Valley View Heights neighborhood. This area was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register determined it is ineligible for listing in the National Register of Historic Places and Caltrans determined that it does not meet the criteria for listing in the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996). It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance, however, the City has not formally designated it. The previous National and California Register determinations are still valid.

B11. Additional Resource Attributes: (List attributes and codes) HP02

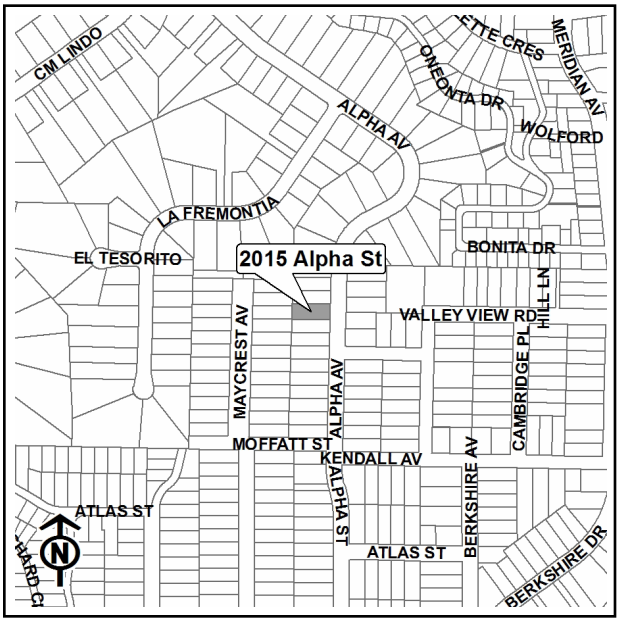
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 2012 Maycrest Ave

P1. Other Identifier: APE Map Ref # 182-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 2012 Maycrest Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Ranch
Siding/Sheathing: stucco, All Visible
Roof: cross-hip, low, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/11/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1941
Assessor

*P7. Owner and Address:
Mcelearney, Timothy

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/11/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2012 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1941 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Lester Mahuin

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1941 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1941 residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

It is listed in the Office of Historic Preservation's (OHP) Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources (CHR) Status Code of 6Y. It is not listed in the City of South Pasadena's Cultural Heritage Inventory (2/1/2001 or June 2014) or the 2002 survey update.

Since the property appears to have only been evaluated under the National Register criteria, as part of this study it is being evaluated for listing in the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

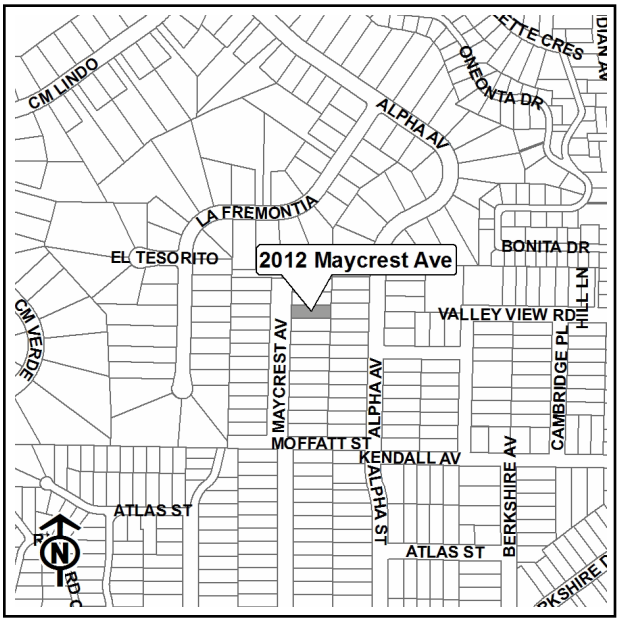
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/11/2013



(This space reserved for official comments.)

*Required Information

(continued):

Property Information: City directory indicates that the following people lived at the address during the historic-period: George (of Torr Electric) and Marjorie Toricelli (1952 – 1975).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion 1, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion 2, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion 3, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion 4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This residence does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1941 permit issued to Lester Mahuin to act as owner-builder to erect a 5 room, one-story frame and stucco dwelling (finalized 5/29/1941)
1958 permit issued to George Toricelli to use Swan Pools Inc. to add swimming pool to s.f.d. (finalized 10/31/1958)
1969 permit issued to C. Torricelli to use Coast Roof Co. to re-roof garage and dwelling (finalized 5/16/1969)
1997 permit issued to Howard Glass to use day labor to add workshop and play room to garage (finalized 4/1/1997)

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2010 Maycrest Ave

P1. Other Identifier: APE Map Ref # 183-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2010 Maycrest Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, all visible
Siding/Sheathing: wood: clapboard, W
Roof: hipped, low, narrow eaves, exposed rafter tails
Fenestration: vinyl, double-hung, front, side
Primary Entrance: front
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, association, feeling
Alterations: altered fenestration, altered decorative element

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/11/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1941
Assessor

***P7. Owner and Address:**
Pickell, Lori A

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/11/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2010 Maycrest Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1941 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J. E. Moore

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1941 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1941 Minimal Traditional residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

It is listed in the Office of Historic Preservation's (OHP) Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources (CHR) Status Code of 6Y. It is not listed in the City of South Pasadena's Cultural Heritage Inventory (2/1/2001 or June 2014) or the 2002 survey update.

Since the residence appears to have only been evaluated under the National Register criteria, as part of this study it is being evaluated for listing in the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

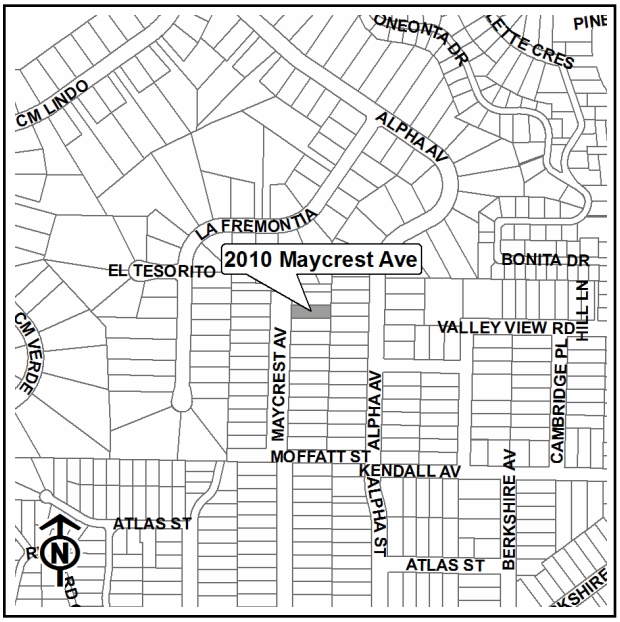
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/11/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directory indicates that the following people lived at the address during the historic-period: Frank (a railway conductor) and Helen Miles (1952 – 1975).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion 1, this building does not appear to be associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of the state or nation. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history and therefore not eligible under Criterion 2.. Under Criterion 3, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion ,4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). It was not evaluated under the local ordinance. This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1941 permit #10531 issued to Frank Miles (owner) and J. E. Moore to construct a 6-room single family dwelling and 2-car garage.
2001 permit #6489 issued to O'Brien (owner) and Campagna Roofing to reroof with fiberglass.

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2012 Alpha St

P1. Other Identifier: APE Map Ref # 184-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2012 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310021020

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Contemporary
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: brick: skirting, W
Roof: gable-on-hip, low, multiple rooflines, narrow eaves, exposed rafter tails
Fenestration: metal, fixed with casement end vents, front
Other notable features: obscured from view by vegetation; original garage door
No. Stories: 2

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1964
Assessor

***P7. Owner and Address:**
Harris, George W and Alice N

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2012 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: SIngle-family residence

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1964 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Paulron Corporation

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1964 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

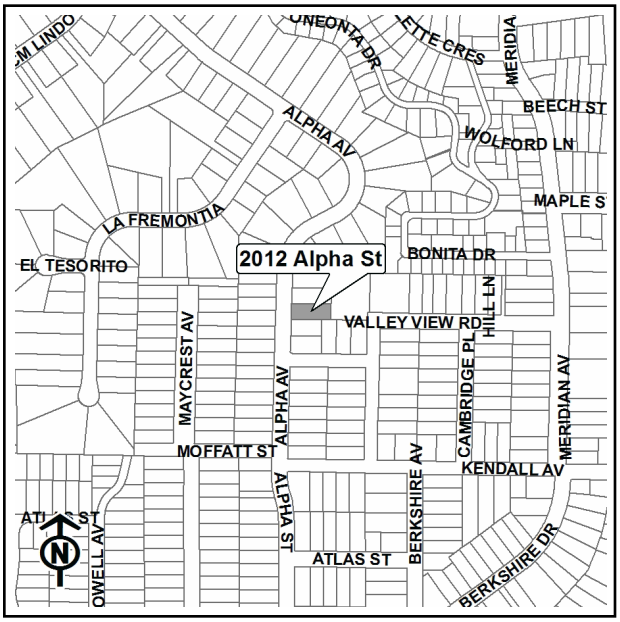
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1964, research in the City Directory of 1975 indicate that George, a salesman, and Alice Harris resided at this location.

Architectural Context: Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). Both subtypes are usually one-story, but two-story examples are not uncommon.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of an architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1965 permit # 52734 and 52724 issued to Paulron Corporation to construct a single family residence with a 2-car attached garage.
1966 permit #990 issued to George Harris (owner) to install a red-brick veneer to the front of the garage.
1968 permit #5162 issued to George Harris and Alhambra Air to install two air conditioning units to the roof.
1975 permit Issued to George Harris to remove and replace existing wood front porch.

B12 References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2011 Alpha St

P1. Other Identifier: APE Map Ref # 185-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2011 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016015

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: side gable, medium, exposed rafter tails
Roof: front gable, medium, exposed rafter tails
Fenestration: vinyl, vertical sliding, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1

Porches: Partial, front
Additions: Non-Compatible, front
Property Type: residential
Retains integrity: low, setting, location, association, feeling
Alterations: altered plan, altered facade, altered Second story addition, garage addition

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1942
Assessor

***P7. Owner and Address:**
Pandita, Raj And Ragini

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2011 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Consrtucted 1942 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: R.P. Edmonston

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1942 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered residence is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

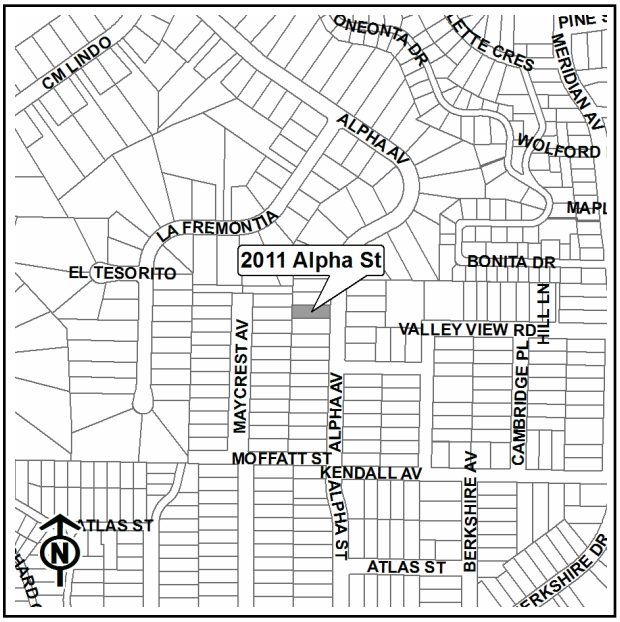
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district).The Valley View Heights Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places determined it ineligible for listing in the National Register of Historic Places (National Register) on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Valley View Heights neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996).The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) reaffirmed the determination on October 25, 2013. The previous determinations are still valid and the City has not designated the Valley View Heights area as a historic district.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Lon (an analyst) and Edna Sloan (1952; Ruth (a ceramicist) Sloan (1956 – 1960).

Significance Evaluation: Under Criterion A, this altered residence does not appear to be associated with important events in history. Under Criterion B, research does not indicate that the residence is associated with the lives of persons important to local, state, or national history. Under Criterion C, this residence has been extensively altered (i.e. second story addition and garage addition). It is not representative of a particular style and there is no indication that it is the work of a master. It is a common type. Under Criterion D, this residence has not yielded and does not appear to have the potential to yield, information important to the prehistory or history.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1942 permit # 11176 issued to J.J. McNulty (owner) and R.P. Edmonston to construct a single story frame and stucco 5-room dwelling and garage.
1973 permit #4891 issued to James Jameson (owner) and architect Simpson to construct a 2nd-story addition on the rear of the house, demolish the existing garage and construct a new garage as well as exterior building alterations.
1976 permit #609 issued to James Jameson (owner) to re-shake the front of the house and the garage.
2000 permit #5255 issued to Andrew Lee (owner) and Total Roofing (contractor) to reroof residence.
2000 permit #5735 issued to Andrew Lee and Robert Hall & Sons to install an air conditioner.
Numerous permits for electrical and plumbing in 2000 as well as numerous Stop Work Orders and Corrections for unpermitted work in 2000.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2005 Alpha St

P1. Other Identifier: APE Map Ref # 186-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 2005 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016014

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

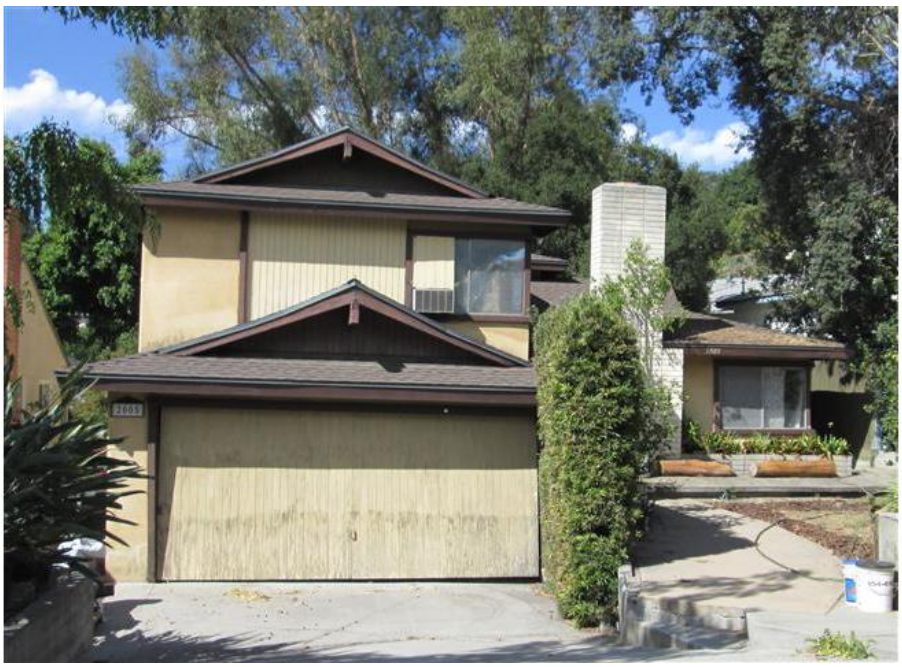
Architectural Style: Contemporary
Construction: wood frame
Siding/Sheathing: stucco, all visible
Siding/Sheathing: wood: accent, E
Roof: gable-on-hip, low, multiple rooflines
Fenestration: aluminum, fixed with sliding end vents, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2
Porches: Partial, front

Chimney: front
Property Type: residential
Retains integrity: high, setting, location, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1963
Assessor

***P7. Owner and Address:**
Yuen, Calvin N Tr
109 S 6Th St
Alhambra, CA 91801

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2005 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1963 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: M & E Construction

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1963 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)

*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district).The Valley View Heights Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places determined it ineligible for listing in the National Register of Historic Places (National Register) on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Valley View Heights neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996).The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) reaffirmed the determination on October 25, 2013. The previous determinations are still valid and the City has not designated the Valley View Heights area as a historic district.

Property Information: City directory indicates that the following people lived at the address during the historic-period: John A. Wilson (1940).

Architectural Context: Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). One notable feature of this subtype is the roughly trapezoidal windows that frequently appear in the gable ends. Both subtypes are usually one-story, but two-story examples are not uncommon.

Significance Evaluation. Under Criterion A, this building does not appear to be associated with important events in history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, the residence appears to retain a high level of integrity, but is a common type and style. It does not appear to be the work of a master and the workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1964 permit #52828 issued to William G. Crouch (owner) and M&E Construction to construct a single-family residence with a 2-car attached garage.
1966 permit # 60533 issued to Calvin Yuen (owner/builder) to construct an additional detached rumpus room and wood deck.
2000 permit #5506 issued to C. Yuen and Total Roofing Inc. to reroof residence with asphalt shingles.

B12 References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
Kane, Diane, George Casen, Dorene Clement, and Gloria Scott
1996 710 Gap Closure Project 07-LA-710, PM 26.5/R32.7 (EA 07-020090), Fourth Supplemental HASR, Evaluation of the Gillette Crescent and Valley View Heights Neighborhoods in South Pasadena, Los Angeles County, California, August 30.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2001 Alpha St

P1. Other Identifier: APE Map Ref # 187-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 2001 Alpha St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310016013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, elements of (altered)
Siding/Sheathing: stucco, all visible
Siding/Sheathing: wood: accent, E
Roof: front gable, low, multiple rooflines
Fenestration: aluminum, vertical sliding, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2
Porches: Partial, front
Additions: Compatible, rear

Property Type: residential
Alterations: altered plan, altered facade, altered roof, altered fenestration, altered entrances, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1938
Assessor

*P7. Owner and Address:
Liu, Rong W And

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 2001 Alpha St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1938 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1938 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered residence is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

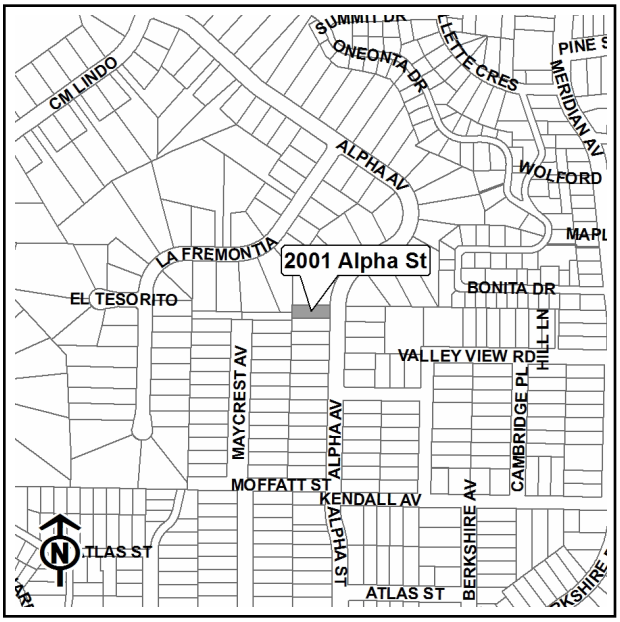
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district).The Valley View Heights Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places determined it ineligible for listing in the National Register of Historic Places (National Register) on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Valley View Heights neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because no single style predominates and the buildings do not possess sufficient character-defining features or integrity for the area to convey any sense of an architecturally or historically unified development (Kane et al. 1996).The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) reaffirmed the determination on October 25, 2013. The previous determinations are still valid and the City has not designated the Valley View Heights area as a historic district.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Moulton M. Claus (1940); Martin L. (an electrical engineer) and Florence Beeson (1952 – 1974).

Architectural Context: The architectural antecedents of this residence are unknown, but could have been Minimal Traditional or Ranch style, but has been so altered that it no longer retains elements of any particular style.

Significance Evaluation. Under Criterion A, this building does not appear to be associated with important events in history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, the residence has been altered and is not representative of a architectural style. It is a common property type and there is no evidence that it is the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1937 permit #4789 issued to M. M. Claus (owner) to erect a 4-room 1-story frame residence and double garage.
1959 permit #41744 issued to Martin Beeson (owner) and Wilber Whitney (contractor) to reroof with composition shingles.
1980 permit # 554 issued to Eddie Wang (owner) to construct a second story addition and remodel.
1980 permit #534 issued to Ed Wang (owner/builder) to construct a wood patio and deck.
1980 permit #? Issued to Ed Wang and Roberts Mechanical (contractor) to install an air conditioner.
2006 permit issued to 14892 issued to Brian Ha (owner/builder) to enclose front porch, construct new stairway and remodel interior.
Numerous electrical and plumbing permits issued between 1980 and 2000.

B12 References
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
McAlester, Virginia, and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1938 La Fremontia St

P1. Other Identifier: APE Map Ref # 188-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 1938 La Fremontia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310006053

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Siding/Sheathing: wood: clapboard, W
Roof: flat, wide eaves, exposed rafter tails
Fenestration: wood, fixed, front
Primary Entrance: front, recessed
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1969
Permit

***P7. Owner and Address:**
Haas, Anton T and Audrey R

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1938 La Fremontia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1969 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Donald Woodruff

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1969 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

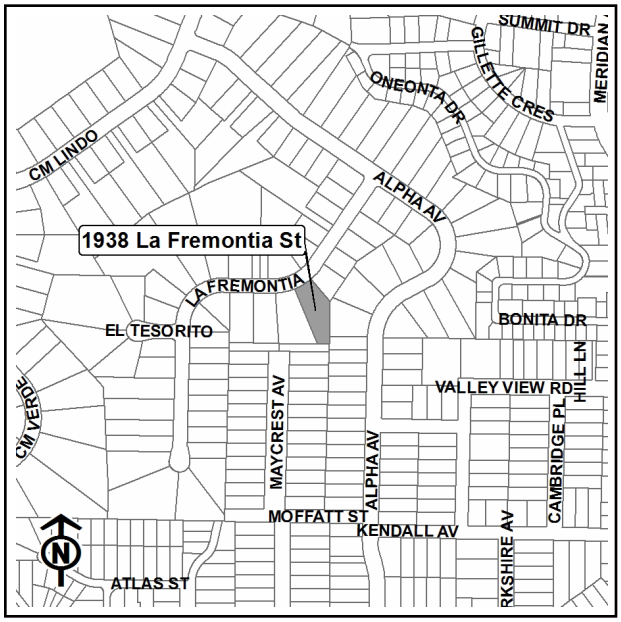
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1968, the City Directory of 1975 listed Theodore Haas as resident.

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Modern style, one of the most popular styles constructed during the post-World War II residential boom. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1969 permit #5746 issued to Donald Woodruff (owner/builder) to construct a single family dwelling and 3-car garage.
1969 permit #6390 issued to H.M. Hanson (owner) and California Pools to install a swimming pool.
2003 permit #7275 issued to Audrey Haas (owner) and Rob Truskett (contractor) to reroof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1926 La Fremontia St

P1. Other Identifier: APE Map Ref # 190-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 1926 La Fremontia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310011026

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Contemporary
Siding/Sheathing: stucco, W
Roof: side gable, medium, narrow eaves
Fenestration: aluminum, horizontal sliding, front
Primary Entrance: front
No. Stories: 1
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1968
Assessor

***P7. Owner and Address:**
Birba, Lourdes V

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1926 La Fremontia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1968 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Creminger Davies Company

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1968 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

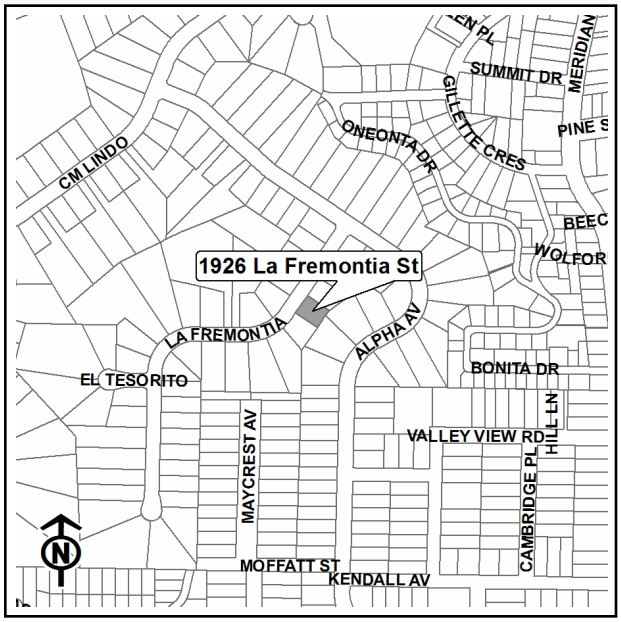
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1968, the City Directory of 1975 listed Constance L. McConnell as resident.

Architectural Context: Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). One notable feature of this subtype is the roughly trapezoidal windows that frequently appear in the gable ends. Both subtypes are usually one-story, but two-story examples are not uncommon.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1968 permits #4501 and 4750 issued to Dr. Constable McConnell (owner) and Creminger Davies Company to construct a single family dwelling with a 2-car garage and block wall.
1972 permit #1987 issued to Hemke Air to install an air conditioner.
1983 permit #7416 issued to Benson Wu (owner) and Anthony Castro (contractor) to construct a block wall and fence in the front of the property.
2005 permit #13667 issued to Mrs. Lourdes Pirba (owner) and Roof Master to remove and replace shingles.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1912 La Fremontia St

P1. Other Identifier: APE Map Ref # 191-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 1912 La Fremontia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310011053

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Contemporary
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: brick: painted, W
Roof: cross-gable, medium, narrow eaves
Fenestration: aluminum, fixed with sliding end vents, front
Primary Entrance: front, double doors
No. Stories: 1
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1967
Assessor

***P7. Owner and Address:**
Thompson, Rodney Q and Rose M

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1912 La Fremontia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: SIngle-family residence

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1967 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: T.R. Masterson Construction

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1967 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

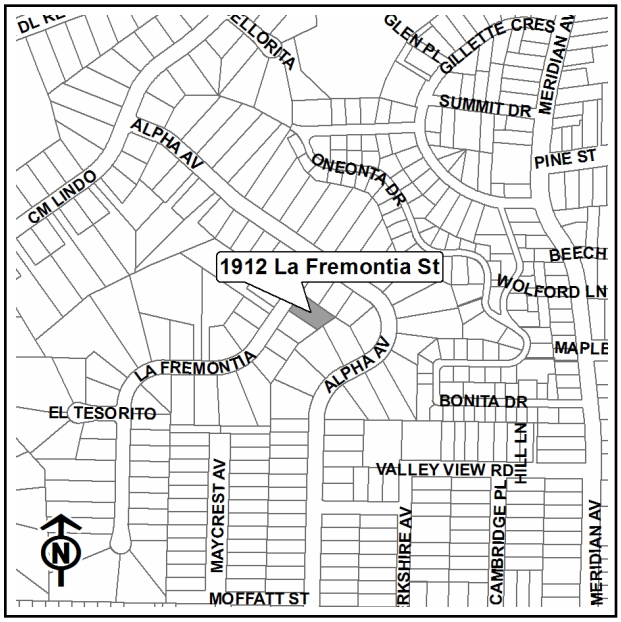
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1967, no information was provided in City Directories between 1926 and 1975.

Architectural Context: Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). One notable feature of this subtype is the roughly trapezoidal windows that frequently appear in the gable ends. Both subtypes are usually one-story, but two-story examples are not uncommon.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1967 permit issued to E. Peluso to use Sanchez and Hernandez to build 6' block wall on left side (finalized 10/3/1967)
1967 permit issued to E. Peluso to build new, one- story, 3,195 sq. ft.. building with 2 car attached garage with plaster exterior (finalized 10/26/1927)
2004 permit issued to Robbie Thompson to use Weatherguard Roofing to re-roof house and garage (5/18/2004)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1900 La Fremontia St

P1. Other Identifier: APE Map Ref # 192-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 1900 La Fremontia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310011029

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Colonial Revival
Construction: wood frame
Siding/Sheathing: stucco: smooth, all visible
Roof: side gable, low, multiple rooflines, narrow eaves, terra cotta tile
Fenestration: wood, casement, front, side
Primary Entrance: front, single door, recessed, distinctive entry, turret entry
Plan: irregular
No. Stories: 2

Porches: Partial, front
Chimney: side
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
10/07/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1966
Assessor

*P7. Owner and Address:
Valenzuela,Luis C Co Tr
400 Citadel Dr
Los Angeles, CA 90040

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 1900 La Fremontia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1966

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1966 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1966 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

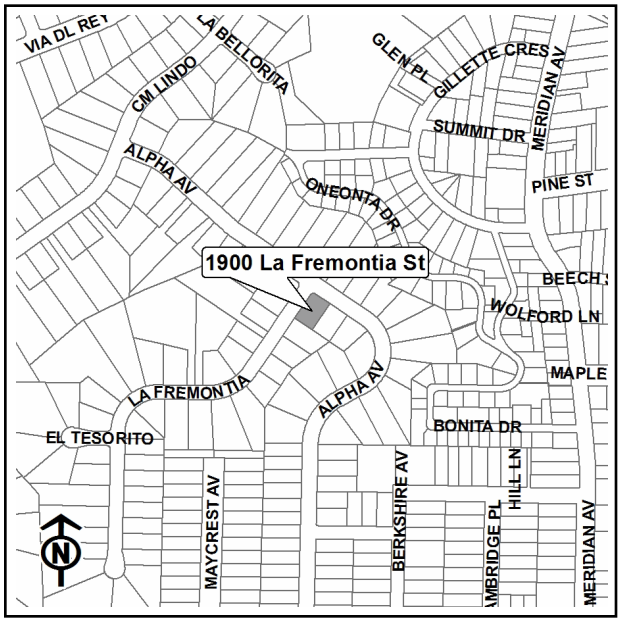
See continuation sheet

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: The Spanish Colonial Revival style was born out of the Panama-California Exposition, and became a popular style in the United States from 1915 to 1931 (Snider 2011). Common characteristics of the style include: asymmetrical facades; gable roofs often sheathed with red tile; curves and arches; stucco walls (often white); painted tiles; towers; balconies; ornamental wrought iron; wooden doors and gates; courtyards; patios; and arcades.

Property information: No city directory information was found for this property.

Significance Evaluation. Under Criterion A, this building dates to a major, post-war boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building is not a particularly representative example of the Spanish Colonial style. It is a typical example of a method of construction and property type and does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. This property does not appear eligible for listing in the National Register or the California Register. It was not evaluated under the local ordinance; it may warrant special consideration under local planning.

B12. References:

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/

Snider, Debbie
2011 9 Architectural Elements of Spanish Revival Style. Accessed online in February 2014 at: http://www.houzz.com/ideabooks/275035/list/9-Architectural-Elements-of-Spanish-Revival-Style

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1906 Alpha Ave

P1. Other Identifier: APE Map Ref # 193-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 1906 Alpha Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310010025

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Contemporary
Siding/Sheathing: stucco, All Visible , pebble panels
Roof: flat, wide eaves
Fenestration: metal, horizontal sliding, front
Fenestration: metal, fixed, front
Primary Entrance: front, transom lights
Other notable features: a/c unit in front window
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1965
Assessor

*P7. Owner and Address:
Shing, Gershom and Sheau Mei

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1906 Alpha Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1965 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Alta Vista Development

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1965 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

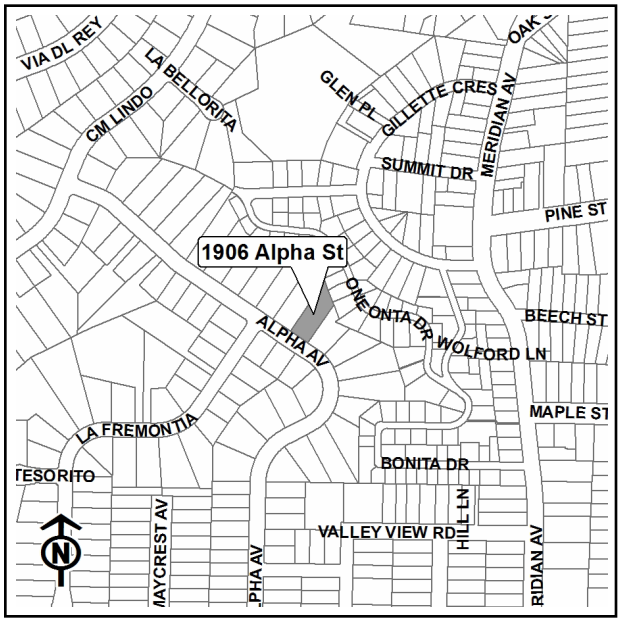
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1967, City Directory research indicated that Donald, an attorney, and Carroll Smaltz occupied this property in 1975.

Architectural Context: Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). One notable feature of this subtype is the roughly trapezoidal windows that frequently appear in the gable ends. Both subtypes are usually one-story, but two-story examples are not uncommon.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1965 permit #57586 issued to Metro Savings and Loan to construct a single family residence with a 3-car garage.
1968 permit #5264 issued to Chuck Hewitt Construction to construct a retaining wall.
1969 permit # 8277 issued to C. Smaltz (architect) and Stephan Gaggero to install a water heater.
1970 permit #9551 issued to C. Smaltz (architect) and Stephan Gaggero to install a sprinkler system.
1973 permit #4472 issued to Don Smaltz (architect) and Pacific Installers to install a water heater.
1983 permit #190 issued to C. Smaltz (architect) and Pacific Installers to install a dishwasher.

B12 References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 857 Oneonta Dr

P1. Other Identifier: APE Map Ref # 194-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 857 Oneonta Dr City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310026008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Colonial Revival
Construction: unknown
Siding/Sheathing: stucco, all visible
Roof: cross-gable, low, narrow eaves, exposed rafter tails
Fenestration: wood, casement multi-paned, front
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 2

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1925
Assessor

*P7. Owner and Address:
Newcomer, Victoria Co Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 857 Oneonta Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1925 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Armstrong

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 6, "not eligible for listing or desigation." The City's 2002 survey update listed it as Status Code 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

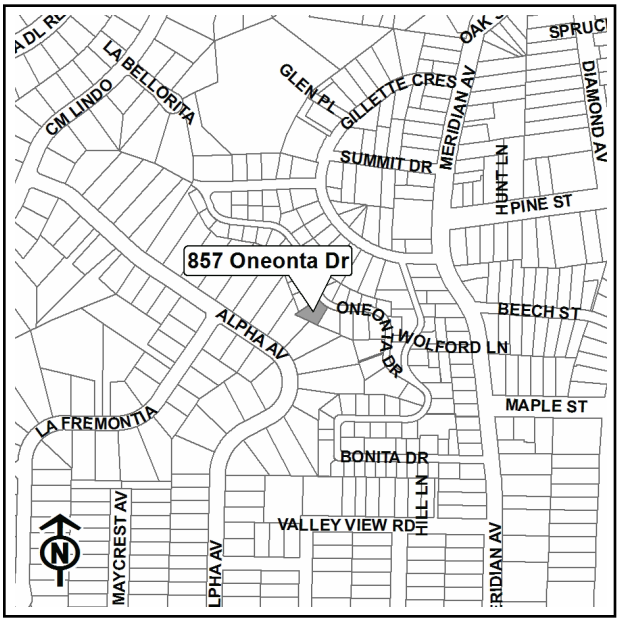
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 857 Oneonta Drive depicts a T-shaped, one-story, wood-framed, single-family residential building. The building has a basement and rests on a concrete footer/slab foundation and is covered by wood shake roofing. The building has rectangular-shaped projecting wings on the far right side of the southern, street-facing façade. The building has a shallow street set back on a 70-foot-by-100-foot trapezoidal-shaped parcel. No other buildings, structures, or objects are shown. The parcel is located in a sparsely built-out, mixed residential tract development containing many empty parcels of various size.

Architectural Context: The Spanish Colonial Revival style was born out of the Panama-California Exposition, and became a popular style in the United States from 1915 to 1931 (Snider 2011). Common characteristics of the style include: asymmetrical facades; gable roofs often sheathed with terra cotta tile; curves and arches; stucco walls (often white); painted tiles; towers; balconies; ornamental wrought iron; wooden doors and gates; courtyards; patios; and arcades.

Significance Evaluation. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Spanish Colonial Revival style, particularly popular in California and the Southwest in the 1920s and 1930s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1928 permit #5168 issued to Edward Brett (owner) and Armstrong no details
1935 permit #3268 issued to Edward Brett to use day labor to construct a new porch.
1987 permit #8836 issued to Virty Newcommer (?) owner and Weatherite Roofing to reroof house and garage.

B12. References
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.
Snider, Debbie
2011 9 Architectural Elements of Spanish Revival Style. Accessed online in February 2014 at:
http://www.houzz.com/ideabooks/275035/list/9-Architectural-Elements-of-Spanish-Revival-Style

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1870 Alpha Ave

P1. Other Identifier: APE Map Ref # 195-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 1870 Alpha Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310010027

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Contemporary
Siding/Sheathing: vertical boards, All Visible
Siding/Sheathing: concrete block, S
Roof: cross-gable, medium, multiple rooflines, wide eaves, exposed rafter tails
Fenestration: metal, horizontal sliding, front
Fenestration: wood, fixed, front
Primary Entrance: front, double doors, recessed
No. Stories: 2

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1965
Assessor

***P7. Owner and Address:**
Carregal, Enrique and Joan Trs

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1870 Alpha Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1965 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Alta Vista Development

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1965 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

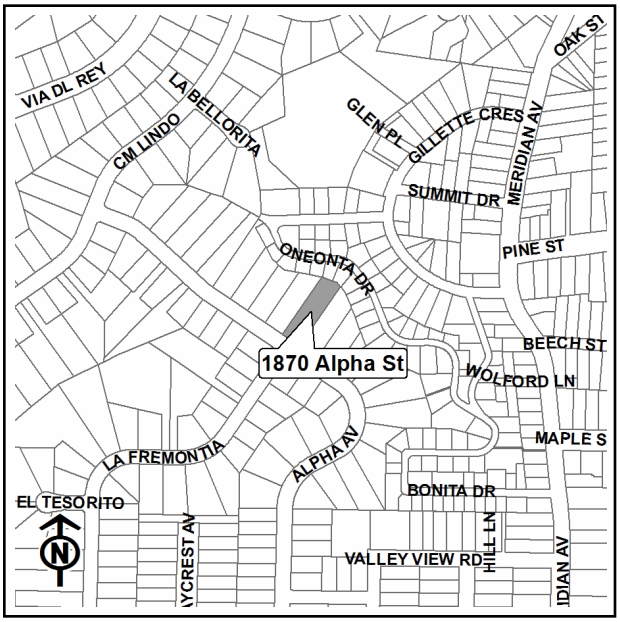
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1965, City Directory research indicates that Dr. Enrique and Joan Carregal resided at this address in 1975.

Architectural Context: Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). One notable feature of this subtype is the roughly trapezoidal windows that frequently appear in the gable ends. Both subtypes are usually one-story, but two-story examples are not uncommon.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1965 permit #57609 issued to Metropolitan Savings and Loan to construct a single family residence with a 3-car attached garage.
1966 permit #60482 permit issued to Dr. Enrique Carragel (owner) and Servi-soft of San Gabriel to install a water softener.
1966 permits #066, 059 and 9933 issued to Dr. Carragel (owner) and Anthony Pools to install a swimming pool and spa.
1967 permit # 1699 issued to Dr. Carragel (owner) and Modern Landscaping to install a sprinkler system.
1973 permit #4592 issued to Dr. Carragel (owner) to install a gas pipe outlet.
1973 permit #2713 issued to Dr. Carragel (owner) and Elston & O'Brien to convert the 3rd car garage into a studio.
1980 permits #211 and 222 issued to Dr. Carragel (owner) and Robert Trym (architect) and R.B. Perry (contractor) to construct a 6' diameter spa, wood deck/fireplace and new bar in family room.
1980 permits #637 and 638 issued to Dr. Carragel (owner) to install new electrical fixtures.
1981 permit # xxx issued to Dr. Carragel and Pacific Installers to install a furnace and air conditioner.
1982 permit #319 issued to Dr. Carragel (owner) and Chelsey Electric to install electrical fixtures and switches.
1983 permit # 8053 issued to Dr. Carragel to construct a wood deck.
1993 permit #15281 issued to Dr. Carragel and William Schneiber to install electrical wiring.
2004 permits #10209 and 10210 to Dr. Carragel and Don Kerrs to install a shower wall and shower pan.

B12 References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1858 Alpha Ave

P1. Other Identifier: APE Map Ref # 196-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 1858 Alpha Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310010029

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Contemporary
Architectural Style: Spanish Eclectic, elements of
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, low, multiple rooflines, exposed rafter tails, terra cotta tile
Fenestration: metal, fixed with sliding end vents, front
Primary Entrance: front, double doors, recessed
Other notable features: sliding glass doors on garage balcony
Plan: irregular

No. Stories: 2
Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NE, 10/11/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1967
Assessor

***P7. Owner and Address:**
Li, Yiu-Cho and Polina

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1858 Alpha Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: SIngle-family residence

*B5. Architectural Style: Contemporary, Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1967 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Ross Barr b. Builder: Van E. Barcus

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1967 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

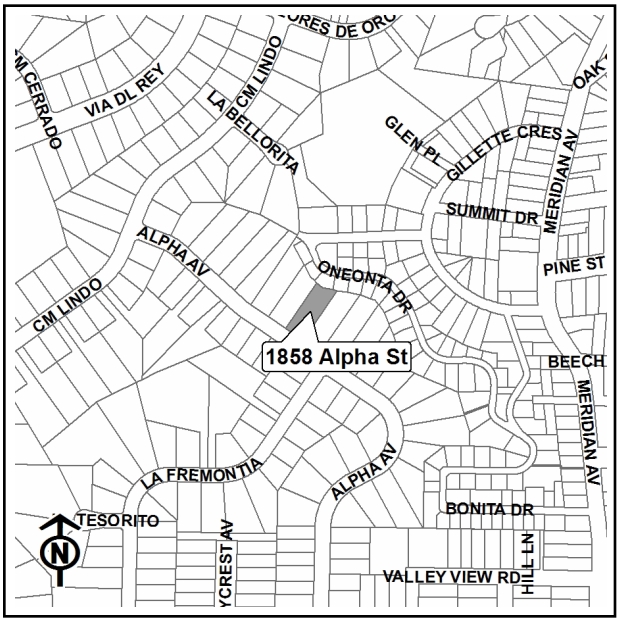
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1967, William Barr, an engineer, occupied this location in 1975. No further research was conducted on Mr. Barr.

Architectural Context: This residence reflects the Contemporary style with Spanish elements. Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). One notable feature of this subtype is the roughly trapezoidal windows that frequently appear in the gable ends. Both subtypes are usually one-story, but two-story examples are not uncommon.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of any particular architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
1968 permit issued to William Barr (owner) and Van E. Barcus (builder) to construct a 2-story single family residence with a 2-car garage with attached carport.
1968 permit issued to William Barr (owner)

B12 References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1404 Maple St

P1. Other Identifier: APE Map Ref # 197-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 1404 Maple St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319011030

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: skirting, All Visible
Roof: hipped, medium, narrow eaves
Fenestration: wood, fixed multi-paned, front
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front
Other notable features: historic addition

Plan: irregular
No. Stories: 1
Porches: Partial, front
Additions: Non-Compatible, front
Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1937
Assessor

***P7. Owner and Address:**
Cheng, Che Cheng and Min

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1404 Maple St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1937 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: J. F. Paulson

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1937 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

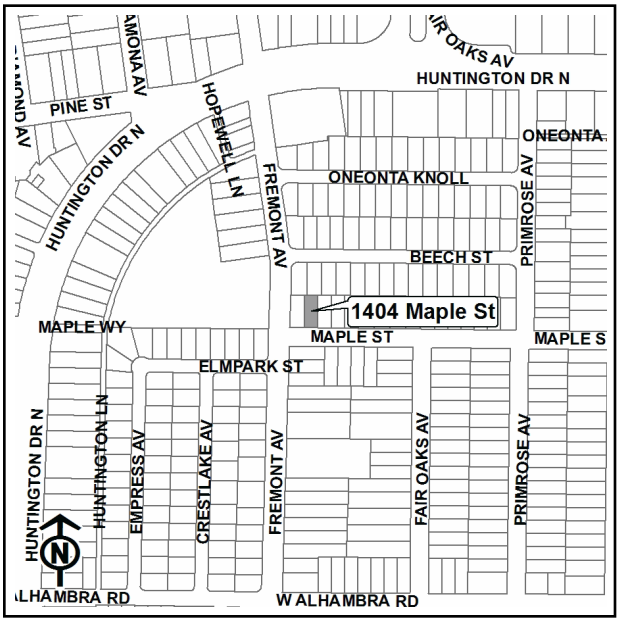
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1937, the City Directory of 1938 lists Joy F. (an accountant) and Virginia Paulson as owners of the property. By 1946, Brooks White was resident and later, between at least 1952 and 1962, William Tyler (a comptroller) owned the property; by 1975 Mrs. William E. Tyler was listed as resident.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history and therefore not eligible under Criterion B.. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1937 permit #4220 issued to J. F. Paulson to construct a 6-room, 1-story frame and stucco dwelling.
1953 permit #29602 issued to Mrs. W. E. Tyler (owner) to construct a lathhouse.
1976 permit #965 issued to Tyler and Cedar Roofs to reroof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1408 Maple St

P1. Other Identifier: APE Map Ref # 198-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1408 Maple St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319011029

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: side gable, low
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: high

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NW, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1937
Assessor

*P7. Owner and Address:
Wang, Chih C

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1408 Maple St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1937 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: E. A. Daniell

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1937 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

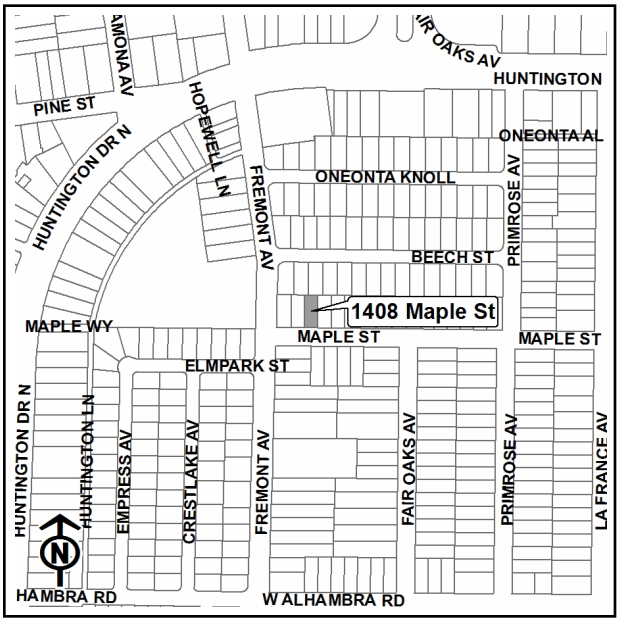
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Warden G. (insurance salesman) and Delia Wentz (1937); Mrs. Myra Eddy, widow of Walter (1943); E. Lewis (a clerk) and Margaret Howe (1952-1956); Philip (a real estate agent) and Mary Curran (1975).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history and therefore not eligible under Criterion B. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1937 permit #4814 issued to Mrs. W. A. Wentz (owner) and E. A. Daniell to construct a new house.
1966 permit #60529 issued to Phillip Curran (owner/builder) to add a dining room, bedroom, bath and utility room.
1966 permit #234 issued to P. Curran and Cedar Roofs to remove existing roof and replace with cedar
1974 permit #7552 issued to P. Curran to construct a free standing block wall.
1997 permit #8299 issued to P. Curran to construct a workshop addition to the garage.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1412 Maple St

P1. Other Identifier: APE Map Ref # 199-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1412 Maple St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319011028

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Tudor Revival, elements of
Construction: wood frame
Siding/Sheathing: stucco: textured, All Visible, altered: yes
Siding/Sheathing: wood: clapboard, S
Siding/Sheathing: brick: veneer, S
Roof: side gable, steep, narrow eaves, wood shake
Fenestration: wood, fixed multi-paned, front
Fenestration: wood, casement, front, french doors
Primary Entrance: front, single door, alteration: yes
Plan: irregular

No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling
Alterations: altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1937
Assessor

*P7. Owner and Address:
Hugasian, Paul V and Adriana

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1412 Maple St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1937 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Joe Burghardt

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1937 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

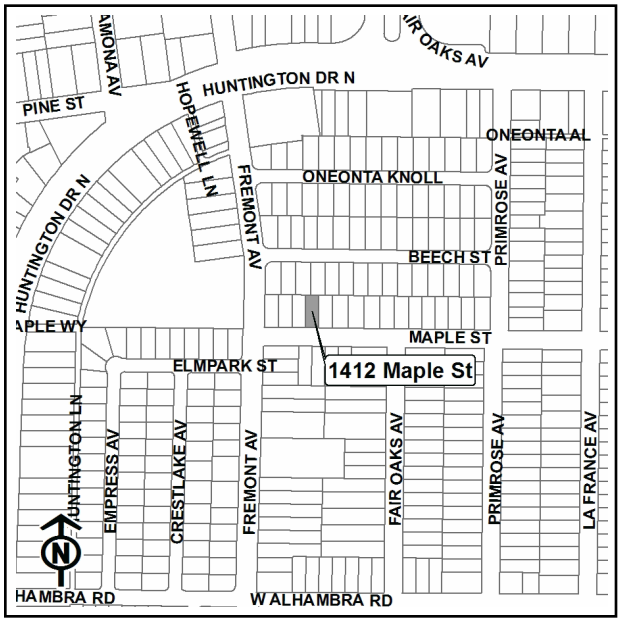
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context. This residence exhibits elements of the Tudor Revival style. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Property Information: City directories indicate the following people lived at this address during the historic period: Earl and Thelma McIntosh (1940); Rex W. (a trust officer) and Ruth Barnett (1952); vacant (1956); Raymond E. (an engineer) and Irene Armendariz (1975).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a modest example of the Tudor Revival style, which was particularly popular in California during the 1920s and 1930s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1937 permit issued to George Barrington (owner) and Joe Burghardt to construct a 6-room, 1-story frame and stucco dwelling.
1974 permit #7554 issued to Raymond Armandariz (owner) to construct a 6-foot free standing wall.
1975 permit #9176 issued to Mr. Armandariz to construct a tool shed at rear of garage.
1975 permit #7565 issued to Tibor Gorton and Anthony Pools to install a swimming pool.
1982 permit #1916 issued to David Margrave (owner) to add a bathroom.
2009 permit #24626 issued to Delsa Covington (owner), T.A. Purkiss (architect) and Greg Sylvis (contractor) to bolt house to foundation and repair chimney.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1421 Beech St

P1. Other Identifier: APE Map Ref # 200-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1421 Beech St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319011006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, all visible
Siding/Sheathing: brick: veneer, N
Roof: hipped, medium, narrow eaves
Fenestration: wood, fixed with double-hung end vents, front, bay
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1938
Assessor

*P7. Owner and Address:
Davis, Hugh L

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1421 Beech St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1938 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: L. E. Turner

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1938 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

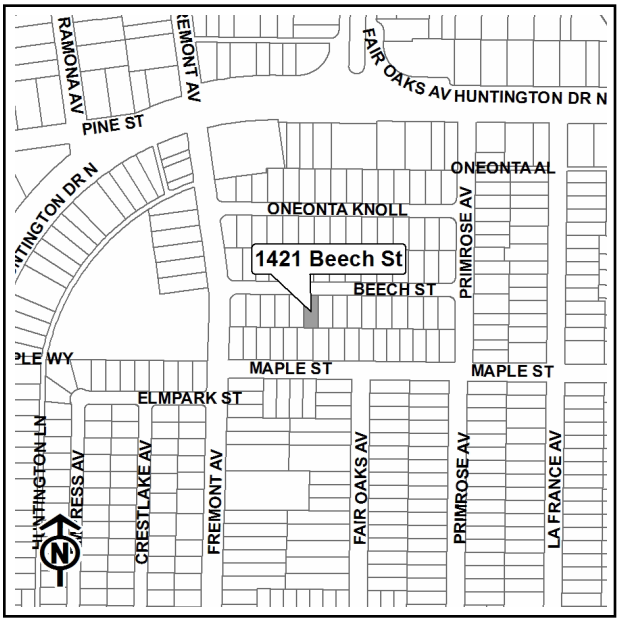
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Leonard (a buyer for a wholesale electrical company) and Mary Nordskog (1940-1952); Mary Nordskog (1956); Graham L. (an attorney) and Elizabeth Sterling (1962); and H. L. Davis (1975).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this Minimal Traditional home is one of many built in Southern California in the 1930s, is not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1938 permit #6443 issued to Leonard Nordskog (owner) and L.E. Turner (contractor) to construct a 6-room 1-story frame and stucco dwelling.
1973 permit #4134 issued to Mr. Davis (owner) and Acorn Roofing (contractor) to apply cedar shingles over existing wood roof.
Nd. Permit #10594 issued to Hugh Davis (owner) and Weather Guard Roofing (contractor) to install composition shingles on house and garage roof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1417 Beech St

P1. Other Identifier: APE Map Ref # 201-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1417 Beech St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319011005

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Colonial Revival, elements of, modest
Construction: wood frame
Siding/Sheathing: wood: shingles, N
Siding/Sheathing: stucco, all visible
Roof: side gable, steep, narrow eaves
Fenestration: wood, casement multi-paned, front
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1

Chimney: altered: yes
Property Type: residential
Retains integrity: medium

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1937
Assessor

*P7. Owner and Address:
Yuen, Keith N And Barbara A Trs

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/14/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 1417 Beech St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1937 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Alfred Turner

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1937 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 6, "not eligible for listing or desigation." The City's 2002 survey update listed it as Status Code 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

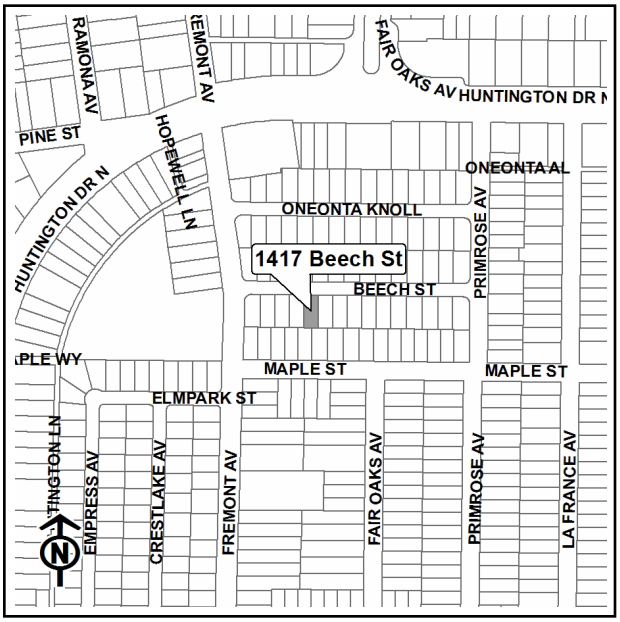
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/14/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1417 Beech Street depicts a rectangular-shaped, one-and-a-half story, wood-framed, single-family residential building. The building has a basement and rests on a concrete footer/slab foundation and is covered by wood shake roofing. The building has a moderate street set back on a 125-foot-by-60-foot rectangular parcel. A detached, single-story, wood-framed automobile garage is depicted south of and behind the residence, near the southeastern corner of the parcel. It is covered by a composition roof. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Pacific Electric Railway line is located two blocks north of the parcel.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Charles (a manufacturer) and Eleanor Barkelew (1940); Karl (a division manager) and Jane Kempf (1952 – 1956); and Lawrence (the Secretary and Superintendent on the Board of Education) and Marian Harper (1960 – 1975).

Architectural Context: The Colonial Revival style is typically characterized by an accentuated front door often with a decorative pediment supported by pilasters or slender columns, fanlights or sidelights, a symmetrical façade, and multi-pane, double-hung windows frequently in pairs (Harris 2006; McAlester and McAlester 1984). In this revival style, little attempt is made to precisely copy Colonial prototypes, but to use free adaptations of Colonial door surrounds, colonnaded entry porches, and dentiled cornices. The style has been continuously popular, but never dominant.

Significance Evaluation. Under Criterion A, this building dates to the Depression era, but there is no specific association of this building with significant events. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, the building retains integrity, but is not an important example of the Colonial Revival style, is not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National or the California Registers separately or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1937 permit #4598 issued to Charles Barkelew (owner) and Alfred Turner (contractor) to construct a 6-room 1 ½ story frame and stucco dwelling.
1950 permit #23554 issued to Mr. Kempf (owner) and H.E. Tabor(contractor) to alter and build a breakfast room.
1952 permit #27288 issued to Mr. Kempf (owner) and Henry Bertch (contractor) to construct a lanai and BBQ.
1964 permit #55789 issued to Lawrence Harper (owner) and Henry Bertch (contractor) to alter the garage front and install a new door.
1985 permit #1547 issued to Mr. Harper and Cedar Roofs (contractor) to remove existing and replace roof in the flat area.
2003 permit #9356 issued to Keith Yuen (owner) and Eagle Roofing (contractor) to reroof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1415 Beech St

P1. Other Identifier: APE Map Ref # 202-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 1415 Beech St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319011004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, narrow eaves
Fenestration: wood, fixed multi-paned, front, bay
Fenestration: aluminum, vertical sliding, front
Primary Entrance: front
Plan: irregular
No. Stories: 1

Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling
Alterations: altered fenestration, altered entrances, altered decorative element

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1938
Assessor

***P7. Owner and Address:**
Shiu, George K and Irene S Trs

***P8. Recorded by:**

***P9. Date Recorded:** _____

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1415 Beech St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1938 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1938 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

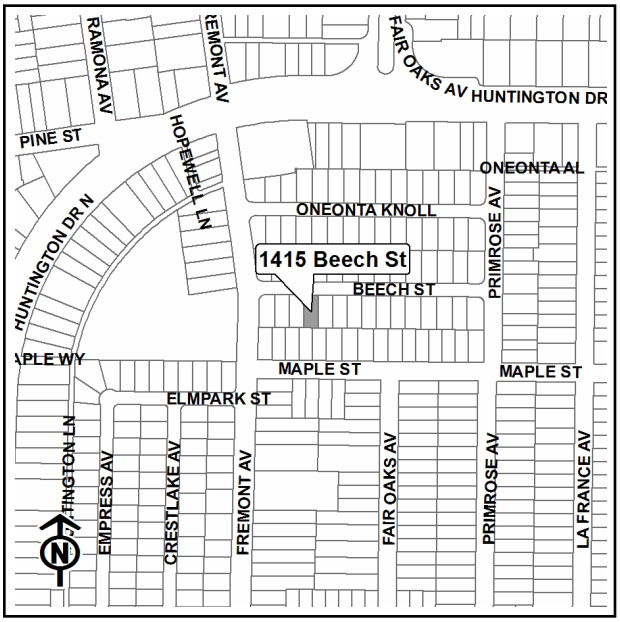
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation:

(This space reserved for official comments.)



*Required Information

(continued):

Property information: This property was built in 1938; City Directory research indicates that the property was owned by Charles W. Jr. and Concha Ricketts between at least 1940 and 1952. Ancestry.com census record research indicates that Charles Jr. was born in 1902 in West Virginia; his father worked as a contractor to the railroad. The 1920 census record indicates that the family was living in Washington D.C., by the 1930 census they lived in Pasadena. Charles Jr., was divorced and living with his elderly parent while working for a telegraph company. By 1940, he was owner of the 1415 Beech Street home. He was, by that time, married to Concha (Olanda) who was born to a large family in Mexico; her family came to the States in 1914 and her father was an import/exporter. Charles, with three years of college, worked as a salesman, owned the home valued at $5,000 in which they raise their young daughter. There does not appear to be evidence that the Rickett's were important to local, state, or national history. According to the 1962 City Directory, Russell P., working in the lumber industry, and Peggy Fritchney lived at this address; by at least 1975 C. E. Edwards, (no further information) resided at this residence.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common resource type, not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1962 permit #48039 issued to R. Fritchey (owner/builder) to extend the existing dining room.
1968 permit #3100 issued to Carroll Edwards, Jr. (owner/builder) to remodel kitchen and reolace window with a door.
1980 permit #210 issued to Carroll Edwards (owner) and Wallenberg Roofing (contractor) to tear off old roof.
2002 permit #7589 issued to George Shiv (owner) and Royal Roofing (contractor) to remove shake and replace with composition.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1414 Beech St

P1. Other Identifier: APE Map Ref # 203-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 1414 Beech St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319010026

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: wood: clapboard, All Visible
Roof: side gable, steep, narrow eaves
Fenestration: wood, fixed multi-paned, front, bay
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front, single door, transom lights
Plan: irregular
No. Stories: 1

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling
Alterations: altered decorative element

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1936
Assessor

***P7. Owner and Address:**
Finnegan, Stephen A

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1414 Beech St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1936 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: V.A. Williamson

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1936 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

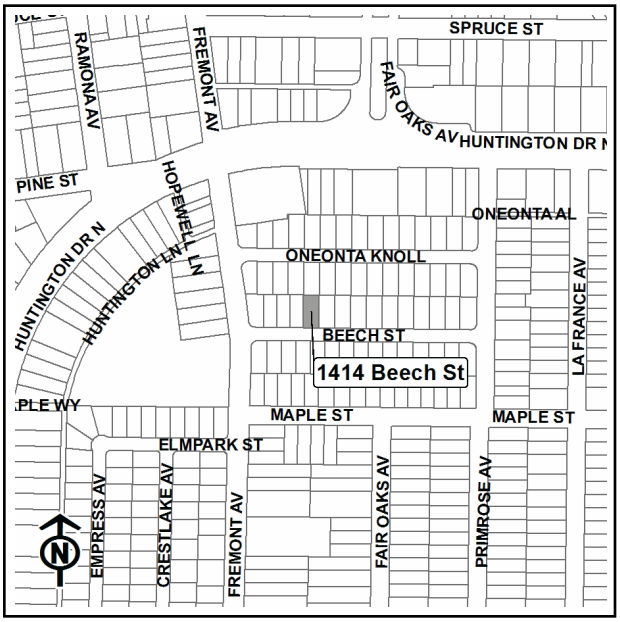
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1936, the City Directory research noted that Harlan (stockbroker) and Donna Updegraff resided at this address until at least 1943. By 1946, Ira Ernest and Nellie A. Ogden are owners of the property until after 1952.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common resources type, not the work of a master, nor does it retain high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1936 permit # 3694 issued to H. Updegraff (owner) and V.A. Williamson (contractor) to construct a 6-room, 1-story residence and double garage.
1970 permit #088 issued to Mrs. Ogden (owner) and Willenberg Roofing (contractor) to install heavy shake on north side of house only.
1997 permit #029 issued to Stephen Finnegan (owner) and Russell Roofing (contractor) to remove shake and install composition roof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1418 Beech St

P1. Other Identifier: APE Map Ref # 204-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 1418 Beech St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319010025

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Ranch
Construction: wood frame
Siding/Sheathing: wood: board/batten, All Visible
Roof: side gable, low, wide eaves
Fenestration: wood, fixed, front
Primary Entrance: front, single door
Other notable features: split level with garage below
Plan: irregular
No. Stories: 1

Property Type: residential
Retains integrity: high

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1951
Assessor

***P7. Owner and Address:**
Yonei, Yoshio and Nancy S
1400 Wilson Ave
San Marino, CA 91108

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1418 Beech St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1951 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1951 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

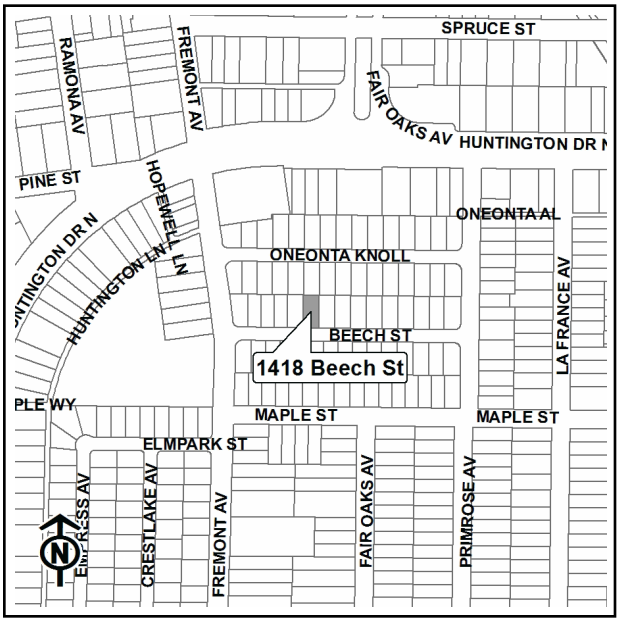
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: George A. (a superintendent) and Verna Brighton (1952) and L.L. Griswolf (1962).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a Ranch style home of its era, not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1951 permit issued to G.A. Brichton (owner/builder) to construct a wood and stucco residence with 2-car garage.
1972 permit #3376 issued to Mr. Griswold (owner) and Wallenberg Roofing (contractor) to recover roof in heavy shakes.
2012 permit #30227 issued to Yoshio Yonei (owner) and Herman's Roofing (contractor) to remove shingles and replace with composition.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1422 Beech St

P1. Other Identifier: APE Map Ref # 205-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 1422 Beech St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319010024

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hipped, medium, narrow eaves
Fenestration: wood, casement multi-paned, front, side
Primary Entrance: front, single door, alteration: yes
Other notable features: split level with garage below
Plan: irregular
No. Stories: 1

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1946
Assessor

***P7. Owner and Address:**
Chiu, Geoffrey C

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1422 Beech St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1946 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1946 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

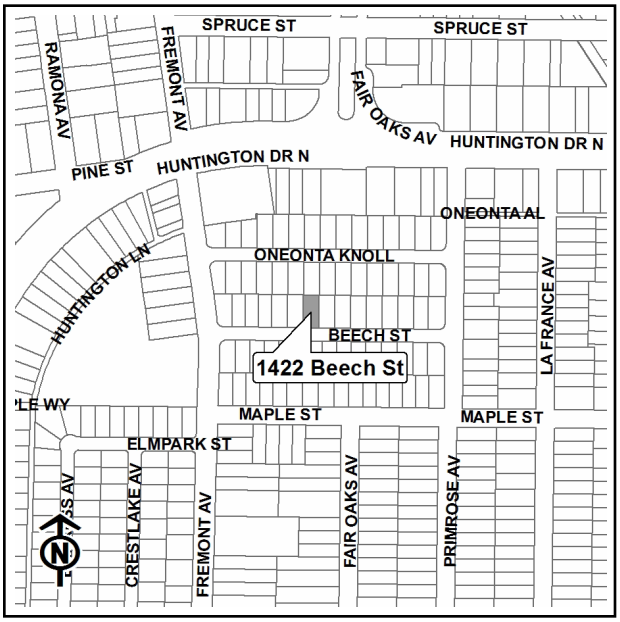
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: D. Clinton (an osteopathic physician/surgeon/OBGYN) and Camille Bennett (1952); Donald D. (a division manager) and Catherine M. Kitch (1956); Ralph W. (an automobile dealer) and Helen Pratt (1964); and Walter G. and Toggery Geissler (1975).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common resource type, not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1946 permit #13935 issued to Walter Healy (owner) to use day labor to construct a 6-room frame and stucco dwelling and a 2-car garage.
1960 permit #41584 issued to R. W. Pratt (owner) and Fabalume Products (contractor) to add a screened patio to existing dwelling.
1968 permit #4383 issued to Harold Parker (owner) and Massie Roofing (contractor) to recover house with medium shake.
2007 permit #20584 issued to Geoff Chiu (owner) and Jason Sun (architect/builder) to remodel kitchen and bath and window replacement.
Nd permit #11780 issued to Geoff Chiu and A1 Roofing (contractor) no further details.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1426 Beech St

P1. Other Identifier: APE Map Ref # 206-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1426 Beech St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319010023

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hipped, medium, wide eaves
Fenestration: vinyl, double-hung multi-paned, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1940
Assessor

*P7. Owner and Address:
Ishikawa, Emi E Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1426 Beech St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1940 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: H. A. Armstrong

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

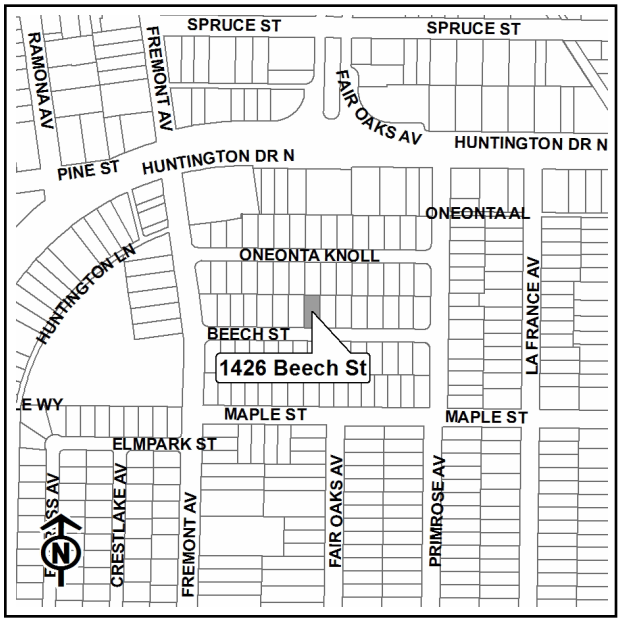
See Continuation Shet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Clayton Weston (a foreman at an auto repair shop) and Marion (a stenographer) Eastman lived at this address from 1943 to at least 1975.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of the Ranch style home, thousands of which were built in Southern California in the 1940s and 1950s, is not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1940 permit #43688 issued to Clyde Kilbride (owner) and HA Armstrong (contractor) to erect a 5-room 1-story frame and stucco dwelling.
1960 permit #55284 issued to Clayton Eastman (owner) and Cedar Roofing (contractor) to reroof residence and garage in red cedar.
1995 permit #16791 issued to Emi Ismikawa (owner) and S. Pruiett (contractor) to retrofit house to foundation.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1429 Oneonta Knl

P1. Other Identifier: APE Map Ref # 207-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1429 Oneonta Knl City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319010008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Tudor Revival, modest
Construction: wood frame
Siding/Sheathing: stucco, all visible
Roof: hipped, steep, narrow eaves
Fenestration: wood, casement multi-paned, front, side, arranged in pairs, arranged in ribbons
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2

Chimney: side
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1937
Assessor

*P7. Owner and Address:
Obrien, Daniel L And Robin M

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/21/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 1429 Oneonta Knl

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1937 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Armstrong

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1937 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 6, "not eligible for listing or desigation." The City's 2002 survey update listed it as Status Code 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

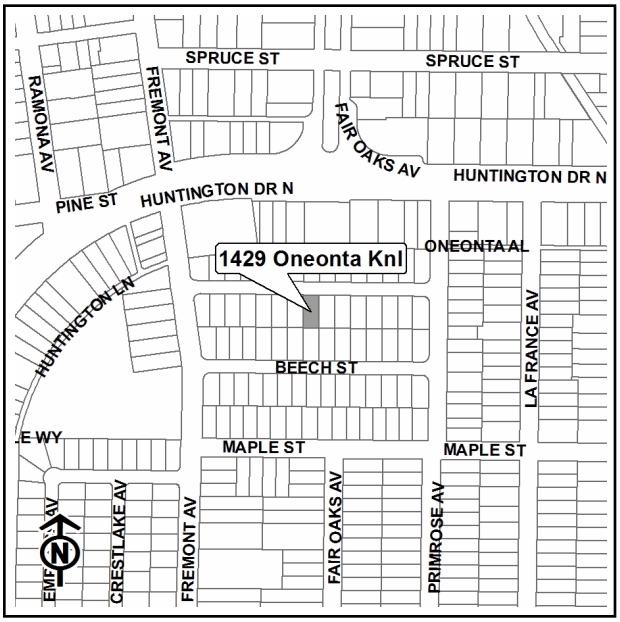
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/21/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1429 Oneonta Knoll Road depicts an L-shaped, one-story, wood-framed, single-family residential building. The building has a basement and rests on a concrete footer/slab foundation and is covered by wood shake roofing. The building has a moderate street set back on a 125-foot-by-60-foot rectangular parcel. The building as a rectangular projecting wing at the far left side of the northern, street-facing façade. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Pacific Electric Railway line is located one block north of the parcel.

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building dates to the Depression era, but there is no specific association of this building with significant events. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Tudor Revival style, which was particularly popular in California during the 1920s and 1930s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1936 permit #3691 issued to T. W. Johnson (owner) and H.A. Armstrong to construct a 6-room dwelling and double garage.
1958 permit #40310 issued to J. Schirimer (owner) and George Bertch to remodel existing balcony.
1976 permit #989 issued to Steve Kleeman (owner) and Cedar Roof to reroof.
1981 permit #247 issued to Steve and Barbara Kleeman (owners) and Doug Ewing (designer) to add decking to the rear of the residence.
1994 permit #15996 issued to Taylot-Auwine (owner) and Kames Interior Construction to recoat stucco, brace piers. And pain the interior.
2006 permit #14226 issued to O'Brian (owner) and Hawaiian Pool and Spa to construct a pool and spa.

B12. References
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1421 Oneonta Knl

P1. Other Identifier: APE Map Ref # 208-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 1421 Oneonta Knl City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319010006

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Colonial Revival, elements of
Construction: wood frame
Siding/Sheathing: wood: clapboard, All Visible
Siding/Sheathing: brick: veneer, N
Roof: side gable, steep, narrow eaves
Fenestration: vinyl, double-hung, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1

Chimney: side
Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1936
Assessor

***P7. Owner and Address:**
Spyksma, Robert K and Sarah V Trs
1421 Oneonta Knoll
South Pasadena, CA 91030

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013
***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1421 Oneonta Knl

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1936 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Harry Lewis

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1936 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

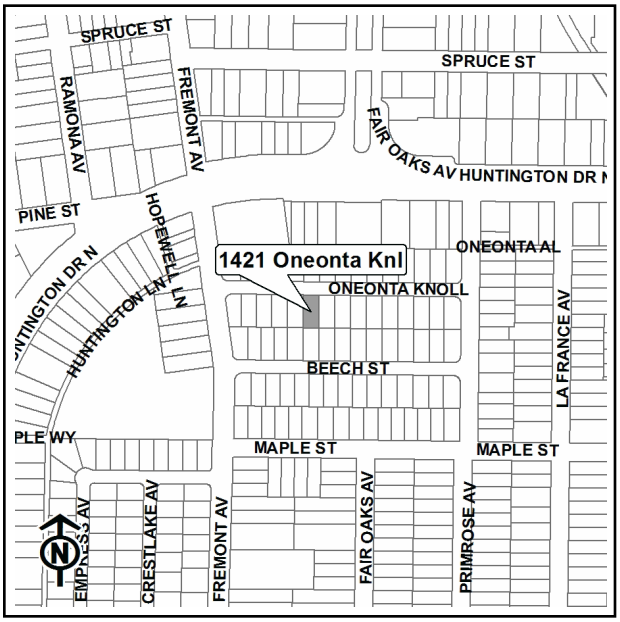
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Harold D. (an accountant) and Gertrude Osborn (1943-1956); Seibert L Surface (an accountant; 1962); and Donald Pullen (1975).

Architectural Context: This residence displays some elements of the Colonial Revival style. The Colonial Revival style is typically characterized by an accentuated front door often with a decorative pediment supported by pilasters or slender columns, fanlights or sidelights, a symmetrical façade, and multi-pane, double-hung windows frequently in pairs (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1936 permit #3265 issued to H.D. Osborn (owner) and Harry Lewis to construct a 6-room frame and stucco dwelling.
1965 permit #51803 issued to Dr. John Small (owner) and Dale Rogers (contractor) to close in the windows in the dining room and living room, patch plaster.
1997 permit #15556 issued to Robert Spyksma (owner) and J. C. Williams and Sons Masonry to rebuild the damaged fireplace.
1999 permit #21030 issued to Robert Spyksma for a patio addition.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1406 Oneonta Knl

P1. Other Identifier: APE Map Ref # 209-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1406 Oneonta Knl City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319009029

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, modest
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: brick: skirting, S, altered: yes
Roof: hipped, low
Fenestration: wood, fixed multi-paned, front
Fenestration: wood, double-hung, front
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front, single door
Plan: irregular

No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling
Alterations: altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1947
Assessor

*P7. Owner and Address:
Lee, Yung H and Norma

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1406 Oneonta Knl

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1947 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Ted Isaak

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1947 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

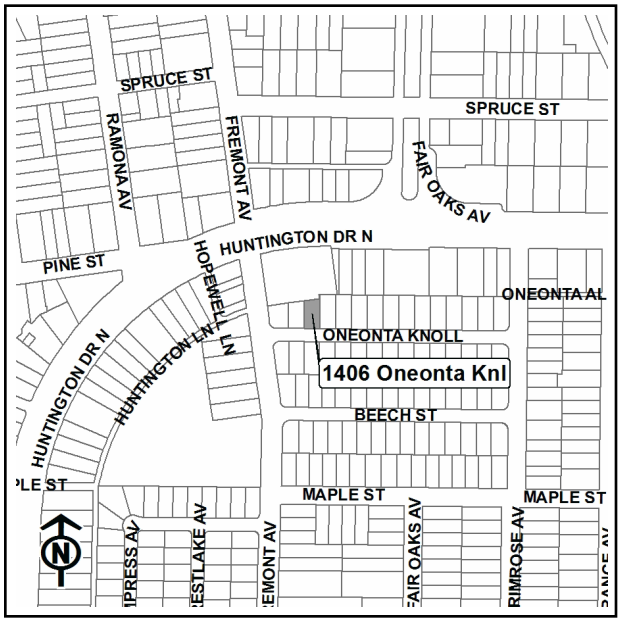
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Varlee (an attorney) and Elizabeth Hood lived at this address between 1952 and 1962.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1947 permit issued to Tom Martin to use Ted Isaak as contractor to construct 5 room frame and stucco building with a 2 car garage (finalized 4/18/1947)
1986 permit issued to H.E. Tien to use Zhou as architect and Hong An Co. to add a new room (136 sq. ft.) (finalized 12/19/1986)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1414 Oneonta Knl

P1. Other Identifier: APE Map Ref # 210-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 1414 Oneonta Knl City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319009027

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: board/batten, S
Siding/Sheathing: horizontal boards, S
Roof: hipped, low, narrow eaves
Fenestration: metal, casement multi-paned, front
Primary Entrance: front, single door, alteration: yes
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Related: split level with garage below
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling
Alterations: altered modern garage door

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1950
Assessor

***P7. Owner and Address:**
Nguyen, Tam T and Connie L

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1414 Oneonta Knl

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1950 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

split level with garage below

B9a. Architect: Unkown b. Builder: Miner and Grinde

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1950 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

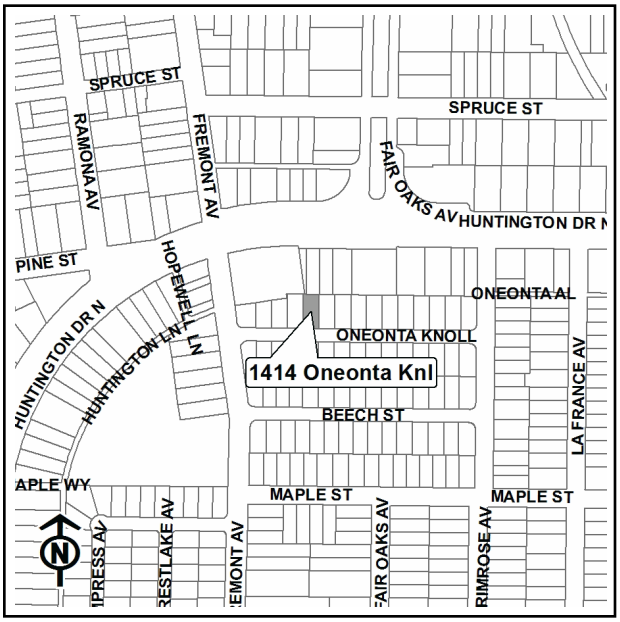
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1950, the 1952 City Directory lists William W. Sterne as owner of the property. Ancestry.com research reveals that William was the eldest son of Charles F. Sterne, a bank executive who worked as Bank Commissioner for the State of California during the 1920s. William was raised in Beverly Hills, obtained a college degree and by 1940, was married to Virginia and the couple had a young daughter. The Sterne family lived in South Pasadena at that time; William worked as a mortgage examiner for the US Federal Housing Commission. The Sterns resided at this address until at least 1962. Ancestry.com indicates that during the 1980s, the Sternes moved to Michigan which was their final resting. Although they appeared to be financially very successful, there is no evidence to indicate that they were important to local, state, or national history. By 1975 Patrick M. and Dorothy McLaughlin were residents, no additional information was provided for them.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1950 permit #22827 issued to W.W. Stern (owner) and Miner and Grinde to construct a 6-room frame and stucco single family dwelling.
1955 permit #33368 issued to William Stern and California Swimming Pool to install a private swimming pool.
1969 Fire Damage Report: William Stern owner, extensive roof, ceiling and kitchen wiring damage.
1969 permit #7618 issued to William Stern and Frank Lentulo to replace roof and repair fire damage to roof and ceiling.
1972 owner P. M. McLaughlin applied for a permit but it expired.
1991 permit #12404 issued to Tam Nevyn and J.N. Davis Roofing to reroof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1420 Oneonta Knl

P1. Other Identifier: APE Map Ref # 211-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 1420 Oneonta Knl City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319009026

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, modest
Construction: wood frame
Siding/Sheathing: horizontal boards, S
Siding/Sheathing: vertical boards, S
Roof: hipped, low, narrow eaves
Fenestration: metal, casement multi-paned, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1

Porches: Partial, front
Chimney: front
Property Type: residential
Related: split level with garage below
Retains integrity: high, setting, location, materials, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1937
Assessor

***P7. Owner and Address:**
Rindge, Samuel and Kathleen Trs

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1420 Oneonta Knl

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1937 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

split level with garage below

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1937 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

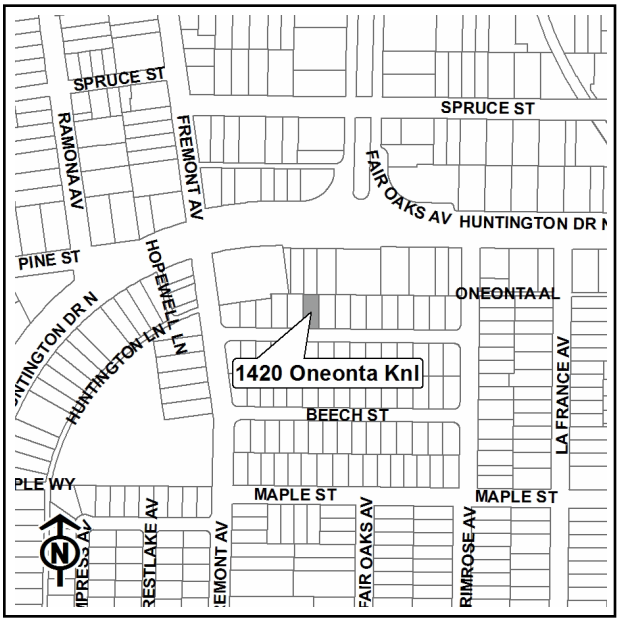
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Albert Leo (an engineer for a mining company) and Lucille Stallkamp lived at this address from 1943 until at least 1975.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1937 permit issued to A.L. Stallkamp to act as owner-builder to construct one story frame and stucco dwelling (finalized 6/7/1937)
2001 permit issued to Sam Rindge to use Doug Dfirdian to re-roof (finalized 4/28/2001)
2007 permit issued to Sam Rindge to use Sunrise Construction for a kitchen remodel and installation of a bay window (finalized 96/2007)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1424 Oneonta Knl

P1. Other Identifier: APE Map Ref # 212-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1424 Oneonta Knl City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319009025

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Tudor Revival, modest
Siding/Sheathing: stucco, all visible
Siding/Sheathing: wood: accent, all visible
Siding/Sheathing: horizontal boards, S
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, casement multi-paned, front, side, arranged in pairs, arranged in ribbons
Primary Entrance: front
Plan: irregular
No. Stories: 1

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1937
Assessor

*P7. Owner and Address:
Shiba, Masao And Hisaye Trs

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/21/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 1424 Oneonta Knl

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1937 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Armstrong

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1937 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) with a California Historical Resources (CHR) Status Code of 6, "not eligible for listing or desigation." The City's 2002 survey update listed it as Status Code 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

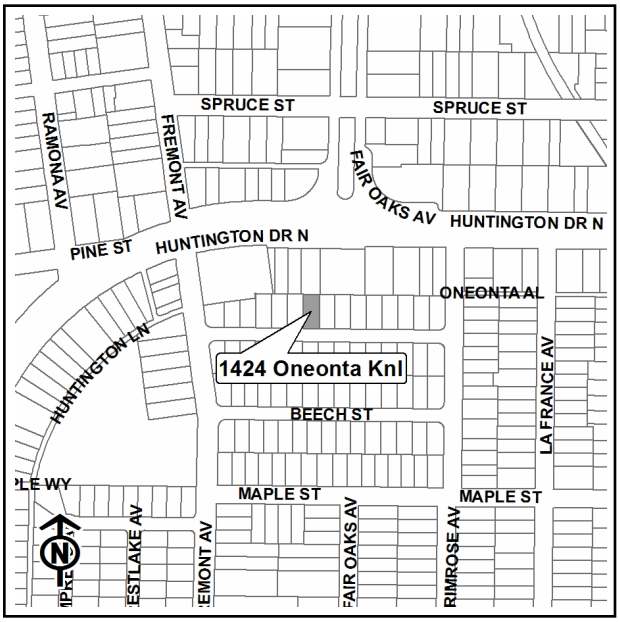
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/21/2013



(This space reserved for official comments.)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1424 Oneonta Knoll Road depicts an L-shaped, one-story, wood-framed, single-family residential building. The building has a basement and rests on a concrete footer/slab foundation and is covered by wood shake roofing. The building has a moderate street set back on a 125-foot-by-60-foot rectangular parcel. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Pacific Electric Railway line is located one block north of the parcel.

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building dates to the Depression era, but there is no specific association of this building with significant events. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1937 permit #4606 issued to L. W. Brenier (owner) and H. A. Armstrong to construct a 6-room 1-story frame and stucco dwelling.
1961 Fire report: roof damage- repairs completed by J. Lytle Roofing
1964 permit #54790 issued to E. F. Montgomery (owner/builder) to add a family room to the existing residence.
1973 permit #5644 issued to Tom Sheba (owner) and WIllenborg Roof Company to reroof.

B12. References
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1428 Oneonta Knl

P1. Other Identifier: APE Map Ref # 213-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1428 Oneonta Knl City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319009024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, modest
Construction: wood frame
Siding/Sheathing: stucco: modern, All Visible
Roof: side gable, low, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1
Porches: One Story, front

Property Type: residential
Related: Split level with garage below
Retains integrity: medium, setting, location, materials, design, feeling
Alterations: altered roof

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1947
Assessor

*P7. Owner and Address:
Chang, Hua S and Feng L
2426 Mountain Brook Dr
Hacienda Heights, CA 91745

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/22/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1428 Oneonta Knl

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1947 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Split level with garage below

B9a. Architect: Unknown b. Builder: R. E. Day

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1947 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

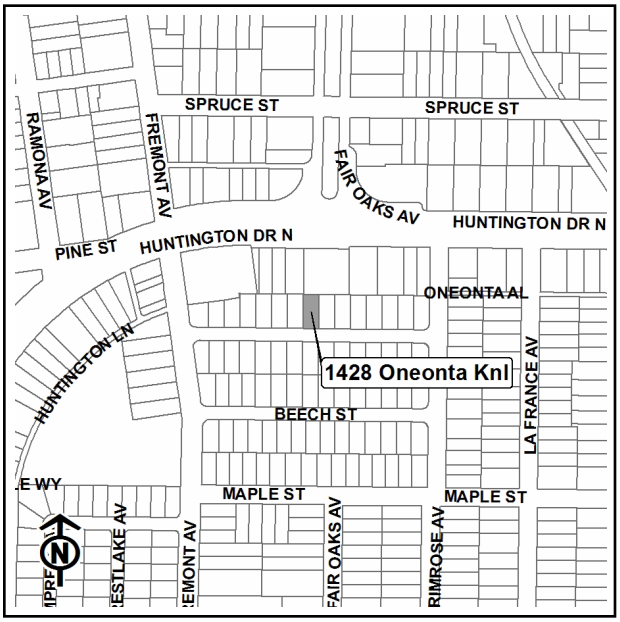
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/22/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Mrs. Millie V. Grua (widow of Edward T. Grua; 1952-1956) and Eugene (a nuclear engineer) and Mary Koffman (1962-1975).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary.. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1947 permit #16317 issued to Mrs. Millie Grua (owner) and R.E. Day to construct a 5-room dwelling and 2-car garage.
1963 permit #51325 issued to Mr. Kauffmann (owner) and WIllenborg to reroof with medium shake.
1987 permit #1325 issued to H. Chang (owner) and Pierce Construction to repair fire damaged chimney.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1432 Oneonta Knl

P1. Other Identifier: APE Map Ref # 214-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1432 Oneonta Knl City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319009023

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Construction: wood frame
Siding/Sheathing: horizontal boards, All Visible
Roof: side gable, low, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Related: split level with garage below
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1936
Assessor

*P7. Owner and Address:
Hernandez, Amelia I Tr
1432 Oneonta Pl
South Pasadena, CA 91030

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1432 Oneonta Knl

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1936 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

split level with garage below

B9a. Architect: Unknown b. Builder: Armstrong

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1936 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

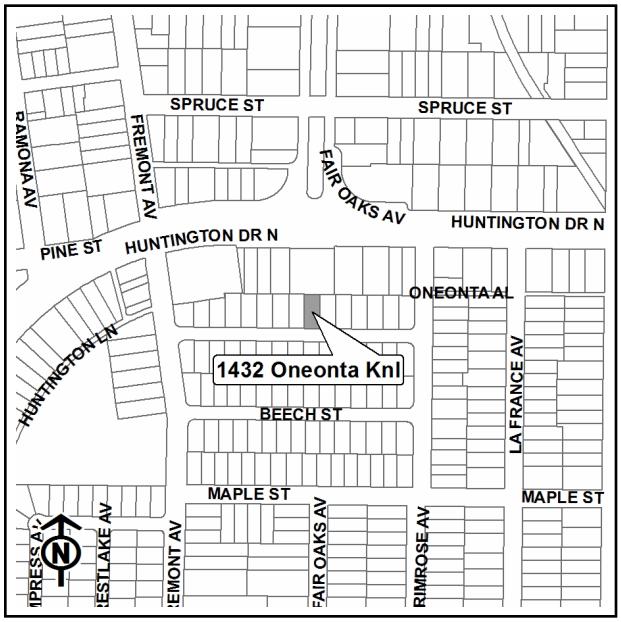
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Benjamin B. (a salesman) and Laurette Wallace (1943); William E. (an appliance dealer) and Gladys D. Price (1946-1956); Herbert L. (of the USAF) and Nancy Hall (1962); and Gunner C. Egebjerg (president of ABR Enterprises; 1975).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary.. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1936 permit #2928 issued to Southern California Subdivides, Inc. (owner) and H. A. Armstrong (builder) to construct a 6-room house with double garage.
1954 permit #31078 issued to William C. Price (owner) and Henry Bertch for a shower room addition.
1958 permit #39651 issued to William C. Price (owner) and Cedar Brothers Roofing to reroof.
1984 permit #181 issued to Gunner Egebjelg (owner) and Freed Construction to add a bathroom below the existing building
1984 permit #846 issued to G. Egebjelg and Dean Pools for a swimming pool and spa.
2009 permits #22833/21419/22205 issued to Irene Hernandez and Ray Guitierrez (designer) to add basement, first floor addition, remodel kitchen and laundry. Replace existing windows and reroof.
2012 permit #30100 issued to Irene Hernandez (owner) to reroof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1500 Oneonta Knl

P1. Other Identifier: APE Map Ref # 215-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 1500 Oneonta Knl City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319009022

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Colonial Revival, elements of, modest
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: horizontal boards, S
Roof: side gable, steep, narrow eaves
Roof: front gable, steep, narrow eaves
Fenestration: wood, casement multi-paned, front
Fenestration: wood, double-hung multi-paned, front, side
Primary Entrance: front, single door

Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1937
Assessor

***P7. Owner and Address:**
Rios, Rose and

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1500 Oneonta Knl

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1937 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: W.W. Moore

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1937 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

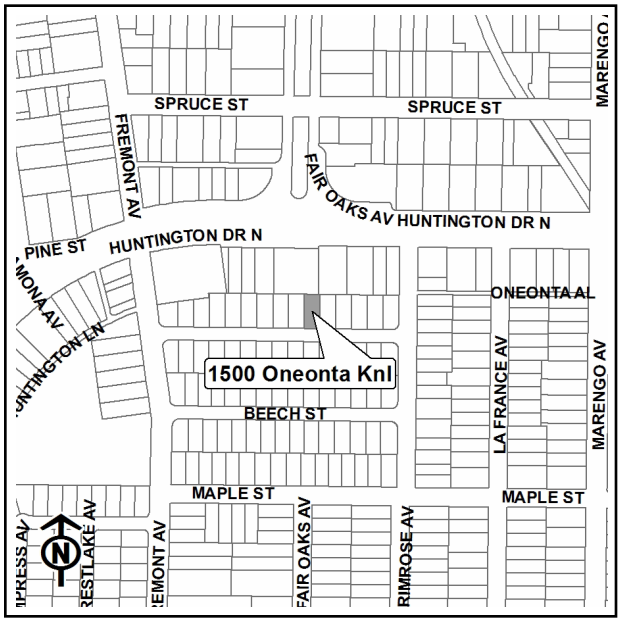
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: This residence exhibits some of the elements of the Colonial Revival style. The Colonial Revival style is typically characterized by an accentuated front door often with a decorative pediment supported by pilasters or slender columns, fanlights or sidelights, a symmetrical façade, and multi-pane, double-hung windows frequently in pairs (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary.. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1937 permit #4841 issued to Howard Switzer (owner) and W. W. Moore to construct a single family residence.
1973 permit #6183 issued to Mr. Stallkamp (owner) and Alhambra Roofing to reroof the garage with composition

B12. References
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1505 Huntington Dr

P1. Other Identifier: APE Map Ref # 216-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1505 Huntington Dr City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319009013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

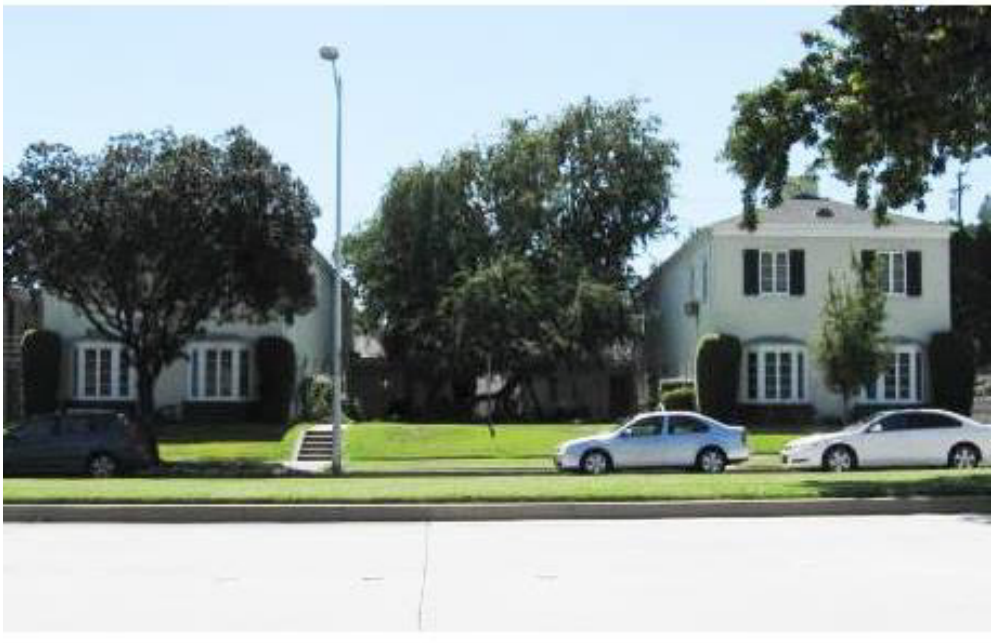
Architectural Style: Minimal Traditional
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, narrow eaves
Fenestration: wood, double-hung, side
Fenestration: wood, fixed multi-paned, front, side
Fenestration: wood, casement multi-paned, front, side, rear
Primary Entrance: front, side, single door, multiple doors
Plan: U-shaped
No. Stories: 2
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
View to the S, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1937
Assessor

*P7. Owner and Address:
Waller, Robert A
715 N Central Ave
Glendale, CA 91203

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1505 Huntington Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Apartment building B4. Present Use: Apartment building

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1937 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: H.A. Armstrong

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1937 Property Type: Apartment Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)

*Required Information

(continued):

Property Information: In 1940, and until 1952, city directories listed this property as Bragg Apartments with an address range from 1505-1511.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Minimal Traditional style, which was particularly popular in California during the 1930s and 1940s. It is no more representative of the style than any of the thousands of Minimal Traditional apartment complexes found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1937 permit to California Subdividers Inc. to use H.A. Armstrong to construct new 12 unit apartment with 10 car garage (finalized 3/4/1937)
1937 permit to California Subdividers Inc. to use H.A. Armstrong to construct new 12 unit apartment with 10 car garage (finalized 3/4/1937)
1960 permit to J.F. Farr to act as contractor to repair dry rot damage (finalized 5/12/1960 Fire notice (Apartment B) for floor furnace fire damage and smoke damage
1967 permit issued to Robert Waller to use Monarch Roofing and Insulating Co. to re-roof flat section (finalized 5/19/1967)
1968 permit issued to Robert Waller to use Monarch Roofing and Insulating Co. to re-roof (finalized 9/20/1968)
1994 permit issued to Beaumont Co. to use Olympic Roofing to re-roof and tear-off (finalized 5/31/1994)
2013 permit issued to Robert Waller/Dave Schultz to use Adrian Fruct as architect and Atlantis Coast Inc. as contractor for fire damage repair in attic space (finalized 5/7/2013)
2013 permit issued to David Schultz Inc. to use SBR Inc. to re-roof to match existing (finalized 5/17/2013)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1431 Huntington Dr

P1. Other Identifier: APE Map Ref # 217-3A; Fashion Dry Cleaners

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 1431 Huntington Dr City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319009004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: stone: veneer, N
Roof: flat
Fenestration: aluminum, fixed, front, side, storefront, alteration: yes
Primary Entrance: front, double doors, alteration: yes
Plan: rectangular
No. Stories: 2
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, design, feeling
Alterations: altered fenestration, altered flagstone?

***P3b. Resource Attributes:** (List attributes and codes) HP06

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1941
Permit

***P7. Owner and Address:**
Lin, Te Ming and Jyh Mei Trs
1409 Marengo Ave
South Pasadena, CA 91030

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1431 Huntington Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1941 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 1941 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

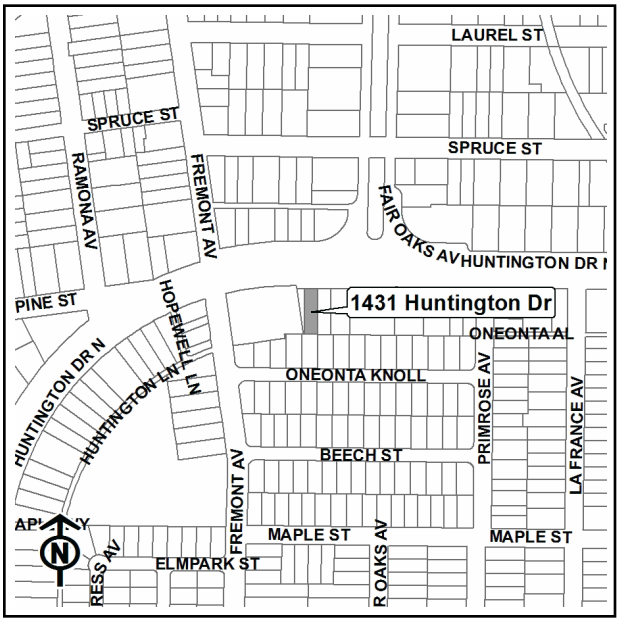
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Property Information: City directories indicate the following businesses occupied this address during the historic period: Thrifty Drug Store (1943-1962) and Norge Laundry and Cleaning Village (1975)

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of businesses at this address during the historic-period. Online searches were conducted for businesses associated with the property for a period of five years or more and/or that appear to have had the potential to be important in the local community. While this property was once a Thrifty Drug Store, it was one of thousands of locations of this popular chain store and is no more representative of the company than any other example. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1941 permit #10020 issued to Dorothy Morrison (owner) to construct a one-story store building.
1957 permit #38602 issued to California Bank (owner) and J. Lytle to reroof.
1963 permit #51209 issued to Mollin Investment Company (owner) and Foresite Builders to remodel the existing store building.
1964 permit #51585 issued to Norg Laundromat (owners) to install a 6-foot globe sign.
1979 permit#61 issued to John Zungary (contractor) to remove 'bootleg stairs' and seal the opening.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1810 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 218-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 1810 Fair Oaks Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5320009025

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: other, W , pebbles
Roof: flat
Fenestration: aluminum, vertical sliding, front, side
Primary Entrance: front, double doors, alteration: yes
Plan: rectangular
No. Stories: 2
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling
Alterations: altered entrances

***P3b. Resource Attributes:** (List attributes and codes) HP06

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1959
Assessor

***P7. Owner and Address:**
Whittier Realty Llc
1600 Huntington Dr
S Pasadena, CA 91030

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1810 Fair Oaks Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1959 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J. F. Paulson

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 1959 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)

*Required Information

(continued):

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of businesses at this address during the historic-period. Online searches were conducted for businesses associated with the property for a period of five years or more and/or that appear to have had the potential to be important in the local community. This research provided no evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1959 new building permit issued to J.F. Paulson to act as owner-builder to construct 9 suite office building and parking area (finalized 4/13/1959)
1970 fire department notice for roof fire caused by an electric motor
1974 occupied by office building for Exterior Oil Co. Ltd.
1978 owned by Zachary Vorgias and occupied by Franklin Gonzalez for N.E. Community Clinic Administration Office
1978 owned by Hix Development Corp. and occupied by Hix Development Corp. Suite 107
1979 owned by Hix Development Corp. and occupied by Carter Salisbury Insurance and Brokers as an office building
1979 owned by Paulson and occupied by Warren Davis as a commercial building
1979 owned by Robert Dice and occupied by Wade C. Midkift for Paulson Building
1981 permit issued to Geo Salisbury to use Monarch Roofing and Insulation Co. to re-roof lower level (finalized 12/8/1981)
1982 owned by George B. Salisbury and occupied by Carol Asada as an office building
1984 owned by Salsbury & Kennedy and occupied by Henry Niles, attorney
1987 owned by Zacharias Vorgias and occupied by Sans. Bros. Intl. LLC for an administration office
1987 owned by C. Palmeri and occupied by S.H. Moody for consulting electrical engineering
1988 owned by McDonald for office space for Beach West Filters Inc.
1991 owned by Palmeri-Vorgais and occupied by Lidell Investors for Lidell Investors Real Estate Development and Investment
1992 owned by Z. Vorgias and occupied by Henry Young for Sternbase Computer retail
1993 owned by Zachary Vorgias and Angelina Reyes and occupied by Services Pac Systems
1998 owned by Vorgias and Palmeri and occupied by Jenna Hagse PhD for therapist office
1997 owned by Z. Vorgias and occupied by Robin Zhao as administration office
1997 owned by Zacharias Vorgias and occupied by Ding Zhan for retail
1998 owned by Lino Palmeri and occupied by Clint Greenwood for Clint Greenwood Soccer Service
1998 owned by Zachary Vorgias and occupied by Lino Palmieri for professional offices of Palmiero & Associates
1998 owned by Vorgais and Palmieri and occupied by Dietless LCC for weight control services and business office
2004 owned by Whittier Realty LLC and occupied by CalWest Mortgage as office space

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1800 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 219-3A; Fair Oaks Medical

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S9

c. Address: 1800 Fair Oaks Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5320009024

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: skirting, All Visible
Roof: hipped, low, exposed rafter tails
Fenestration: metal, casement multi-paned, front, side
Primary Entrance: single door, multiple doors
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling
Alterations: altered entrances

***P3b. Resource Attributes:** (List attributes and codes) HP06

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1948
Assessor

***P7. Owner and Address:**
Clark, Craig G Co Tr
1650 Kinneloa Mesa Rd
Pasadena, CA 91107

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013
***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1800 Fair Oaks Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1948 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: R. L. Perrin

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 1948 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

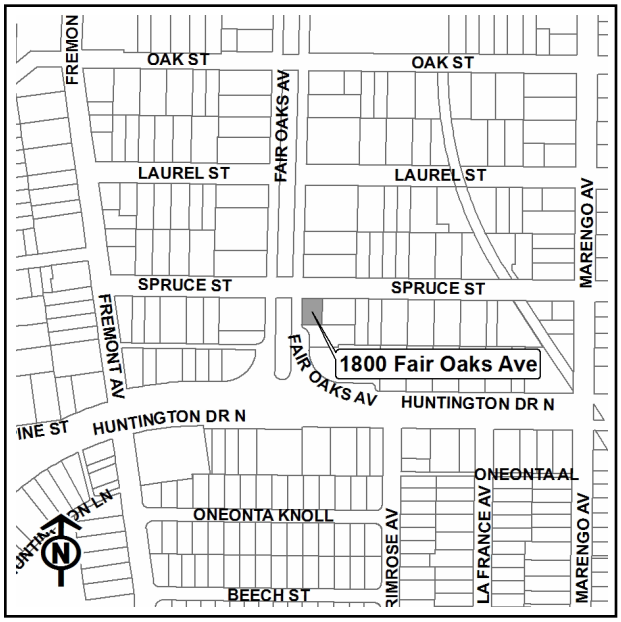
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1948, the City Directory indicated that this property was the location of medical and dental offices between at least 1952 and 1975. Listed are: A. J. Clark, a dentist (1952); A. J. Clark, J. B. Damerel and D. C. Bennett (1956 and 1962) and Dr. Damerel and Dr. Pappas (1975).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. The style was also applied to various non-residential buildings, especially in new suburban settings where it blended in well with the neighborhood character.
Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of the California Ranch-style include: a one-story configuration; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; and large windows, often with multiple lights or diamond-panes. Because millions of buildings have been constructed throughout the nation in this style, the building must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of businesses at this address during the historic-period. Online searches were conducted for businesses associated with the property for a period of five years or more and/or that appear to have had the potential to be important in the local community. This research provided no evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion C, this is a typical example of the Ranch style, the most popular styles constructed during the post-World War II residential boom. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1948 permit #17819 issued to Dr. D.C. Bennett (owner) and R.L. Perrin (contractor) to construct a medical/dental building.
1983 permit #7604 issued to J.B. Daniel (owner/builder) to reroof building.
1989 permit #13417 issued to Mr. Damerel (owner) to install a heating and air conditioning unit on the roof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1801 Fair Oaks Ave

P1. Other Identifier: APE Map Ref # 220-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S9

c. Address: 1801 Fair Oaks Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319008036

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Colonial Revival, elements of
Siding/Sheathing: stucco, all visible
Siding/Sheathing: horizontal boards, E
Roof: hipped, medium, narrow eaves
Roof: front gable, medium
Fenestration: metal, fixed with casement end vents, front
Primary Entrance: front, distinctive entry
Other notable features: shutters flank almost all of the windows; air conditioning wall units; property has multiple APNs because it is a condominium complex

No. Stories: 2
Property Type: residential
Related: cobblestone wall
Retains integrity: medium, setting, location, materials, workmanship, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1953
Assessor

*P7. Owner and Address:
Colman, June F Tr
444 W Huntington Dr
Arcadia, CA 91007

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/24/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 1801 Fair Oaks Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple-family residence B4. Present Use: Condominiums

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1953 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

cobblestone wall

B9a. Architect: Unknown b. Builder: Sam Worthington

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1953 Property Type: Multi-family Property Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L, "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." The Inventory also noted the cobblestone wall.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

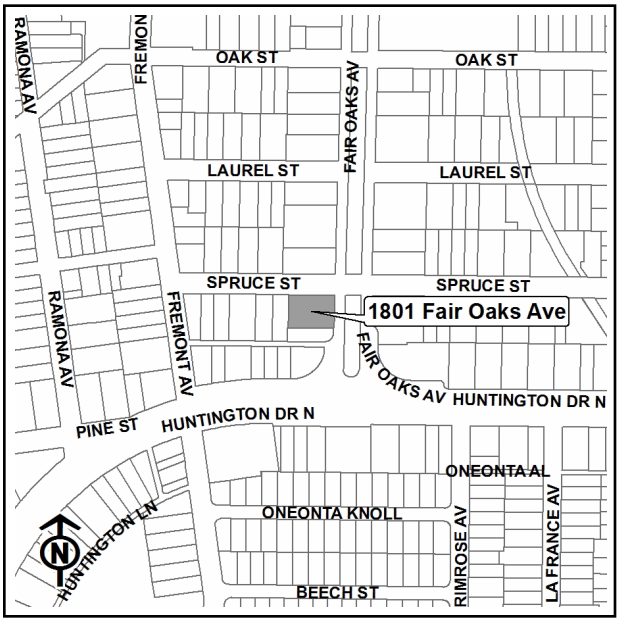
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: No information was found for this address.

Property Information: City directories indicate that Mark N. (an engineer) and Mary Worthington lived at this address, which was also listed as Worthington Manor, during the historic period.

Architectural Context: The Colonial Revival style is typically characterized by an accentuated front door often with a decorative pediment supported by pilasters or slender columns, fanlights or sidelights, a symmetrical façade, and multi-pane, double-hung windows frequently in pairs (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1942 permit #11700 issued to M.L. Meathering (owner) and GE Johnson (contractor) to reroof.
(No demo permit or record)
1953 permit #28845 issued to Mark Worthington (owner) and Sam Worthington (contractor) to construct a 21-unit apartment building and detached garages.
1953 permit #29811 issued to Mark Worthington and Baker Construction (contractor) to construct a swimming pool.
1962 permit #49023 issued to R. T. Dreith (owner) and George brazil (contractor) to install an air conditioner window type through the stucco and plaster wall.
1969 permit #8004 issued to Worthington Manor and Williams Waterproofing and Painting Company (contactor) to reroof with composition roofing.
1988 permit #3084 issued to Paul Chassey (owner) and Virgin Roof Company (contractor) to reroof.
1996 permit #18163 issued to Worthington Manor HOA (owner/builder) to demolish chimney.
2000 permit #4185 issued to Worthington Manor HOA and Modern Maintainers (contractor) to reroof.
2005 permit #13780 issued to Tim Stimpfel (owner/builder) to remove the existing front door and replace with regular door and sliding glass window. (Apartment L).
2006 permit #14441 issued to Tim David Kinard (owner) and Lucky Total (contractor) to insert wrought iron picket in existing balcony and stair railing.
2010 permit #26855 issued to Worthington Manor HOA and SBR, Inc. to reroof the carports.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 834 Oneonta Dr

P1. Other Identifier: APE Map Ref # 221-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 834 Oneonta Dr City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310029012

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, low
Fenestration: wood, double-hung, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
10/07/13

***P6. Date Constructed/Age and Sources:** X Historic
___ Prehistoric ___ Both
1925
Assessor

***P7. Owner and Address:**
Wood, Morgan and Ellen F

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 834 Oneonta Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1925 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

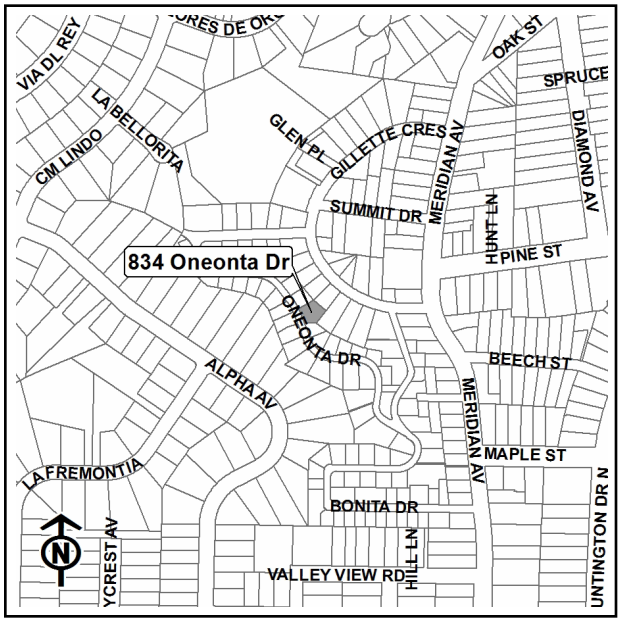
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: John J. (an office manager and meat scrap dealer) and Alta McGrath (1926-1962) and Craig S. and Cheryl Sturges (1975).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1925 permit #5169 issued to McGrath (owner) and Armstrong (builder) no details.
1939 permit #7570 issued to J.J. McGrath (owner) to use day labor to build additional porches and bedroom to the existing residence.
1964 permit #55410 issued to John J. McGrath and Rigid Manufacturing Company to reroof the residence.
1981 permit #426 issued to Tokiko Dearman (owner) and A&S Roofing to reroof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 830 Oneonta Dr

P1. Other Identifier: APE Map Ref # 222-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 830 Oneonta Dr City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310029011

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: stucco: textured, W
Siding/Sheathing: brick, W
Roof: side gable, medium, multiple rooflines
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
Plan: rectangular
No. Stories: 1
Chimney: front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1925
Assessor

***P7. Owner and Address:**
Owens, Robert E

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 830 Oneonta Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1925 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: H. A. Armstrong

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

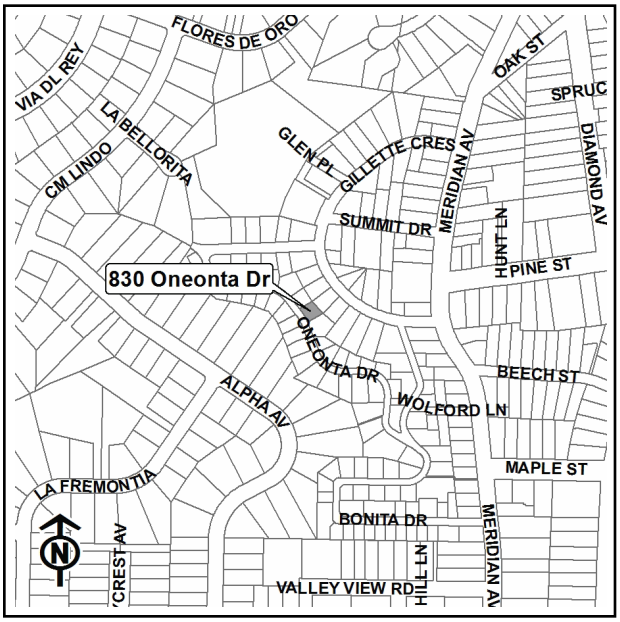
*B12. References:

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: John Hiram (a superintendent) and Alice E. Hood (1930, 1934); Carlton H, (a salesman) and Ruth M. Johnston (1938); Mrs. Dallas F. Parman (a timekeeper) shared the property with Leroy L. (a machinist) and Eilene Edwards (1943, 1946); Mrs. Dallas F. Parman (1952 through at least 1975).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1925 permit #5210 issued to J. H. Hood (owner) and H. A. Armstrong (new house?)
1967 permit #3135 issued to Dallas Parman (owner) and Strong Roofing to reroof the residence.
2006 permit #15805 issued to Bob Owens (owner) to reroof.
2012 permit #30176/24491/30200 issued to Robert E. Owens (owner/builder) to finish the basement, construct a concrete retaining wall/ and legalize existing deck.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y, 5D2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1812 Gillette Crst

P1. Other Identifier: APE Map Ref # 223-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 1812 Gillette Crst City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: ____ ____ mE/ ____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310029014

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Construction: unknown
Siding/Sheathing: stucco, all visible
Roof: flat, parapet, terra cotta tile
Roof: hipped, low, narrow eaves, terra cotta tile
Fenestration: wood, casement multi-paned, front, side, arranged in pairs, arranged in trios
Primary Entrance: front, single door
Other notable features: 1990 bedroom addition

Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1924
Assessor

***P7. Owner and Address:**
Sundin, Ann M

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): ____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 5D2

*Resource Name or #: (Assigned by recorder) 1812 Gillette Crst

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1924 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J.H. Moore

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1924 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)

*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district). The property is in the Gillette Crescent neighborhood. The Gillette Crescent Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places (National Register) determined it ineligible for listing in the National Register on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Gillette Crescent Neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because of alterations to the historic street pattern, density, and spatial relationships. The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) re-affirmed the determination on October 25, 2013. The previous National Register and California Register determinations are still valid and the City has not designated the Gillette Crescent area as a historic district.

Architectural Context: The Spanish Colonial Revival style was born out of the Panama-California Exposition, and became a popular style in the United States from 1915 to 1931 (Snider 2011). Common characteristics of the style include: asymmetrical facades; gable roofs often sheathed with red tile; curves and arches; stucco walls (often white); painted tiles; towers; balconies; ornamental wrought iron; wooden doors and gates; courtyards; patios; and arcades.

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building is not a particularly representative example of the Spanish Colonial style. It is a typical example of a method of construction and property type and does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. This property does not appear eligible for listing in the National Register or the California Register. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1924 permit issued to J.H. Moore (owner/builder) to construct a new house (no details).
1945 permit #13791 issued to Mrs. Sundin to reroof.
1949 permit #20574 issued to Mrs. Sundin and Henri Bertch (contractor) for repairs to the garage.
1967 permit #1473 issued to Clara A. Sundin and Virgin Roof Company to reroof.
1990 permits #9473and 9819 issued to Ann Sundin White and J.W. Design/Philip Taggert (architect) for an additional bedroom and bath.
2002 permit #7201 issued to Ann White (owner) and Rodriguez Construction to rebuild east wall on concrete landing and reinstall existing light.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 826 Oneonta Dr

P1. Other Identifier: APE Map Ref # 224-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 826 Oneonta Dr City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310029010

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Architectural Style: Ranch, elements of
Construction: wood frame
Siding/Sheathing: stucco: textured, all visible
Roof: side gable, low, wide eaves
Roof: front gable, low, wide eaves
Fenestration: vinyl, double-hung, front
Fenestration: vinyl, vertical sliding, front
Primary Entrance: front
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: low, setting, location, association, feeling
Alterations: altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NE, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1925
Assessor

***P7. Owner and Address:**
Baldauf, Mary L Tr

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 826 Oneonta Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular, Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1925 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered residence is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the Office of Historic Preservation's (OHP) Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources (CHR) Status Code of 6Y. It is not listed in the City of South Pasadena's Cultural Heritage Inventory (2/1/2001 or June 2014) or the 2002 survey update. During the field survey for the current project it was observed that the resource has modern windows.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

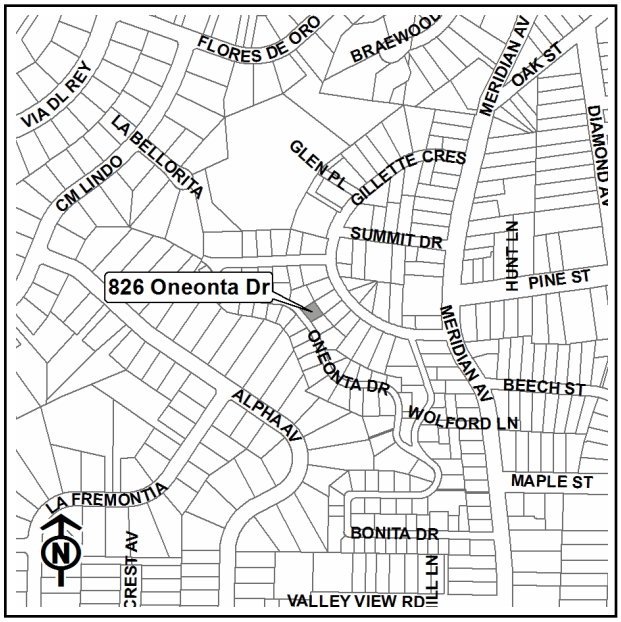
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

*Required Information

(continued):

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, research does not indicate any associations with persons important in local, state, or national history. Under Criterion C, this residence includes elements of the Ranch style, but is generally lacking in architectural details and is not representative of any particular style. It is a common property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. It has also sustained alterations (i.e. fenestration). Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1925 permit #5170 issued to Merriman (owner) and Armstrong (contractor); no further details.

B12. References
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 5D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1808 Gillette Crst

P1. Other Identifier: APE Map Ref # 225-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 1808 Gillette Crst City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310029015

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: French Eclectic, modest
Construction: unknown
Siding/Sheathing: stucco, all visible
Roof: cross-gable, medium, narrow eaves
Fenestration: wood, casement multi-paned, front, side, arranged in pairs, shutters
Primary Entrance: front, behind courtyard, Arched
Plan: L-shaped
No. Stories: 1

Property Type: residential
Related: Attached single-car garage and window box planter.
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1926
Assessor

***P7. Owner and Address:**
Chorbajian, Vatche And Jacqueline
PO Box 661
Rancho Santa Fe, CA 92067

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 5D2

*Resource Name or #: (Assigned by recorder) 1808 Gillette Crst

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: French Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1926 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Attached single-car garage and window box planter.

B9a. Architect: Unknown b. Builder: Schrode and Wixeman

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1926 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

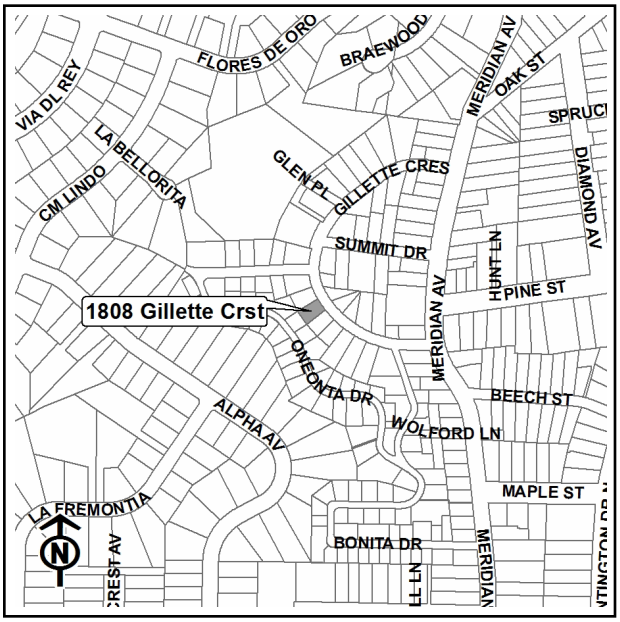
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district). The property is in the Gillette Crescent neighborhood. The Gillette Crescent Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places (National Register) determined it ineligible for listing in the National Register on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Gillette Crescent Neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because of alterations to the historic street pattern, density, and spatial relationships. The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) re-affirmed the determination on October 25, 2013. The previous National Register and California Register determinations are still valid and the City has not designated the Gillette Crescent area as a historic district.

Architectural Context: The French Eclectic style is typically characterized by tall, steeply-pitched hipped roof often with flared eaves; brick, stone, or stucco wall cladding; quoins at the wall intersections; sometimes decorative half-timbering; larger chimneys; and French or double-hung windows (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building was built during a minor boom period in South Pasadena, but does not appear to be associated with any significant events in history. Under Criterion B, city directories and building permits were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the French Eclectic style, which was popular in California during the 1920s and 1930s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. This property is not eligible for listing in the National or California Registers separately or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1926 permit #5537 issued to Mr. Palfrey (owner) and Schrode and Wixeman (contractor) to construct a 7-room frame and stucco dwelling.
1941 permit #10909 issued to A. Wydler (owner) and Aetna Roof – no details.
1975 letters to and from City and Mr. Hachbar (owner) regarding a crumbling retaining wall at the sidewalk in need of repair (repaired).
1993 permit #14371 issued to Rosemary Scott (owner) and Peterson and Associates (architect) and Tomar Enterprises (contractor) to remove and replace the fireplace.
1993 permit #13946 issued to Rosemary Scott and Biltwell Roofing to remove and replace roof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 5D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1804 Gillette Crst

P1. Other Identifier: APE Map Ref # 226-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 1804 Gillette Crst City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310029020

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic, modest
Construction: unknown
Siding/Sheathing: stucco, all visible
Roof: flat, parapet, terra cotta tile
Roof: front gable, low, terra cotta tile
Fenestration: wood, casement multi-paned, front, arranged in pairs
Fenestration: wood, fixed with casement end vents, front
Primary Entrance: front, single door
Other notable features: decorative metal railings

Plan: rectangular
No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1924
Permit

***P7. Owner and Address:**
Esperanza Charites Inc
1000 S Fremont Ave
Alhambra, CA 91803

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 5D2

*Resource Name or #: (Assigned by recorder) 1804 Gillette Crst

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed in 1924 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: E. M. Kauth

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1924 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

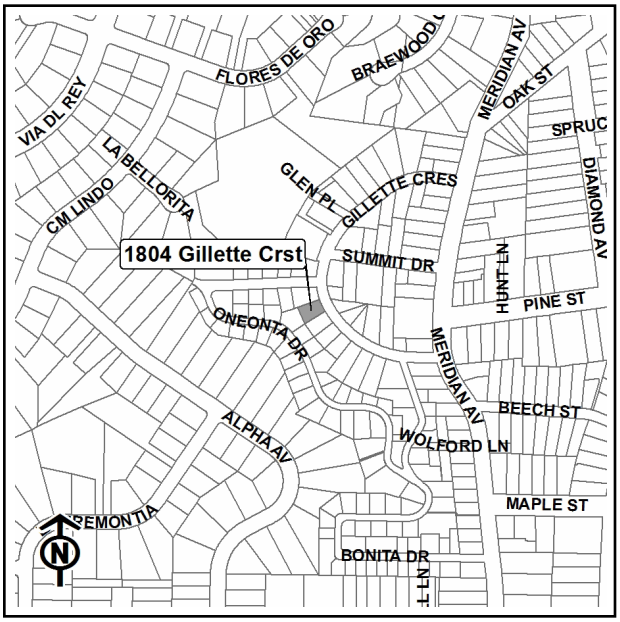
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district). The property is in the Gillette Crescent neighborhood. The Gillette Crescent Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places (National Register) determined it ineligible for listing in the National Register on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Gillette Crescent Neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because of alterations to the historic street pattern, density, and spatial relationships. The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) re-affirmed the determination on October 25, 2013. The previous National Register and California Register determinations are still valid and the City has not designated the Gillette Crescent area as a historic district.

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building was built during a minor boom period in South Pasadena, but does not appear to be associated with any significant events in history. Under Criterion B, the property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Spanish Eclectic style, which was popular in California during the 1920s and 1930s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. This property is not eligible for listing in the National or California Registers separately or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1924 permit #4327 issued to Mr. Kauth (owner/builder) to construct a 5-room new house and garage.
1925 permit #4920 issued to Mrs. McFadden (owner) and Robert Whiting (contractor) no details.
1940 permit #9013 issued to Mrs. McFadden and Pollack and Brown (contractor) to repair fire damage.
1959 permit #42628 issued to Ruth McFadden (owner/builder) to add ¾ bath and one closet.
1971 permit #874 issued to Ruth McFadden and Royal Roofing to reroof the residence.
1972 permit #3081 issued to Ruth McFadden and Savon Termite Control to repair termite-eaten cripple wall at rear of house.
1998 permit #1494 issued to Esperanza and Associates (owner) and Tom Nott (designer/contractor) to remove and replace entry stairs to the front door.
2010 permit #26792 issued to Esperanza and associates and Ebie Romera (contractor) to replace roof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 5D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1800 Gillette Crescent

P1. Other Identifier: APE Map Ref # 227-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 1800 Gillette Crescent City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310029017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Colonial Revival
Construction: unknown
Plan: irregular
No. Stories: 2
Siding/Sheathing: stucco: smooth, all visible
Roof: side gable, low, exposed rafter tails, red tile
Roof: front gable, low, multiple rooflines, exposed rafter tails, red tile
Fenestration: wood, fixed, front, Arched/parabolic
Fenestration: wood, casement multi-paned, front, side, arranged in pairs, arranged in ribbons
Primary Entrance: front, single door, recessed

Other notable features: Second story balcomies with wooden balustrades and sheltered beneath shed roofs.
Porches: Partial, front
Chimney: front
Additions: Compatible, front
Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling
Alterations: altered plan, altered porches, altered According to information provided by Caltrans, a second story was added and the first floor has been expanded.

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1924
Assessor

*P7. Owner and Address:
Hernandez, Jesus And

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 5D2

*Resource Name or #: (Assigned by recorder) 1800 Gillette Crescent

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1924 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: F. Love (owner)

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1924 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

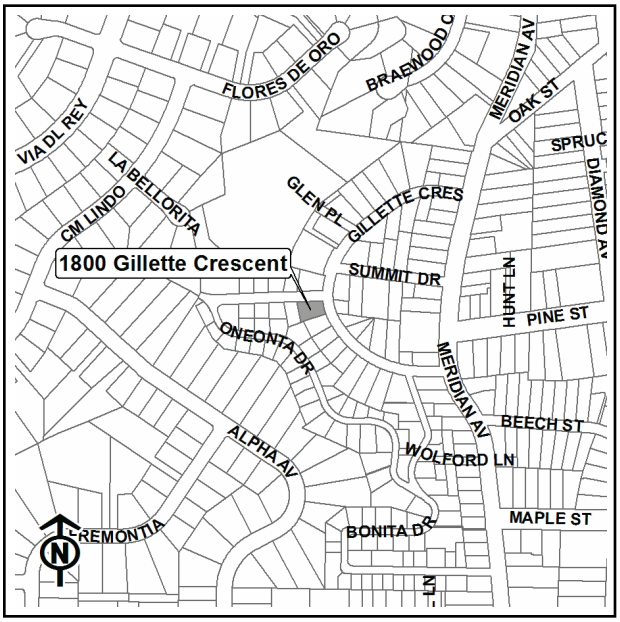
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district). The property is in the Gillette Crescent neighborhood. The Gillette Crescent Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places (National Register) determined it ineligible for listing in the National Register on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Gillette Crescent Neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because of alterations to the historic street pattern, density, and spatial relationships. The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) re-affirmed the determination on October 25, 2013. The previous National Register and California Register determinations are still valid and the City has not designated the Gillette Crescent area as a historic district.

Sanborn Map Research: The 1951 Sanborn map for 1800 Gillette Crescent (also addressed as 825 Summit Drive on Sanborn map) depicts two, single-story, residential buildings. The residence at 825 Summit Drive has a rectangular building footprint and the residence at 1800 Gillette Crescent has a square building footprint. Other buildings on the 150-foot-by-80-foot trapezoidal parcel include two, single story, wood-framed, automobile garages located between and somewhat behind the residential buildings near the middle of the parcel's southern boundary line. The residential buildings are of wood-frame construction and are covered by composition asphalt roofing. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Mrs. Alice McKeen (1930 – 1937); Franz (a gardener) and Ingeborg Hilmers (1940); and Arthur and Ethel McKeen (1952 – 1956).

Architectural Context: The Spanish Colonial Revival style was born out of the Panama-California Exposition, and became a popular style in the United States from 1915 to 1931 (Snider 2011). Common characteristics of the style include: asymmetrical facades; gable roofs often sheathed with red tile; curves and arches; stucco walls (often white); painted tiles; towers; balconies; ornamental wrought iron; wooden doors and gates; courtyards; patios; and arcades.

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, the building is not a particularly representative example of the Spanish Colonial style. The building has sustained extensive alterations to its plan due to the addition of a second story and the expansion of the first floor, therefore compromising its integrity. It is a typical example of a method of construction and property type and does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. This property does not appear eligible for listing in the National Register or the California Register. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit #40718 issued to F. Love (owner/builder) to construct a new house (no details).
1961 permit #46780 issued to R. H. Glick (owner/builder) for minor window, door and cabinet remodeling.
1963 permit #52733 issued to Robert Glick (owner/builder) to screen and roof closure for front porch.
1966 permit #1479 issued to Robert Glick and Monarch Roofing to reroof house and garage.
1988 permits #5888 issued to Dorothy Glick and Wallace Construction to replace earthquake damaged garage and reroof; and #6657 issued to Richard Fesler Construction for fireplace repair.
1993 permit #14145 issued to Dorothy Glick, Jack Vigil (civil engineer) and Alphs Structural to reinforce foundation and seismic retrofit house.
2002 permit #8774 issued to Jesus Hernandez (owner) and Seismic Construction for foundation retrofit and removing and replacing section of foundation.
2009 permits #24585 issued to Jesus Hernandez for seismic retrofit to support heavier roof, replace fireplace and garage door; and #21210 to add a second story and expand the first story.

(continued):

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/

City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

Snider, Debbie
2011 9 Architectural Elements of Spanish Revival Style. Accessed online in February 2014 at: http://www.houzz.com/ideabooks/275035/list/9-Architectural-Elements-of-Spanish-Revival-Style

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 825 Summit Dr

P1. Other Identifier: APE Map Ref # 228-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 825 Summit Dr City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310029018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

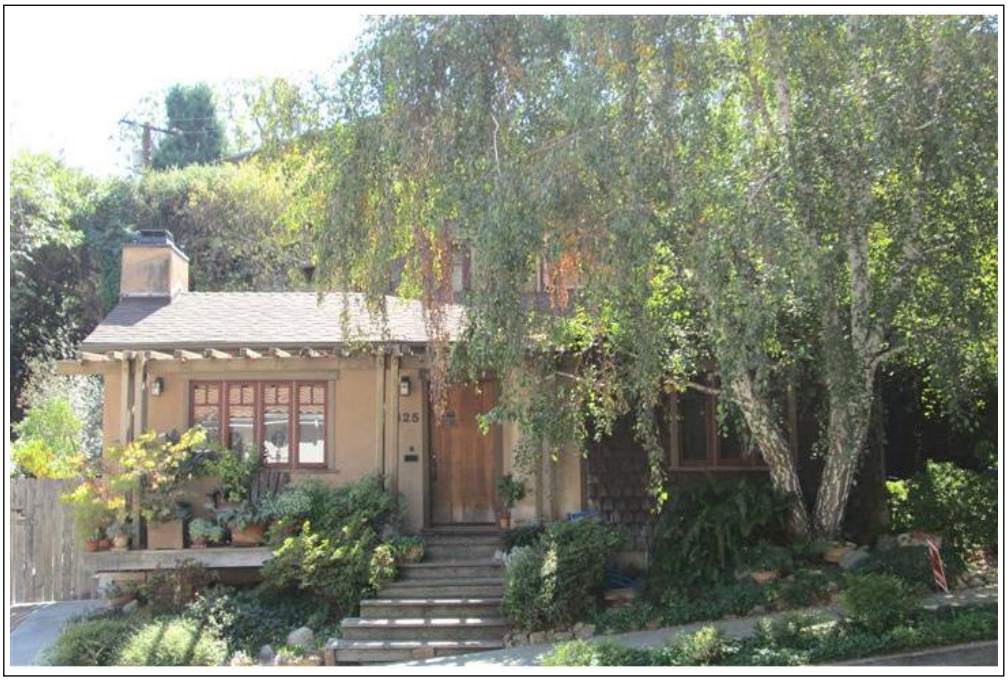
Architectural Style: Craftsman
Siding/Sheathing: stucco, all visible
Roof: side gable, low, wide eaves
Roof: front gable, low, wide eaves
Fenestration: wood, casement multi-paned, front, side, arranged in pairs, arranged in ribbons
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2, altered: yes
Porches: Partial, front

Chimney: side
Additions: Compatible, front
Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling
Alterations: altered plan

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
View to the S, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1925
Assessor

*P7. Owner and Address:
Hames, Peter S And Linda J

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 825 Summit Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1925 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: R.J. O'Neil, Day labor

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

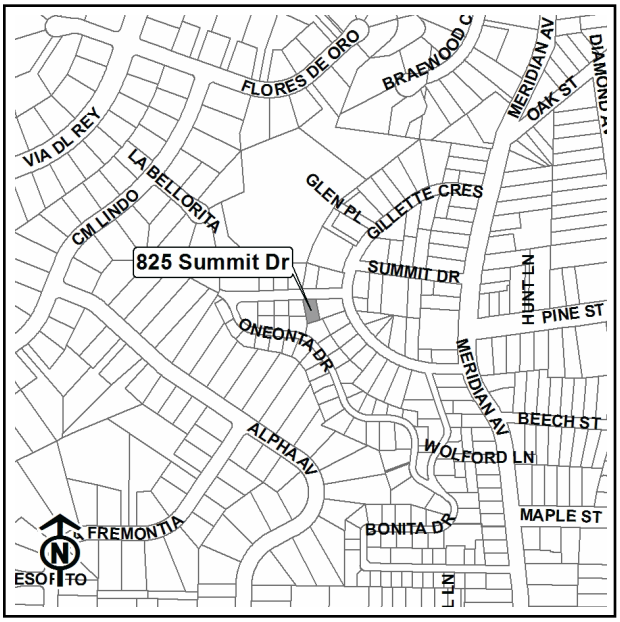
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district). The property is in the Gillette Crescent neighborhood. The Gillette Crescent Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places (National Register) determined it ineligible for listing in the National Register on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Gillette Crescent Neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because of alterations to the historic street pattern, density, and spatial relationships. The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) re-affirmed the determination on October 25, 2013. The previous National Register and California Register determinations are still valid and the City has not designated the Gillette Crescent area as a historic district.

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, no information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C ,this is a modest example of the Craftsman style, the most popular style in California during the early decades of the 20th century. It is therefore no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. It has also sustained alterations (i.e. second story addition). Therefore its integrity has been compromised. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1925 permit issued to R.J. O'Neil to use day labor to build a new house (finalized 6/19/1925)
1972 permit issued to Faith S. Hodghinson to use Virgin Roof Co. to re-roof (finalized 5/2/1972)
1984 permit issued to Peter Hames to act as owner-builder to install hot tub and retaining wall (Finalized 9/29/1984)
1989 permit issued to Peter Hames to use Bruce Renfrew as architect and Wallace Construction as contractor install a new foundation and make earthquake repairs (changed to owner-builder, and finalized in 2/1/2008)
1989 permit to Peter Hames to use Bruce Renfrew as architect and Wallace Construction as contractor to add a 2nd story addition (1,200 sq. ft..) (expired 10/19/1989)

B12. References
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 821 Summit Dr

P1. Other Identifier: APE Map Ref # 229-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 821 Summit Dr City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310029001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, medium, narrow eaves
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1925
Assessor

*P7. Owner and Address:
Campbell, Michael
5018 Glencove Ave
La Crescenta, CA 91214

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 821 Summit Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1925 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: H.A.Armstrong

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

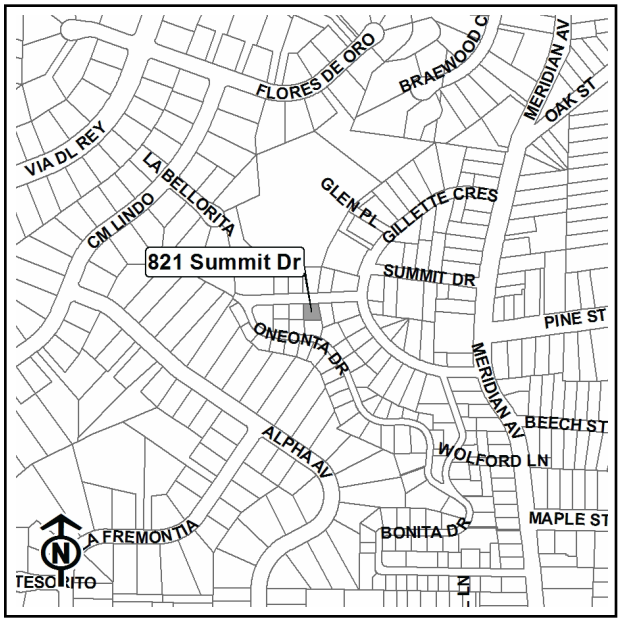
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Edward S. and Ethel S. Gripper (1926-1946); Nick J. (an accountant) and June Swicker (1952-1956); Richard F. (a copy editor) and Carolyn Toner (1962); and John Dean Lloyd (1975).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary.. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1924 permit to W.A. Gilette to use H.A. Armstrong to construct a new 32'x59' house with 7 rooms and a garage (finalized 12/17/1924)
1949 permit issued to E.J. Kenney to act as owner-builder to add a bathroom (Finalized 9/28/1949)
1964 permit issued to J.D. Lloyd to act as owner-builder to put new cabinets in kitchen and change a window to a door (finalized 4/5/1964)
1985 permit issued to Rich-Thatcher-Stephens to use Douglass Masonry Inc. to complete chimney and repair front porch (finalized 11/28/1985)
1995 correction notice issued to remove stucco from east wall that had been loosened by earthquake damage (finalized 1/30/1995)
1995 permit issued to Rich-Thatcher-Stephens to use T.A. Pinkiss as architect and Seismic Safety Inc. to install foundation anchors and apply share panels (expired 5/31/1995)
1995 permit issued to Rich-Thatcher-Stephens to use Inning Liu as architect and Douglass Masonry Inc. to re- build foundation and piers as to match existing (finalized 12/21/1995)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 817 Summit Dr

P1. Other Identifier: APE Map Ref # 230-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 817 Summit Dr City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310029002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Tudor Revival
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
No. Stories: 1
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1927
Assessor

*P7. Owner and Address:
Daly, Mary E

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 817 Summit Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1927 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: H.A. Armstorng

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1927 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

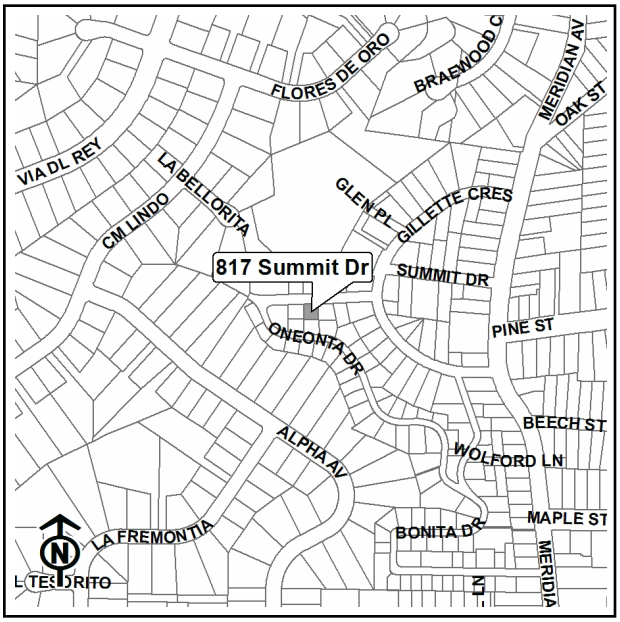
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Joseph W. Stephens (1930 and 1943); Raymond (a salesman) and Grace Wood (1952 and 1962); and Mary Daly (1975).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories and building permits were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Tudor Revival style, which was particularly popular in California during the 1920s and 1930s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1927 permit issued to Walter A. Gillette to use H.A. Armstrong to build a new house with 5 rooms and a garage (finalized 5/19/1927)
1981 permit issued to Gold Coast Fred P. Gaugas to build a retaining wall (expired 8/20/1981)
1989 permit issued to Mary Elizabeth Ohoe to use Art Chew as architect and Wallace Construction as contractor to build a retaining wall and fireplace (expired 1989)
1990 permit issued to Mary Elizabeth Ohoe to use Wallace Construction as architect and contractor to build a new redwood deck (680 sq. ft.) and repair earthquake damage (expired 1990)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 809 Summit Dr

P1. Other Identifier: APE Map Ref # 231-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 809 Summit Dr City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310029019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: stucco, All Visible
Roof: cross-gable, low, narrow eaves, exposed rafter tails
Fenestration: vinyl, horizontal sliding, front, alteration: yes
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 2
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SE, 10/11/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1925
Assessor

*P7. Owner and Address:
Chen, Schon G and Jamie

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 809 Summit Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1925 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: H.A. Armstrong

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

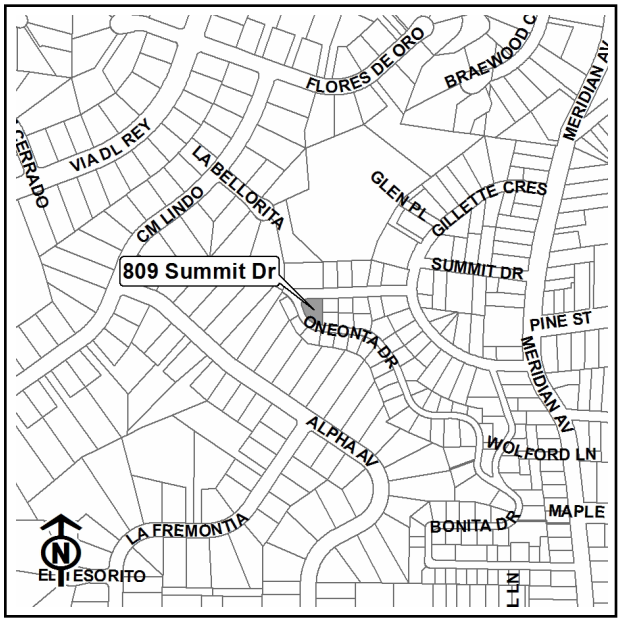
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Thomas K. (a salesman working in Los Angeles) and Pricilla P. Mott (1926-1933); Paul G. (a superintendent of Pacific Clay Products) and Edith Larkin (1934); Leslie E. and Bonnie Baird (1938, 1940, 1943, and 1946); and Leroy L. (a machinist) and Eileen Edwards (1952 until at least 1975).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary.. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1925 permit issued to Mott to use H.A. Armstrong to construct a new house (finalized 6/12/1925)
1957 permit issued to L.L. Edwards to act as owner-builder to enclose front porch (finalized 10/29/1957)
1972 permit issued to Leonard Edwards to use Gerald E. Mumnier as architect and Charleton Branerd to repair earthquake damage to chimney
2002 permit issued to Jamie Chen to use A-1 All American Roofing to put on a new roof (Finalized 3/22/2002)
2003 zoning approval issued to S. Choum Chen for use of home for office
2007 permit issued to Jamie Chen to change out windows at 2nd story entrance and bathroom (6 total) (finalized 5/23/2007)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 826 Summit Dr

P1. Other Identifier: APE Map Ref # 232-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 T01S, R12W, S8

c. Address: 826 Summit Dr City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310031005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, elements of
Siding/Sheathing: stucco: modern, all visible
Roof: side gable, low, terra cotta tile
Fenestration: vinyl, horizontal sliding, front
Fenestration: vinyl, vertical sliding, front
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 2
Porches: Partial, front

Property Type: residential
Retains integrity: low, setting, location, association, feeling
Alterations: altered roof, altered fenestration

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NW, 10/07/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1948
Assessor

***P7. Owner and Address:**
Medina, Emilio And

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 10/07/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 826 Summit Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed in 1948

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1948 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered residence is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

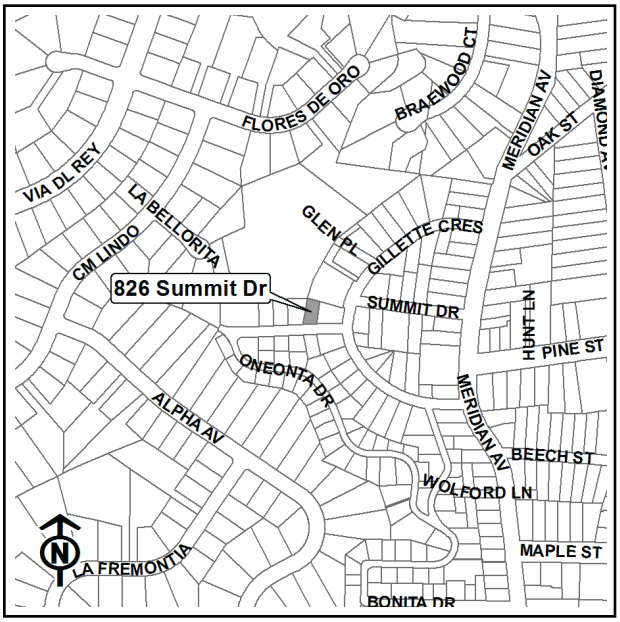
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district). The property is in the Gillette Crescent neighborhood. The Gillette Crescent Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places (National Register) determined it ineligible for listing in the National Register on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Gillette Crescent Neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because of alterations to the historic street pattern, density, and spatial relationships. The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) re-affirmed the determination on October 25, 2013. The previous National Register and California Register determinations are still valid and the City has not designated the Gillette Crescent area as a historic district.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is associated with the post-World War II development boom, but is not particularly eflective of that period and there is no indication that it is associated with any other important events in history. Under Criterion B, research has not found any associations with persons important in history. Under Criterion C, this altered residence is not representative of style, type, period, region, or method of construction. It does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B12 References

Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 901 Summit Dr

P1. Other Identifier: APE Map Ref # 233-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 901 Summit Dr City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310033010

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Mission Revival, elements of, modest
Construction: unknown
Siding/Sheathing: stucco, all visible
Roof: flat, parapet, terra cotta tile, Low-pitched shed roof patio cover, sheathed in wood shingles.
Fenestration: wood, fixed, front
Primary Entrance: front, single door
Other notable features: 1978 new porch roof and eaves constructed on the side of the building according to permits

Plan: rectangular
No. Stories: 1
Porches: Full-Width, front, side
Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1924
Assessor

*P7. Owner and Address:
Wong, Ernest F And

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 901 Summit Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Mission Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed in 1924 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Builders Finance Association

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1924 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001 and 2014) and the 2002 survey update with California Historical Resources Status Code of 5D3 (now 6L). 6L means "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

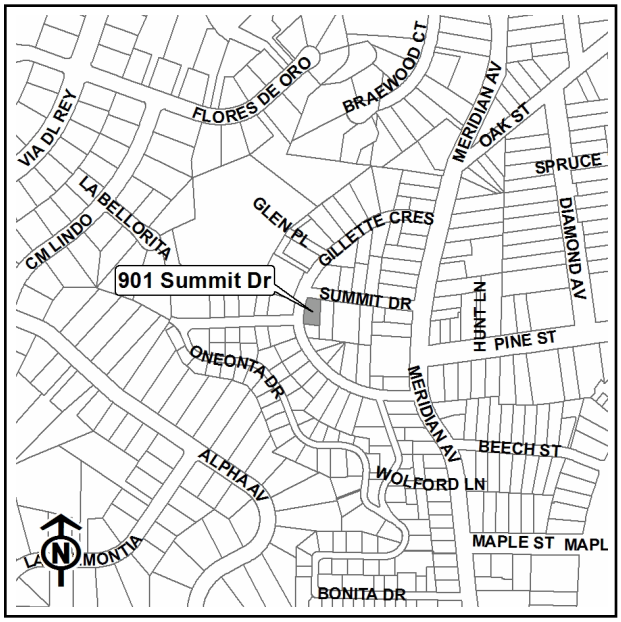
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 10/07/2013



(This space reserved for official comments.)

*Required Information

(continued):

The property is in the Gillette Crescent neighborhood, which was evaluated by Caltrans in 1996 and determined not eligible for listing in the National or California Registers; that determination is still valid. While the City of South Pasadena's 2002 survey update indicates it has a CHR Status Code of 5S1 (locally designated), according to information provided by the City, the neighborhood has not been designated as a district.

Sanborn Map Research: The 1951 Sanborn map for 901 Summit Drive (also addressed as 803 Summit Drive and 1809 Gillette Crescent on Sanborn map) depicts a rectangular-shaped, single-story, wood-framed, multi-family residential duplex and a single story, L-shaped single family residence addressed 1809 Gillette Crescent. The buildings rest on concrete slab foundations. The duplex has a symmetrical layout and is covered by composition asphalt roofing. The single family residence has an asymmetrical layout and is covered by a wood shake roof. The buildings are sited with shallow-to-moderate street setbacks on the narrow, 150-foot-by-60-foot, curved rectangular parcel. A detached, single-story, wood-framed automobile garage is depicted between the residential buildings. It is covered by a composition roof. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Architectural Context: The Mission Revival style is part of the Eclectic movement that gained popularity in the United States in the late 1800s and remained in favor until about 1940 (McAlester and McAlester 1984). The trend gained popularity with the Columbian Exposition in Chicago in 1893, which emphasized the importance of correct historical interpretations of European styles. The Mission Revival style, which is an interpretation of the California missions, was born in California in the 1890s. The style was conceived, at least in part, as a marketing tool for California and was intended to evoke a romanticized version of California's Hispanic past. It quickly became emblematic of the Southwest and southern California in particular, especially after the "Santa Fe and Southern Pacific railways adopted the style for stations and resort hotels throughout the West" (McAlester and McAlester 1984:410). After World War I, the free, simplified adaptations of the style lost favor and the style gradually transformed into the Spanish Eclectic style. Character-defining features of the Mission Revival style include: shaped dormers and parapets; terra cotta tile roof covering; smooth stucco walls; arches; porches; double-hung windows; and sometimes balconies (McAlester and McAlester 1984; Harris 2006).

Significance Evaluation. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a modest example of the Mission Revival style, a popular style in California during the early decades of the 20th century. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1924 permit issued to A.V. Pavitte to use Builders Finance Association to construct a new duplex (finalized 1/28/1924)
1928 permit to Linda Chaffee to act as owner-builder and use Moulton as an architect to convert duplex to a single family residence, and remove one bathroom (finalized 2/6/1978)
1953 permit issued to Walter Frakes to use Monarcch Roofing to re-roof (Finalized 1/22/1953)
1959 permit issued to Frakes to use H. Berta (finalized 1/21/1959)
1962 Mrs. Blair to use K.E. Gentry to repair and replace foundation of house and garage (9/27/1962)
1963 permit issued to Mrs. Lucille Blair to use Alhambra Roofing Co. to re-roof house and garage (finalized 11/14/1963)
1978 permit issued to Mrs. Linda Chaffee to act as owner-builder and use William Carl Moulton as architect to add new porch roof and eaves at side of building (finalized 2/6/1978)
1988 permit to Ernie Wong to use Dennis Hetherington to remove and replace exterior stucco at southside (finalized 7/23/1988)
1995 permit to Ernie Wong to use Masonic Roofing Co. to tear-off and re-roof home and garage (finalized 8/8/1995)
2000 permit issued to Ernest Wong to use Seismic Safety contractors to install perimeter foundation and cripple wall masonry (finalized 4/25/2000)

(continued):

B12. References

City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1740 Gillette Crst

P1. Other Identifier: APE Map Ref # 234-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 1740 Gillette Crst City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310031020

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Ranch, modest
Construction: wood frame
Siding/Sheathing: stucco, all visible
Roof: hipped, low, narrow eaves
Fenestration: metal, fixed multi-paned, front, side
Fenestration: metal, casement multi-paned, front, side, arranged in pairs
Primary Entrance: front, single door
Other notable features: 1982 addition on the west side of the house
Plan: irregular

No. Stories: 1, 2 buildings
Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NW, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1940
Assessor

*P7. Owner and Address:
Estolano, Cecilia V Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1740 Gillette Crst

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed in 1940 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J.C. Zell

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

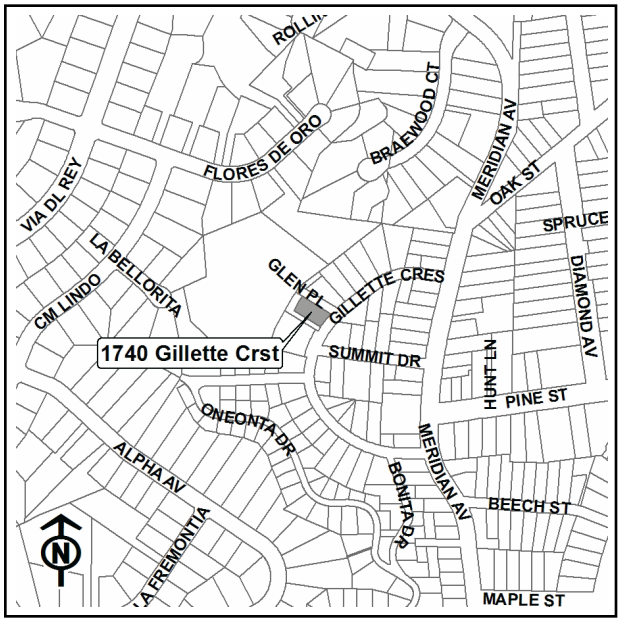
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district). The property is in the Gillette Crescent neighborhood. The Gillette Crescent Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places (National Register) determined it ineligible for listing in the National Register on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Gillette Crescent Neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because of alterations to the historic street pattern, density, and spatial relationships. The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) re-affirmed the determination on October 25, 2013. The previous National Register and California Register determinations are still valid and the City has not designated the Gillette Crescent area as a historic district.

Property Information: City directories indicate that the following people lived at the address during the historic-period: Frank (an advertising manager) and Grace Arbuckle (1952 - 1975).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed casement or vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this residence is associated with the post-World War II development boom, but is not particularly representative of that period. It does not appear to be associated with any other important events in history. Under Criterion B, research to date has not found any associations with persons significant in national, state, or local history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. It does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1937 permit #4916 issued to M.G. Daly (owner/builder) to erect a temporary office.
1940 permit #8490 issued to Frank Arbuckle (owner) and J.C. Zell (contractor) to construct a 5-room 1-story frame and stucco dwelling.
1946 permit #14408 issued to Frank Arbuckle and Beverly Prefab Mat. Company (contractor) to replace garage destroyed by fire.
1953 permit #28720 issued to Frank Arbuckle and J.C. Zell to remodel and enclose the patio.
1982 permit #1800 issued to Mr. Tanner (owner) and Mie Block Construction for an addition on the west side of the house.
2013 permit #31308 issued to Hong Pham (owner), Karen Miller (designer) and Sacred Space Garden Design (contractor) to replace the retaining wall and build a free standing wall.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6X, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1732 Gillette Crst

P1. Other Identifier: APE Map Ref # 235-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 1732 Gillette Crst City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310031022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

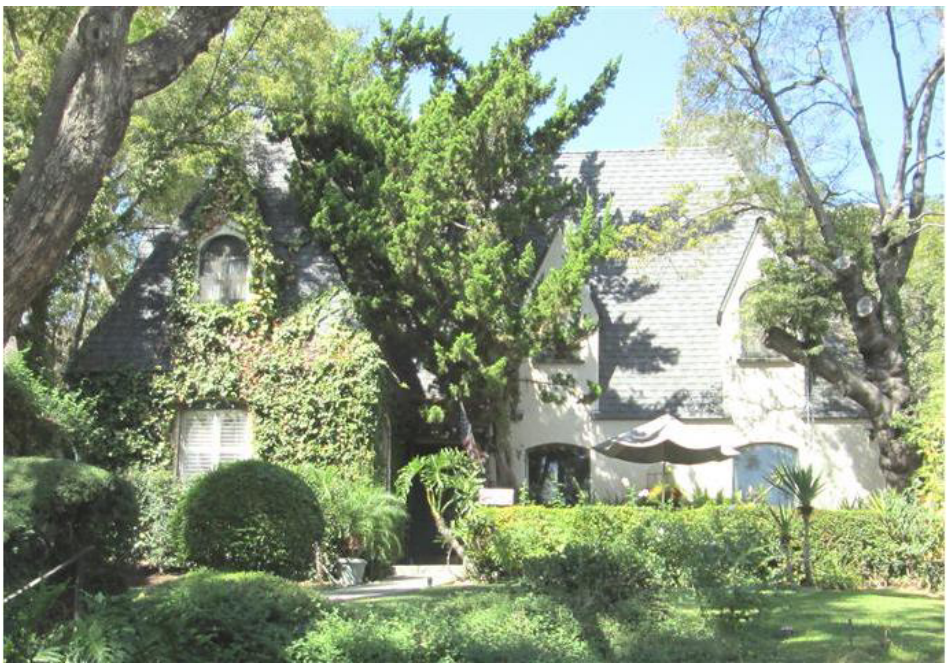
Architectural Style: French Eclectic, elements of
Siding/Sheathing: stucco, all visible
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, casement, front, alteration: yes
Fenestration: wood, fixed, front, side
Primary Entrance: front
Plan: L-shaped
No. Stories: 1.5
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
View to the W, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Skogstrom, Suana C Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6X, 6Z

*Resource Name or #: (Assigned by recorder) 1732 Gillette Crst

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: French Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Genevieve Gilman

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property was previously evaluated by Caltrans as ineligible for listing in the National Register and California Register in 1996. This determination was confirmed by the Keeper of the National Register in February 1997. Since that determination was more than five years ago, the property was re-evaluated and the previous determinations are still valid.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

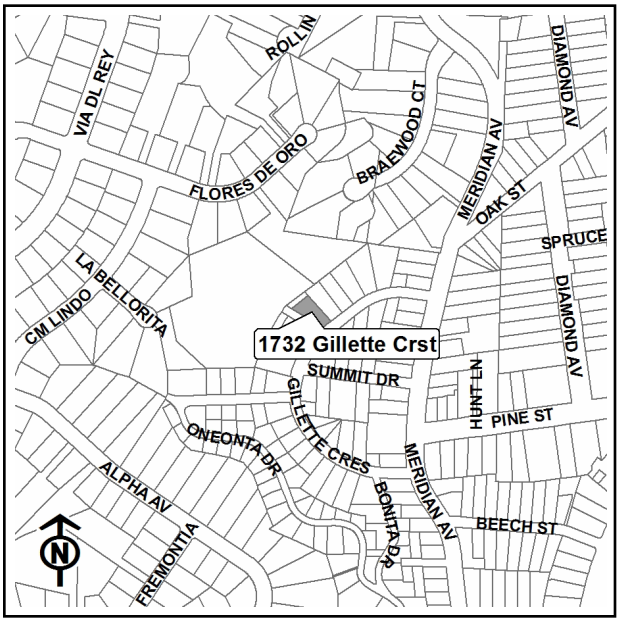
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

It is listed in the 2002 update to the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 5D1 (contributor to locally listed district). The property is in the Gillette Crescent neighborhood. The Gillette Crescent Neighborhood was originally identified in 1996 as part of a California Department of Transportation (Caltrans) survey and the Keeper of the National Register of Historic Places (National Register) determined it ineligible for listing in the National Register on February 24, 1997. It was re-surveyed in 2002 by PCR Services Corporation for the City of South Pasadena. The 2002 survey indicated that it might be eligible for designation as a historic district under the local ordinance; however, the City has not formally designated it. In 2007-2008 the Gillette Crescent Neighborhood was subject to a re-survey under PRC 5024. Caltrans reaffirmed the Keeper's 1997 determination that it does not meet the criteria for inclusion in the National Register or the California Register of Historical Resources because of alterations to the historic street pattern, density, and spatial relationships. The related Historic Resources Evaluation Report (HRER) was updated in 2013 and the State Historic Preservation Officer (SHPO) re-affirmed the determination on October 25, 2013. The previous National Register and California Register determinations are still valid and the City has not designated the Gillette Crescent area as a historic district.

Sanborn Map Research: The 1951 Sanborn map for 1732 Gillette Crescent depicts a T-shaped, one-and-a-half story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by wood shake roofing. The building has a partial-width rear patio on the northwestern, rear-facing façade. The building has a deep street setback on a long, narrow 150-foot-by-100-foot, trapezoidal-shaped parcel that narrow to 50 feet in width at the street. A detached, single-story, square-shaped, wood-framed automobile garage is depicted behind of and to the west of the residence. It is covered by a wood shake roof. No other buildings, structures, or objects are shown. The parcel is located in a partially built-out, residential tract development containing various-sized parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic period: Richard (a salesman in Los Angeles) and Genevieve Gilman (1930); John (a civil engineer) and Martha MacMillan (1933 – 1940); Mrs. N. J. Neff (1952 – 1960); and Suana Skogstrom (1975).

Architectural Context: The French Eclectic style is typically characterized by tall, steeply pitched hipped roof often with flared eaves; brick, stone, or stucco wall cladding; quoins at the wall intersections; sometimes decorative half-timbering; larger chimneys; and French or double-hung windows (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, this building was built during a minor boom period in South Pasadena, but does not appear to be associated with any significant events in history. Under Criterion B, city directories and building permits were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the French Eclectic style, which was popular in California during the 1920s and 1930s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. This property is not eligible for listing in the National or California Registers separately or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1928 permit #6227 issued to G. Gilman (owner) for construction of the house (no details provided).
1970 permit #9349 issued to Richard Wright (owner) and Oakshire Corp (contractor) to repair/replace fire- damaged roof shingles.
1970 permit #394 issued to Richard Wright (owner) and S.L. Cunningham (contractor) to reroof over entire existing roof.
1998 permit #9145 issued to Susanna Skogstrom (owner) and Mike Grover (contractor) for foundation bolting.
1998 permit #1949 issued to S. Skogstrom (owner) and Fox Engineering for trenching and foundation.

(continued):

B12 References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 863 Flores De Oro

P1. Other Identifier: APE Map Ref # 236-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 863 Flores De Oro City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310030019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Contemporary
Siding/Sheathing: vertical boards, all visible
Roof: front gable, low, wide eaves
Fenestration: wood, fixed, side
Other notable features: This residence is only partially visible from the right-of-way.
Plan: irregular
No. Stories: 1
Property Type: residential

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1965
Assessor

*P7. Owner and Address:
Zhang, Gui O Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 863 Flores De Oro

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1965 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Russell Bennett

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1965 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

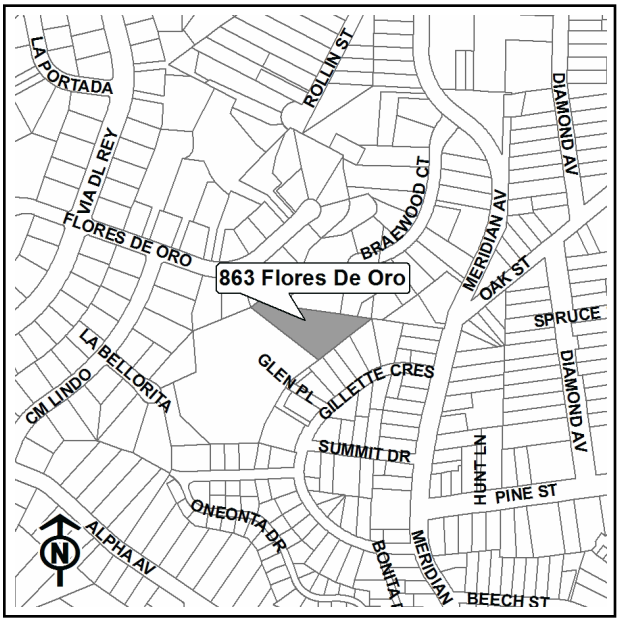
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: No historic city directory information was found for this address.

Architectural Context: Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). One notable feature of this subtype is the roughly trapezoidal windows that frequently appear in the gable ends. Both subtypes are usually one-story, but two-story examples are not uncommon.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period than numerous others. Under Criterion B, city directories and building permits were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information was found for contractor Russell Bennett. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Contemporary style, a popular style constructed during the post-World War II residential boom. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area . In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1965 permit #59139 issued to Robert Landers (owner) and Russell Bennett (contractor) to construct a single family residence with attached two-car garage.
1986 permit #2470 issued to Robert Landers and Virgin Roofs to reroof the house and garage.
1992 permit #12614 issued to Robert Landers and Downey Air Conditioning to replace the heating and air conditioning.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 857 Flores De Oro

P1. Other Identifier: APE Map Ref # 237-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 T01S, R12W, S8

c. Address: 857 Flores De Oro City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5310030018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Contemporary
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: stone: accent, N
Roof: side gable, low, multiple rooflines, wide eaves
Fenestration: metal, fixed, front
Fenestration: metal, casement, front
Primary Entrance: front
Plan: irregular
No. Stories: 2
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/07/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1965
Assessor

*P7. Owner and Address:
Chan, David H Co Tr

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 10/07/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 857 Flores De Oro

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1965 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Tom Bandy

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1965 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

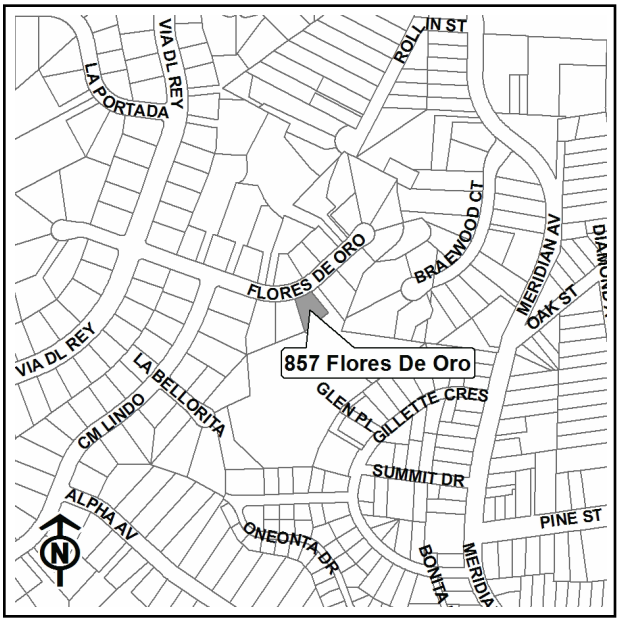
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 10/07/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: No historic city directory information was found for this address.

Architectural Context: Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). One notable feature of this subtype is the roughly trapezoidal windows that frequently appear in the gable ends. Both subtypes are usually one-story, but two-story examples are not uncommon.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period than numerous others. Under Criterion B, research to date has not found any associations with persons significant in national, state, or local history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1964 permit issued to Crestmark Development to use Tom Bandy as contractor to construct single family residence w/ attached 2 car garage (finalized 10/8/1964)
1993 permit issued to Hershel Chubb to re-roof and tear-off (finalized 12/9/1993)
2011 permit issued to David Chan to use Lomeli Roofing and Ruben Lomei to tear-off and re-roof (finalized 8/26/2011)

B12. References
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 829 Rollin St

P1. Other Identifier: APE Map Ref # 238-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 829 Rollin St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314017021

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: horizontal boards, E
Roof: hipped, medium
Roof: flat
Fenestration: vinyl, double-hung, front
Primary Entrance: front
Plan: irregular
No. Stories: 2
Property Type: residential

Retains integrity: low, setting, location, workmanship, association, feeling
Alterations: altered plan, altered fenestration, altered, large, flat-roofed addition

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1912
Assessor

*P7. Owner and Address:
Dillihay, Ernest And

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/21/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 829 Rollin St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1912 (See Continuation Sheet)

*B7. Moved? ___ No X Yes ___ Unknown Date: 1923 Original Location: 1022-24 Bank Street

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1912 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (February 2001 and June 2014) with a California Historical Resources (CHR) Status Code of 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 was changed to 6L, "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning." During the field survey for the current project it was noted that this resource was significantly altered.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

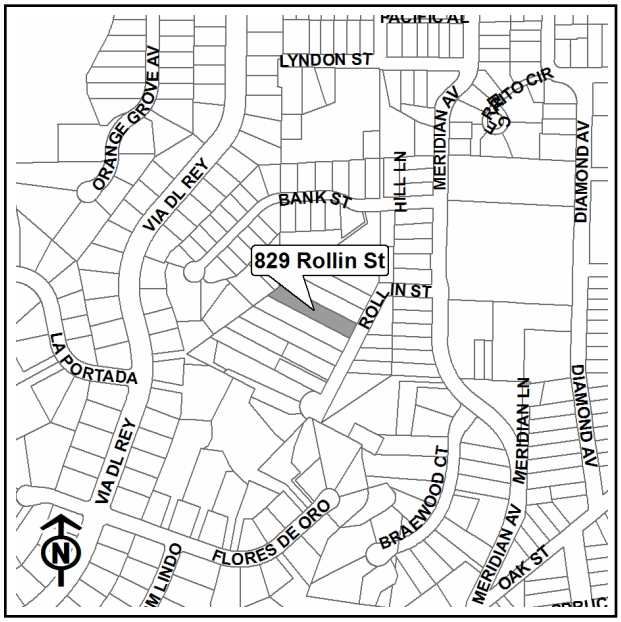
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/21/2013



(This space reserved for official comments.)

*Required Information

(continued):

Significance Evaluation. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this altered residence is not a representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit #4009 issued to Frank Gootshore (owner) and W.O. Basor to move the house from 1022-24 Bank Street.
1953 permit #29989 issued to J. Bernkoff (owner) to reroof the garage.
1985 permit #622 issued to Ernest and Alva Stevens (owners) to demolish a 3-car garage.
2013 permit #30493 issued to Shahram Valiani (owner) to change out windows.

B12. References
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 839 Rollin St

P1. Other Identifier: APE Map Ref # 239-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 839 Rollin St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314017010

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, elements of
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: side gable, low, narrow eaves
Fenestration: wood, fixed with double-hung end vents, front
Fenestration: wood, double-hung
Primary Entrance: front, single door, alteration: yes
Plan: rectangular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1955
Assessor

***P7. Owner and Address:**
Gutierrez, Ramon and Esperanza

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 839 Rollin St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1955 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Uknown b. Builder: Schulz Bros.

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1955 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

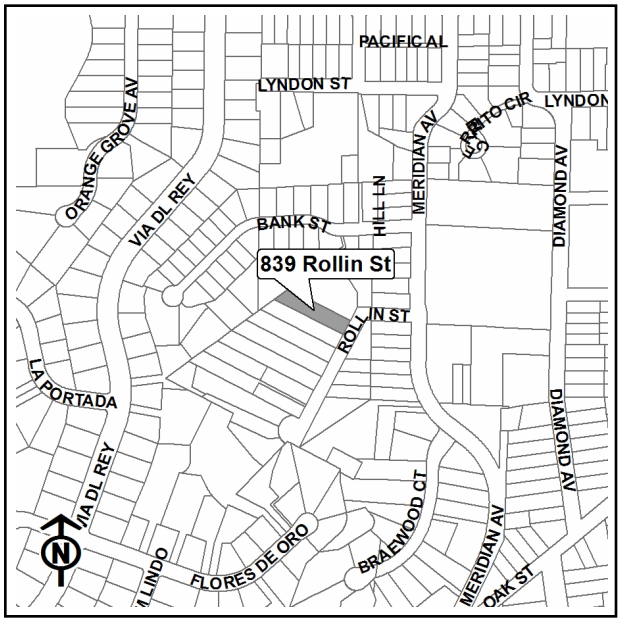
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Frank P., a truck driver for Frigid Products, and Elelyn Beltran lived at this address in 1962.

Architectural Context: Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary.. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1955 permit issued to Frank P. Bettran to use Schulz Bros. as contractor to build a room single family residence with detached garage (finalized 2/14/1955)
1955 permit issued to Bettran to use Schulz Bros. as contractors to build 30’ of retaining wall (6’3” high)
1994 permit issued to Marie Garibay to use Phillip Ashamallah as architect and Gregory A. Palm Construction to reconstruct foot foundation (Finalized 12/2-/1994)
1995 letter from Palm Construction for foundation work addressed to Marie Garibay noticing insufficient funds to finish foundation and reconstruct interior (finalized 6/6/1995)
1995 permit to Garibay to use Greg A. Palm to add between house and garage (expired 8/1995)
1995 permit issued to Greg Palm to use Weatherrite Roofing to re-roof house and garage (finalized 1/4/1995)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 845 Rollin St

P1. Other Identifier: APE Map Ref # 240-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 845 Rollin St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314017009

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, modest
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: accent, E
Roof: side gable, low, wide eaves
Fenestration: aluminum, fixed with casement end vents, front
Fenestration: aluminum, casement, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NW, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1956
Assessor

***P7. Owner and Address:**
Walker, William A

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 845 Rollin St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1956 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Calletta & Edgley

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1956 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

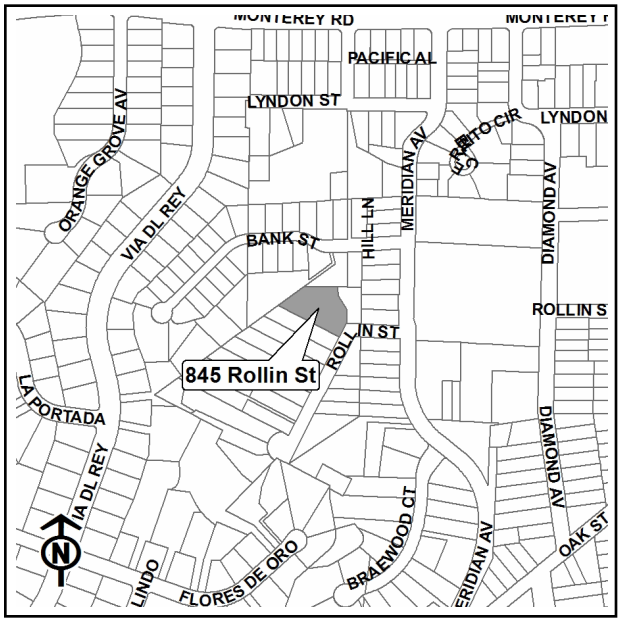
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Fred J., a mail delivery dispatcher, and Teresa Romero as living at this address between at least 1962 and 1975.

Architectural Context: Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary.. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1956 permit issued to owner Fred Romero and contractor Calletta & Edgley to construct a single family residence and attached garage.
1957 permit #38076 issued to red Romero to construct a retaining wall.
1979 permit #572 issued to owner William Walker and Montebello Roofing to reroof.
2006 permit #14662 issued to William Walker and Mice's Roofing to reroof.

B12 References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1417 Meridian Ave

P1. Other Identifier: APE Map Ref # 241-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1417 Meridian Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314017006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: wood: board/batten, E
Siding/Sheathing: stucco, All Visible
Roof: side gable, low, wide eaves
Fenestration: metal, fixed with casement end vents, front
Fenestration: metal, casement multi-paned, front, side
Primary Entrance: front, single door
Plan: irregular

No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1954
Assessor

*P7. Owner and Address:
Wei, Sharine G

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/27/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1417 Meridian Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1954 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Miller Myers Company

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1954 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

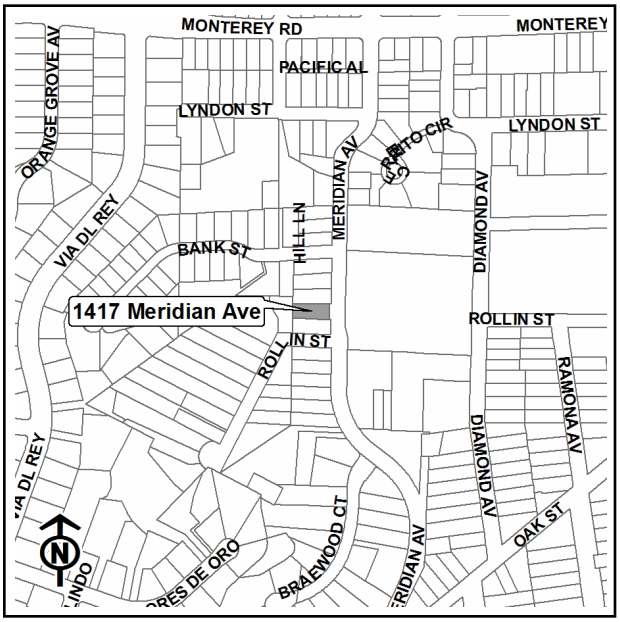
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 12/27/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Earl (mechanic) and Emma Ogden (1952); Oscar W. (an automotive machinist) and Phyllis Giles (1956-1962); and David Medoff (1975).

Architectural Context: Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1955 permit #32000 issued to Giles (owner) and Miller Myers Company to construct a 5-room dwelling.
1986 permit #3519 issued to Robert and Janet Beaulieu (owner) to construct a new patio cover. (Giles has been owner since 1955)

B12. References
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1401 Meridian Ave

P1. Other Identifier: APE Map Ref # 243-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1401 Meridian Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314017003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: clapboard, E
Siding/Sheathing: brick: skirting, E
Roof: hipped, low, wide eaves
Fenestration: aluminum, fixed with casement end vents, front
Fenestration: aluminum, casement, front, side
Primary Entrance: front, single door
Plan: L-shaped

No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1953
Assessor

*P7. Owner and Address:
Fong, Arnold and Barbara

*P8. Recorded by:

*P9. Date Recorded: _____

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1401 Meridian Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: single-family residence B4. Present Use: single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1953 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: W.W. Kauffman

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1953 Property Type: Residential Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

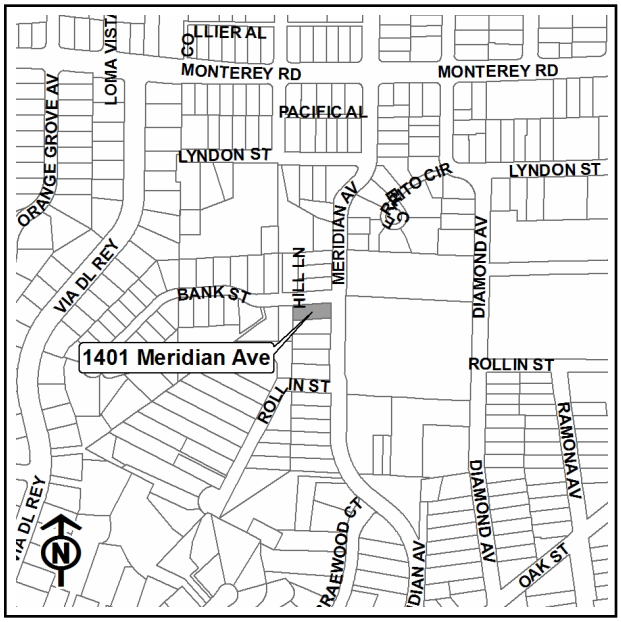
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation:

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Richard M. Artunian of the S. Pas Disposal Company (1956-1962) and Ted Tarbet (1975).

Architectural Context: Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1953 permit #29318 issued to Richard Arturian (owner) and W. W. Kauffman to construct a 6-room single family dwelling and detached garage.
1963 permit #51631 issued to Richard Arturian to enclose existing parch and add a fireplace.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 908 Bank St

P1. Other Identifier: APE Map Ref # 244-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 908 Bank St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314023011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: stucco, all visible
Siding/Sheathing: wood: accent, S
Roof: side gable, low
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling
Alterations: altered decorative element, altered Front gable over entry

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NW, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1949
Assessor

*P7. Owner and Address:
Martinez Miller, Greg

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 908 Bank St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1949

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1949 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

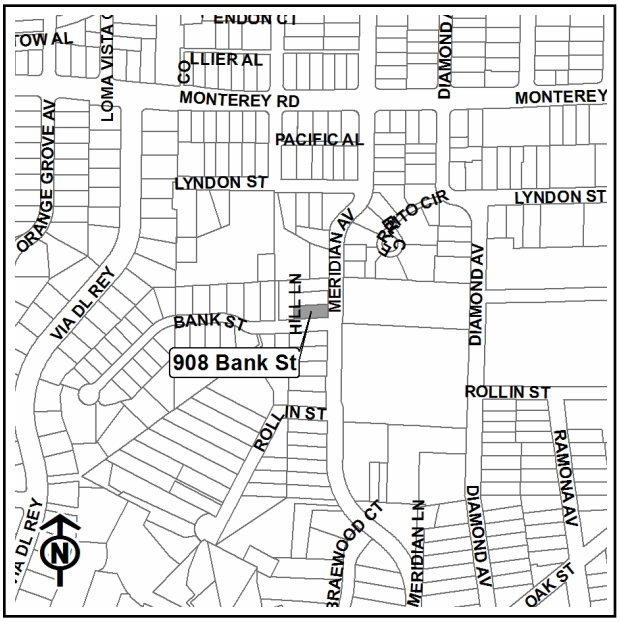
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Carl C. (a district sales manager) and Jennie MacCabe(1952); vacant (1956); and Charles A. (a salesman) and Evelyn Price (1962-1975).

Architectural Context: Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a the common Ranch architectural style, numerous of which were built in Southern California in the 1940s and 1950s, not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
1949 permit issued to Family Homes Inc. (owner/contractor) for six-room dwelling and two-car garage.
1959 permit issued to Charles A. Price (owner) for a garbage disposal.
1974 permit issued to Price (owner) to put composition shingles over wood shingles.
2007 permit issued to Alejandro and Maricela Zalazar (owners) to put a new dormer over existing roof at entry and new railing along steps at entry

B12 References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 900 Bank St

P1. Other Identifier: APE Map Ref # 245-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 900 Bank St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314023009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Siding/Sheathing: wood: clapboard, All Visible
Roof: side gable, low, wide eaves, exposed rafter tails
Roof: front gable, low, wide eaves
Fenestration: wood, double-hung multi-paned, front, side
Fenestration: wood, casement multi-paned, front
Primary Entrance: single door, side lights
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1948
Assessor

*P7. Owner and Address:
Chase, Marko R and Erin W And

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/27/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 900 Bank St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1948

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1948 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

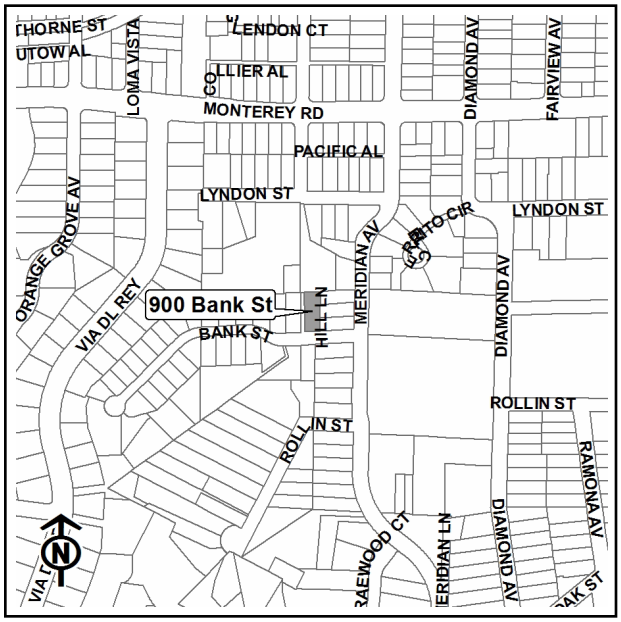
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 12/27/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Thomas P. (an office clerk) and Mary Bryce were owners between the years of at least 1952 and 1975.

Architectural Context: Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of the numerous Ranch style homes erected in Southern California, not the work of a master, nor does it possess any high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History

1947 permit issued to Maude Deniston and Thomas P. Bryce for a three room single-family dwelling with a two-car garage. Contractor is “day labor.”
1952 permit issued to Thomas P. Bryce (owner) for a garage.
1953 permit issued to Thomas P. Bryce (owner) for a four-room addition to existing dwelling.
1973 permit to Bryce (owner) to put composition shingles over wood shake.
1988 permit to Thomas Bryce for reroof.

B12 References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 870 Bank St

P1. Other Identifier: APE Map Ref # 246-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 870 Bank St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314020001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, narrow eaves
Fenestration: metal, fixed with casement end vents, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1952
Assessor

*P7. Owner and Address:
Lizzul, Sam

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 870 Bank St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1952 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Robert K. Rumorh (owner)

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: _____ Property Type: _____ Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

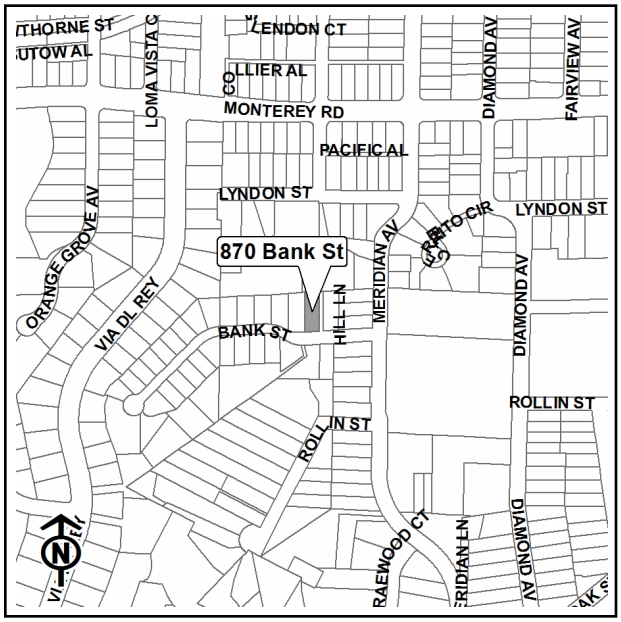
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Robert K. (Vice-President of the Modern Linoleum and Shade Company of South Pasadena) and Esther Rumohr were owners between the years of at least 1952 and 1975.

Architectural Context: Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
1951 permit issued to R. K. Rumohr (owner/contractor) for a single-family residence with six rooms and an attached garage.
1963 permit issued to Robert Rumohr (owner) to repair fire damage to house and garage.
1983 permits issued to Bob Rumohr (owner) to reroof with fiberglass shingles and to construct a block wall at rear of lot.

B12 References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1315 Meridian Ave

P1. Other Identifier: APE Map Ref # 248-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1315 Meridian Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314023012

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Construction: wood frame
Siding/Sheathing: stucco: modern, All Visible
Siding/Sheathing: wood: accent, E
Roof: side gable, low
Fenestration: vinyl, fixed, front
Primary Entrance: front, single door
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: medium, setting, location, association, design, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1956
Assessor

*P7. Owner and Address:
Lee, In Sup and Chang Ok

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1315 Meridian Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1956 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Rongstead and Sorenson

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1956 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

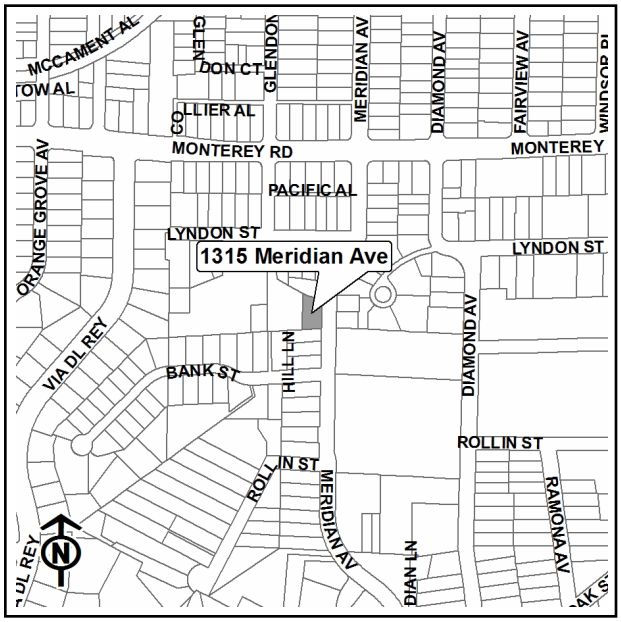
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Michael (manufacturing worker) and Leona Palmer(1962) and Lou (a manager) and Sue Bishard (1975).

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary.. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1956 permit issued to H.T. Thomas to use Rongstead and Sorenson to build a single family dwelling with an attached garage (finalized 1/14/1956)
1957 permit issued to H.T. Thomas to use Rongstead and Sorenson to install a swimming pool (finalized 6/24/1957)
1993 permit issued to Mr. Steve McIntire to use Massie Roofing Co. to tear-off and re-roof (finalized 5/28/1993)
2001 permit issued to Chang Oh Lee to act as owner builder to enclose balcony (no final)
2001 permit to Chang Oh Lee to act as owner builder for foundation and floor framing (no final)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1316-18 Meridian Ave

P1. Other Identifier: APE Map Ref # 249-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1316-18 Meridian Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319029018

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: wood: board/batten, W
Siding/Sheathing: stucco, W
Roof: hipped, low, narrow eaves
Fenestration: wood, fixed multi-paned, front, bay
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2
Porches: Partial, front

Secondary Entrance: front, french doors with security screens
Property Type: residential
Retains integrity: medium, setting, location, workmanship, design, feeling
Alterations: altered entrances

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NE, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1947
Assessor

***P7. Owner and Address:**
Jittrikawiphol, Niratt Co Tr

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/22/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1316-18 Meridian Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residence B4. Present Use: Multiple-family residential

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1947 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1947 Property Type: Multi-family Residential Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

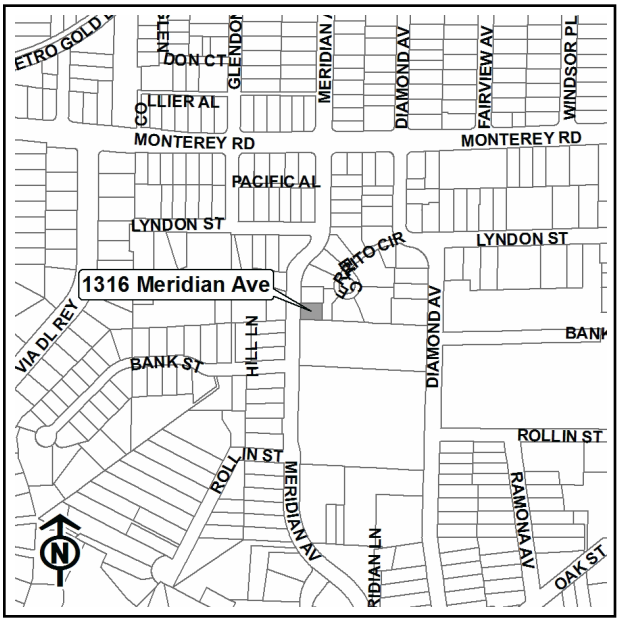
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/22/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Lester E. (an underwriter) and Betty Thompson (1952-1956) and Eugene (a grain broker) and Viola Clark (1962-1975).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1978 permit #944 issued to Gene Clark (owner in 1964) and Driver Eddy to repair roof damage from a tree fall.
1997 permit issued to Runet Tithikamphil (owner) to remove existing garage roof.
2014 permit #32724 issued to Tithikamphil to replace 24 windows.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1304 El Cerrito Cir

P1. Other Identifier: APE Map Ref # 250-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1304 El Cerrito Cir City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319029016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco: textured, All Visible
Roof: cross-gable, low, multiple rooflines, narrow eaves, terra cotta tile
Fenestration: wood, casement multi-paned, front, side
Primary Entrance: front
Plan: irregular
No. Stories: 2
Porches: Partial, front

Property Type: residential
Related: Balconettes with wrought-iron railing and French doors
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 03/03/14

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1931
Assessor

*P7. Owner and Address:
Matlovsky, Paul N Co Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/24/2014

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 2D2

*Resource Name or #: (Assigned by recorder) 1304 El Cerrito Cir

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1931

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Balconettes with wrought-iron railing and French doors

B9a. Architect: Unknown b. Builder: George Bresnan (owner/builder)

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1931 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence is not individually eligible for listing in the National Register of Historic Places or California Register of Historical Resources. However, it is a contributor to the El Cerrito Circle Historic District, which meets the criteria for listing in the National Register of Historic Place and the California Register of Historical Resources at the local level of significance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 01/24/2014

(This space reserved for official comments.)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1304 El Cerrito Circle depicts a rectangular-shaped, one and two-story, wood-framed, single-family residential building. The building has a basement, rests on concrete footer foundation, has an asymmetrical layout, and is covered by incombustible roofing, likely tiles. The building has single-story projecting wings at the far right side of the eastern, street-facing façade, and a single story projecting wing at the right side of the western, rear-facing façade. The residence is located with shallow street setback on the irregular, trapezoid-shaped parcel. A square-shaped, single-story, automobile garage is located west of and behind the residence. It is covered by incombustible roofing and is accessed from Meridian Avenue at the western parcel boundary. No other buildings, structures, or objects are shown. The parcel is located in a built-out, all-residential area containing custom homes and tract development containing single and multi-family residential buildings on assorted-sized parcels with various street setbacks. A "Park" is depicted within the circular terminus of El Cerrito Circle.

Property Information: City directories indicate the following people lived at this address during the historic period: E. C. Brown (1933); Arthur L. (a dentist) and Dora Shellhorn (1934); Elias A. Smith, Jr. (worked in insurance) and his wife Alice W. Smith (1938); George (a carpenter) and Marguerite Bresnan (1943); Harold D. Skrym (1946); Robert M. (a manufacturer's representative) and Helen Schow (1952-1956); and Lloyd L. (a medical photographer) and Rosalie Matlovsky (1962-1975).

Architectural Context. The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents. Free adaptations of the style were common in the American Southwest, including California, from 1915-1940. During the 1920s, due to its popularity, many new communities in Southern California were planned in the style (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, residence is a fine example of the Spanish Eclectic Style, and embodies the distinctive characteristics of its type, period, and method of construction. It retains its integrity to its period of significance, is in harmony with the remainder of the residences on the El Cerrito Circle Historic District, and is a contributor to that District. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1930 permit #6591 issued to George Bresnan (owner/builder) to construct a 5-room house.
1936 permit #3533 issued to George Bresnan (owner/builder) for repairs and alterations (no details).
1960 permit #44448 issued to Lloyd Matlovsky (owner/builder) to construct a concrete block wall.
1995 permit #17729 issued to Lloyd Matlovsky (owner) and Jeff Contley (contractor) for earthquake retrofitting.

B12 References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Including South Pasadena. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1302 El Cerrito Cir

P1. Other Identifier: APE Map Ref # 251-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1302 El Cerrito Cir City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319029015

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco: smooth, All Visible
Roof: cross-gable, low, narrow eaves, terra cotta tile
Fenestration: wood, fixed multi-paned, front, side, stained glass
Primary Entrance: front
Plan: rectangular
No. Stories: 2
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 03/03/14

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1929
Assessor

*P7. Owner and Address:
Musmann, Carlton R Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/24/2014

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 2D2

*Resource Name or #: (Assigned by recorder) 1302 El Cerrito Cir

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1929 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: M. L. Headman

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence is not individually eligible for listing in the National Register of Historic Places or California Register of Historical Resources. However, it is a contributor to the El Cerrito Circle Historic District, which meets the criteria for listing in the National Register of Historic Place and the California Register of Historical Resources at the local level of significance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

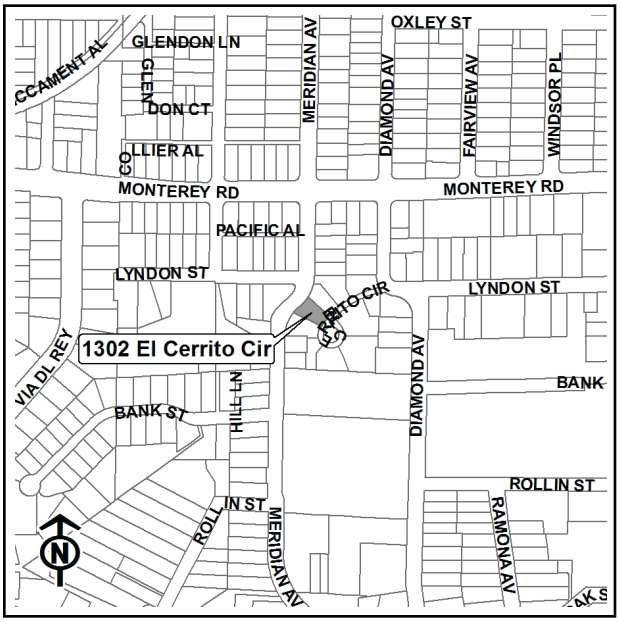
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 01/24/2014

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1302 El Cerrito Circle depicts a square-shaped, single-story, wood-framed, single-family residential building. The building has a basement, rests on concrete footer foundation, has an asymmetrical layout, and is covered by incombustible roofing, likely tiles. The building has one projecting wing at the far left side of the eastern, street-facing façade. A small, second story deck or sleeping area is located at the far left side of the west façade. The residence is located with shallow street setback on the irregular, trapezoid-shaped parcel. A square-shaped, single-story, automobile garage is located west of and behind the residence. It is covered by an undetermined type of roofing and is accessed from Meridian Avenue at the western parcel boundary. No other buildings, structures, or objects are shown. The parcel is located in a built-out, all-residential area containing custom homes and tract development containing single and multi-family residential buildings on assorted-sized parcels with various street setbacks. A "Park" is depicted within the circular terminus of El Cerrito Circle.

Property Information: Built in 1929, City Directory research indicates that the property was occupied by Courtenay Eugene and Beatrice Harty between at least 1930 and 1940. Frederic (a machine dealer) and Elizabeth Wagner resided at this address in 1943; and Frank A (no occupation) and Bonnie B. Kenyon were owners by 1946 through at least 1956; after which M. Kline (no additional information listed) in 1962 and Max and Mae Shelley by 1975.
Ancestry.com research was conducted for people who were associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. For this property a search was conducted on The Harty's (1930-1940) and the Kenyon's (1946-1952). Mr. Harty was born in Jamaica, West Indies in 1878, immigrated in 1899 and was married to Beatrice by 1910; Courtenay worked as a bookkeeper for an electrical company. U.S. Census records (1910, 1920, and 1930) indicate that the couple and their young daughter lived in Los Angeles but by 1930 they resided at the 1302 El Centro Circle address, valued at $15,000. Mr. Harty was an electrical engineer for the Southern California Edison Company. Ancestry.com did not provide additional information for either Frank or Bonnie Kenyon.

Architectural Context. The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents. Free adaptations of the style were common in the American Southwest, including California, from 1915-1940. During the 1920s, due to its popularity, many new communities in Southern California were planned in the style (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, residence is a fine example of the Spanish Eclectic Style, and embodies the distinctive characteristics of its type, period, and method of construction. It retains its integrity to its period of significance, is in harmony with the remainder of the residences on the El Cerrito Circle Historic District, and is a contributor to that District. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1929 permit #6237 issued to C. E. Harty (owner) and M. L. Headman (contractor) to construct a new house (no details).
1949 permit #20632 issued to Bonnie Kenyon (owner) to use day labor to complete garage alterations.
1967 permit #? Issued to Sam Shelley (owner/builder) to install sun shades.
1997 permit #268 and 817 issued to Sam Shelley (owner) and Custon Craftsman (contractor) to bolt the foundation and repair original mission roof tiles.
2008 permit #22960 issued to Carlton Husman (owner) and LR Architecture and John Almendras (contractor) to construct a garage and trellis.

B12 References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

(continued):

Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.

McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Including South Pasadena. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1234 El Cerrito Cir

P1. Other Identifier: APE Map Ref # 252-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1234 El Cerrito Cir City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319029014

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Monterey, elements of
Siding/Sheathing: stucco: smooth, All Visible
Roof: side gable, medium, terra cotta tile
Fenestration: wood, casement multi-paned, front, side, stained glass
Primary Entrance: front
Plan: irregular
No. Stories: 2
Porches: Partial, front
Property Type: residential

Related: French doors open onto porch
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 03/03/14

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1928
Assessor

*P7. Owner and Address:
Edens, David R and Stephanie R

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/24/2014

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 2D2

*Resource Name or #: (Assigned by recorder) 1234 El Cerrito Cir

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Monterey

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1928 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

French doors open onto porch

B9a. Architect: Unknown b. Builder: Mrs. F.F. Bridgeman (owner)

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1928 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence is not individually eligible for listing in the National Register of Historic Places or California Register of Historical Resources. However, it is a contributor to the El Cerrito Circle Historic District, which meets the criteria for listing in the National Register of Historic Place and the California Register of Historical Resources at the local level of significance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

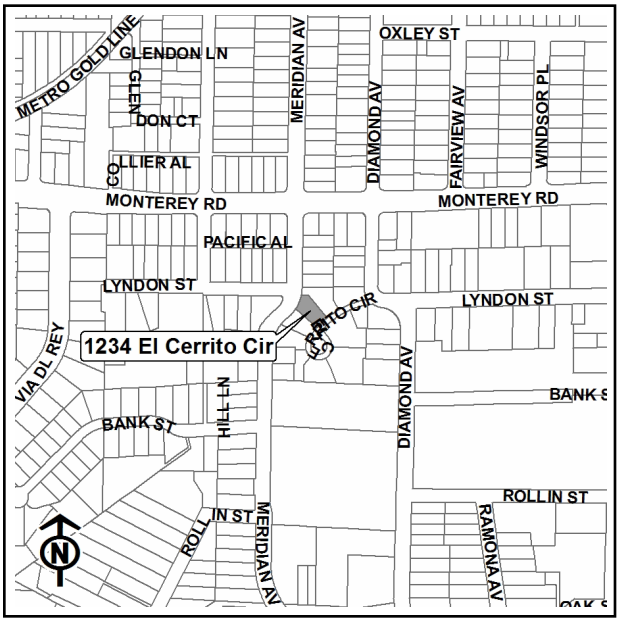
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 01/24/2014

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1234 El Cerrito Circle depicts a rectangular-shaped, single-story, wood-framed, single-family residential building. The building has a basement, rests on concrete footer foundation, has a generally symmetrical layout, and is covered by incombustible roofing, likely tiles. The building has two projecting wings at the far left and right-hand sides of the western, street-facing façade. The residence is located with shallow street setback on the irregular, trapezoid-shaped parcel. A square-shaped, single-story, automobile garage located west of and behind the residence. It is covered by composition roofing and accessed from Meridian Avenue at the western parcel boundary. No other buildings, structures, or objects are shown. The parcel is located in a built-out, all-residential area containing custom homes and tract development containing single and multi-family residential buildings on assorted-sized parcels with various street setbacks. A "Park" is depicted within the circular terminus of El Cerrito Circle.

Architectural Context. The Monterey style is typically characterized by: two stories with a low-pitched gabled roof; second story balcony, often full-width, cantilevered and covered by the main roof; paired windows and false shutters are common (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, research to date has not found any associations with persons significant in national, state, or local history. Under Criterion C, residence is a fine example of the Monterey style, and embodies the distinctive characteristics of its type, period, and method of construction. It retains its integrity to its period of significance, is in harmony with the remainder of the residences on the El Cerrito Circle Historic District, and is a contributor to that District. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1928 permit issued to Mrs. F.F. Bridgeman (owner) to construct a residence (no details).
1939 permit # 7986 issued to Mabel Bridgeman (owner) and Walker Roofing and Siding (contractor) to reroof the residence.

B12 References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Including South Pasadena. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 925 Lyndon St

P1. Other Identifier: APE Map Ref # 253-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 925 Lyndon St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314023001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: wood: shingles, All Visible
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, narrow eaves
Fenestration: wood, double-hung multi-paned, front, side
Primary Entrance: front, single door
Plan: L-shaped
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1945
Assessor

*P7. Owner and Address:
Ocon, Krista and

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 925 Lyndon St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1945 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J.S. Gordon

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1945 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

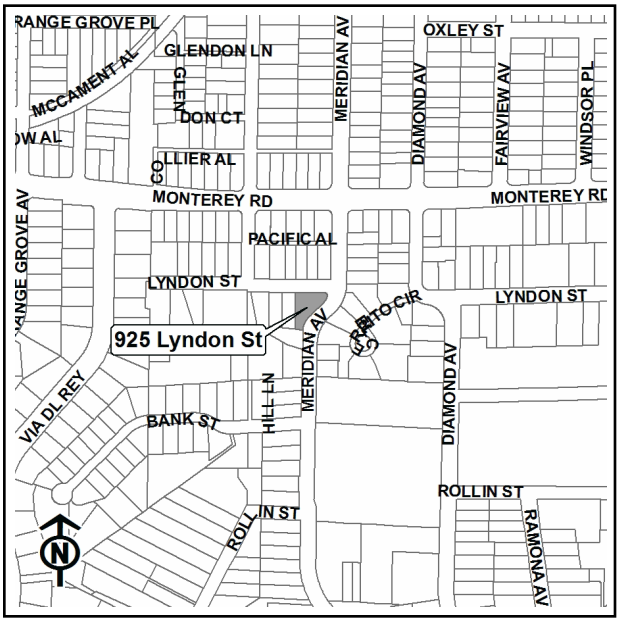
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Jack G. Fiffle (1946); Alex T. (a Vice President) and Virginia Robinson (1952); and Robert A. (an assistant supervisor of the City building department) and Helen McCue (1956 through at least 1975).

Architectural Context: Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history and therefore not eligible under Criterion B. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1945 permit #13094 issued to Jack Biffle (owner) and J. S. Gordon (contractor) to construct a 6-room frame and stucco dwelling and 2-car garage.
1945 permit #13573 issued to Jack Biffle to use day labor to construct a roof over the garage.
1946 permit #14962 issued to Jack Bifle to use day labor to construct an additional bedroom.
1960 permit #44707 issued to R. D. McCue (owner/builder) to add an additional 3-feet to the front of the residence.
1976 permit #29885 issued to Alberto Ocon (owner) and Panupong Buangsuwon (architect) to construct a second story addition. (This does not appear to have been constructed.)
1997 permit #82 issued to Terry Schell (owner) and Innovative Air to install a furnace and air conditioner in the attic.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 915 Lyndon St

P1. Other Identifier: APE Map Ref # 254-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 915 Lyndon St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314023002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Siding/Sheathing: stucco, all visible
Roof: cross-gable, low
Fenestration: wood, double-hung multi-paned, front, side, flanked by shutters
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1939
Assessor

*P7. Owner and Address:
Danni, Pamela J

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 915 Lyndon St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1939 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: L. Anderson

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1939 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

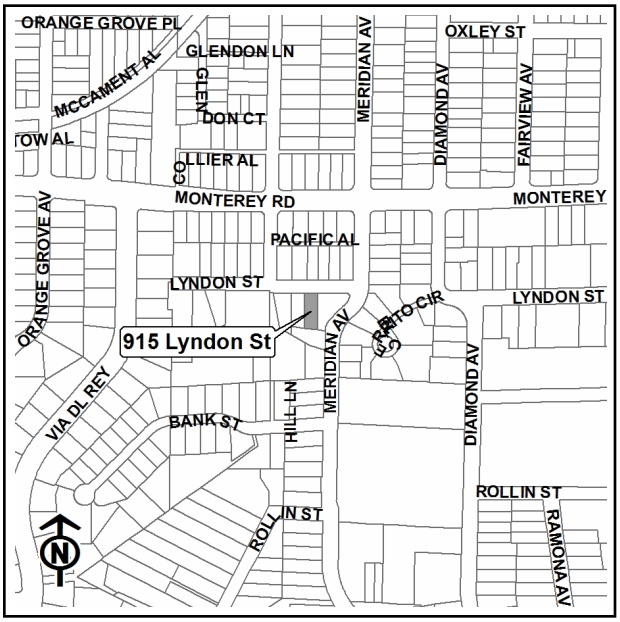
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: William E. (a law clerk) and Betty Cornell (1943); Stanley G. Harwood (a mechanical engineer; 1946-1962); and Hector M. (a realtor) and Elenor P. Powell (1975).

Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is not associated with events that have made significant contributions to the broad patterns of our history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history and therefore not eligible under Criterion B. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1939 permit #7366 issued to owner Hendrick Saterdahl and contractor L. Anderson to construct a 5-room single story single family residence.
1977 permit #523 issued to owner Hector Howell and Acorn Roof to reroof over existing.
1990 permit #8151 issued to owner/builder Pamela Danni for an addition to the house.
1997 permit #0084 issued to Pamela Danni and Kish Construction and Roofing to reroof.

B12 References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 913 Lyndon St

P1. Other Identifier: APE Map Ref # 255-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 913 Lyndon St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314023003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: accent, N
Roof: hipped, medium, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front, single door, transom lights
Plan: irregular
Porches: Partial, front
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, design, feeling
Alterations: altered some siding

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1939
Assessor

*P7. Owner and Address:
Mahoney, Mark D and Nicole C

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 913 Lyndon St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1939 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Rexway Rogers

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1939 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

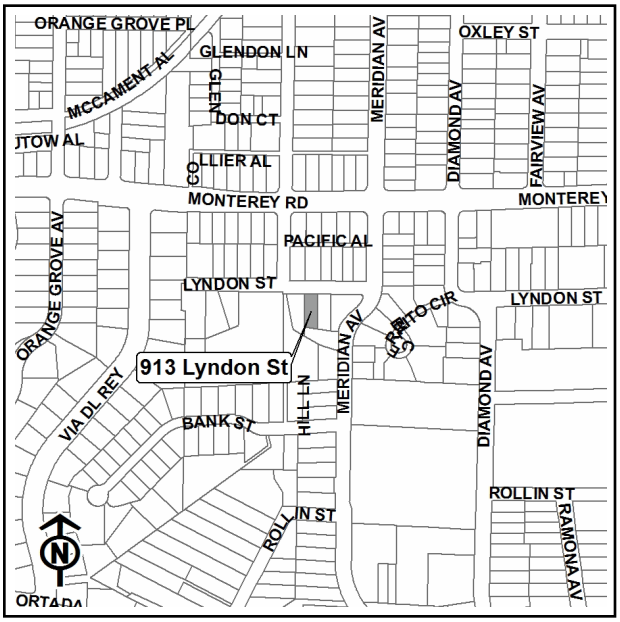
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Foster Frank (a traffic manager) and Esther Miller lived at this address between 1943 and at least 1975.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1939 permit #7932 issued to F.F. Miller (owner) and Rexway Rogers to construct a 5-room frame and stucco single family dwelling.
1943 permit #12081 issued to F. F. Miller to use day labor for alterations and addition (no details).
1973 permit #4935 issued to F. Miller and Paramount Roofing to reroof residence and garage.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 911 Lyndon St

P1. Other Identifier: APE Map Ref # 256-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 911 Lyndon St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314023013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: vertical boards, all visible
Siding/Sheathing: stucco, all visible
Roof: hipped, medium, narrow eaves
Fenestration: wood, double-hung multi-paned, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1938
Assessor

*P7. Owner and Address:
Fontana, Amelia M

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 911 Lyndon St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1938 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: L.E. Shepard

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1938 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

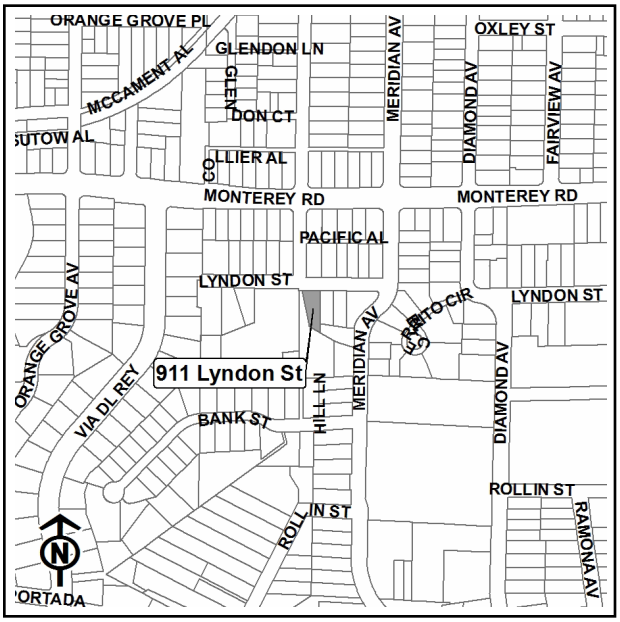
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Emily Saterdahl, a registered nurse (1940); Harry (a building manager) and Beatrice Russell (1943 and 1946); vacant (1952); and Ralph S. (an assistant secretary) and Eluned Hayslip (1956-1975).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1938 permit #6161 issued to H. E. Russell (owner) and L. E. Shepard to construct a 6-room, 1-story frame and stucco dwelling and double garage.
1995 permit #16111 issued to Camion/Esparza (owners), Tom Nott (architect) and Bravard Construction to add a master bedroom and bath.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1232 El Cerrito Cir

P1. Other Identifier: APE Map Ref # 257-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1232 El Cerrito Cir City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319029013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco: smooth, All Visible
Roof: cross-gable, medium, narrow eaves, terra cotta tile
Fenestration: wood, fixed, front
Fenestration: wood, casement, front
Primary Entrance: front
Plan: T-shaped
No. Stories: 2
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District X Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 03/03/14

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1926
Assessor

*P7. Owner and Address:
Eccleston, Joanne D Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/25/2014

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 2D2

*Resource Name or #: (Assigned by recorder) 1232 El Cerrito Cir

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1926 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1926 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence is not individually eligible for listing in the National Register of Historic Places or California Register of Historical Resources. However, it is a contributor to the El Cerrito Circle Historic District, which meets the criteria for listing in the National Register of Historic Place and the California Register of Historical Resources at the local level of significance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

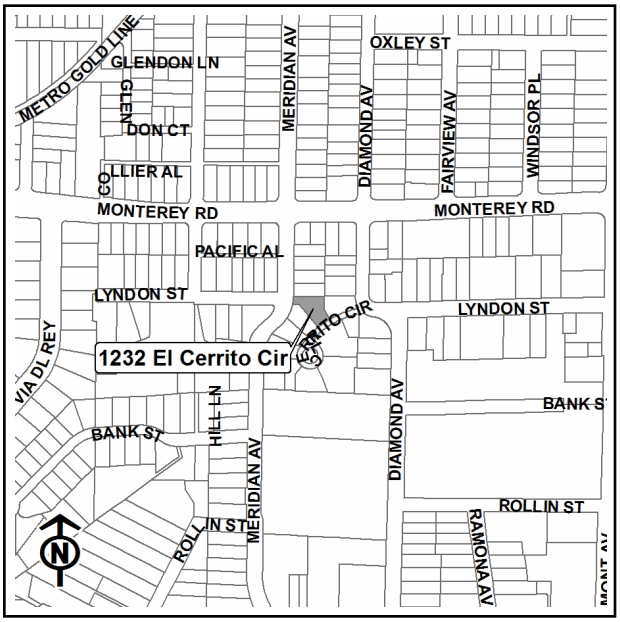
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 01/25/2014

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1232 El Cerrito Circle depicts a rectangular-shaped, single-story, wood-framed, single-family residential building. The building has a basement, rests on concrete footer foundation, has an asymmetrical layout, and is covered by incombustible roofing, likely tiles. The residence is located with shallow street setback on the irregular, trapezoid-shaped parcel. No other buildings, structures, or objects are shown. The parcel is located in a built-out, all-residential area containing custom homes and tract development containing single and multi-family residential buildings on assorted-sized parcels with various street setbacks. A "Park" is depicted within the circular terminus of El Cerrito Circle.

Property Information: City directories indicate the following people lived at this address during the historic period: Irvine O. (a newspaper and real estate agent) and Blanche Diggs (1926-1940); William M. (a field engineer) and Suzanne Palmer (1943-1952); and P.D. (a dealer in oriental books) and Ione Perkins (1952).

Architectural Context. The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents. Free adaptations of the style were common in the American Southwest, including California, from 1915-1940. During the 1920s, due to its popularity, many new communities in southern California were planned in the style (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this residence is a fine example of the Spanish Eclectic Style, and embodies the distinctive characteristics of its type, period, and method of construction. It retains its integrity to its period of significance, is in harmony with the remainder of the residences on the El Cerrito Circle Historic District, and is a contributor to that District. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1926 permit #5500 issued to W. A. Barrager (owner) for day labor to construct a residence (no details).
1930 permit #6638 issued to I.O. Diggs (owner) and L.E. Mathews (contractor) to construct a garage.
1986 permit #2741 issued to Oscar (owner) and Anderson & Sons (contractor) to remove and replace roof tiles.
2008 permit #23406 issued to Joanne Exxleston (owner) to replace garage door, foundation and rafters.

B12 References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Including South Pasadena. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1220-22 Meridian Ave

P1. Other Identifier: APE Map Ref # 258-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1220-22 Meridian Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319029009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco, All Visible
Roof: flat, parapet, terra cotta tile, pent roofs
Fenestration: wood, double-hung multi-paned, front, side
Primary Entrance: front, single door, multiple doors
Plan: square
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Eccleston, Joanne D Tr
1232 El Cerrito Cir
S Pasadena, CA 91030

*P8. Recorded by:

*P9. Date Recorded: _____

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1220-22 Meridian Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple-family residence B4. Present Use: Multiple-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J. Ericson

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Multi-family Residential Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation:

(This space reserved for official comments.)

*Required Information

(continued):

Property Information: City directories indicate the following people lived at 1220 Meridian Avenue during the historic-period: Roy L. (fireman) and Elsie Finn (1930); Marshall (a salesman) and Floss Yates (1933); Edith Waterman (a teacher; 1938-1949); James (a switchman) and Doris Taylor (1943-1946); Kenneth W. (a wholesale man) and Mary Jo Bachman (1952-1956); and Ella Anderson (1962-1975). The following people lived at 1222 Meridian Avenue during the historic period: Fred C. (a civil engineer) and Mary Stilson; Mrs. Pearl Olsen (1930); vacant in 1933; Buela Flynn, an office manager (1934); Albert (a postman) and Esther Wildoner (1938 through at least 1952). By 1956 Mrs. M. C. Bradbury resided at this address followed by R. J. Epperly in 1962 and R. J. Lowery in 1975.

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit #3589 issued to J. Ericson to construct a duplex/double house and garage.
1946 permit #15552 issued to A. Carton (owner) and U.S. Termite to repair termite damage and renew the stucco from the ground to plate.
1977 permit #009 issued to Acorn Roof to reroof.
1988 permit #6287 issued to Mancini (owner) and Ideal Termite Control to repair roof sheathing and reroof the garage.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 920 Lyndon St

P1. Other Identifier: APE Map Ref # 259-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 920 Lyndon St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314022006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: cross-gable, medium, wide eaves, exposed rafter tails
Fenestration: wood, double-hung diamond-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NW, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1911
Assessor

*P7. Owner and Address:
Duff, David J And Olga T

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2014

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 920 Lyndon St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1911 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1911 Property Type: Single Family Residence Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is eligible for listing in the National Register of Historic Places and therefore qualifies as a historical resource pursuant to the California Environmental Quality Act (CEQA).

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2002 and 2014) with a California Historical Resources (CHR) Status Code of 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L, "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

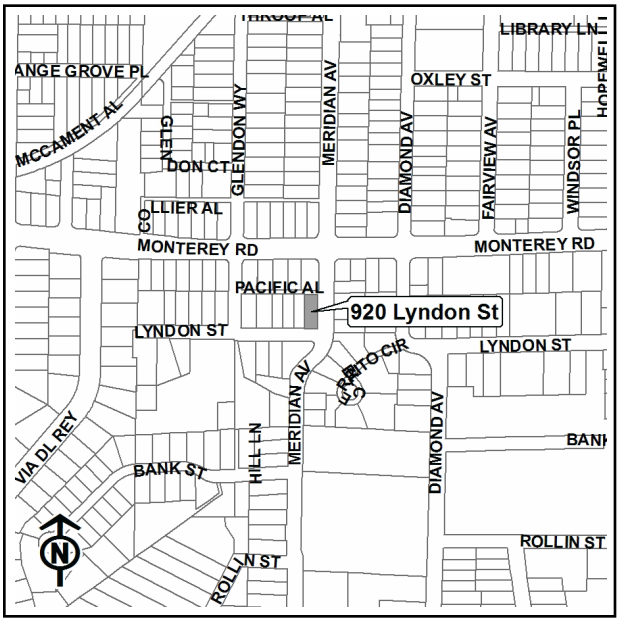
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 01/28/2014

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 920 Lyndon Street depicts a irregularly-shaped, one-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by wood shake roofing. The building has a partial-width front porch at the far left side of the southern, street-facing façade and a short, centrally-located porch area on the eastern, street-facing façade. The building has a moderate street set back on a long, narrow 130-foot-by-60-foot rectangular parcel. A partial-width rear porch is centrally located on the rear, north facing façade. A detached, single-story, wood-framed automobile garage is depicted behind of and to the north of the residence near the northwestern corner of the parcel. It is covered by a wood shake roof. No other buildings, structures, or objects are shown. The rear of the parcel is accessed by Pacific Alley. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: R. N. Sugg (1926); John (a salesman) and Minnie Doyle (1930 – 1937); James Judson and Marie Miner (1940); LuVille and Nora Barstow (1952); and Albert (a carrier) and Evelyn Wildoner (1956 – 1960).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history and therefore not eligible under Criterion B. Under Criterion C, this is a highly intact representative example of a Craftsman bungalow. The building has classic wide overhanging eaves, exposed beams, knee brackets, wide window casings, partial-width porch, and original wood-sash windows. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This residence is not eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1979 permit #347 issued to owner C. L. Snyder to and Royal Roofing to reroof.
1991 permit #12165 issued to Bonnie Snyder and J.R.S. Construction to reroof.
2003 permit #10708 issued to owner David Duff and Douglas Cote Roofing to reroof.
2013 permit issued to David Duff for structural roof repair at garage.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 914 Lyndon St

P1. Other Identifier: APE Map Ref # 260-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 914 Lyndon St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314022008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic, modest
Siding/Sheathing: stucco, S
Roof: cross-gable, low, narrow eaves, terra cotta tile
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1931
Assessor

*P7. Owner and Address:
Carpenter, Jeffrey And Ariel

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/18/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 914 Lyndon St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1931 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: W. N. Fuller

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1931 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventories (2002 and 2014) with California Historical Resources (CHR) Status Codes 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L, "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

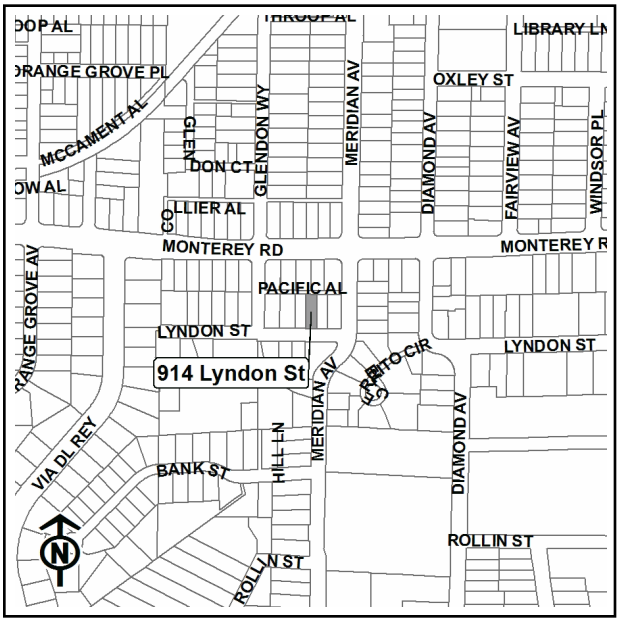
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 914 Lyndon Street depicts an irregularly-shaped, one-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by fire-resistant roofing (likely tiles). The building has a partial-width projecting wing at the far right side of the southern, street-facing façade and a shorter projecting wing at the far left of the same façade. The building has a moderate street set back on a long, narrow 130-foot-by-45-foot rectangular parcel. A detached, single-story, wood-framed automobile garage is depicted behind of and to the north of the residence near the northwestern corner of the parcel. It is covered by a composition asphalt roof. No other buildings, structures, or objects are shown. The rear of the parcel is accessed by Pacific Alley. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: William (a receiver) and Zola Fullen (1933); Brooks White (1937); L. Elden (bank researcher) and Harriett Smith (1940); and Paul (with Burr Pharmacy) and Vernelle Silvio (1952 – 1975).

Significance Evaluation. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, no information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This residence is not eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1931 permit #6810 issued to W. N. Fuller (owner/builder) to construct a 5-rom dwelling and garage.
1956 permit #35592 issued to Paul Silvio (owner/builder) to add a bathroom and bedroom.
1966 permit #976 issued to Paul Silvio and Strong Roofing to reroof residence.
1980 permit #252 issued to Paul Silvio and Virgin Roof to reroof the flat portion of the roof.
1992 permit #12807 issued to David and Susana Stevenson (owners) and J. R. Rodriguez Construction to enlarge the breakfast nook.
2004 permit #12698 issued to Jeff Carpenter (owner) and Specialty Roofing to lift, repaper, and reset tiles.
2004 permit #12754 issued to Jeff Carpenter and Julio Freeman (contractor) to install modified bitumen and clay cap tiles.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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CONTINUATION SHEET

See Office of Historic Preservation Recording Historical Resources for instructions. ____Continuation X Update

Caltrans Map Reference No.: 260-CT-3A

Resource Identifier: 1037-1039 Grevelia Ave., South Pasadena

County/Route/Postmile: LA-710

1037 and 1039 Grevelia Avenue are located on the same parcel in South Pasadena. Both were evaluated by Caltrans in February 2005 and determined not eligible for listing in the National Register of Historic Places. The State Historic Preservation Officer concurred with this finding on March 11, 2005.

The property has no known association with important historic events, persons or movements. Therefore, it does not appear eligible for listing in the National Register of Historic Places under Criterion A or B. In addition, this property is a common example of its type in the area and does not possess any particularly outstanding or distinctive features, nor does it appear to be a part of any district. Therefore, it does not meet National Register Criteria C. Caltrans has evaluated this property in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and determined that this property is not eligible for the California Register of Historic Resources. However, 1037 Grevelia Street is listed locally on the South Pasadena Historic Resources Survey: Inventory of Addresses that was adopted by their City Council on November 30, 1994. Therefore this property can be considered a historic resource for the purposes of CEQA in accordance with Section 21084.1 of the California Public Resources Code and is afforded consideration in the planning process as specified in Section 2.64 of the South Pasadena California Municipal Code.

Claudia Harbert, a Caltrans PQS- Principal Architectural Historian, has performed a field survey and reviewed the previous documentation and found that the earlier conclusions are still valid.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 908 Lyndon St

P1. Other Identifier: APE Map Ref # 261-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 908 Lyndon St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314022009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: stucco, All Visible
Roof: side gable, medium
Fenestration: wood, double-hung multi-paned, front
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, single door
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: medium, setting, location, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Zhang, Nathan X and Lillian L

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 908 Lyndon St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Christen Howey

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

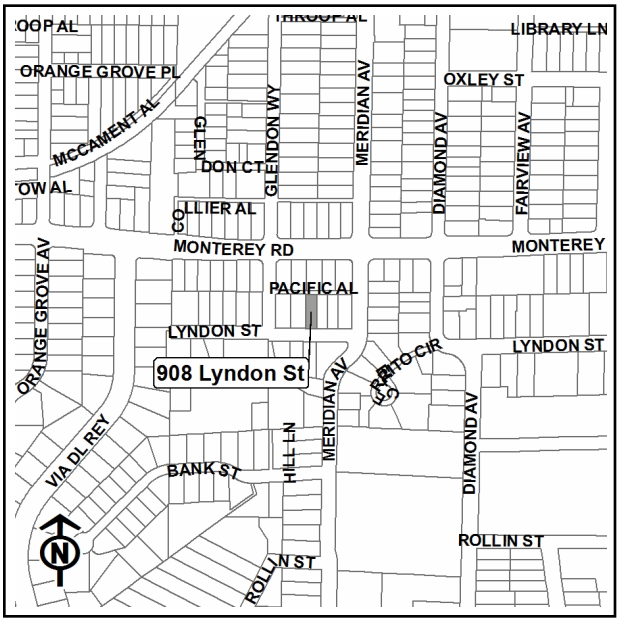
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Arthur J. (an auto dealer working in Eagle Rock) and Edith W. Elmer (1926 and 1930); Joe H. (a distribution manager for the Examiner in Los Angeles) and Betty Johnson (1933 and 1934); Simeon (working in the insurance industry) and Marjorie Baldwin (1938 and 1940); James A. (a salesman for Union Oil) and Florence Payne (1943); Daniel Johnson (1946); Samuel (an aircraft assembler) and Jean Gibson (1952 through at least 1962); and E. S. Douglas (a manager; 1975).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

Expired permit issued to LA Fretwell to use AJ Cubba to add dwelling (studio) (expired)

1923 permit issued to J.A. Elmor to use Christen Howey as contractor to construct 4 room new residence (38’6”x33’) and garage (12’x8’) (finalized 8/13/1923)
1935 permit to Mr. H. J. Johnson to act as owner-builder to construct new garage (finalized 5/6/1935)
1950 permit issued to Mrs. W.F. Pollock to use John W. Lytle Roofing to re-roof dwelling and garage (finalized 1/3/1950)
1996 permit issued to Alice Holland to use A&S Roofing of Pasadena to re-roof and tear-off house (9/24/1996)
2004 permit issued to Nathan and Lillian Chang to use Tom Nott as architect and Nott Construction to add 671.3 sq. ft. one-story addition (finalized 2/19/2004)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 904 Lyndon St

P1. Other Identifier: APE Map Ref # 262-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 904 Lyndon St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314022010

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of, modest
Roof: side gable, steep, narrow eaves
Primary Entrance: front
Plan: irregular
No. Stories: 1
Chimney: side
Property Type: residential

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Shih, Stephen L And Erin M

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/18/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 904 Lyndon St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: C. E. Stoney

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventories (2002 and 2014) with California Historical Resources (CHR) Status Codes 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L, "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

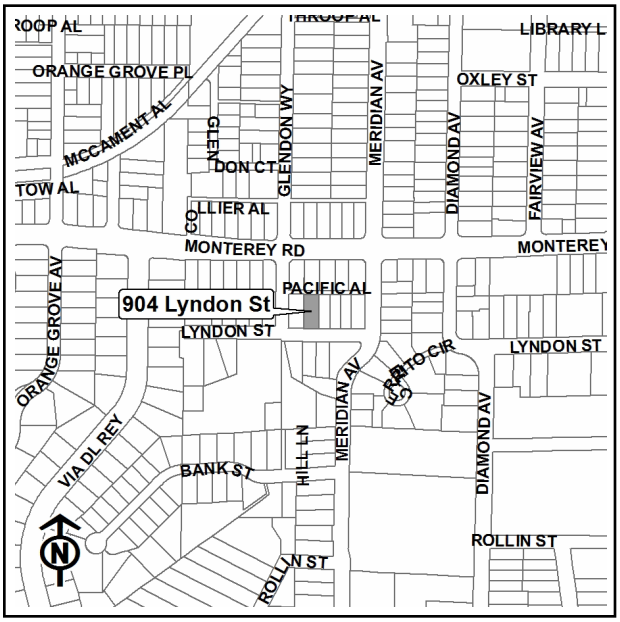
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 904 Lyndon Street depicts a rectangular-shaped, one-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by composition asphalt roofing. The building has a full-width front porch on the southern, street-facing façade. The building has a moderate street set back on a long, narrow 130-foot-by-60-foot rectangular parcel. A detached, single-story, wood-framed automobile garage is depicted behind of and to the north of the residence near the northeastern corner of the parcel. It is covered by a wood shake roof. No other buildings, structures, or objects are shown. The rear of the parcel is accessed by Pacific Alley. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Joseph (an electrical expert) and Grace Probst (1920 – 1956); Peter (a sales representative) and Judith Hershey (1960); and Mrs. A. Doan (1975).

Significance Evaluation. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, no information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property does not appear eligible for listing in the National Register and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit #3745 issued to J. A. Probst (owner) and C.E. Stoney to construct a 5-room dwelling and garage.
1936 permit#5291 issued to Laures Powell (owner) to remodel the kitchen, bath, and garage header.
1975 permit #9369 issued to John Penrod (owner) and Biltwell Roof to reroof with a dutch lap.
1996 permit #18906 issued to Dan Sargent (owner) and J.R. Hauberg Roofing to remove roof and replace with composition.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1212 Meridian Ave

P1. Other Identifier: APE Map Ref # 263-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1212 Meridian Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319029011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Mission Revival, elements of, modest
Siding/Sheathing: stucco, all visible
Roof: flat, parapet, terra cotta tile
Roof: shed, low, terra cotta tile, pent roofs above entries
Fenestration: wood, double-hung, front
Primary Entrance: front
Plan: rectangular
No. Stories: 1
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Ketel, William L And Ching Wen

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/21/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 1212 Meridian Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multi-family property B4. Present Use: Multi-family property

*B5. Architectural Style: Mission Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J. Ericson

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Multi-family Property Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventories (2002 and 2014) with California Historical Resources (CHR) Status Codes 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L, "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

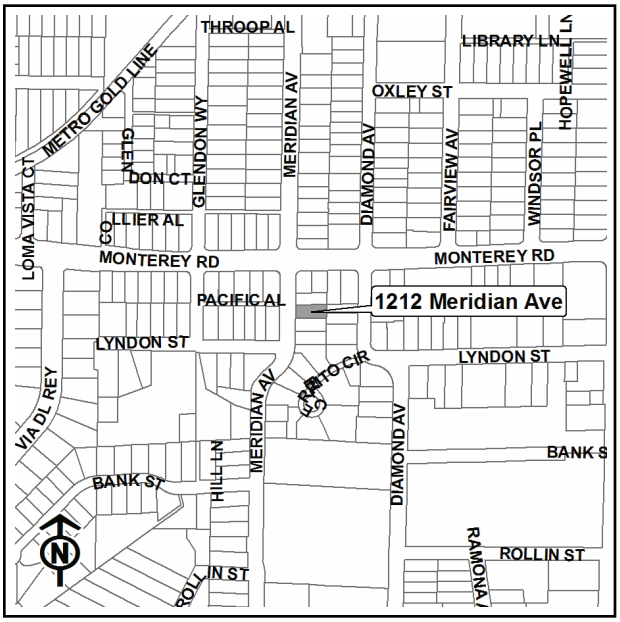
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/21/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1212 Meridian Avenue (also addressed as 1214 Meridian Avenue on Sanborn map) depicts a rectangular-shaped, single-story, wood-framed, multi-family residential duplex. The building rests on concrete slab foundation, has a symmetrical layout and is covered by a composition roof. A wood-framed partition divides the building. The residence is located with shallow street setback on the narrow, 110-foot-by-50-foot rectangular parcel. A detached, single-story, wood-framed automobile garage is depicted behind of and to the east of the residence. It is covered by a composition roof. No other buildings, structures, or objects are shown. The parcel is located in a built-out, all-residential area containing custom homes and tract development containing single and multi-family residential buildings on assorted-sized parcels with various street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Frank (a South Pasadena fireman) and Mindia Henville (1926 – 1933); Marshall Yates (1937); Mrs. Valeska Taylor (1940); and Mrs. Mindia Henville (1952 – 1975).

Architectural Context: The Mission Revival style is part of the Eclectic movement that gained popularity in the United States in the late 1800s and remained in favor until about 1940 (McAlester and McAlester 1984). The trend gained popularity with the Columbian Exposition in Chicago in 1893, which emphasized the importance of correct historical interpretations of European styles. The Mission Revival style, which is an interpretation of the California missions, was born in California in the 1890s. The style was conceived, at least in part, as a marketing tool for California and was intended to evoke a romanticized version of California's Hispanic past. It quickly became emblematic of the Southwest and southern California in particular, especially after the "Santa Fe and Southern Pacific railways adopted the style for stations and resort hotels throughout the West" (McAlester and McAlester 1984:410). After World War I, the free, simplified adaptations of the style lost favor and the style gradually transformed into the Spanish Eclectic style. Character-defining features of the Mission Revival style include: shaped dormers and parapets; terra cotta tile roof covering; smooth stucco walls; arches; porches; double-hung windows; and sometimes balconies (McAlester and McAlester 1984; Harris 2006).

Significance Evaluation. Under Criterion A, this modest building dates to a minor boom period in South Pasadena, however, it is not particularly representative of that period. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No evidence was found indicating that any of the persons associated with this building were important in local, state or national history. Under Under Criterion C, this is a modest example of the Mission Revival style, a popular style in California during the early decades of the 20th century. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National or California Registers separately or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit #3566 to construct an 8-room two family dwelling and garage.
1988 permit #6287 issued to Mancini (owner) and Ideal Termite Company to repair roof sheathing and reroof.
2002 permit #21063 issued to Bill Ketel (owner) and Royal Roofing to reroof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1003 Monterey Rd

P1. Other Identifier: APE Map Ref # 264-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1003 Monterey Rd City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5319029033

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: wood: clapboard, all visible
Roof: cross-gable, steep, narrow eaves
Fenestration: aluminum, double-hung, front, side
Plan: irregular
No. Stories: 2
Porches: Partial, front
Property Type: residential
Retains integrity: low, setting, location

Alterations: altered Has an addition. Under renovation in June 2014.

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1890
Assessor

*P7. Owner and Address:
Callaghan, John
1100 Virginia Dr
Fort Washington, PA 19034

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/21/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 1003 Monterey Rd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1890 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1890 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventories (2001, 2002, and 2014) with California Historical Resources (CHR) Status Codes 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L, "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

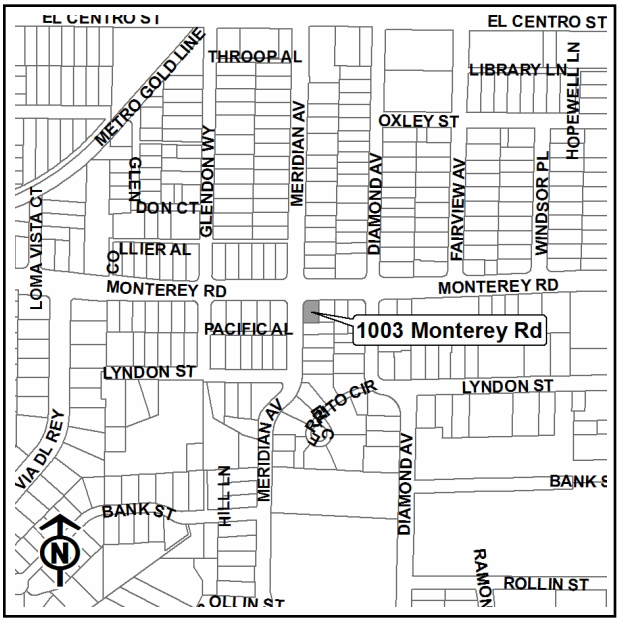
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/21/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1003 Monterey Road depicts an irregular-shaped, two-and one-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by composition asphalt roofing. The building has a projecting boxed window at the left side of the western, street-facing façade. The building has a moderate street set back on a long, narrow 100-foot-by-60-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed addition is at the rear of the house on the eastern façade. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Alice Miller (1920 – 1926); Sidney (an odd-job laborer) and Nora White (1930); Ivy Darrah (1933); Alonso (retired) and Mae Howard (1937 – 1940); and Earl (a shoe dealer) and Annabell Shorts (1952 – 1975).

Significance Evaluation. Under Criterion A, this altered residence dates to a period of tourism and steady growth in South Pasadena. However, it has sustained alterations and does not convey its association with that period. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). Therefore, this residence is not eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA). It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1942 permit #11786 issued to Mrs. Earl Shorts (owner) to use day labor for alterations and repairs.
1942 permit #11751 issued to Mrs. M. Howard (owner) and U.S. Termite Cont. Co to repair termite damage.
1961 permit #47904 issued to E. Shorts and Montebello Roofing to reroof the front portion of the residence.
1967 permit #3589816 issued to Earl Shorts and Montebello Roofing to reroof.
1987 permit #1355 issued to John Callaghan to repair foundation and replace steps.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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CONTINUATION SHEET

See Office of Historic Preservation Recording Historical Resources for instructions. ____ Continuation X Update

Caltrans Map Reference No.: 265-CT-3A

Resource Identifier: 1030 Foothill St., South Pasadena **County/Route/Postmile:** LA-710

1030 Foothill St. was evaluated by Caltrans in February 2005 and determined not eligible for listing in the National Register of Historic Places. The State Historic Preservation Officer concurred with that finding on July 2, 2005.

This property has no known association with important historic events, personages or movements. Therefore, it does not appear eligible for listing in the National Register of Historic Places under Criterion A or B. In addition, this property is a common example of its type in the area and does not possess any particularly outstanding or distinctive features, nor does it appear to be a part of any district. Therefore, it does not meet National Register Criteria C. Caltrans has evaluated this property in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and determined that this property is not eligible for the California Register of Historic Resources.

Claudia Harbert, a Caltrans PQS- Principal Architectural Historian, has performed a field survey and reviewed the previous documentation and found that the earlier conclusions are still valid.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 915 Monterey Rd

P1. Other Identifier: APE Map Ref # 266-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 915 Monterey Rd City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314022004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, elements of
Siding/Sheathing: wood: clapboard, N
Siding/Sheathing: wood: board/batten, N
Roof: hipped, medium
Fenestration: wood, casement multi-paned, front, arranged in pairs
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Alterations: altered facade, altered fenestration, altered decorative element, altered Siding

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1913
Assessor

*P7. Owner and Address:
Develde, Francine

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/21/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 915 Monterey Rd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1913 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Henrick Saterdahl

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1913 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventories (2001, 2002, and 2014) with California Historical Resources (CHR) Status Codes 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L, "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

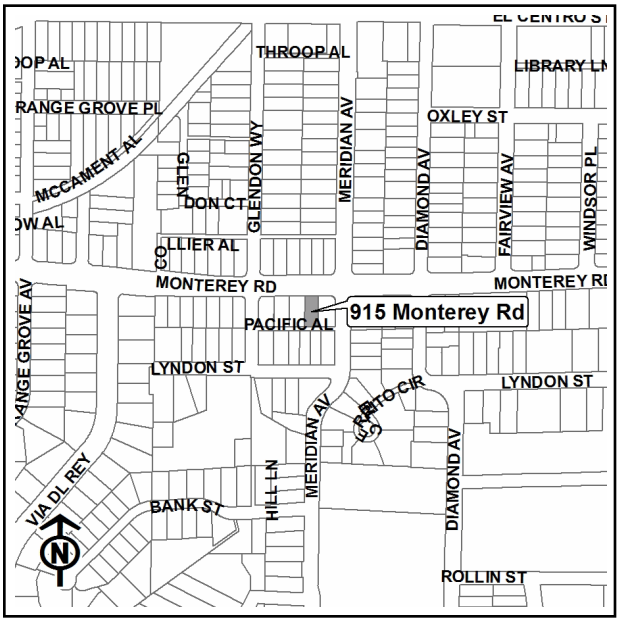
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/21/2013



(This space reserved for official comments.)

(continued):

Sanborn Map Research: The 1951 Sanborn map for 915 Monterey Road depicts a rectangular-shaped, one-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by wood shake roofing. The building has a small covered area at the far left side of the northern, street-facing façade. The building has a moderate street set back on a long, narrow 125-foot-by-50-foot rectangular parcel. A partial-width rear porch is centrally located on the rear, south facing façade. No other buildings, structures, or objects are shown. The rear of the parcel is accessed by Pacific Alley. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Robert and Mary Brooks (1926 - 1930); Neal Haskell, Violet Ray Ice Company (1933); George (a City Water Department employee) and Marguerite (a saleslady) Bresnan (1937); Victor and Evelyn Freeburg (1940); Mrs. I. K. Adams (1952); Samuel (a toy buyer) and Elizabeth Miller (1956 and 1960); and J. E. Lagos (1975).

Significance Evaluation. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). Therefore, this residence is not eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1937 permit #4253 issued to Mrs. Malone (owner) to use day labor for alterations.
1939 permit to Henrick Satderahl to use I. Andersen to erect 5 room, one-story frame and stucco house (finalized 5/24/1939)
1963 permit #51226 issued to Samuel Miller (owner) to demolish the garage.
1964 permit #51187 issued to Samuel Miller and Alum Kool to construct a carport.
1975 permit #8562 issued to Aurelio Salcedo (owner), E.T. Miles (architect) and Sunset Pools to install a pool.
1976 permit#326 issued to Kennedy Roofing to reroof.
1977 permit to Hector Lowell to use Acorn Roof to re-roof rear only (finalized 3/21/1977)
1997 permit to Mrs. Dannis to use Kish Construction and Roofing Co. to remove and re-roof front only (finalized 4/16/1997)
1998 to Pamela Danni to act as owner-builder to add 368 q. ft. to one-story (finalized 4/19/1998)
2001 permit# 6220 issued to Jodi Sommers (owner) and William Sommers & Sons for alterations and to update the pool.
2003 permit #10410 issued to Ms. Frantise (owner) and Conner Air Conditioning to install an air conditioner.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 905 Monterey Rd

P1. Other Identifier: APE Map Ref # 267-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 905 Monterey Rd City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5314022002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: shingles, all visible
Roof: side gable, medium, narrow eaves
Fenestration: wood, double-hung, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1922
Assessor

*P7. Owner and Address:
Phan, Ngo T And Nguyet T And

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/21/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 905 Monterey Rd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1922 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: E.E. Taylor

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1922 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001 and 2014) with a California Historical Resources (CHR) Status Code of 6 and the 2002 survey update lists it with a CHR Status Code of 5B5. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5B5 is now 6L "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

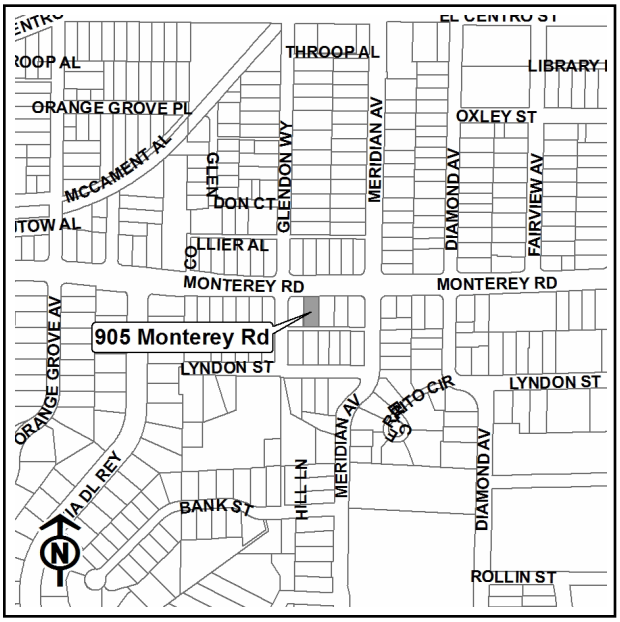
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/21/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 905 Monterey Road depicts a U-shaped, one-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by composition asphalt roofing. The building has a small covered area centrally located on the northern, street-facing façade. The building has a moderate street set back on a long, narrow 125-foot-by-50-foot rectangular parcel. A partial-width rear porch is centrally located on the rear, south facing façade. A detached, single-story, wood-framed automobile garage is depicted behind of and to the east of the residence. It is covered by a composition roof. No other buildings, structures, or objects are shown. The rear of the parcel is accessed by Pacific Alley. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: D. F. Wells (1926); Peter (pharmacist with Brownfield Drug Company) and Gladys Gallienne (1930); L. M. Schearer (1933); Thomas (a salesman) and Artie Linthecum (1937); Reverend A. A. Harriman (1940); G. Gordan (garage employee) and Nelle Sanford (1952); James and Elenor Hill (1956); Wilford and Grace Garrison (1960); and John McCrickerd (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a modest example of the Craftsman style, the most popular style in California during the early decades of the 20th century. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This residence is not eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1922 permit #3340 issued to G. W> Wilson (owner) and E. E. Taylor to construct 5-room bungalow and garage.
1935 permit #2466 issued to William P. French (owner/builder) for a patio addition.
1946 permit #15512 issued to G. Gordon Sanford (owner) to use day labor to enclose rear porch.
1941 permit #10913 issued to L. R. Saager (owner) to use day labor for alterations.
1950 permit #24448 issued to G. Gordon Sanford and Ace Builders to cover the outside of house with asbestos shingles.
1977 permit #540 permit issued to Mitchell (owner) and Acorn Roof to reroof with asphalt.
2014 permit #32296 issued to Ngo Phan (owner), Elizabeth Kerrigan (architect and contractor) for alterations and converting a sunroom into a family room.

(continued):

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/

City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 904 Monterey Rd

P1. Other Identifier: APE Map Ref # 268-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 904 Monterey Rd City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315015030

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Queen Anne, elements of, modest
Siding/Sheathing: wood: clapboard, S
Roof: cross-gable, steep, multiple rooflines, narrow eaves, faux widows walk
Fenestration: wood, double-hung, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1885
Assessor

*P7. Owner and Address:
Schermerhorn, Eric And Anne Trs

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/21/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 904 Monterey Rd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1885 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1885 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventories (2001, 2002, and 2014) with California Historical Resources (CHR) Status Codes 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L, "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

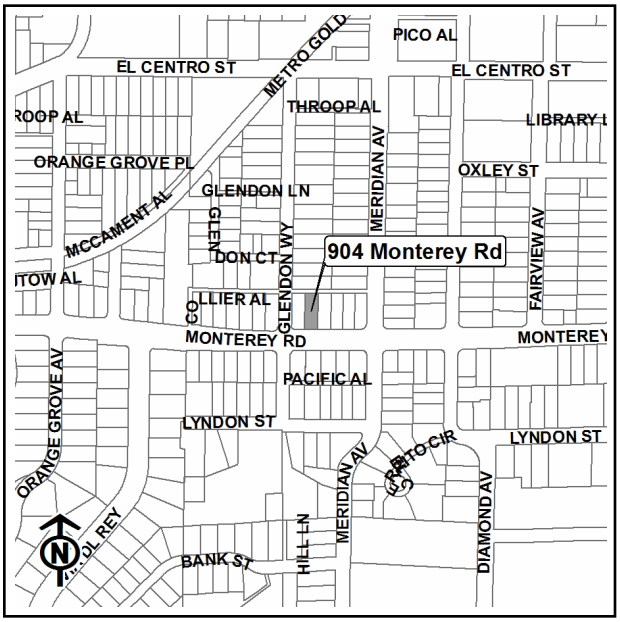
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/21/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 904 Monterey Road (also addressed as 908-910 Monterey Road on Sanborn map) depicts two, single-story, irregularly-shaped residential buildings. Other buildings on the 150-foot-by-100-foot rectangular parcel includes two, single story, square-shaped, wood-framed, automobile garages located north of and behind the residences near the northern parcel boundary line. The residential buildings are of wood-frame construction and are covered by wood shake roofing. The eastern-most residence has a full-length front porch that follows the L-shaped footprint of the building's front portion. The other residence has a partial-width front porch on the right side of the southern, street-facing façade. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is located two blocks northwest of the parcel.

The Queen Anne style was the dominant style of domestic building during the period from about 1880 until 1900. Character-defining features include: a steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; and an asymmetrical façade with partial or full-width porch. Queen Anne houses can be subdivided into two sets of overlapping sub-types based on characteristic variations in shape and decorative detailing. Four main shape subtypes can be distinguished: hipped roof with lower cross gables; cross-gabled roof; front-gabled roof; and town house. Decorative detailing subtypes include: spindle work; free classic; half-timbered; and patterned masonry (McAlester and McAlester 1984).

Property Information: City directory indicates that the following people lived at the address during the historic-period: Walter H. Emery (1926 - 1940); Charles (a teacher) and Andree Haas (1952 – 1960); and E. A. Alvarado (1975).

Significance Evaluation. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a good example of a modest Queen Anne style cottage. The building exhibits character-defining features such as: lace-like brackets, roof cresting, gable ornamentation, finials, and patterned shingles. However, it is not a rare example, has not been identified as the work of a master, and does not possess high artistic value. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This residence does not appear eligible for listing in the National Register and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1955 permits #33885 and 33379 issued to Charles Hoar (owner/builder) to construct a carport and enclose the front porch.
1947 permit #16940 issued to Miss Mary Emery (owner) and Monarch Roofing to reroof.
1965 permit #58505 issued to Charles Hoar and Starr Roofing to reroof.
1982 permit #220 issued to Nadine Tennis (owner) and David Lopez to reroof.
1984 permits #1098 and 1010 issued to Nadine Tennis to 'legalize' unpermitted room addition and bath at rear.
2001 permit #6652 issued to Kurt Lash (owner and J. N. Davis Roofing to reroof house and garage.

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 912 Monterey Rd

P1. Other Identifier: APE Map Ref # 269-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 912 Monterey Rd City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315015028

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Siding/Sheathing: asbestos shingles, S
Siding/Sheathing: stucco, S
Roof: hipped, medium, narrow eaves
Fenestration: wood, double-hung multi-paned, front, arranged in pairs, Possible enlargement of window opening
Fenestration: wood, double-hung, front
Primary Entrance: side
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: medium, setting, location, materials, workmanship, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1948
Assessor

*P7. Owner and Address:
Tang, To C and
914 Monterey Rd
South Pasadena, CA 91030

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 912 Monterey Rd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1948 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Dickason Building Corporation

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1948 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

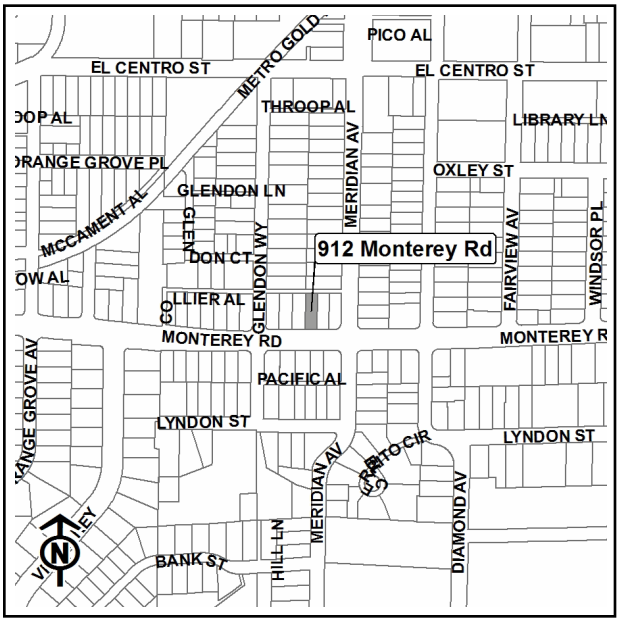
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Mrs. Barbara Kane, a secretary (1952); R. D. Keys (1956); Lynn Miller (1962); and Robert Everman (1975).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1948 permit #18467 issued to E. W. Fordyce (owner) and Dickason Building to construct a frame and stucco duplex and garage.
1986 permit issued to Clements (owner) and Dan Peterson to reroof.
2007 permits #20630/20809/20810 issued to Mr. Clements and Kaping Construction to repair fire damage to house and roof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 920 Monterey Rd

P1. Other Identifier: APE Map Ref # 270-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 920 Monterey Rd City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315015026

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Ranch, elements of
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: board/batten, S
Roof: hipped, low, wide eaves, exposed rafter tails
Fenestration: metal, casement multi-paned, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1

Porches: Partial, front
Chimney: side
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1948
Assessor

*P7. Owner and Address:
Procedo, Frederic Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 920 Monterey Rd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1948 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1948 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

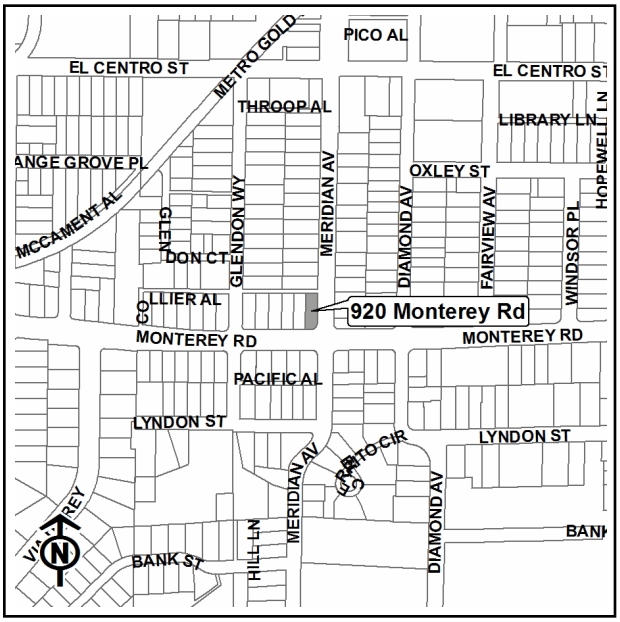
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Property Information: City directories indicate the following people lived at this address during the historic period: Everette, a bakery salesman, and Mary Louise Virgin (1952) and Cecil N., a teacher, and Patricia M. Rowley (1962).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1948 permit #17786 issued to W. P. Stillman to use day labor to construct a 5-room frame and stucco house and 2-car garage.
1948 permit L.O. Barstow to use day labor to make alterations and BBQ
1962 permit #50637 issued to Virgin (owner) and Starr Roofing to for roof repair and white rock.
1968 permit #4148 issued to Virgin and Starr Roofing to remove rock and replace with mop and rock.
1979 permit to C.L. Snyder to use Royal Roofing Co. to re-roof (10/23/1979)
1991 permit to Donnie R. Snyder to use J.R.S. Construction to re-roof (finalized 10/8/1991)
2003 permit issued to David Duff to act as owner-builder to make a structural roof repair to garage (finalized 8/6/2013)
2013 permit to David Duff to act as owner-builder to tear-off and re-roof (finalized 8/6/2013)
2009 permit #25025 issued to Frederick Procedo to reroof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code:
Other Listings
Review Code Reviewer Date

***Resource Name or #:** 302 Fairview Avenue **Caltrans Map Reference No.: 272-CT-3A**
P1. Other Identifier: Parcel Number 045857
***P2. Location:** __ **Not for Publication** __ **Unrestricted** **County/Route/Postmile:**
***a. County** Los Angeles
***b. USGS 7.5 Quad:** **Date:** **T** **R** **¼ of** **;M.D.** **B.M.**
c. Address 302 Fairview Avenue
City South Pasadena **Zip** 91030
***d. UTM:** **Zone** **mN**
***e. Other Locational Data (APN #)**

***P3a. Description:** (Briefly describe resource below)

302 Fairview Avenue is a on story, single family residence with a front gabled roof with a shed roofed extension. The house is sheathed in horizontal wood siding. The main entrance is a replacement door, which is flanked by paired 18-light wood casement windows. The house also features a brick chimney, brick planters at the front of the house, and an asphalt driveway. There is a single car detached garage with a front gabled roof at the rear of the property.

The house has been extensively altered .

***P3b. Resource Attibutes:** HPO2
****P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Elements of District ___ Other

P5a. Photograph or Drawing

P5b. Description of Photo: View to the east
***P6. Date Constructed/Age:**
X Historic ___ Prehistoric ___ Both
***P7. Owner and Address:** Caltrans, 100 S. Main Street, LA, CA 90012
***P8. Recorded by:** Claudia Harbert, Caltrans District 7, Associate Environmental Planner, Principal Architectural Historian
***P9. Date Recorded:** February 12, 2015
***P10. Type of Survey:** X Intensive ___ Reconnaissance ___ Other **Describe:**

***P11. Report Citation:** HPSR for the SR 710 North Study, LO County, California, California Department of Transportation, District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ NONE ___ Map Sheet ___ Continuation Sheet X Building, Structure and Object Record ___ Linear Resource Record ___ Archaeological Record ___ District Record ___ Milling Station Record ___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List):

State of California — The Resources Agency: Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#:

BUILDING, STRUCTURE, AND OBJECT RECORD

Map Reference No.: 272-CT-3A

***Resource Identifier:** 302 Fairview Avenue ***NRHP Status Code:** 6Y, 6Z

B1. Historic Name:

B2. Common Name: **County/Route/Postmile:** LA-710

B3. Original Use: Single family residence **B4. Present Use:** Single family residence

***B5. Architectural Style:** Vernacular

***B6. Construction History:** Year constructed c. 1925

***B7. Moved?** X No ___ Yes ___ Unknown **Date:** **Original Location:**

***B8. Related Features** (describe below)**:**

B9a. Architect: Unknown **B9b. Builder:** Unknown

***B10. Significance: Theme:** **Area:** South Pasadena

Period of Significance: C. 1925 **Property Type:** SFR **Applicable Criteria:** N/A

This property has been significantly altered.

This property has no known association with important historic events, personages or movements. Therefore, it does not appear eligible for listing in the National Register of Historic Places under Criterion A or B. In addition, this property is a common example of its type in the area and does not possess any particularly outstanding or distinctive features, nor does it appear to be a part of any district. Therefore, it does not meet National Register Criteria C. Caltrans has evaluated this property in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and determined that this property is not eligible for the California Register of Historic Resources.

B11. Additional Resource Attributes: HPO2

B12. References:

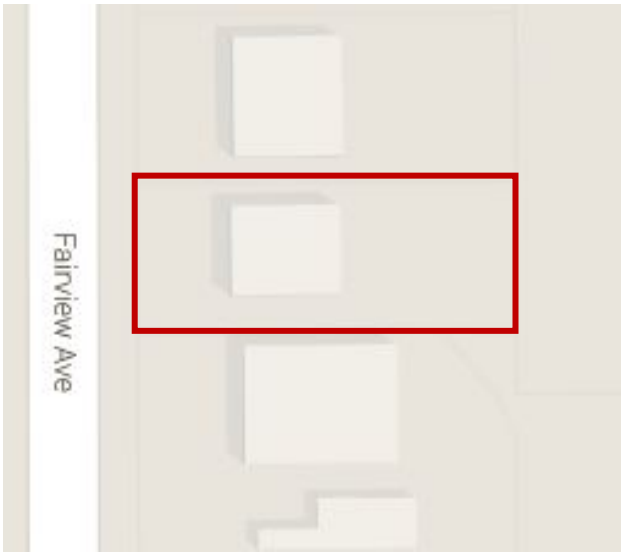
B13. Remarks:

B14. Evaluator: Claudia Harbert, Associate Environmental Planner, Principal Architectural Historian
Caltrans District 7

Date of Evaluation: February 12, 2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)
Subject property in red, no scale



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1135 Diamond Ave

P1. Other Identifier: APE Map Ref # 274-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1135 Diamond Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315006037

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, E
Roof: cross-gable, medium, exposed rafter tails, moderate eaves
Fenestration: wood, double-hung, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1922
Assessor

***P7. Owner and Address:**
Hatch, Brent And Phelecia

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/14/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1135 Diamond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1922

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1922 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

This property is within the Library Neighborhood, which was identified in a 2002 reconnaissance-level survey prepared for the City of South Pasadena (PCR Services Corporation 2002). According to information provided by the City, it was not not designated. As part of the current study, this area was evaluated for its as a district and was determined not to meet the criteria for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

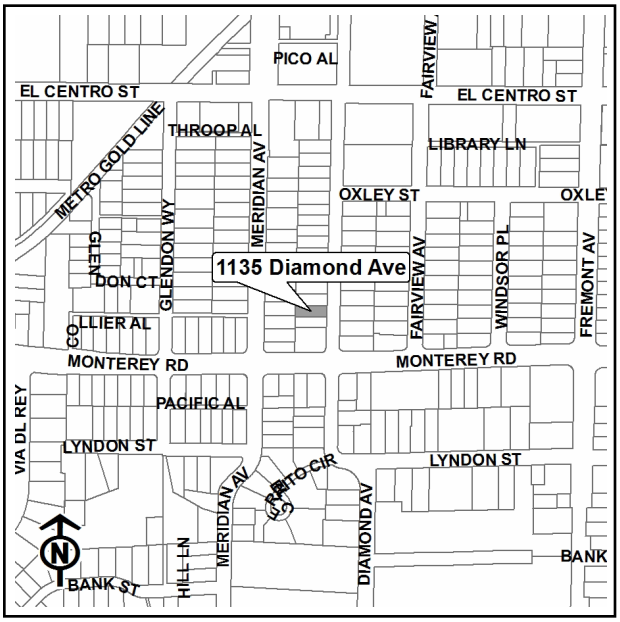
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/14/2013

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

This property is listed in the City of South Pasadena's Cultural Heritage Inventory (2001 and 2014) as well as the 2002 update with California Historical Resources (CHR) status code 5D1. 5D1 means eligible for local listing only, as a contributor to a historic district. The City's inventory incorrectly lists it in the South of Mission Historic District, but the 2002 survey shows it in the Library Neighborhood, which at that time was given a CHR status code 5S1.The City has not designated the neighborhood as a district.

Sanborn Map Research: The 1951 Sanborn map for 1135 Diamond Avenue depicts a rectangular-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by composition asphalt roofing. The building has a partial-width porch in the far left hand side of the eastern, street-facing façade. The building has a moderate street setback on a small, 120-foot-by-50-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage is depicted east of and behind the residence at the northeastern corner of the parcel. It is covered by composition asphalt roofing. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mostly residential area containing mostly small, single and moderately-sized multi-family apartment buildings and duplexes on assorted-sized parcels with various street setbacks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Frank B. (a painter) and Cora Wood (1926 – 1952); Annie Wood (1956 – 1960); and J. C. Fielder (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this residence dates to a boom period in South Pasadena, however, it is not particularly representative of that period. Under Criteria B/2, research has not found any associations with persons significant in national, state, or local history. Under Criteria C/3, although the building has some of the character-defining features of the Craftsman style it is not an outstanding example of that style, but is typical of its era, i.e., it is not the work of a master, nor does it possess high artistic values. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register, and is not a historical resource pursuant to CEQA. There is no National Register or California Register historic district in the area. It was not evaluated under the local ordinance.

B6. Construction History
1923 permit issued to F. B. Wood (owner) for a new house.
1942 permit issued to Paul Ayres (owner) to reroof.
1949 permit issued to Annie G. and Cora L. Wood (owners) to repair fire damage to garage.
1954 permit issued to Ann Wood for a 60 square-foot addition to the bedroom.
1971 letter from city building inspector indicates house has been abandoned and is open to vandals.
2013 letter of violation indicates the garage was illegally converted and there is an illegal 325 square-foot addition.

(continued):

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.

City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1115 Diamond Ave

P1. Other Identifier: APE Map Ref # 289-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1115 Diamond Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315006030

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, E
Roof: side gable, steep, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front
Plan: irregular
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1911
Assessor

***P7. Owner and Address:**
Hsiao, Peter

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/14/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1115 Diamond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1911 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1911 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

This property is within the Library Neighborhood, which was identified in a 2002 reconnaissance-level survey prepared for the City of South Pasadena (PCR Services Corporation 2002). The City's inventory incorrectly lists it in the South of Mission Historic District; the 2002 survey update indicates it is in the Library Neighborhood. In 2002, the Library Neighborhood was assigned the status code 5S1 "eligibile for local listing only." The City has not designated this neighborhood as a district or the property separately.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

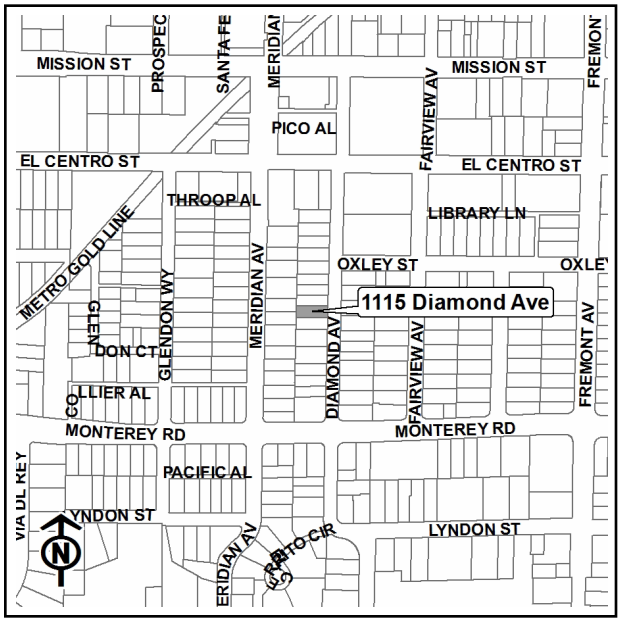
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/14/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1115 Diamond Avenue depicts a rectangular-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by wood shake roofing. The building has a partial-width porch in the far right hand side and a projecting bay window in the opposite side of the eastern, street-facing façade. The building has a moderate street setback on a small, 120-foot-by-50-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage and rectangular-shaped, single-story, wood-framed shed are depicted west of and behind the residence at the northwestern corner of the parcel. They are covered by composition asphalt roofing. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mostly residential area containing mostly small, single and moderately-sized multi-family apartment buildings and duplexes on assorted-sized parcels with various street setbacks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Beverly (a painter) and Mabel Burge (1926 – 1940); and Lyndon (a painter) Burge (1952 – 1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this residence dates to a boom period in South Pasadena, however, it is not particularly representative of that period. Under Criteria B/2, research has not found any associations with persons significant in national, state, or local history. Under Criteria C/3, although the building has some of the character-defining features of the Craftsman style, it is not an outstanding example of that style, is not the work of a master, nor does it possess high artistic values. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register, and is not a historical resource pursuant to CEQA. There is no National Register or California Register historic district in the area. It was not evaluated under the local ordinance.

B6. Construction History
1962 permit issued to L. S. Burge (owner) to reroof front section of residence.
1986 permit issued for interior remodel.
2004 permit issued to build three steps to deck.
2008 permit issued to reroof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1105 Diamond Ave

P1. Other Identifier: APE Map Ref # 294-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1105 Diamond Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315006025

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: front gable, steep, narrow eaves
Primary Entrance: front
Plan: rectangular
Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1910
Assessor

*P7. Owner and Address:
Waite, Robert And Eriko

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/14/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1105 Diamond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1910 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1910 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

This property is within the Library Neighborhood, which was identified in a 2002 reconnaissance-level survey prepared for the City of South Pasadena (PCR Services Corporation). According to information provided by the City, the district has not been designated. As part of the current study, this area was evaluated as a district and was determined not to meet the criteria for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

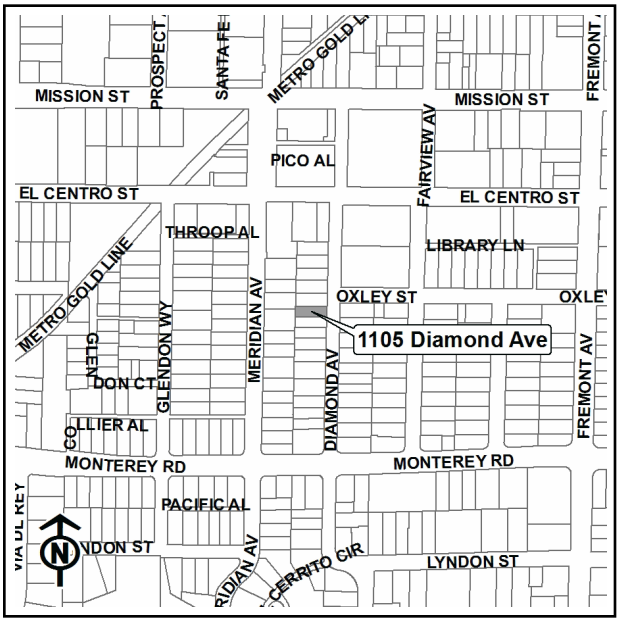
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/14/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1105 Diamond Avenue depicts a square-shaped, one-and-a-half-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by composition asphalt roofing. The building has a partial-width porch in the far right hand side of the eastern, street-facing façade. The building has a moderate street setback on a small, 120-foot-by-50-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage is depicted west of and behind the residence near the northwestern corner of the parcel. It is covered by wood shake roofing. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mostly residential area containing mostly small, single and moderately-sized multi-family apartment buildings and duplexes on assorted-sized parcels with various street setbacks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Mrs. Minnie Stoll (1930); and Chris (a gardener) and Gertrude Peterson (1933 – 1960).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this residence dates to a boom period in South Pasadena, however, it is not particularly representative of that period. Under Criteria B/2, research has not found any associations with persons significant in national, state, or local history. Under Criteria C/3, although the building has some of the character-defining features of the Craftsman style it has undergone several alterations and no longer retains its integrity to its period of significance. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register, and is not a historical resource pursuant to CEQA. There is no National Register or California Register historic district in the area. It was not evaluated under the local ordinance.

B6. Construction History
1933 permit issued to Chris Peterson (owner) for building, electrical, and plumbing.
1936 permit issued to George Peterson (owner) for a double garage. Contractor is E. A. Wood.
1940 permit issued to Louis A. Sallay (owner) for electrical.
1948 permit issued to Chris Peterson (owner) for furnace.
1982 permit issued for reroof with glass shingles.
1991 permit issued for foundation anchorage upgrade.

B12 References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1101 Diamond Ave

P1. Other Identifier: APE Map Ref # 298-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1101 Diamond Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315006023

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman
Siding/Sheathing: wood: clapboard, E
Roof: cross-gable, low, moderate eaves
Fenestration: wood, double-hung, front
Primary Entrance: front, multiple doors
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1921
Assessor

***P7. Owner and Address:**
S Gro, Stacy And
635 1/2 Sumner St
Santa Cruz, CA 95062

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 02/12/2014

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1101 Diamond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use: Multi-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1921 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1921 Property Type: Multi-family Property Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

This property is within the Library Neighborhood, which was identified in a 2002 reconnaissance-level survey prepared for the City of South Pasadena (PCR Services Corporation). According to information provided by the City, that area has not been designated. The City's inventory incorrectly lists it in the South of Mission Historic District. As part of the current study, this area was evaluated as a district and was determined not to meet the criteria for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 02/12/2014

(This space reserved for official comments.)

*Required Information

(continued):
Sanborn Map Research: The 1951 Sanborn map for 1101 Diamond Avenue (also 1103 Diamond Avenue on Sanborn map) depicts a square-shaped, single-story, wood-framed, residential duplex building. The building rests on a concrete perimeter foundation, has a symmetrical layout, lacks chimneys, is covered by a composition asphalt roof, and is sited with a moderate street setback on the narrow, 120-foot-by-50-foot rectangular parcel. A square-shaped, single-story wood-framed detached garage is shown west of and behind the duplex. It is covered by composition roofing. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mostly residential area containing mostly small, single and moderately-sized multi-family apartment buildings and duplexes on assorted-sized parcels with various street setbacks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: W. H. (a janitor at the public library) and Sophia Smith (1926 – 1940); Mrs. Stewart (1952 - 1956); and Alvin (a termite worker) and Ruth Myers (1960 – 1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this residence dates to a minor boom period in South Pasadena, however, it is not particularly representative of that period. Under Criteria B/2, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criteria C/3, although the building has some of the character-defining features of the Craftsman style it is not an important example of that style. It is a typical example of its method of construction and property type and does not appear to be the work of a master. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register, and is not a historical resource pursuant to CEQA. It is not a contrbutor to a National or California Register-eligible historic district and was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1921 permit #2956 issued to William Smith (owner/builder) to erect a double bungalow and garage.
1925 permit #5237 issued to William Smith (owner/builder) to build a garage.
1931 permit #10620 issued to Mrs. Smith (owner) and J.W. Lytle (contractor) to reroof both dwellings.
1955 permit #33553 issued to Rick Stewart (owner) and JW Lytle (contractor) to reroof the garage at 1101 Diamond Avenue.
1966 permit # 59650 issued to Ruth Myers (owner) and Bilt-well Roofing to reroof the residence at 1101.
1999 permit #3744 issued to Stacy S'Gro and Jan Harrington Construction (contractor) to reroof both residences.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1025 Diamond Ave

P1. Other Identifier: APE Map Ref # 299-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1025 Diamond Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315006020

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: side gable, medium, narrow eaves, exposed rafter tails
Plan: irregular
No. Stories: 1
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1923
Assessor

***P7. Owner and Address:**
Guevara, Frank And Mary Trs
1021 Diamond Ave
S Pasadena, CA 91030

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/14/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1025 Diamond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Everett

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

This property is within the Library Neighborhood, identified in a 2002 reconnaissance-level survey prepared for the City of South Pasadena (PCR Services Corporation). According to information provided by the City, this district has not been designated. The City's inventory incorrectly lists it in the South of Mission Historic District. As part of the current study, this area was evaluated as a district and was determined not to meet the criteria for listing in the National or California Registers. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

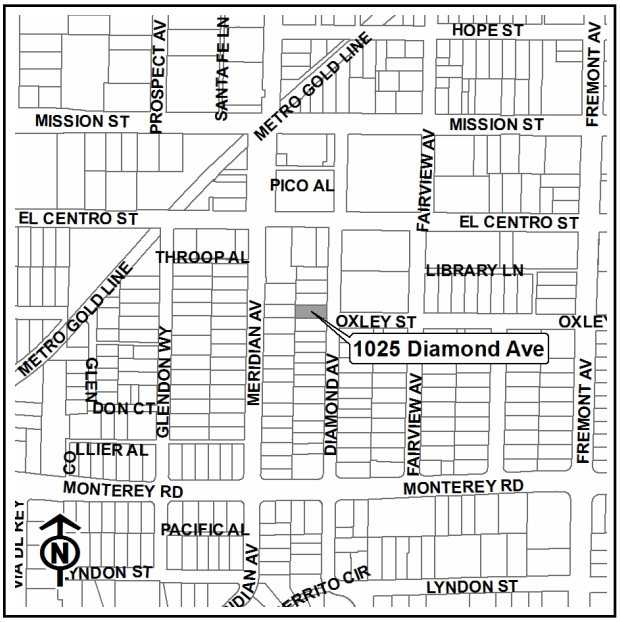
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/14/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1025 Diamond Avenue depicts a rectangular-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by wood shake roofing. The building has a partial-width porch in the far right hand side of the eastern, street-facing façade. The building has a moderate street setback on a small, 120-foot-by-50-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage is depicted west of and behind the residence near the northwestern corner of the parcel. It is covered by wood shake roofing. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. A branch of the South Pasadena Public Library sited within a City Park is located east of the parcel across Diamond Avenue. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is located two blocks north of the parcel.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Mrs. Hester Atkinson (1926 – 1940); Eunice Atkinson (1952 – 1960); and M. E. Jardines (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this modest residence dates to a minor boom period in South Pasadena, however, it is not particularly representative of that period. Under Criteria B/2, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criteria C/3, although the building has some of the character-defining features of the Craftsman style it is not an important example of that style. It is a typical example of its type, period, and method of construction, not the work of a master, nor does it possess high artistic values. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National or the California Registers, and is not a historical resource pursuant to CEQA. It is not a contributor to a National or California Register-eligible historic district and was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit #4039 issued to Hester Atkinson (owner) and Everett (contractor) to construct a 5-room dwelling and garage.
1933 permit #761 issued to Mrs. Atkinson (owner) to construct a sleeping porch.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1024 Meridian Ave

P1. Other Identifier: APE Map Ref # 300-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1024 Meridian Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315006022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of
Siding/Sheathing: wood: clapboard, E
Roof: cross-gable, medium
Fenestration: wood, casement, front, alteration: yes
Fenestration: wood, fixed multi-paned, front
Other notable features: This residence is difficult to see because of setback and fencing.
Plan: rectangular
No. Stories: 2

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 03/03/14

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1922
Assessor

*P7. Owner and Address:
Mouri, Richard and Dorothy Trs
825 Brent Ave
South Pasadena, CA 91030

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/22/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1024 Meridian Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1922 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1922 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Ctontinuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/22/2013

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information

(continued):

Property Information: Although built in 1922, no information appears regarding this address in the City Directories until 1940, at which time Mrs. Christie McCutcheon was renting the property. The widow of Robert J., Christie worked as a practical nurse and shared the residence with her son Earl, who was a mechanic. By 1943, Mrs. Margaret McLean was owner of the property; Mrs. McLean worked with Goodwill Industries. She resided at this address until at least 1956. Between at least 1962 and 1975 John G., a paint mixer, and Josephine De Jonge were residents.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1944 permit #12429 issued to Margaret McClain (owner) and J. Lytle to reroof.
1955 permit #33634 issued to M. McClain and Lytle to reroof.
1963 permit #53122 issued to John. De Jonge (owner) and Howard Randol Company to reroof with composition.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1021 Diamond Ave

P1. Other Identifier: APE Map Ref # 302-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1021 Diamond Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315006019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, E
Roof: hip-on-gable, steep, narrow eaves
Fenestration: wood, casement multi-paned, front, arranged in trios
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Guevara, Frank And Mary K Trs

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/14/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1021 Diamond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

This property is within the Library Neighborhood, which was identified in a 2002 reconnaissance-level survey prepared for the City of South Pasadena (PCR Services Corporation). According to information provided by the City, this district has not been designated. As part of the current study, this area was evaluated as a district and was determined not to meet the criteria for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

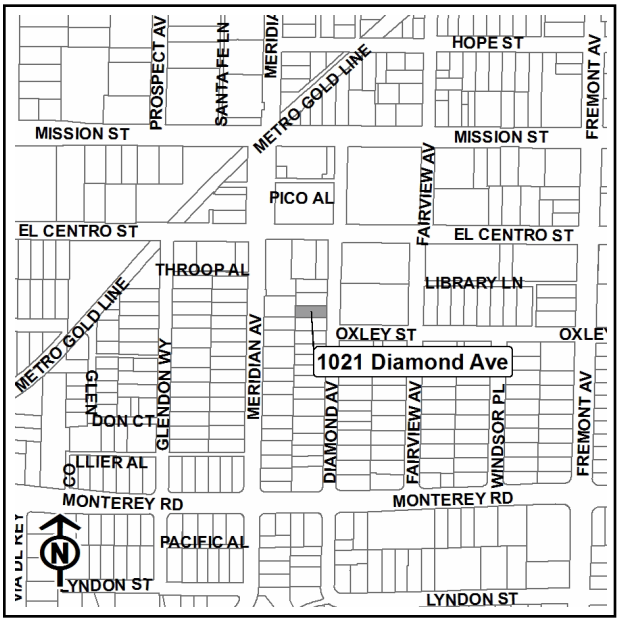
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/14/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1021 Diamond Avenue depicts an L-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete perimeter foundation and is covered by composition asphalt roofing. The building has a partial-width porch in the center of the eastern, street-facing façade. The building has a moderate street setback on a small, 120-foot-by-50-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage is depicted west of and behind the residence near the northwestern corner of the parcel. It is covered by wood shake roofing. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. A branch of the South Pasadena Public Library sited within a City Park is located east of the parcel across Diamond Avenue. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is located two blocks north of the parcel.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Hilmer (a civil engineer in Los Angeles) and Lillie Gillerstrom (1926 – 1940); Vera M. Holmberg (1952); Victor (a fire chief) and Fay Ross (1960); and Frank Guevara (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this modest residence dates to a minor boom period in South Pasadena, however, it is not particularly representative of that period. Under Criteria B/2, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criteria C/3, although the building has some of the character-defining features of the Craftsman style it is not a an outstanding example of that style. It is a typical example of a common resource type, not the work of a master, nor does it possess high artistic values. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register, and is not a historical resource pursuant to CEQA. There is no National Register or California Register historic district in the area. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit #3661 issued to Atkinson (owner) to construct a new house (no details).
1931 permit #6986 issued to Hilmer Gillerston (owner) and J. G. Steiner (contractor) to add one room, a porch and a one-car garage.
1949 permit #20971 issued to Bill Wilson (owner) to use day labor to add a bathroom.
1959 permit #40200 issued to Vic Ross (owner) to remove kitchen and porch partition, and to install a water heater.
1996 permit #18059 issued to Frank Quevarc (owner) and J.N. Davis Roofing to remove and replace roof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

(continued):

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1017 Diamond Ave

P1. Other Identifier: APE Map Ref # 304-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1017 Diamond Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315006018

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic, elements of, modest
Siding/Sheathing: stucco: modern, all visible
Roof: cross-gable, medium, narrow eaves, terra cotta tile
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1925
Assessor

***P7. Owner and Address:**
Quezada, Raul And Rosemary
12882 Windflower Dr
Rch Cucamonga, CA 91739

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/14/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1017 Diamond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use: Multi-familyi property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1925 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: E. C. Hutchinson

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1925 Property Type: Multi-family Property Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

This property is within the Library Neighborhood, which was identified in a 2002 reconnaissance-level survey prepared for the City of South Pasadena (PCR Services Corporation 2002). According to information provided by the City, this district has not been designated. As part of the current study, this area was evaluated as a district and was determined not eligible for listing in the National or California Registers. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

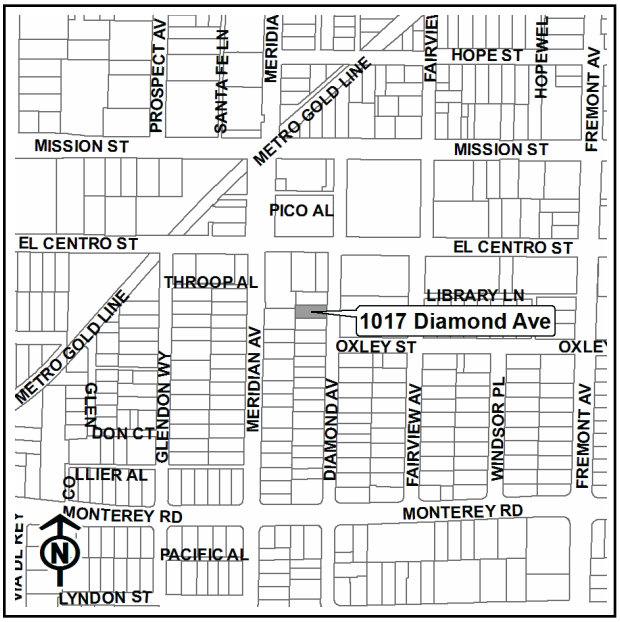
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/14/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is listed in the City of South Pasadena's Cultural Heritage Inventory (2001 and 2014) as well as the 2002 update with California Historical Resources Status Codes of 5D1. The City's inventory incorrectly lists it in the South of Mission Historic District, but the 2002 survey update indicates it is within the Library Neighborhood, which in 2002 was given a preliminary California Historical Resources (CHR) status code of 5S1. The City has not designated this neighborhood as a district.

Sanborn Map Research: The 1951 Sanborn map for 1017 Diamond Avenue (also addressed as 1017½ Diamond Avenue on Sanborn map) depicts two, single-story, rectangular-shaped residential buildings. The residential buildings are of wood-frame construction and the eastern residence, nearest the street has a roof covered by fire-resistant roofing (likely tiles) and the rear, western building has a roof covered by composition asphalt roofing. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. A branch of the South Pasadena Public Library sited within a City Park is located east of the parcel across Diamond Avenue. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is located two blocks north of the parcel.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: N. (a furniture dealer) and Pearl Jaffe (1926, 1937 – 1940); Ira (a superintendent) and Inez Cunningham (1930); F. P. (PE employee) and Alice Ream (1933); Wilhelm (a piano tuner) and Elizabeth Dege (1952 – 1960); and Leo Keller (1975).

Architectural Context: The Spanish Eclectic style is typically characterized by low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents. Free adaptations of the style were common in the American Southwest, including California, from 1915-1940. During the 1920s, due to its popularity, many new communities in southern California were planned in the style, while Spanish Eclectic facades were often superimposed upon earlier styles (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criteria A/1, this residence dates to a minor boom period in South Pasadena, however, it is not particularly representative of that period. Under Criteria B/2, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criteria C/3, although the building has some of the character-defining features of the Spanish Eclectic style it is not an outstanding example of that style. Many residences were built in this style in the 1920s and 1930s, and this a typical example, not the work of a master, nor does it possess high artistic values. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register, and is not a historical resource pursuant to CEQA. There is no National Register or California Register historic district in the area. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1925 permit #4971 issued to N. Jaffe (owner) and E.C. Hutchison (contractor) to build a 6-room house and garage.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1001 El Centro St

P1. Other Identifier: APE Map Ref # 307-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1001 El Centro St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315006017

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: brick: skirting, All Visible
Siding/Sheathing: stone: veneer, All Visible
Roof: flat
Fenestration: aluminum, fixed, front
Fenestration: metal, awning, front, side
Primary Entrance: front, double doors
Other notable features: historic-period entry remodel
Plan: rectangular

No. Stories: 1
Property Type: commercial
Retains integrity: medium, setting, location, materials, workmanship, association, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP06

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SE, 10/01/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1949
Assessor

***P7. Owner and Address:**
Nicholson Holdings LLC

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1001 El Centro St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1949 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: P.S. Pomeroy

*B10. Significance: Area: South Pasadena Theme: Architecture

Period of Significance: 1949 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not meet the criteria for listing in the California Register of Historical Resources and does not qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

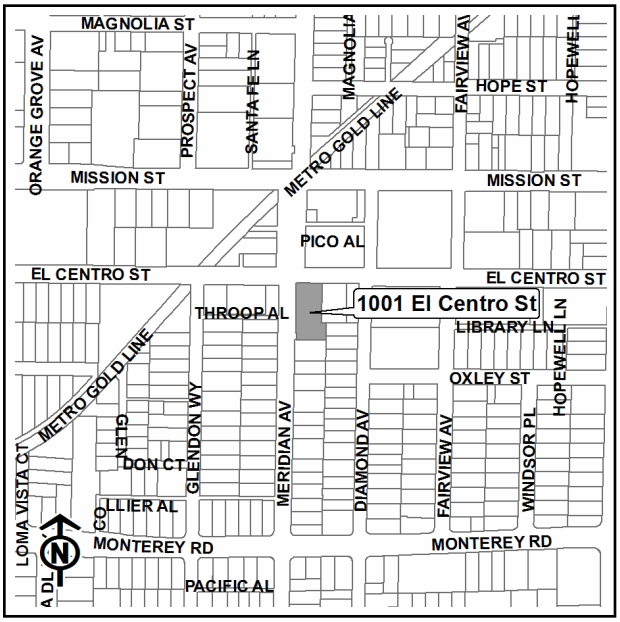
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City Directory research indicates that the building on this property was the location of Beckman Instruments, Inc. in 1952. Google research reveals that the company is associated with Dr. Arnold O. Beckman and was formed as a result of his discovering the solution for determining the precise measurement of pH in lemon juice—the acidimeter, or pH meter. From a small operation in the rear of a garage in Pasadena, California, to its recognition today as a world leader in clinical diagnostics and life science research.
Beckman Coulter's commitment to innovation dates back to its origin in 1935 when Dr. Beckman sold the first commercial pH meter. Within 25 years, the pH meter and newly introduced DU spectrophotometer and helipot potentiometer found thousands of applications in science, industry and medicine. The business expanded in the 1970s throughout Europe and into China; new acquisitions added new product lines giving the company the broadest portfolio of laboratory testing instruments available from one source. The Olympus Diagnostics Systems acquisition in 2009 added ultra-high throughput clinical chemistry systems, extending the company and its product breadth and geographic reach.

Other companies listed at this address include Helipot Corporation Research in 1956 and Community Stns, Inc. and Pathfinder Petro both in 1962.

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, research indicates that this building was associated with Dr. Beckman, who invented the acidimeter or pH meter in the 1930s. However, it appears that his company only operated at this location for a few years in the early 1950s and is not associated with the work he is most known for. Therefore, the building does not appear to be significant under this criterion. Under Criterion C, this is not a representative example of an important architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1937 permit #4415 issued to B.H. Hadley (owner) and Frank Howe (contractor) to wreck buildings.
1949 permit #20369 issued to Premier Tile and Marble (owners) and P. S. Pomeroy (builder) to construct an office and warehouse.
1950 permit #23113 issued to Premier Tile and Fishbeck Awning to erect awnings.
1957 permit #37097 issued to Pathfinder Petroleum (owners) and Crown Sign and Neon Company to install a non- illuminated metal sign.
1960 permit #41722 issued to Pathfinder Petroleum and Harris & Fry for a York heat pump.
1966 permit #1433 issued to Seaside Oil Company (owners) and J.L. Cunningham to repair roof.
1970 permit #616 issued to Phillips Petroleum (owner) and Monarch Roofing Insulation (contractor) to reroof west end of the warehouse.
1981 permit Issued to Dave Clearman Pertinax and Virgin Roofing to reroof building.
Numerous Commercial Certificates of Occupancy and Zone Clearance Forms also on file between 1979 and 2001.

B12. References

City Directories var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1009 El Centro St

P1. Other Identifier: APE Map Ref # 308-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1009 El Centro St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315006014

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: One-Part Commercial Block
Architectural Style: Modern, elements of
Siding/Sheathing: stucco: modern, all visible
Roof: flat
Fenestration: metal, fixed with casement end vents, front
Primary Entrance: front, single door, alteration: yes
Plan: square
No. Stories: 1
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/01/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1948
Assessor

*P7. Owner and Address:
Arutunian, Peter A and Cynthia M
PO Box 1432
South Pasadena, CA 91031

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1009 El Centro St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: One-Part Commercial Block, Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1948 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: L. L. Pullman

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 1948 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA). It is within the Mission West Historic District, but appears to be outside the period of significance for that district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

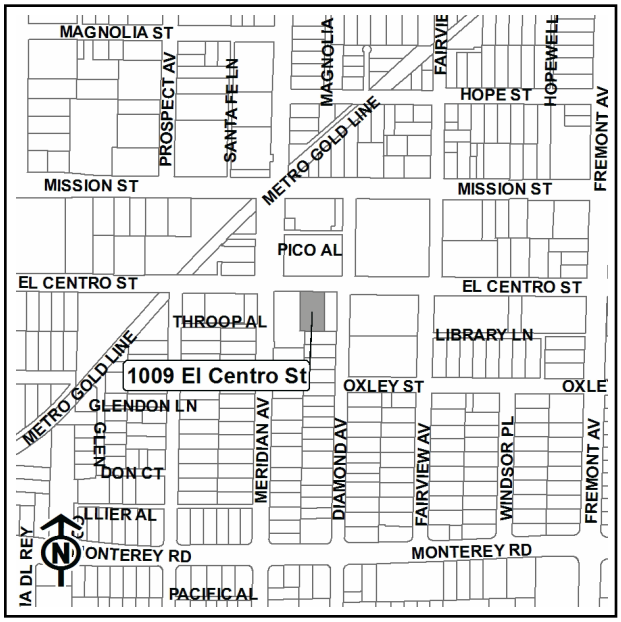
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

South Pasadena Historic Business District/Mission West Historic District. The OHP Directory of Properties in the HPD file for Los Angeles County (2012) and the National Register database indicate that the South Pasadena Historic Business District was listed in the National Register in 1982. That same year, the City of South Pasadena formally designated the Mission West Historic District, which encompasses and extends beyond the South Pasadena Historic Business District (City of South Pasadena 1998:V-5).

Property Information: City directories indicate that S.P. Disposal Company was operating at this address until at least 1975.

Architectural Context: The One-Part Commercial Block is a one-story structure with a simple box or rectangular plan and a decorated façade (Longstreth 2000). It dates to the mid-19th century and, unlike earlier commercial buildings, has no residential overtones. The style likely gained popularity because of "the rapid growth of Victorian communities, large and small, and the hopes speculators held for continued expansion. By catering to the swelling demand for services, these buildings could generate income, yet they represented a comparatively small investment" (Longstreth 2000:54). Most often used as a retail store, the early One-Part Commercial Block building was, in a sense, a stake on the land. If the community thrived, the buildings were often replaced with larger, more elaborate structures.
Early examples of the style are characterized by an orderly composition with few historical references and little embellishment except near the roofline. By the 1920s, in suburban areas more decoration was incorporated to make the buildings more compatible with their surroundings and appealing to automobile traffic (Longstreth 2000). In more well-to-do areas, low density commercial development was preferred and the One-Part Commercial Block style began to incorporate more decoration and large, picturesque elements that modified the basic configuration (Ibid.). This commercial block was built in the Modern style.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of businesses at this address during the historic-period. Online searches were conducted for businesses associated with the property for a period of five years or more and/or that appear to have had the potential to be important in the local community. This research provided no evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion C, this is a typical example of a common Modern style commercial building, not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1948 permit #18598 issued to A. Solomon (owner) and L.L. Pullman (contractor) to construct a commercial building.
1956 permit # issued to South Pasadena Disposal to remodel office and bath.
1964 permit #55788 issued to South Pasadena Disposal to demo a commercial building and clear the lot.
1964 permit # 55852 issued to South Pasadena Disposal and Edmond Semionyk (contractor) to construct a rubbish lift.
1964 permit #56487 issued to South Pasadena Disposal to reroof a section of the main building.
1965 permit #55833 and 56147 issued to South Pasadena Disposal to install a 6-foot perimeter wall.
1990 permit #10715 issued to Mr. Aruturian (owner) to construct a block wall at rear of property.
1998 permit #404 issued to Nick Coe (owner) and Black Cat Construction (contractor) to construct a restaurant.
2002 permit #2265 issued to Nick Coe and Pasadena Awning to construct a patio canopy and install doors.

(continued):

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/

City of South Pasadena
1998 City of South Pasadena General Plan, Historic Preservation Element. On file at the City of South Pasadena and accessed online in February 2012 and December 2013 at: http://www.ci.south-pasadena.ca.us/modules/showdocument.aspx?documentid=216.
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

Longstreth, Richard W.
2000 The Buildings of Main Street, A Guide to American Commercial Architecture. AltaMira Press, Walnut Creek, CA.

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sitton, Tom
1977 National Register of Historic Places Inventory-Nomination Form for the South Pasadena Historic Business District/Mission West Historic District. Accessed online in December 2013 at: http://nrhp.focus.nps.gov/natregsearchresult.do?fullresult=true&recordid=6.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1610 Mission St

P1. Other Identifier: APE Map Ref # 310-3A; Lean by Marco

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1610 Mission St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5318014002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: One-Part Commercial Block, modest
Siding/Sheathing: stucco: modern, all visible
Siding/Sheathing: other, S
Siding/Sheathing: brick: painted, S , tile
Roof: flat, parapet
Fenestration: aluminum, fixed, front, storefront
Primary Entrance: storefront
Plan: rectangular
No. Stories: 1
Property Type: commercial

Retains integrity: medium, setting, location, workmanship, association, feeling
Alterations: altered facade, altered entrances

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1926
Assessor

*P7. Owner and Address:
Tripodes, Peter J
1310 Gates Pl
South Pasadena, CA 91030

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/21/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 1610 Mission St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: One-Part Commercial Block

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1926 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: A. B. Wilbur

*B10. Significance: Area: South Pasadena Theme: Commercial Architecture

Period of Significance: 1926 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventories (2001, 2002, and 2014) with California Historical Resources (CHR) Status Codes 5S3. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 5S3 is now 6L, "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/21/2013

(This space reserved for official comments.)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1610 Mission Street depicts a single story, rectangular-shaped, brick masonry building and labeled as a store. The building's set back is at the sidewalk on the long, narrow, 100-foot-by-40-foot trapezoid-shaped parcel. The building is covered by a wood truss framed roof covered with fire-resistant roofing (likely tiles) with skylights to light the interior. No other buildings, structures, or objects are depicted. The surrounding area is a mixture of mostly multiple-family residential with some commercial properties fronting Mission Street and Fair Oaks Avenue. The residential properties consist of multiple-family residential buildings and courtyard apartments, with various setbacks on variously-sized parcels. A segment of the Pasadena Branch of the Southern Pacific Railroad is shown approximately one block east of the property.

Property Information: City directory indicates that the following businesses operated at the address during the historic-period: Stone's Garage (1926 – 1933); Drs. E. N. Huff and Helen Moran (1940); Premier Tile and Marble (1956 - 1960); and South Pasadena Realty (1975).

Architectural Context: The One-Part Commercial Block is a one-story structure with a simple box or rectangular plan and a decorated façade (Longstreth 2000). It dates to the mid-19th century and, unlike earlier commercial buildings, has no residential overtones. The style likely gained popularity because of "the rapid growth of Victorian communities, large and small, and the hopes speculators held for continued expansion. By catering to the swelling demand for services, these buildings could generate income, yet they represented a comparatively small investment" (Longstreth 2000:54). Most often used as a retail store, the early One-Part Commercial Block building was, in a sense, a stake on the land. If the community thrived, the buildings were often replaced with larger, more elaborate structures.

Early examples of the style are characterized by an orderly composition with few historical references and little embellishment except near the roofline. By the 1920s, in suburban areas more decoration was incorporated to make the buildings more compatible with their surroundings and appealing to automobile traffic (Longstreth 2000). In more well-to-do areas, low density commercial development was preferred and the One-Part Commercial Block style began to incorporate more decoration and large, picturesque elements that modified the basic configuration (Ibid.).

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary.. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This residence is not eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA). It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit #4024 issued to W. B. Stone (owner 1610) and A. B. Wilber to construct a new duplex.
1925 permit #5246 issued to Max Goldstein (owner 1610) and O. A. Schultz (no details).
1931 permit #6741 issued to Stone's Garage (owner 1610) and Grant Malcomson (contractor) for alterations (no details).
1938 permit #5558 issued to Security First National Bank (owner 1610) and Crane Roof to reroof.
1938 permit #6668 issued to Premier Tile (owner 1610-1612) to use day labor (no details).
1939 permit #6978 issued to E. N. Huff (owner 1610) for alterations for doctor's office.
1939 permit #7976 issued to Premier Tile (owner 1912) and Pasadena Sign Company to install a neon sign.
1954 permit #31909 issued to Al Talbot (owner 1612) and H. Bertch (contractor) to reinforce parapet wall.
1961 permit #47190 issued to Al Talbot and E. D. Massie (contractor) to reroof brick building (1612).
1961 permit #46930 issued to Premier Tile and Torrid Heating to change out forces air and air conditioning (1612).
1973 permit #4681 issued to South Pasadena Realty (owner) and Pasadena Awning to install a fabric awning.
1977 permit #171 issued to Soosa's Coiffure (owner 1610) and Pasadena Awning to install an aluminum awning.
1980 permit #613 issued to A&P Partnerships (owner) and A&S Roof to reroof over existing.
1993 permit #14212 issued to Peter Triposed to replace all roofing with composition.
2011 permit #27984 issued to Peter Tripodes (owner 1610) and Canright Construction to repair damage from truck accident.

(continued):

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/

City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

Longstreth, Richard W.
2000 The Buildings of Main Street, A Guide to American Commercial Architecture. AltaMira Press, Walnut Creek, CA.

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1000 Meridian Ave

P1. Other Identifier: APE Map Ref # 315-3A; Century House

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1000 Meridian Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315014047

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Folk Victorian, modest
Construction: wood frame
Siding/Sheathing: wood: clapboard, All Visible
Roof: side gable, medium, narrow eaves
Fenestration: wood, double-hung, front, side, rear
Primary Entrance: front, single door
Other notable features: Residence was moved from its original location in 1987 and converted to a commercial use.
Plan: rectangular

No. Stories: 2
Porches: Full-Width, front
Property Type: commercial
Retains integrity: medium, setting, materials, workmanship, design, feeling
Alterations: altered setting

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
0
Assessor

*P7. Owner and Address:
Markey, Thomas E
1545 Columbia St
South Pasadena, CA 91030

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1000 Meridian Ave

B1. Historic Name:

B2. Common Name: Century House

B3. Original Use: Duplex B4. Present Use: Offices

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alterations, and data of alterations)

This house was reportedly built in 1888. A small addition was constructed in 1978 in conjunction with the filming of the movie Halloween. The house was slated for demolition in 1987 and moved to its current location that same year. It has been converted into offices.

*B7. Moved? ___ No X Yes ___ Unknown Date: 1987 Original Location: 709 Meridian Avenue

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1888 Property Type: Office Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence, which has been moved and converted to offices, does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources. This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

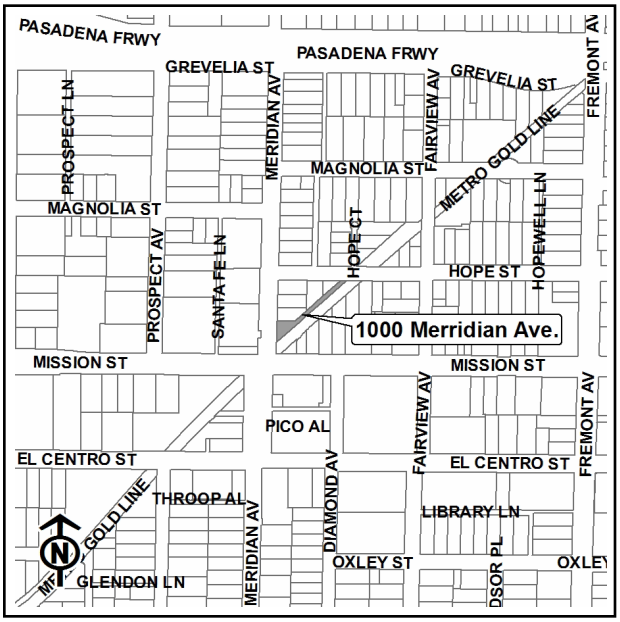
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: Although Queen Victoria's reign in England lasted from the late 1830s through the 1890s, the Victorian period in American architecture encompasses only the last few decades (roughly 1860-1900) of her rule (McAlester and McAlester 1984). During this period, building materials became more uniform and "manufacturing light, two-inch boards and wire nails allowed for what came to be called balloon frame construction" (Chattel Architecture, Planning & Preservation, Inc. 2012:39). The balloon frame method allowed for faster and less expensive construction, as well as more freedom and less symmetry in design. In addition, industrialization made possible the mass production and shipping of various construction components such as doors, windows, roofing, siding, and decorative detailing (McAlester and McAlester 1984). Victorian period styles took advantage of these advances.

Loosely referencing Medieval designs, most Victorian styles incorporated multi-textured or multi-colored walls, steeply-pitched roofs, and asymmetrical facades with stylistic details freely adapted from earlier precedents (Ibid.). Of the various Victorian period styles, the Folk Victorian style was one of the most prevalent and the least elaborate. Character defining features of the Folk Victorian style typically include: one or two stories in height; rectangular or L-shaped plans; moderately or steeply pitched roof; horizontal wood cladding; decorative wood shingles and/or verge boards in the front gables; porches with turned wood posts, spindle work, and decorative millwork detailing; and tall, narrow, wood-framed windows. In addition, with the exception of the L-shaped plan, the Folk Victorian is most likely to have a symmetrical façade.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Folk Victorian style, an increasingly rare style. While examples of this style are not particular prevalent, this building does not retain a high enough level of integrity, due to its being moved to its current location and its being converted into offices, to be considered significant under this criterion. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B12 References

Anonymous
n.d. The Century House. Accessed online in December 2013 at: http://myershousenc.tumblr.com/original
Chattel Architecture, Planning & Preservation, Inc.
2012 Residential Historic Resource Survey. Prepared for the City of Whittier . On file at the City of Whittier Planning Department.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 808 Meridian Ave

P1. Other Identifier: APE Map Ref # 324-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 808 Meridian Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315014022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: wood: clapboard, all visible
Roof: hip-on-gable, medium, narrow eaves
Fenestration: vinyl, double-hung, front, alteration: yes
Primary Entrance: front, side, door adjacent to street may be later alteration
Plan: rectangular
No. Stories: 1
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1951
Assessor

*P7. Owner and Address:
Peralta, Maria M Et Al
808 Meridian Ave
South Pasadena, CA 91030

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/18/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 808 Meridian Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Duplex B4. Present Use: Duplex

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1951 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: K. B. Hoar

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1951 Property Type: Duplex Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1951 duplex does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA). It was not evaluated under the local ordinance.

This altered duplex is within the North of Mission District, which was determined eligible for listing in the National Register in 1983 and is listed in the Office of Historic Preservation's (OHP) Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a Status Code of 2D. However, the duplex is a non-contributor to the district since it was constructed outside the period of significance, which is 1895-1924.The district has never been designated under the local ordinance and this property is not included in the City of South Pasadena's Cultural Heritage Inventory (June 2014). During the field survey for this project it was observed that the duplex has sustained minor alterations.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

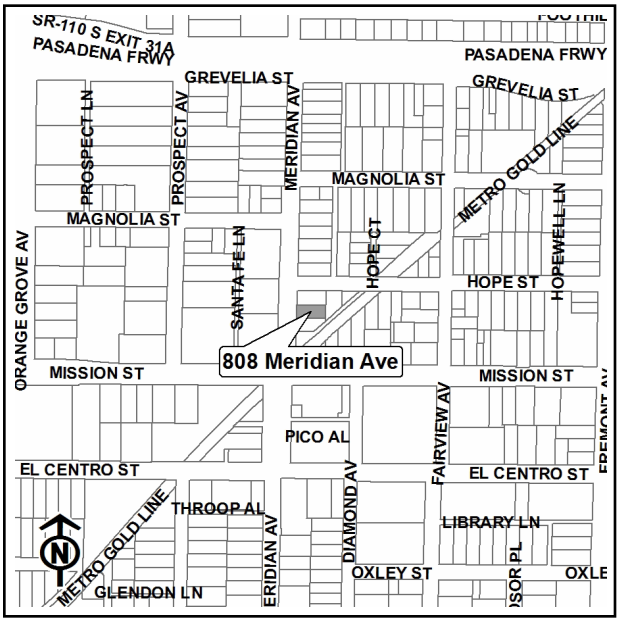
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that the following people lived at the address during the historic-period: in 1952, Chauncy Graves (a salesman) and Charles (a supervisor) and Jean McCraken; in 1956, Thomas (a bookkeeper) and Marcella Price and Jack (a floor installer) and Rose Garcia; and in 1960, Sidney Edwards.

Although this building has the appearance of an earlier structure, permits, city directory information, and the Assessor information all indicate it was built in the early 1950s.

Significance Evaluation: Under Criterion A, the duplex does not appear to be associated with important events in history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. The property does not appear to be associated with persons important in local, state or national history. Under Criterion C, this is not representative of an architectural style and it is a common property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1950 permit #22282 issued to K. B. Hoar to construct a duplex.
1957 permit #37707 issued to Barbara Hoar Mangin (owner) and Bob Waello to move water heater from the interior to outside of the kitchen.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 718 Hope Ct

P1. Other Identifier: APE Map Ref # 329-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 718 Hope Ct City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315013025

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: front gable, low, multiple rooflines, wide eaves, exposed rafter tails
Fenestration: vinyl, double-hung, front
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1
Porches: Partial, front

Chimney: side
Property Type: residential
Retains integrity: medium, setting, location, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1915
Assessor

***P7. Owner and Address:**
Seijas, Charleen M Tr

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/18/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 718 Hope Ct

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1915 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1915 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 718 Hope Court depicts a square-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by fire-resistant roofing. The building has a full-width porch along the western, street-facing façade. The building has a moderate street setback on a small, 50-foot-by-50-foot-by-100-foot triangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage is depicted west of and behind the residence near the northeastern corner of the parcel. It is covered by fire-resistant roofing . No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is east of and adjacent to the parcel. A commercial district is located south of the railroad tracks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: George (a driver for South Pasadena Laundry) and Elizabeth Risk (1930 – 1933); Toshinitsu (a gardener) Kono (1937); and Elvis (retired) and Anna Freedie (1940 – 1960).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this building dates to a boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criteria B/2, research has not found any associations with persons significant in national, state, or local history. Under Criteria C/3, this residence has sustained alterations and is not a representative example of the Craftsman style, a method of construction, or a property type and does not appear to be the work of a master. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area. This property is not eligible for listing in the National Register or the California Register, and is not a historical resource pursuant to CEQA. There is no National Register or California Register historic district in the area. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1991 permit to Mike Tracy to act as owner-builder to tear-off all of roof and replace (finalized 10/24/1991)
1994 permit to Mike Tracy to use J.L.C. Construction Inc. to install a new foundation on 3 sides (finalized 10/20/1994)
1993 permit to Mike Tracy to use J.L.C. Construction Inc. to replace fire place damaged in quake (finalized 10/27/1994)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1030 Hope St

P1. Other Identifier: APE Map Ref # 330-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1030 Hope St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315013035

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Construction: wood frame
Siding/Sheathing: wood: clapboard, S
Roof: cross-gable, medium, narrow eaves, decorative venting under gable peaks
Fenestration: vinyl, casement, front, arranged in pairs, arranged in trios
Primary Entrance: front, single door
Other notable features: stone wall

Plan: L-shaped
No. Stories: 1
Property Type: residential
Related: arroyo stone retaining wall
Retains integrity: medium, setting, location, workmanship, association, design, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1909
Assessor

*P7. Owner and Address:
Hendricks, Deanne

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/18/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1030 Hope St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1909 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

arroyo stone retaining wall

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1909 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (June 2014) and the 2002 survey update with a California Historical Resources (CHR) Status Code of 5D1, may be eligble for local listing as a contributor to a local historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

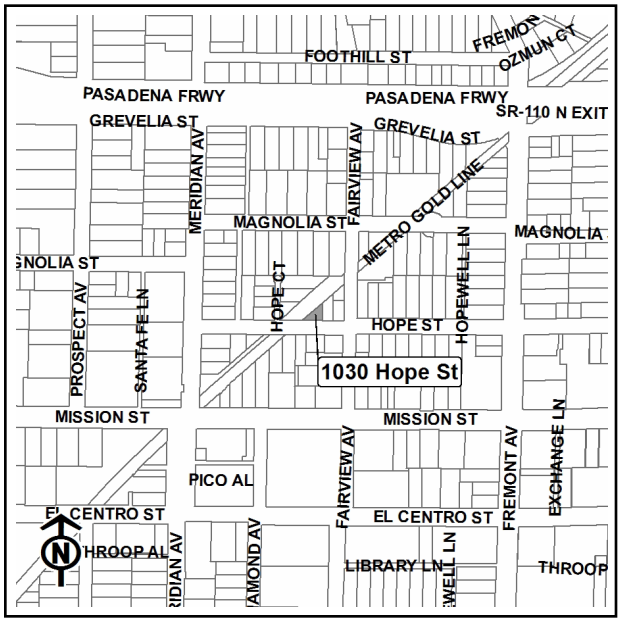
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: No information was found for this address.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Charles (a sweeper for the street department) and Ida Tustison (1926 – 1937); Samuel (manager of a soda fountain) and Florence Cutbirth (1940); Mrs. Pauline Bedley (1952 – 1960); and F. J. Casteneda (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this modest residence dates to a boom period in South Pasadena, but there is no specific association of this house with significant events in history. Under Criteria B/2, research to date has not found any associations with persons significant in national, state, or local history. Under Criteria C/3, although the building has some of the character-defining features of the Craftsman style it is not a representative example of that style. In addition, it is not representative of a method of construction or a property type and it does not appear to be the work of a master. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area . This property is not eligible for listing in the National Register or the California Register, and is not a historical resource pursuant to CEQA. There is no National Register or California Register historic district in the area. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1986 permit #2876 issued to Kenneth R. Steele (owner) and Dallas Gray (contractor) to repair foundation.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 5D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 719 Hope Ct

P1. Other Identifier: APE Map Ref # 331-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 719 Hope Ct City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315013020

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: cross-gable, medium, narrow eaves
Fenestration: wood, double-hung, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1921
Assessor

*P7. Owner and Address:
Lee, Robert H Tr
PO Box 891
Los Alamitos, CA 90720

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/18/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 5D2

*Resource Name or #: (Assigned by recorder) 719 Hope Ct

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1921 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Earl Spence

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1921 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the National Register-eligible North of Mission Historic District, which was identified in a 2002 reconnaissance-level survey prepared for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

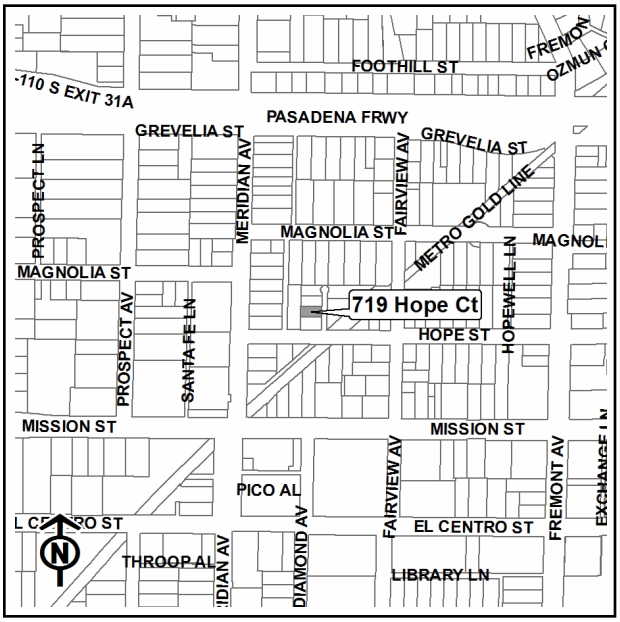
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/18/2013



(This space reserved for official comments.)

*Required Information

(continued):

This property is listed in the City of South Pasadena's Cultural Heritage Inventory (June 2014) and the 2002 survey update with a California Historical Resources (CHR) Status Code of 5D1. The property is within an area identified as having potential to be added to the National Register-eligible North of Mission Historic District, which the 2002 survey update indicated had a CHR Status Code of 5S1. Based on the list of historic districts provided by the City, this district has not been formally designated. In addition, during the field survey for this project, it was observed that the residence has sustained several alterations.

Sanborn Map Research: The 1951 Sanborn map for 719 Hope Court depicts a square-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by fire-resistant roofing. The building has a partial-width porch along the eastern, street-facing façade. The building has a moderate street setback on a small, 75-foot-by-40-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage is depicted west of and behind the residence near the southwestern corner of the parcel. It is covered by fire-resistant roofing . No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is east of the parcel. A commercial district is located south of the railroad tracks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: F. W. Alen (1930); T. J. (a cook) and Katherine Thompson (1932); Earl (a pleater) and Ada Heber (1937); Rhonelle (a service station employee) and Patricia Pierce (1952 – 1960); and Jay Sirolos (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, research has not found any associations with persons significant in national, state, or local history. Under Criterion C, this is a typical example of the Craftsman style, the most popular style in California during the 1910s and 1920s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National or California Registers separately or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1921 permit #2873 issued to George Wilson (owner) and Earl Spence (contractor) to construct a 4-room new house.
1923 permit #4012 issued to George W. Wilson (owner/builder) to construct a garage.
1963 permit #49117 issued to John Klein (owner) for general clean up and paint windows and repair door, install screens and rat-proof the foundation.
1965 permit #56955 issued to Mary C. Howard (owner) to remove plaster and replace with sheet rock (location not specified).

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department. PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 715 Hope Ct

P1. Other Identifier: APE Map Ref # 332-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 715 Hope Ct City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315013021

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: front gable, low, multiple rooflines, wide eaves, exposed rafter tails
Fenestration: wood, double-hung, front
Primary Entrance: front, single door
Other notable features: decorative vertical wood vent in gable
Plan: irregular
No. Stories: 1

Porches: Partial, front
Chimney: side
Property Type: residential
Related: detached garage
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1916
Assessor

***P7. Owner and Address:**
Vandyck, Teodora Tr

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/18/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 715 Hope Ct

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1916 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

detached garage

B9a. Architect: Unknown b. Builder: C.C. McKee

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1916 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified in a 2002 survey as a potential addition to the National Register-eligible (1983) North of Mission Historic District. However, during the current study that area was evaluated as ineligible for listing in the National Register. Although the City of South Pasadena's Cultural Heritage Inventory (June 2014) lists this property with a California Historical Resources (CHR) Status Code of 5D1, the City has never designated this area as a local historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)

*Required Information

(continued):

This property is listed in the Office of Historic Preservation (OHP) Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources (CHR) Status Code of 6U-determined ineligible for the National Register by MOA Participant without review by the State Office of Historic Preservation (SHPO). The survey date was 2004.

Sanborn Map Research: The 1951 Sanborn map for 715 Hope Court depicts a square-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by fire-resistant roofing. The building has a partial-width porch along the eastern, street-facing façade. The building has a moderate street setback on a small, 75-foot-by-40-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage is depicted west of and behind the residence near the southwestern corner of the parcel. It is covered by fire-resistant roofing. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is east of the parcel. A commercial district is located south of the railroad tracks.

Property Information: City directories indicate that the following people lived at the address during the historic-period: H. M. Cleveland (1930 – 1937); George (a city employee) and Ada Porter (1940 – 1956); James (a mold maker) and Irma Gaskell (1960); and Eugene Van Dyke (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, this building does not appear to be associated with important events in history. Under Criterion B, research has not found any associations with persons important in history. Under Criterion C, this modest residence is a common type and style. It does not appear to be the work of a master and its workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

Expired permit to Ms. Teodora VanDyck to act as owner-builder to re-roof and tear-off house and garage (expired)
1916 permit to L.A. Pert. to use C.C. McKee to construct a new house (finalized 1/16/1916)
1932 permit issued to H.M. Cleveland to act as owner-builder to add and alter existing house (finalized 5/13/1932)
1933 permit to H.M. Cleveland to act as owner builder to add on (finalized 12/6/1933)
1965 permit issued to Eddie Koo to act as owner-builder to enclose rear screened porch, remove wall between kitchen and porch, and finish interior (finalized 12/28/1965)
1996 permit to Ms. Teodora Van Dyck to use Highcastle Inc. for foundation bolting installation (finalized 5/6/1996)
2004 permit issued to Mrs. Vandyck to use Green Roofing/Anderson to re-roof over existing garage (finalized 3/18/2004)
2004 permit issued to Mrs. Vandyck to use Joe Green of Green Roofing to replace damaged eves (finalized 3/18/2004)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

(continued):

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 713 Hope Ct

P1. Other Identifier: APE Map Ref # 333-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 713 Hope Ct City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315013022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: front gable, low, wide eaves, exposed rafter tails
Fenestration: wood, casement, front
Primary Entrance: front, single door
Other notable features: decorative horizontal wood vent in gable
Plan: irregular
No. Stories: 1
Porches: Full Façade, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1914
Assessor

*P7. Owner and Address:
Doring, Otto F And Nelly J
4616 Viro Rd
La Canada, CA 91011

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/18/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 713 Hope Ct

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1914

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1914 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified in a 2002 survey as a potential addition to the National Register-eligible (1983) North of Mission Historic District. However, during the current study that area was evaluated as ineligible for listing in the National Register. Although the City of South Pasadena's Cultural Heritage Inventory (June 2014) lists this property with a California Historical Resources (CHR) Status Code of 5D1, the City has never designated this area as a local historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 713 Hope Court depicts a square-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by fire-resistant roofing (likely tiles). The building has a full-width porch along the eastern, street-facing façade. The building has a moderate street setback on a small, 75-foot-by-40-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage is depicted west of and behind the residence near the northwestern corner of the parcel. It is covered by fire-resistant roofing (likely tiles). No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is east of the parcel. A commercial district is located south of the railroad tracks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Ray (of Kingbaker Feed and Fuel) and Marguerite Buckminster (1930); George R. Porter (0933); Mrs. Lulu Large (1937 and 1940); Lacey (a ceramic mold maker) and Marjorie Cole (1956) and Otto Doring (1960-1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this building dates to a boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criteria B/2, research has not found any associations with persons significant in national, state, or local history. Under Criteria C/3, this residence retains integrity, but is a typical example of a common architectural style, method of construction, and property type and does not appear to be the work of a master. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area.

B12 References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 712 Hope Ct

P1. Other Identifier: APE Map Ref # 334-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 712 Hope Ct City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315013023

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: cross-gable, medium
Fenestration: wood, casement, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1, 3 buildings
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic
___ Prehistoric ___ Both
1920
Permit

***P7. Owner and Address:**
Blancett, Linda C Tr
1444 Caballo Ranch Rd
San Dimas, CA 91773

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/18/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 712 Hope Ct

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use: Multiple-family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1920 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: H.W. Kirty

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1920 Property Type: Multi-family Property Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified in a 2002 survey as a potential addition to the National Register-eligible (1983) North of Mission Historic District. However, during the current study that area was evaluated as ineligible for listing in the National Register. Although the City of South Pasadena's Cultural Heritage Inventory (June 2014) lists this property with a California Historical Resources (CHR) Status Code of 5D1, the City has never designated this area as a local historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 712 Hope Court (also addressed as 712½ Magnolia Street on Sanborn map) depicts two, single-story, single-family residences. Other buildings on the narrow, 150-foot-by-50-foot trapezoid-shaped parcel includes a single-story, rectangular-shaped, wood-framed, automobile garage located north of the residences near the northern parcel boundary line. The residential buildings are of wood-frame construction, have partial-width front porches, and are covered by fire-resistant roofing. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is east of and adjacent to the parcel. A commercial district is located south of the railroad tracks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Hajime (gardener) and Miyuki Doi (1937 – 1940); Mrs. R.C. Rogers (1952 – 1960); and J. E. Crawford (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this building dates to a minor boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criteria B/2, research has not found any associations with persons significant in national, state, or local history. Under Criteria C/3, this residence retains integrity, but is only a modest interpretation of the Craftsman style and not a representative example. It is a typical example of its method of construction and property type and does not appear to be the work of a master. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1920 permit issued H.W. Kirty to construct a new house (finalized 11/26/1920)
1924 permit issued to H.W. Kirty to build a new 14'x18' garage to rear (finalized 8/14/1924)
1924 permit issued to H.W. Kirty to construct a new house (finalized 1/17/1924)
1960 permit issued to E. Tuttle to use W.W. Whitney to re-roof (finalized 3/3/1960)
2005 permit issued to Dave Blanset to use Pasadena Roofing to re-roof house and garage (finalized 7/24/2005)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1011 Magnolia St

P1. Other Identifier: APE Map Ref # 340-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1011 Magnolia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315013026

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Ranch, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: cross-gable, medium, narrow eaves, exposed rafter tails
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front
Chimney: side

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1930
Assessor

*P7. Owner and Address:
Wendt, Philip J

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2014

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1011 Magnolia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1930 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1930 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified in a 2002 survey as a potential addition to the National Register-eligible (1983) North of Mission Historic District. However, during the current study that area was evaluated as ineligible for listing in the National Register. Although the City of South Pasadena's Cultural Heritage Inventory (June 2014) lists this property with a California Historical Resources (CHR) Status Code of 5D1, the City has never designated this area as a local historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

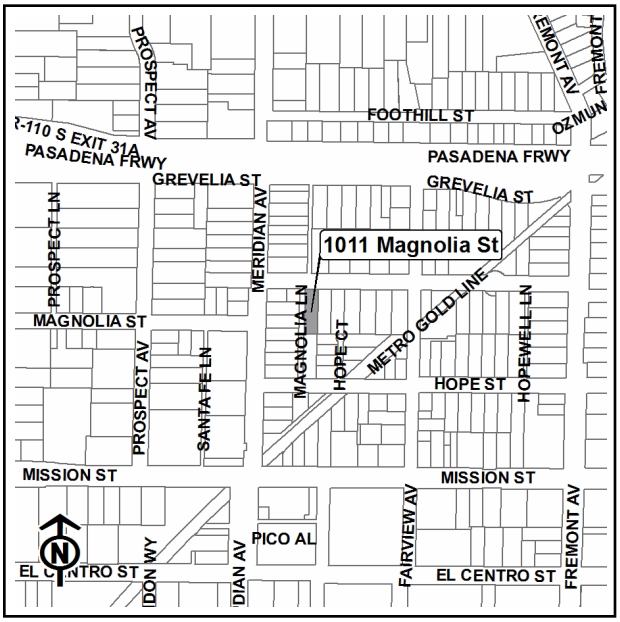
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 01/28/2014

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1011 Magnolia Street depicts a T-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by fire-resistant roofing (likely tiles). The building has a partial-width, single-story porch on the left side of the northern, street-facing façade. The building has a moderate street set back on a long, narrow 170-foot-by-50-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage is depicted south of and behind the residence near the southeastern corner of the parcel. It is covered by fire-resistant roofing (likely tiles). No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is shown roughly a block to the south of the parcel.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: George and Myrtle Caldwell (1910); Robert (a school janitor) and Julia Crane (1920; Henry (a foreman for Los Angeles Creamery) and Rhulmah Ostrander (1926 – 1933); Edmund (a clerk) and Louise Pendleton (1937 – 1940); Ralph (an inventor) and Wilma Richards (1952 – 1960); and R. M. Wendt (1975).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criteria A/1, this residence was built at the end of a boom period in South Pasadena, but is no more representative of that period than numerous similar residences in the area. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history and therefore not eligible under Criteria B/2. Under Criteria C/3, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1923 permit issued to H.M. Ostrander to act as owner-builder to construct a garage (24'x28') (finalized 10/17/1923)
1937 permit issued E.A. Pendelton to use E.A. Wood to make additions and alterations (finalized 4/6/1937)
1950 permit H.M. Ostrander to use owner-builder to construct 5 room (finalized 12/23/1950)
1959 permit issued Ralph Richards to act owner-builder to add a covered patio (finalized 10/2/1959)
1959 permit issued to Ralph Richards to use Trisio to remodel and remove partition (finalized 12/5/1959)
1980 permit to Roland M. Wendt to act as owner-builder to demo old garage (finalized 11/18/1980)
1980 permit Roland M. Wendt to act as owner-builder to builder new 20'x30' garage (finalized 11/18/1980)

(continued):

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.

City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1017 Magnolia St

P1. Other Identifier: APE Map Ref # 341-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1017 Magnolia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315013027

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Neoclassical, elements of, modest
Architectural Style: Queen Anne, elements of, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: hip and gable, steep, multiple rooflines, narrow eaves, exposed rafter tails
Fenestration: wood, double-hung, front, bay
Fenestration: wood, fixed multi-paned, front, bay
Fenestration: wood, hopper, front, may be fixed or awning window
Primary Entrance: front, single door

Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1904
Assessor

*P7. Owner and Address:
Whalen, Margaret F Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2014

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1017 Magnolia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Neoclassical, Queen Anne

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1904 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1904 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the National Register-eligible North of Mission Historic District, which was identified in a 2002 reconnaissance-level survey prepared for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 01/28/2014

(This space reserved for official comments.)

*Required Information

(continued):

This property is listed in the City of South Pasadena's Cultural Heritage Inventory (June 2014) and the 2002 survey update with a California Historical Resources (CHR) Status Code of 5D1. The property is within an area identified as having potential to be added to the National Register-eligible North of Mission Historic District, which the 2002 survey update indicates has a CHR Status Code of 5S1. This area has not been designated.

Sanborn Map Research: The 1951 Sanborn map for 1017 Magnolia Street depicts a rectangular-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by fire-resistant roofing (likely tiles). The building has a small, single-story covered entrance area on the far left side of the northern, street-facing façade. The building has a moderate street set back on a long, narrow 170-foot-by-50-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage is depicted south of and behind the residence near the southwestern corner of the parcel. It is covered by fire-resistant roofing (likely tiles). No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is shown roughly a block to the south of the parcel. A commercial district is located south of the railroad tracks.

Property Information: City directory indicates that the following people lived at the address during the historic-period: Alfred and Eliza Ansell (1910); William and Sarah James (1920); Mrs. Davie Allison (1930 – 1940); and Robert and Pauline Fine (1952 – 1975). Although a permit was issued for a new house on this property in 1925, the architectural style, city directories, and Assessor information all indicate the residence was built much earlier.

Significance Evaluation. Under Criterion A, this residence dates to a boom period in South Pasadena, but there is no specific association of this house with significant events in history. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history and therefore not eligible under Criterion B. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National or California Registers separately or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1925 permit issued to Mrs. D.A. Allison to use Brown as a contractor to build a new house (finalized 9/1/1925)
1925 permit issued to Mrs. D.A. Allison to use Brown as contractor to build a 12'x18' garage (finalized 9/1/1925)
1970 permit to Mrs. Pauline Fire as Virgin Roof Co. to re-roof house (finalized 4/24/1970)
2005 permit issued to Jean Gorn Zeras to act as owner-builder for termite repair on back portion of re-framing, and to re-build foundation (finalized 2/22/2005)
2005 correction notice and stop work order to demo and add sq. ft. without plan approval or permits (finalized 2/25/2005)
2006 correction notice for foundation s to retrofit required (finalized 2/28/2006)
2006 permit issued to Margie Whalen to Jim Fenske as architect and J.W.F. Construction as contractor to carry- out voluntary sister foundation retrofit (no final, expired 2006)
2007 permit to Margie Whalen to use Jim Fenske as architect and contractor to add 220 sq. ft. to open porch at rear of existing s.f.d. (no final, expired 2007)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd. 1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1025 Magnolia St

P1. Other Identifier: APE Map Ref # 344-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1025 Magnolia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315013028

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, all visible
Roof: front gable, medium, multiple rooflines, narrow eaves, exposed rafter tails
Fenestration: wood, double-hung, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1921
Permit

***P7. Owner and Address:**
Madden, Caroline R Co Tr

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/18/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1025 Magnolia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1921 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Howard

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1921 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified in a 2002 survey as a potential addition to the National Register-eligible (1983) North of Mission Historic District. However, during the current study that area was evaluated as ineligible for listing in the National Register. Although the City of South Pasadena's Cultural Heritage Inventory (June 2014) lists this property with a California Historical Resources (CHR) Status Code of 5D1, the City has never designated this area as a local historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

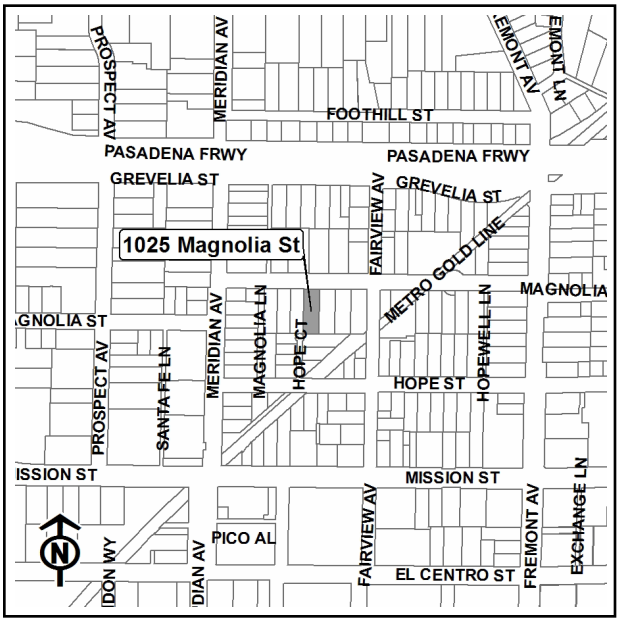
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1025 Magnolia Street (also addressed as 1025½ Magnolia Street on Sanborn map) depicts two, single-story, single-family residences. Other buildings on the narrow, 170-foot-by-50-foot rectangular parcel includes a single-story, square-shaped, wood-framed, automobile garage located south of the residences near the southwestern corner of the parcel. The residential buildings are of wood-frame construction, do not have chimneys, and are covered by fire-resistant roofing (likely tiles). The northernmost residence has a partial-width front porch along the left side of the northern, street-facing façade. The rear residential building has a full-width front porch on the north façade. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is shown roughly a block to the south of the parcel. A commercial district is located south of the railroad tracks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Charles (a carpenter) and Martha Hindforth (1910 – 1920); Abraham Joseph (1926); John (a meat cutter) and Mary Holeman (1930); Hans (a gardener) and Gertrude Gaspar (1933 – 1937); Charles (a City employee) and Sophie Dollen (1940); and Sam (a foreman) and Sophie Raskin (1952 – 1960).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this modest residence dates to a boom period in South Pasadena, but there is no specific association of this house with significant events in history. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history and therefore not eligible under Criteria B/2. Under Criteria C/3, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1921 permit issued for Ida Joseph to use Howard to build a new six-room house (finalized 9/6/1921)
1922 permit for Ida Joseph to use Howard and Stater to erect garage (finalized 11/18/1922)
1923 permit issued to Ida Joseph to use Howard to build a porch (finalized 10/26/1923)
1965 property inspection for Lee Haight to fill and compact soil on property for safe conditions (finalized 10/12/1965)
1965 permit issued to Fridman and Cone to use Allstate Wrecking to demo residential garage and clear lot (finalized 6/11/1965)
1966 citation to Lee Haight for excavation for basement of garage, not completed to code, property will be taken for freeway off-ramp (cleared 1/10/1966)
1984 permit issued to Ida Joseph to use Hub Roof Co. (finalized 11/21/1984)

(continued):

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/

City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1029 Magnolia St

P1. Other Identifier: APE Map Ref # 345-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1029 Magnolia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315013029

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Construction: wood frame
Siding/Sheathing: stucco: modern, All Visible
Roof: front gable, low, parapet, narrow eaves
Fenestration: aluminum, fixed with sliding end vents, side
Primary Entrance: single door, multiple doors
Plan: rectangular
No. Stories: 2
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1965
Permit

*P7. Owner and Address:
Stanisiawski, Edward D Tr
391 E Grandview Ave
Sierra Madre, CA 91024

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/27/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1029 Magnolia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1965 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: W.C. Young

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1965 Property Type: Apartment Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

This property is within an area identified as having potential to be added to the National Register-eligible North of Mission Historic District, which was identified in a 2002 reconnaissance-level survey prepared for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

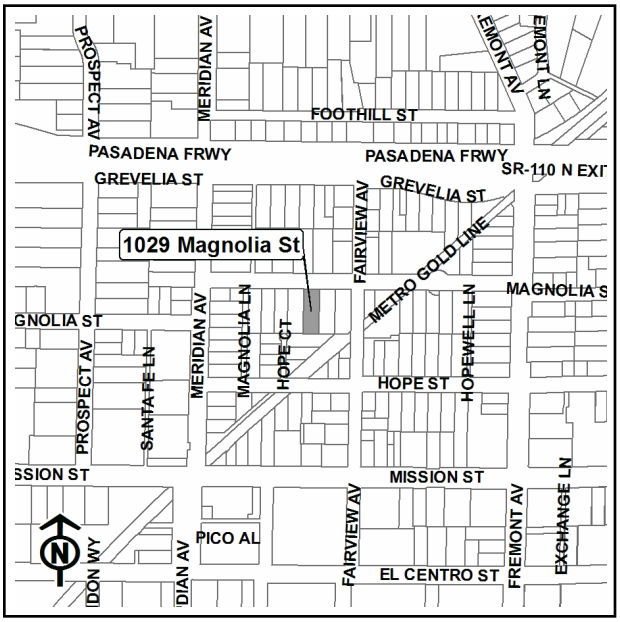
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 12/27/2013



(This space reserved for official comments.)

*Required Information

(continued):

Property Information: This apartment complex was not listed in historic-period City Directories.

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history.. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion C, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1964 permit #56342 issued to W.C. Young (owner) and Green Brothers to demolish existing dwelling.
1965 permit #55962 issued to W. C. Young (owner/builder) to construct an 8-unit apartment building with 4- attached and 6-detached garages.
2011 permits #27123 and 27124 issued to Ed Stanislawski (owner) and Robinson Roofing to reroof the house and garage.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1035 Magnolia St

P1. Other Identifier: APE Map Ref # 346-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1035 Magnolia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315013030

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, N
Roof: hip-on-gable, medium, narrow eaves, exposed rafter tails
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1923
Assessor

*P7. Owner and Address:
Ranasinghe, Arthur And Padma Trs

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/18/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1035 Magnolia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1923 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: A.A. Morse

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1923 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified in a 2002 survey as a potential addition to the National Register-eligible (1983) North of Mission Historic District. However, during the current study that area was evaluated as ineligible for listing in the National Register. Although the City of South Pasadena's Cultural Heritage Inventory (June 2014) lists this property with a California Historical Resources (CHR) Status Code of 5D1, the City has never designated this area as a local historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

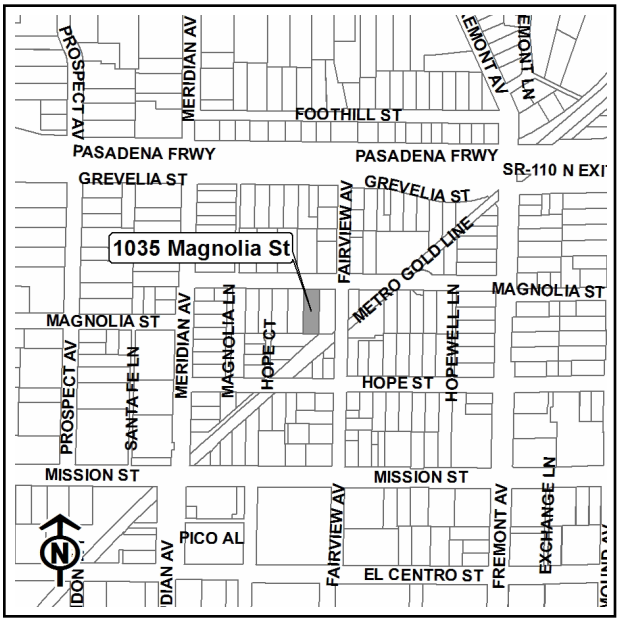
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/18/2013



(This space reserved for official comments.)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1035 Magnolia Street depicts a P-shaped, single-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by fire-resistant roofing (likely tiles). The building has a small, single-story covered entrance area on the center of the northern, street-facing façade. The building has a moderate street set back on a long, narrow 170-foot-by-45-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage is depicted south of and behind the residence near the southeastern corner of the parcel. It is covered by fire-resistant roofing (likely tiles). No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks. A segment of the Atchison, Topeka, and Santa Fe Railroad main line is shown roughly a block to the south of the parcel. A commercial district is located south of the railroad tracks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Hugh Mc Innes (1926); Cyril (driver for LA Creamery) Edmunson (1930); Mrs. H. Mc Innes (1933 – 1937); Louis (a clerk) and Mae Griffen (1940); and John and Gertrude Gaspar (1952 – 1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this modest residence dates to a minor boom period in South Pasadena, however, it is not particularly representative of that period. Under Criteria B/2, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the to be important in the local community. No information regarding persons associated with this property was found. The property does not appear to be associated with a person important to local, state or national history. Under Criteria C/3, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit #3825 issued to A. A. Morse (owner/builder) to construct a new house.
1923 permit #4089 issued to Hugh McGinnis (owner) and C. H. Wilber (contractor) to construct a sleeping porch.
1989 permit #6021 issued to Panasinghe (owner), M. Bruss (architect) and Home Design Engineers (contractor) to construct a new bedroom and two bathrooms.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

(continued):

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z, 5B
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1038 Magnolia St

P1. Other Identifier: APE Map Ref # 347-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1038 Magnolia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315012024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: wood: clapboard, all visible
Siding/Sheathing: stone: accent, S
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, double-hung, front, side
Primary Entrance: front
Plan: irregular
No. Stories: 2
Porches: Partial, front

Chimney: side
Property Type: residential
Related: Front porch features stone and arches.
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1895
Assessor

*P7. Owner and Address:
Wu, John C And Patty P

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/18/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z, 5B

*Resource Name or #: (Assigned by recorder) 1038 Magnolia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1895 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Front porch features stone and arches.

B9a. Architect: Unknown b. Builder: Albert T. Holman

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1895 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

This property is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) and the 2002 survey update with California Historical Resources (CHR) Status Code 5B1, "eligible for local listing only - both as separate property and as contributor." Based on information provided by the City, this property and area have not been designated.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1038 Magnolia Street depicts a rectangular, one-and-a-half-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by fire-resistant roofing (likely tiles). The building has a wrap-around, single-story porch on the northern, rear-facing façade and a square-shaped, two-story addition on the western façade. The building has a moderate street set back on a long, narrow 130-foot-by-75-foot rectangular parcel. A square-shaped, single-story, wood-framed automobile garage is depicted north of and behind the residence at the northwestern corner of the parcel. It is covered by wooden shingle roofing. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Peter G. (a carpenter) and Margaret Mason (1910 – 1933); Albert (a salesman) and Dorothy Holman (1937); Stuart (manager of a rest home) and Tessa Bjornberg (1940); Mrs. Myrtle Simeral (1952 – 1956); John (a painter) and Myrtle Mannion (1960); and Paul Poillot (1975).

Significance Evaluation. Under Criteria A/1, this residence dates to a boom period in South Pasadena, but there is no specific association of this house with significant events in history. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history and therefore not eligible under Criteria B/2. Under Criteria C/3, this is not a truly representative example of an architectural style, method of construction or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register, and it not a historical resource pursuant to CEQA. There is no National Register or California Register historic district in the area. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1936 permit issued to Albert T. Holman to act as owner-builder to make alterations
1937 permit issued to Albert t. Holman to act as owner-builder to make building alterations (finalized 3/22/1937)
1943 permit issued to Ruben Winzid to use day labor to re-roof (finalized 10/14/1943)
1953 permit issued to H.B. Raugh to use W.T. Robbins to replace entrance and front steps (finalized 10/6/1953)
1969 permit issued to Mrs. R.A Buchan to use Monarch Roofing and Insulating Co. to re-roof (finalized 10/22/1969)
1981 permit issued to Janet Marangi to act as architect and use Dough Smith Construction to add 450 sq. ft. living room (expired)
1993 permit issued to Janet Marangi to use Nels Roselind as engineer and Chris Kajamzian to add two bathrooms to 2nd floor (108 sq. ft.) (finalized 10/13/1993)
1993 permit issued to Janet Marangi to act as owner-builder to demo portion of roof cover above kitchen (finalized 8/19/1993)
1995 permit issued to Janet Marangi to act as owner-builder to add 398 sq. ft. innkeepers, 2 rooms, and a laundry room (finalized 7/31/1995)
1998 permit issued to Janet Marangi to act as architect and use Chris Kajamzian to build porch across back second story (finalized 9/28/1998)
1998 permit issued to L.M. Marangi to tear-off and re-roof (finalized 9/28/1998)
2000 permit issued to Janet Marangi to act as architect and use C.K. Builders to add 205 sq. ft. to dining room and kitchen (finalized 2/4/2000)
2011 permit issued to Janet Marangi to use Jim Cass to build 360 sq. ft. attached carport (finalized 2/17/2011)
2011 permit issued to Janet Marangi to use Jesus Anaya to convert duplex to s.f.d. and add interior staircase (finalized 2/7/2011)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1030 Magnolia St

P1. Other Identifier: APE Map Ref # 348-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1030 Magnolia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315012025

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Architectural Style: California Ranch, elements of
Construction: wood frame
Siding/Sheathing: wood: clapboard, E
Siding/Sheathing: wood: clapboard, W
Siding/Sheathing: stucco, All Visible
Roof: hip and gable, medium, narrow eaves
Fenestration: wood, double-hung, side
Fenestration: metal, fixed with casement end vents, front
Primary Entrance: front, single door, multiple doors

Plan: irregular
No. Stories: 2, 2 buildings
Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling
Alterations: altered plan, altered historic period additions to create apts

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1924
Assessor

*P7. Owner and Address:
Cipriani, Patricia Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1030 Magnolia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple-family residence B4. Present Use: Multiple-family residence

*B5. Architectural Style: Craftsman, California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1924 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: S.W. Briggs

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1924 Property Type: Multi-family Residential Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

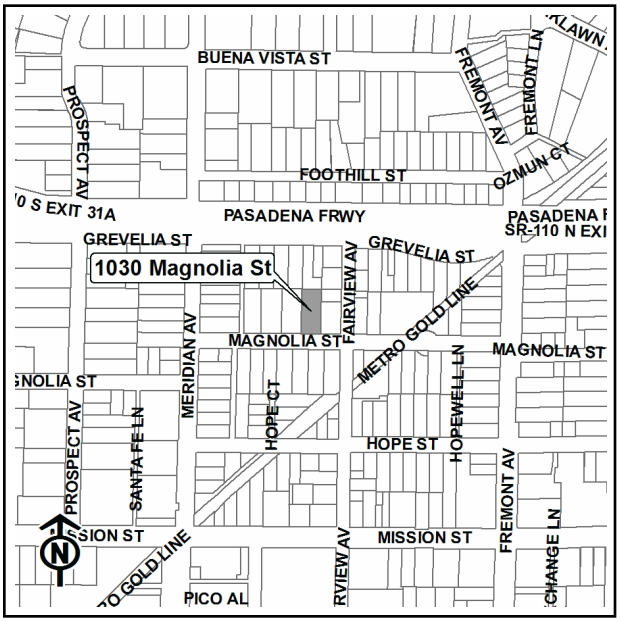
*B12. References:

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1924, the City Directory research indicates that this property was vacant in 1926; by 1930 Mrs. Mae Jarboe (widow of Joseph) was occupant. Other occupants who resided at this property include: Mrs. Pearl Olsen in 1933 and Mrs. Maria Lewis (a dressmaker) in 1934. By 1938, Alvaro and Rena Gilmer are listed as occupants, Mr. Gilmer was retired. According to the 1940 City Directory, Rena Gilmer was then the sole occupant until 1946, at which time Miss. Dorothy Hotchkiss was added as a second resident. By 1952, Harry W. and Lynn Cooper lived at this address; no occupation was listed for either of the Cooper's. By 1956 this property became apartments with multiple residents throughout the years.

Ancestry.com census research lists the Gilmers living in Fargo, N.D., with two young daughters in 1900. Alvaro Gilmer was an Irish immigrant who worked as a builder of dray-lines; Rena worked as a nurse. Alvaro was retired by the time they arrived in South Pasadena and by 1930 and were living with a daughter's family. They were living at the 1030 Magnolia Street home by 1938; Rena was widowed within two years and is sharing the residence with Miss Dorothy Hotchkiss by 1946. By 1952, Harry and Lynn Cooper lived at this address.

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Craftsman style, the most popular style in California during the 1910s and 1920s. It is no more representative of the style than any of the thousands found in the region. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1923 permit #3814 issued to S. W. Briggs (owner/builder) to construct a new house.
1924 permit #4510 issued to M.J. Fritch (owner/builder) to construct a duplex.
1933 permit #913 issued to E. D. Rasmussen (owner/builder) for an addition and alterations.
1941 permit #10888 issued to Security National Bank (owner) and Jewett Company (contractor) to repair termite damage.
1953 permit #29913 issued to Melvin Aarvig (owner) to demolish the existing house for two triplexes.
1954 permit #29995 issued to Melvin Aarvig (owner) and V. Emanuelson (contractor) to construct a 6-uniy stucco income property with detached garages.
1954 permit #556 issued to Bruno Cipriani (owner) to extend the bedroom and service area and install walk-in closets. (1034)
1959 permit #41825 issued to Melvin Aarvig (owner) and James Peterson (contractor) for addition to the duplex.
1969 permit #7554 issued to Mr. Aarvig (owner) and Virgin Roofing to reroof (1034).
1973 permit #5670 issued to Mr. Aarvig and Virgin Roofing to reroof with composition (1030).
1985 permit #1346 issued to Bruno Cipriani and A&S Roofing to reroof the carports.
2000 permit #5688 issued to Pat Cipriani and JN Davis Roofing to reroof the apartment building.

(continued):

B12. References

City Directories

var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/

City of South Pasadena

var. Building permits. On file at the City of South Pasadena Planning & Building Department.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1014 Magnolia St

P1. Other Identifier: APE Map Ref # 349-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1014 Magnolia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315012050

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of, modest
Siding/Sheathing: wood: clapboard, S
Roof: cross-gable, steep, exposed rafter tails, moderate eaves
Fenestration: wood, double-hung, front, arranged in pairs, arranged in trios
Primary Entrance: front
Plan: irregular
No. Stories: 2
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1910
Assessor

*P7. Owner and Address:
Esperanza Charities Inc
1000 S Fremont Ave
Alhambra, CA 91803

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/18/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1014 Magnolia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multi-family property B4. Present Use: Multi-family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1910 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1910 Property Type: Multi-family Property Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

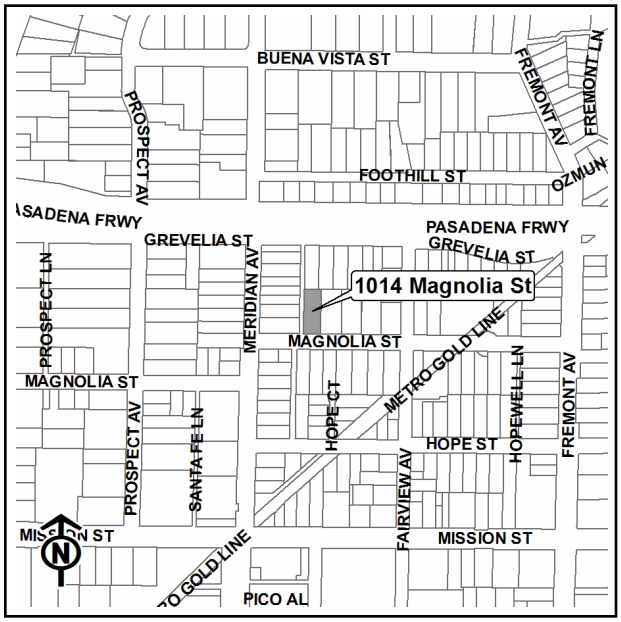
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura G. Carías

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1014 Magnolia Street depicts a rectangular, one-and-a-half-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by fire-resistant roofing (likely tiles). The building has a partial-width, single-story porch on the southern, street-facing façade at the main entrance. The building has a moderate street set back on a long, narrow 170-foot-by-60-foot rectangular parcel. A rectangular-shaped, single-story, wood-framed automobile garage is depicted north of and behind the residence at the northwestern corner of the parcel. It is covered by wooden shingle roofing. A small rectangular-shaped single-story building or structure is located southeast of the main house and its use is undetermined. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Nannie Boekenoogen and family (1910 – 1938); Mrs. Norma Barbe (1940); George (a supervisor) and Ruby Argue (1952 – 1960); and A. F. O'Keefe (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this residence was built during a boom period in South Pasadena, but is no more representative of that period than numerous similar residences in the area. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history and therefore not eligible under Criteria B/2. Under Criteria C/3, although the residence has some of the character-defining features of the Craftsman style it is not a representative example of that style. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register, and is not a historical resource pursuant to CEQA. There is no National Register or California Register historic district in the area. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1936 permit #3409 issued to Mr. Boekenoogen (owner) and J. Lytle to reroof the house.
1941 permit #9685 issued to George Argue (owner) to use day labor for general alterations to the residence (no details).

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1017 Grevelia St

P1. Other Identifier: APE Map Ref # 355-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1017 Grevelia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315012017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: clapboard, N
Roof: front gable, low, multiple rooflines, wide eaves, exposed rafter tails
Fenestration: aluminum, horizontal sliding, front, alteration: yes
Fenestration: wood, double-hung, front
Primary Entrance: front, single door, alteration: yes
Other notable features: Based on aerial photographs, both units appear to have rear additions.

No. Stories: 1, 2 buildings
Porches: Missing, enclosed
Property Type: residential
Retains integrity: low, setting, location, association, feeling
Alterations: altered plan, altered porches, altered fenestration, altered siding

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1915
Assessor

*P7. Owner and Address:
Ochoa, Dora M Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 01/28/2014

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1017 Grevelia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multi-family property B4. Present Use: Multi-family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1915 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: E. A. Wood

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1915 Property Type: Multi-family Residential Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified in a 2002 survey as a potential addition to the National Register-eligible (1983) North of Mission Historic District. However, during the current study that area was evaluated as ineligible for listing in the National Register. Although the City of South Pasadena's Cultural Heritage Inventory (June 2014) lists this property with a California Historical Resources (CHR) Status Code of 5D1, the City has never designated this area as a local historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

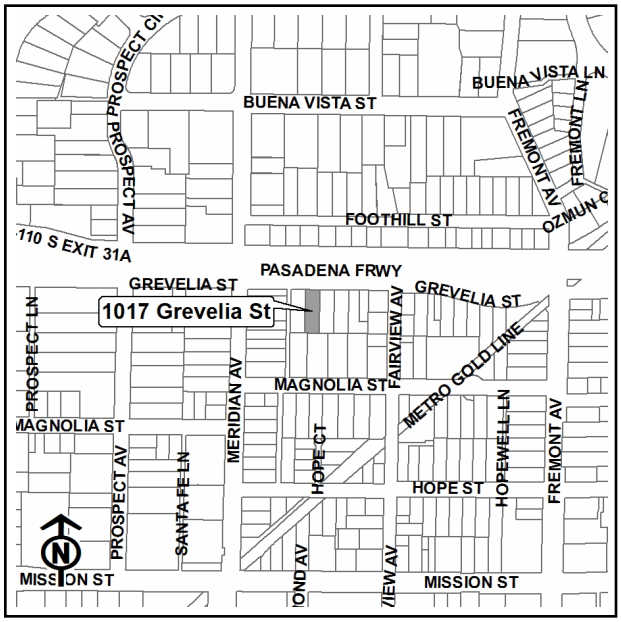
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 01/28/2014

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1017 Grevelia Street depicts two, single story, rectangular, wood-framed, single-family buildings with a shallow street setback on a narrow, 160-foot-by-60-foot rectangular parcel. The buildings rest on concrete slab foundations, have a symmetrical layout, do not have chimneys, and are covered by fire-resistant roofing. A small, square-shaped, single-story, wood-framed automobile garage, with a partial-width porch or parking area on the south façade, is depicted south of and behind the residences near the southern parcel boundary line. It is covered by a wood-shingle roof. No other buildings, structures, or objects are shown. The parcel faces Arroyo Seco Parkway and is located in a built-out, mixed residential tract development containing various-sized parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Phillip Stevens (1926- 1933); Paul Farber (1937); Max (an accountant) and Emma Williamson (1940); Don (a student) and Emma McKay (1952); K. V. Marin (1956); and Anna Corbana (1960 – 1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, these modest residences were built during a boom period in South Pasadena, but have been extensively altered and are no more representative of that period than numerous similar residences in the area. Under Criteria B/2, research has not found any associations with persons significant in national, state, or local history. Under Criteria C/3, although the residences have some of the character-defining features of the Craftsman style they have been altered and are not representative examples of that style. In addition, they are not representative examples of a method of construction or a property type and do not appear to be the work of a master. Under Criteria D/4, the buildings are not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1915 new building permit issued to M. Everh to use E.A. Wood to construct dwelling
1934 permit issued to Christian Moreen to use A. Moreen to construct garage (finalized 9/24/1934)
1948 building permit issued to K.R. Morin to use day labor to add to garage
1991 permit to Emilo Cordova to use Davidson Architects, Inc. and act as owner-builder to construct bedroom and bathroom addition (finalized 1/31/1991)
2001 permit to Emilo Cordova to use South Land Construction Co. to re-roof (finalized 8/29/2001)
2001 permit to Dora Ochoca to use South Land Construction Co. to re-roof (finalized 8/29/2001)
2003 permit to add to rear of existing house (728 sq. ft.) issued to Dora and Sal Ochoa as owner-builder (associated revision finalized 1/31/2005)
2005 permit issued to Dora and Sal Ochoca to act as owner-builder to construct one car garage (finalized 1/31/2005)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

(continued):

Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1031 Grevelia St

P1. Other Identifier: APE Map Ref # 356-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1031 Grevelia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315012019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco: textured, All Visible
Roof: flat
Roof: front gable, low, terra cotta tile
Fenestration: wood, casement multi-paned, front, side
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1
Porches: Partial, front
Chimney: side

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1928
Assessor

*P7. Owner and Address:
Hunt, Carol G and Leo

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1031 Grevelia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1928 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Anna Kreutz

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1928 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

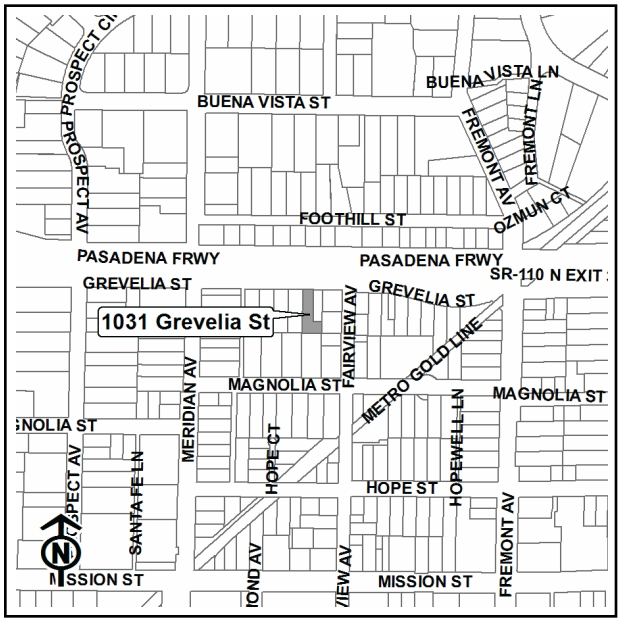
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: The Spanish Eclectic style is typically characterized by a low-pitched roof sheathed with red tile, little or no eave overhang, usually at least one prominent arch over a door or window, most often stucco wall cladding, an asymmetrical façade, and may have French doors and wrought-iron accents (Harris 2006; McAlester and McAlester 1984).

Property information: Built in 1928, the only resident listed in the City Directories between 1928 and 1962 is Miss Hilda Farn. Hilda, was born in 1887, emigrated from Sweden to Massachusetts in 1904 and, worked as a servant in the household of Emory Hunt, a wealthy grocer's family until after 1920. By the 1930 Census, Hilda was listed as a lodger at this address; the house was owned by Ms. Anna Kretz and valued at $7,000. However, by the 1940 Census, Hilda was listed as owner of the home; while living at this residence she has worked as a seamstress.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area. In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1927 permit issued to Anna Kreutz to act as owner builder to construct new residence (finalized 8/27/1927
1958 permit issued to Mrs. Hilda Farn to use Monarch Roofing Co. to re-roof and apply new siding (finalized 11/12/1958)
1968 permit to King Telleson to act as owner-builder to construct a detached patio (finalized 9/17/1968)
1993 permit issued to Forrest Telleson to use Eric Telleson as contractor to relocate kitchen door (expired, 1993)
2007 permit issued to Carol and Leo Hunt to repair existing driveway arch and repair stucco using Eric Telleson Construction as contractor (finalized 5/31/2007)
2008 permit issued to Carol and Leo Hunt to use Eric Telleson for garage repairs (finalized 12/29/2008)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 607 Fairview Ave

P1. Other Identifier: APE Map Ref # 357-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 607 Fairview Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315012022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Pueblo Revival, modest
Siding/Sheathing: stucco, all visible
Roof: flat, parapet
Fenestration: wood, double-hung, front, side
Primary Entrance: side, facing north
Plan: rectangular
No. Stories: 1, 2 buildings
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1924
Assessor

*P7. Owner and Address:
Telleson, Forrest K Tr
9210 Wuthering Heights St
San Antonio, TX 78254

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 607 Fairview Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multi-family property B4. Present Use: Multi-family property

*B5. Architectural Style: Pueblo Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1924 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: J.D. Blackmer

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1924 Property Type: Multi-family Property Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2001) and the 2002 survey update with a California Historical Resources (CHR) Status Code of 5D2.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

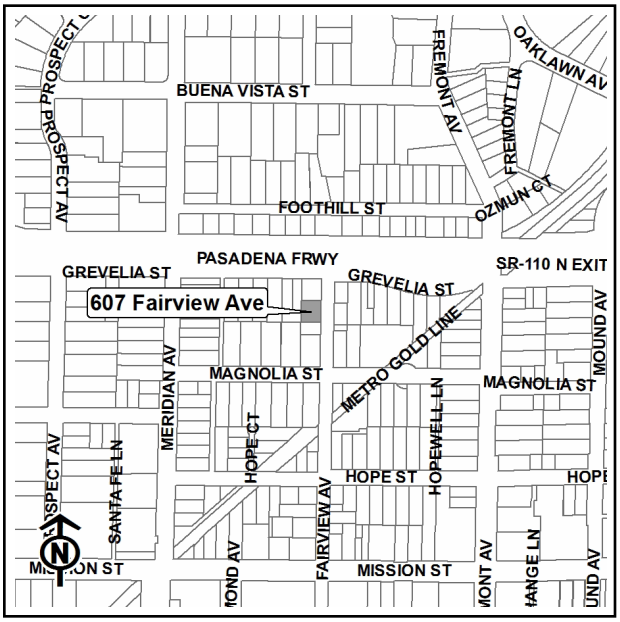
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013



(This space reserved for official comments.)

*Required Information

(continued):

This property is in an area identified as having potential to be part of the National Register-eligible North of Mission Historic District, which was identified in a 2002 reconnaissance-level survey prepared for the City of South Pasadena (PCR Services Corporation). The current study concludes that the area is ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

Sanborn Map Research: The 1951 Sanborn map for 607 Fairview Avenue (also addressed as 603, 611, and 613 Fairview Avenue on Sanborn map) depicts two, single-story duplexes. Other buildings on the narrow, 75-foot-by-50-foot rectangular parcel include a single-story, square-shaped, wood-framed, automobile garage located midparcel along the western parcel boundary line. The residential buildings are of wood-frame construction, symmetrically arranged, divided by wooden partitions, and are covered by fire-resistant roofing (likely tiles). The duplexes face each other forming an informal central, open courtyard area. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directories indicate that the following people lived at the address during the historic-period: D. V. Linn (1926); Julius Blackmer (1930); Damon (a florist) and Alice Hagemeyer (1933); John (a gardener) and Mildred Morris (1937); Achilles (a teacher) and Ethyle Lapointe (1940); Mrs. E. Hine (1956 - 1960); and Edith Allen (1975).

Architectural Context: The Pueblo Revival style (generally 1910-present) is influenced by local precedents, as well as Spanish Colonial and Native American prototypes. Although the style may have started in California, it became the most popular in Arizona and New Mexico. Typical character-defining features include: a flat roof with a parapet wall that typically has rounded and/or irregular edges; wooden beams extending through the exterior wall; and stucco wall cladding.

Significance Evaluation. Under Criterion A, this building dates to a minor boom period in South Pasadena, but does not appear to be associated with significant events in history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. Information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this residence retains integrity, but is only a modest interpretation of the Pueblo Revival style and not a representative example. In addition, it is not a representative example of a method of construction or a property type and does not appear to be the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area . This property is not eligible for listing in the National or California Registers separately or as a contributor to a larger historic district. It was not evaluated under the local ordinance. It should be noted that this residence would likely be a contributor to the district if the district was designated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1924 permit issued to J.D. Blackmer to act as owner-builder to construct 2 apartments (finalized 4/8/1924)
1924 permit issued to J.D. Blackmer to be owner-builder to construct new building (finalized 5/5/1924)
1931 permit issued to J.D. Blackmer to act as owner-builder to add to garage (finalized 3/3/1931)
1992 permit issued to Forest Telleson to use David Sandoval as contractor to re-roof gravel roof (expired 1992)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1035 Grevelia St

P1. Other Identifier: APE Map Ref # 358-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1035 Grevelia St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5315012020

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: wood: shingles, all visible
Roof: front gable, medium
Fenestration: wood, casement, front
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1922
Assessor

*P7. Owner and Address:
Acosta, Victoria

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/18/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1035 Grevelia St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1922 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1922 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified in a 2002 survey as a potential addition to the National Register-eligible (1983) North of Mission Historic District. However, during the current study that area was evaluated as ineligible for listing in the National Register. Although the City of South Pasadena's Cultural Heritage Inventory (June 2014) lists this property with a California Historical Resources (CHR) Status Code of 5D1, the City has never designated this area as a local historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

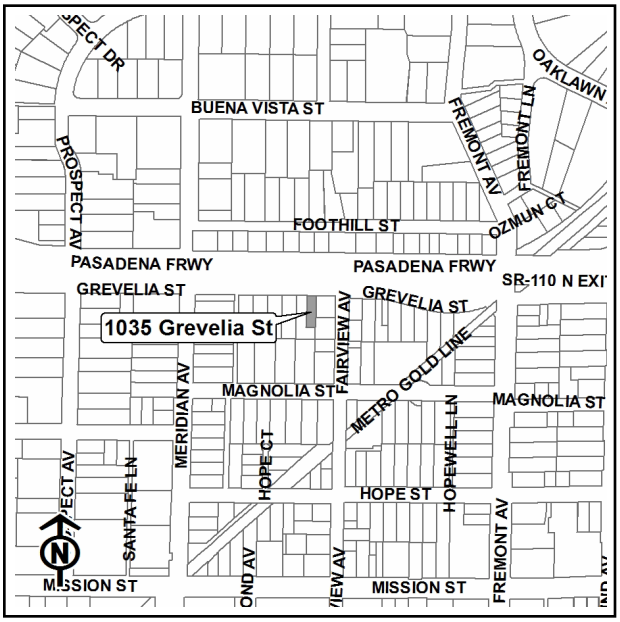
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/18/2013



(This space reserved for official comments.)

*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1035 Grevelia Street depicts a small, rectangular, single-story, wood-framed, end-gabled, single-family residential building. The building rests on a concrete slab foundation and is covered by fire-resistant roofing (likely tiles). The building has a full-width front porch on the northern street-facing façade and a small, square-shaped addition on southern, rear-facing façade. The building has a shallow street setback on a long, narrow 170-foot-by-40-foot rectangular parcel. Two small, rectangle-shaped, single-story, wood-framed automobile garages are depicted south of and behind the residence near the southeastern corner of the parcel. They are covered by fire-resistant roofing (likely tiles). No other buildings, structures, or objects are shown. The parcel faces Arroyo Seco Parkway and located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directory research indicates that the following people lived at the address during the historic-period: Mrs. Selma Klemz (1926); John (an x-ray operator in a laboratory) and Wilma St. Pierre (1930); Ernest (a carpenter) and Selma Kaiser (1937 – 1940); and Andrew and Selma Madsen (1952 – 1956).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, this altered residence dates to a minor boom period in South Pasadena, however, it is not particularly representative of that period. Under Criteria B/2, research has not found any associations with persons significant in national, state, or local history. Under Criteria C/3, although the building has some of the character-defining features of the Craftsman style it has been extensively altered and is not a representative example of that style. In addition, it is not representative of a method of construction or a property type and it does not appear to be the work of a master. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

No date permit to Martin Jennings to act as owner-builder to remove wall between living room and end of porch
1922 permit to L.A. Lehulz to use day workers to build 3 room dwelling (finalized 5/4/1922)
1935 permit issued to E.C. Kaiser to act as owner-builder to add porch (Finalized 7/15/1935)
1953 permit issued to A. Matser to use Garber Construction Co. to re-side residence (finalized 11/24/1953?)
1981 permit issued to Ed Johnson to use Biltwell to re-roof house only (finalized 12/10/1981)
2003 Declaration of Substandard conditions and order to vacate issued to Victoria Acosta due to fire damage, inadequate walls and ceilings, and stock piling (2/10/2003)

(continued):

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.

City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1020 Foothill St

P1. Other Identifier: APE Map Ref # 361-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1020 Foothill St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317009007

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hip and gable, low, narrow eaves
Fenestration: wood, double-hung multi-paned, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1938
Assessor

***P7. Owner and Address:**
Platte, Joseph A and Anna S Trs
977 Maryhurst Dr
Claremont, CA 91711

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1020 Foothill St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1938 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Earle Hugens

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1938 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1938 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

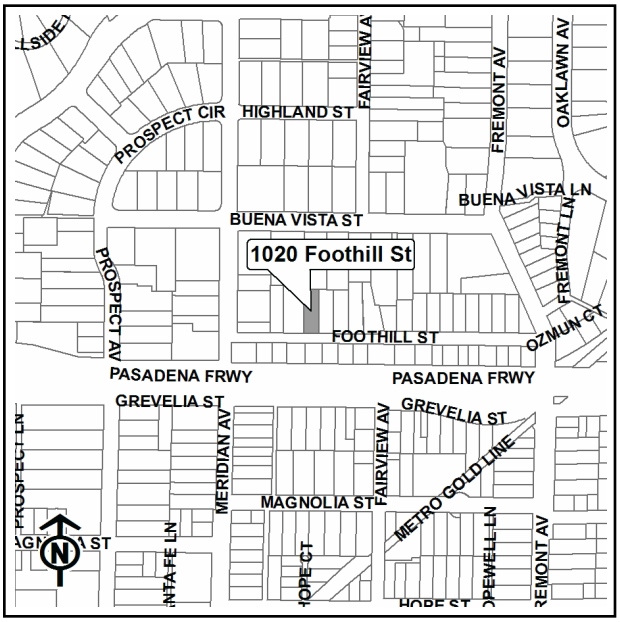
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Raymond R. (a printer) and Harriet Lanzit (1940-1962) lived at this address during the historic-period.

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1938 permit #6203 issued to R. R. Lanzit (owner) and Earle Hugens to construct a 5-room, 1-story frame and stucco residence.
1942 permit #11648 issued to Mr. Lanzit (owner/builder) to add one room to the residence.
1946 permit #14137 issued to Mr. Lanzit to use day labor for alterations to the residence (no details).
1961 permit #47978 issued to Mr. Lanzit and WIllenborg Roof to reroof the residence in red cedar.
2009 permit #24599 issued to Joe Platt (owner) and Royal Roofing to rear off and replace the roof in composition.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1034 Foothill St

P1. Other Identifier: APE Map Ref # 363-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1034 Foothill St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317009012

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, elements of
Construction: wood frame
Siding/Sheathing: wood: clapboard, All Visible
Siding/Sheathing: brick: skirting, S
Roof: gable-on-hip, medium, narrow eaves, exposed rafter tails
Fenestration: wood, fixed with double-hung end vents, front, bay
Fenestration: wood, double-hung multi-paned, front, side
Primary Entrance: front, single door
Plan: rectangular

No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1946
Assessor

*P7. Owner and Address:
Guevara, Thomas and Michelle

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1034 Foothill St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1946 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: C.M. Homes

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1946 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1946 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

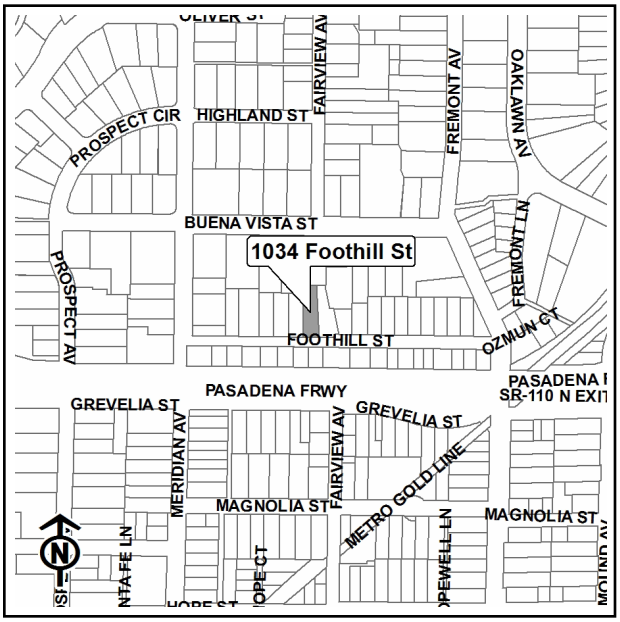
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

Property Information: City directories indicate that Albert (an electrical engineer) and Ruth Butler lived at this address between 1952 and 1975.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1945 permit #13705 issued to Clarence Bowden (owner) and CM Homes to construct a residence (no details).
1970 permit #317 issued to Albert Butler (owner) and Alhambra Roofing to reroof the residence only.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1038 Foothill St

P1. Other Identifier: APE Map Ref # 364-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1038 Foothill St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317009030

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, modest
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Roof: side gable, low
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front, single door
Other notable features: bedroom addition and living room modification
Plan: irregular
No. Stories: 1

Porches: Partial, front
Chimney: front
Property Type: residential
Retains integrity: medium, setting, location, materials, workmanship, association, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1940
Assessor

***P7. Owner and Address:**
Porras, Ernest and Patricia

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1038 Foothill St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1940 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Hawthorne Construction

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1940 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)

*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic-period: Fletcher H. (owner of a local stationary store and two-term mayor of South Pasadena) and Marilyn Swan (1952-1956); James A. (an attorney) and Mary Humphreys (1962); and Mrs. Dorothy Church (1975). Additional research was conducted for residents of five years or longer. Mr. Swan was owner of the Swan Stationary store located at 1014 Mission Avenue. Ancestry.com research provided no additional information about the Swan's and a Google search resulted in only minimal information about Swan Stationary. The Swans were long-time residents; Fletcher Swan graduated from South Pasadena High School as did his daughters, Elizabeth (class of 1967) and Molly (class of 1970). Fletcher served two terms as City Mayor and was active in Rotary Club for many years. The South Pasadena Library lists The Sally Swan Memorial Fund, but no further information was found. No further research was conducted on the other residents.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, the building does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are exceptionally significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1949 permit #19800 issued to Fletcher Swan (owner) and Hawthorne Construction to construct a 5-room residence and 2-car garage.
1956 permit #35471 issued to Fletcher Swan and Victor Mead (contractor) for an addition of a bedroom and bath and to extend the living room.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1109 Buena Vista St

P1. Other Identifier: APE Map Ref # 365-3A; Augusta Raab House

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1109 Buena Vista St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317010036

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Arts & Crafts (Craftsman)
Siding/Sheathing: wood: shingles, All Visible
Roof: side gable, medium, wide eaves, exposed rafter tails and decorative knee braces, gabled dormer
Fenestration: wood, fixed single above multi-light, front
Fenestration: wood, double-hung multi-paned, front, side
Primary Entrance: front, single door, wide side lights
Plan: rectangular
No. Stories: 1.5

Porches: Full-Width, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 03/03/14

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1907

*P7. Owner and Address:
Hoadley, Cathleen W Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/22/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 2S2

*Resource Name or #: (Assigned by recorder) 1109 Buena Vista St

B1. Historic Name: Augusta Raab House

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Arts and Crafts

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1904 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Charles Helmle b. Builder: Whetstine and Sons

*B10. Significance: Area: South Pasadena Theme: Residential Development

Period of Significance: 1904-1921 Property Type: Single Family Residence Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is eligible for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) under Criteria C as a high-style, early example of an Arts & Crafts residence. It is not eligible as a contributor to a larger national or California Register-eligible historic district.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

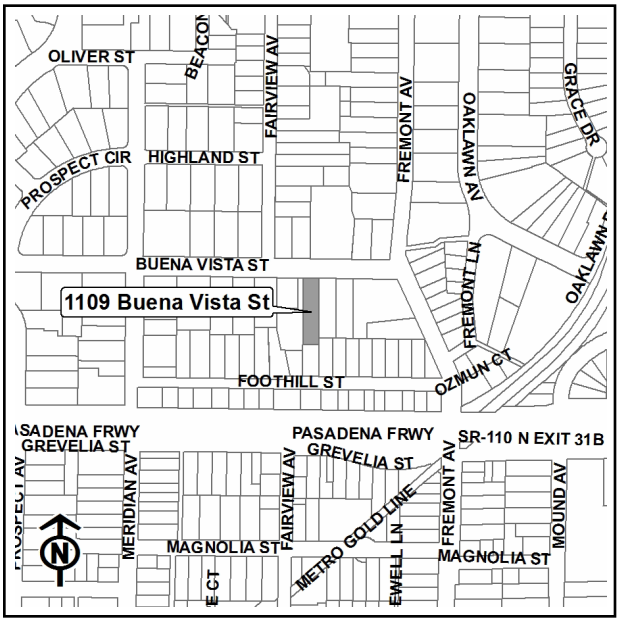
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/22/2013



(This space reserved for official comments.)

*Required Information

(continued):

The property is listed in the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a CHR Status Code of 4X (now 7N), which indicates that additional research is necessary.

Sanborn Map Research: The 1951 Sanborn map for 1109 Buena Vista Street depicts a rectangular-shaped, single-story, wood-framed, single-family residential building. The building rests on concrete perimeter foundation and is covered by a wood shingle roof. A full-width covered porch is located along the north, street-facing façade. The building is located with a moderate setback in the northern end of a rectangular 360-foot-by-150 foot parcel that contains a two-story, wood famed residence at 1109 Buena Vista Street with a single-story, wood-framed garage, and a separate single-story, wood-framed garage addressed at 1100 Foothill Street. The southern portion of the parcel narrows to 130 feet-wide at the southern end. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing large, single and multi-family residential buildings with varied street setbacks.

Property Information: The home was built in 1904 for Augusta Trapp Raab, widow of pioneer South Pasadena settler, David M. Raab. It was built on a portion of land originally purchased by Mr. Raab in 1871, that was subdivided beginning in the early 1880s. He died in 1903, and his widow continued selling off parcels of land, evidently developing the subject property for herself .

Mrs. Raab, who was born in Illinois in 1848 was a competent teacher for 17 years before her marriage (Illinois School Journal: A Monthly Magazine For Teachers, 1885). For unknown reasons, Mrs. Raab hired a native of her home state to design the subject property home. He likely had relocated to California around the turn of the twentieth century. Seeking bids for the new house, a brief description appeared in Building News and Architecture (no date):

Architect Charles F. Helmle… Is ready for figures on a two-story eight-room bungalow to be erected, on Buena Vista Street, (South Pasadena), for Mrs. Augusta Raab. It will have concrete basement, blue brick foundation, cement porch faced with blue brick; hardwood floors, beam ceilings, built-in furniture, leaded and art glass doors and windows. It will have shingled exterior and roof, and the interior finish will be Oregon pine and white enamel. Besides furnace room, the basement will contain the garage and laundry.

Helmle's father, George H. (d.1928) was a prominent architect in Springfield, Illinois; his brother also practiced architecture. Young Helmle designed a picturesque home with elaborate wood carved braces and a generous front porch for the Raab family. An article in a local newspaper described a daytime musicale at "her beautiful home" in 1904.

Helmle also designed a residence for Frank Schmitz at Oneonta Park (1909) with similar, decorative porch joinery details and a residence for John Murray (near Vernon and Vermont in Los Angeles, 1911).

In 1920, both adult daughters lived at the subject propoerty with their elderly mother. Minnie (born 1880) worked as a bank clerk; Dora (born 1891) was a private school teacher (U.S. Census 1920). After Mrs. Raab's death in 1921, the property passed to Minnie and Dora, who resided together from at least 1930-1962. City directories indicate that Minnie Raab was still living in the home in 1962 (city directories, U.S. Census). Dora may have died in 1962. Review of California passenger and crew lists from the twentieth century reveals that the family had travelled extensively to Canada, Europe, and frequently to Hawaii. Minnie Raab died in Hawaii in 1972 (Social Security Death Index).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings. This property is an early, architect-designed example of the style.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

(continued):

Significance Evaluation. Under Criterion A/1, the building is not associated with events that made a significant contribution to the broad patterns of history. Under Criterion B/2, although it is associated with the widow of David M. Raab, who was important in the history of South Pasadena, the house was constructed after his death. Under Criterion C/3, the residence embodies distinctive characteristics of the Arts & Crafts type, the turn of the twentieth century period, and possesses high artistic value in its carved wood decorative features. As a high style, early Craftsman style residence in the area it is eligible for its design qualities. Under Criterion D/4, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1929 permit #6301 issued to Minnie Raab (owner) and Whetstine and Sons (contractor) for alterations.
1941 permit #10509 issued to Minnie Raab and H. Bertch (contractor) to construct a garage.
1956 permit #36105 issued to Minnie Raab and H. Bertch (contractor) for an addition of a den and bath.
1961 permit #47899 issued to Minnie Raab (owner) and Monarch Roofing (contractor) to reroof residence.
1966 permit #450 issued to Mrs. Maria Raab (owner) and Monarch Roofing (contractor) to reroof garage.
1999 permit #3705 issued to Kelvin Keith (owner) and Biltwell Roofing (contractor) to remove and replace roofing.
2007 permit #16369 issued to Leslie Hoably (owner) and Moberm Roofing to reroof house and garage.

B12. References
Building News and Architecture, n.d.
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Duncan, Glen
2011 David M. Raab Family Homestead Landmark Nomination. Prepared for South Pasadena Cultural Heritage Commission. On file, City of South Pasadena.
George, Laura Voisin
n.d. A View to the Past: Buena Vista. Manuscript on file with City of South Pasadena Cultural Heritage Commission.
Illinois School Journal: A Monthly Magazine For Teachers 1885.
Los Angeles Herald
1903 David Raab Obituary. Los Angeles Herald, September 28, 1903.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Including South Pasadena. Updated 1951. Sanborn Map and Publishing
Social Security Death Index.
U.S. Census, South Pasadena, various dates.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 5S1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1107 Buena Vista St

P1. Other Identifier: APE Map Ref # 366-3A; David M. Raab Family Homestead

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1107 Buena Vista St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317010033

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: American Foursquare,
Architectural Style: Craftsman, elements of
Siding/Sheathing: stucco, all visible
Roof: hipped, steep, multiple rooflines, narrow eaves, exposed rafter tails, attic story
Plan: irregular
No. Stories: 2 1/2
Porches: Partial, front
Property Type: residential

Related: Garage, swimming pool
Retains integrity: high, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
circa 1875

*P7. Owner and Address:
Thiel, Bradford and Cynthia Trs

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 5S1

*Resource Name or #: (Assigned by recorder) 1107 Buena Vista St

B1. Historic Name: David M. Raab Family Homestead

B2. Common Name: Raab Home

B3. Original Use: Family farmhouse and dairy structures B4. Present Use: Single-family residence

*B5. Architectural Style: American Foursquare, Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: circa 1875 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Garage, swimming pool

B9a. Architect: Allied Arts Company (1903 expansion) b. Builder: J.D. McLeod (1903 expansion)

*B10. Significance: Area: South Pasadena Theme: Commercial Development; Residential Development

Period of Significance: 1875-1910 Property Type: Single Family Residence Applicable Criteria: A, B

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This extensively altered residence does not appear to be eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). However, it is City of South Pasadena Landmark No. 53 and is important for its associations with David Raab, one of the City's earliest pioneers.

This property is within the the Buena Vista/Prospect Addition Survey Area, which was identified in a 2002 survey report as a potential district. As part of the current study, this area was evaluated and determined not to meet the criteria for listing in the National Register or California Register. The area was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

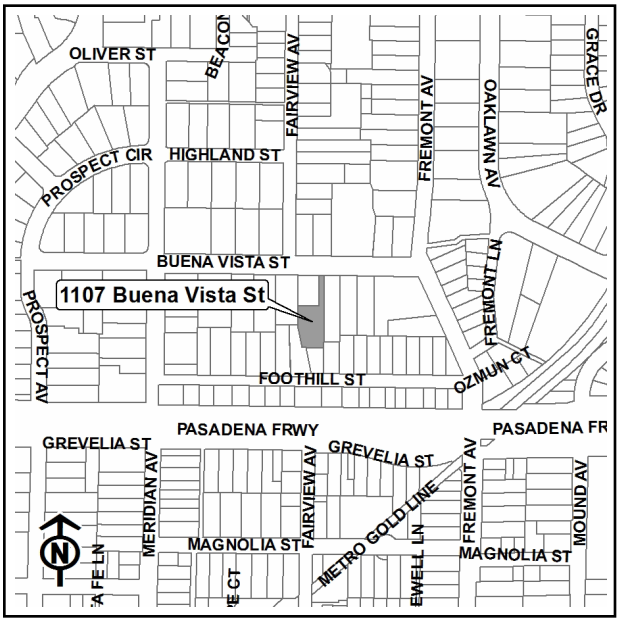
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013



(This space reserved for official comments.)

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1107 Buena Vista Street depicts a square-shaped, two-story, wood-framed, single-family residential building. The building rests on concrete slab foundation and is covered by a composition roof. A partial-width covered porch is located in the center of the north, street-facing façade. A single-story, wood-framed garage is located south of and behind the residence near Foothill Street. The building at 1107 Buena Vista Street is located west of center in the rectangular 360-foot-by-150 foot parcel that also contains a single-story, wood famed residence addressed at 1109 Buena Vista Street, and a separate single-story, wood-framed garage addressed at 1100 Foothill Street. The southern portion of the parcel narrows to 130 feet-wide at the southern end. No other buildings, structures, or objects are shown. The parcel was subdivided into five separate parcels (1105, 1107, and 1109 Buena Vista Street, and 1102 and 1106 Foothill Street) at an unknown date. Currently, the parcel is located in a built-out, mixed residential tract development containing large, single and multi-family residential buildings with varied street setbacks. The Arroyo Seco Parkway is located a block-and-a-half south.

Property Information: City directories indicate the following people lived at this address during the historic-period: Douglas (executive of an oil well supply company) and Bessie Rangeley Radford (1930-1946); James J. (physician) and Ruth Short (1952-1956); John T. (professor) and Mary Waterman (1962); and Walter W. and Angelika Perkins (1975).

Historic Context: Except as noted, the following was abstracted from the South Pasadena Landmark Nomination (Duncan 2011):
The original home was built ca. 1875 in the Folk Victorian Style, expanded in the Craftsman style in 1903, and in 1929 in the American Foursquare style. (Note: In 2011, Duncan defined the style as Spanish Eclectic, but the building possesses character defining features of the American Foursquare style.)

Its core appears to be the oldest home in South Pasadena, built for David Maxmilian Raab and Antonia Fricher Raab, natives of Prussia. David immigrated to America in 1859, and came to San Francisco in 1866 where he worked in a distillery and married his first wife, Antonia. The couple came south in 1868 and in 1871 purchased 60 acres of undeveloped land from Benjamin D. "Don Benito" Wilson and John S. Griffin. The property extended from present Buena Vista Street on the north to El Centro Street on the south, and from Fremont Avenue on the east to Meridian Avenue on the west. This was three years before the Indiana Colony was founded north and west of the Raab tract.

The first Raab residence was built on flat land at the foot of the hill, where their son Carl was born. In 1870, the census enumerator listed David (28), Antonia (30); Philip (5/12); and Mary Pitz (24), a native of Wittenburg, in the San Gabriel Township. They were apparently residing on the B.D. Wilson/Shorb Winery property (San Gabriel Winery) in then-present day Alhambra. David had been an employee when he first arrived in the area.

A few years later, David and Antonia built a grand Folk Victorian farmhouse residence on the brow of the hill where they raised grain and fruit, with grapes as the principal crop, for the Shorb Winery in present-day Alhambra. In 1880, he was listed as an "orange orchardist", and residing with Antonia, sons Philip and Carl, daughter Martha, a boarder, and a Chinese servant.

By 1883, when Antonia died, the family had three children: Philip, Carl, and Martha. The year after his wife's death, David married Augusta Trapp in Sangamon, Illinois. Daughters Wilhemina "Minnie" (born 1887) and Theodora "Dora" (1891) were born in the family home on Raab Hill on Buena Vista Street. In 1888, the Raabs transitioned into the dairy business, founding the Oak Hill Dairy, which was reportedly the first commercial establishment in South Pasadena. The business, which was located at Grevelia and Fairview, was incorporated as the Raab Creamery and Dairy in 1898. It maintained properties in El Monte, Whittier, and Orange County. Carl was Vice-President, and Philip managed the Orange County interests.

Spurred by the 1880s building boom in the area, in addition to his agricultural and dairy operations, in 1881 David began subdividing and selling off small parcels of land. Most were apparently located between present Fairview and Meridian, and between El Centro and Hope streets, the early commercial core of what would become the City of South Pasadena by 1888. The Raabs were by that time quite well-to-do, and in 1902, David took his wife and daughters to the "fatherland," noting his occupation as "farmer" on the passport application. Upon his return from Germany, David began to make extensive preparations to remodel his home, designed by the Allied Arts Company of Los Angeles, which transformed the original farmhouse into an elegant, two and one-half story, Craftsman residence. The work was nearly completed when David was kicked by a young colt he was shoeing and died in September 1903. He left his widow Augusta, two sons and one daughter by his first marriage, and two daughters by his second marriage. By that time the Raab Creamery had branches in six cities (Los Angeles Herald, September 28, 1903).

(continued):

By 1906, the widowed Augusta was noted as the President of Raab Creamery, assisted by her step-sons Carl and Philip. She built a new Craftsman-style house at 1109 Buena Vista alongside the original homestead, nearly immediately, where she resided with her grown daughters, Minnie and Dora. She also continued to sell off residential parcels in the 1887 subdivision as more and more of the dairy production shifted to other locations and new waves of settlers assured good prices for South Pasadena home sites. Augusta rented the Raab's original home at 1107 Buena Vista to prominent attorney Seward Simons in 1911 (George n.d; City Directories; U.S. Federal Census).

Simons, a native of Buffalo, New York, studied law at Cornell University and was admitted to the New York bar in 1881. He married Grace Churchyard in 1888, and was involved in numerous civic, educational, and political affairs in Buffalo, The Simons and their son, Seward C. Simons, moved to Pasadena in 1904, and the elder Simons was soon involved in a number of clubs and community groups, including the Twilight Club. From 1911 to 1921, the Simons resided in the Raab Homestead on Buena Vista Street. Establishing a law practice in Los Angeles, Simons' specialty was insurance law, which he taught at the University of Southern California (USC). He was interested in athletics, and assisted in the formation of the Southern California Intercollegiate Athletic Conference, as well as football chairman of the Tournament of Roses. Simons died in 1927, and by 1929, Douglas (executive of an oil well supply company) and Bessie Rangeley Radford (1930-1946) resided in the house.

In 1929, at the height of the popularity of the Spanish Eclectic style, The Radfords hired contractors Whetstine and Sons to remodel the house with stucco cladding. Additional stucco work and alterations were made by contractor T.R. Rafcliff in 1933. The following people were also noted as residing there: James J. (physician) and Ruth Short (1947-1956); John T. (professor) and Mary Waterman (1962); and Walter W. and Angelika Perkins (1975).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. American Foursquare was popular at the same time. These styles have their roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of American Foursquare architecture include simple box shape, two-and-a-half stories high, low-hipped roof with deep overhang, large central dormer, full-width porch with wide stairs; brick, stone, stucco, concrete block, or wood siding. Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used

Significance Evaluation. Under Criteria A/1, the residence is directly associated with South Pasadena's first settler, David M. Raab, and the first development in the area that later became South Pasadena. Raab also established the Oak Hill Dairy, the first commercial enterprise in the community and, after incorporation as the Raab Creamery and Dairy in 1898, one of the earliest commercial dairies in the region, which was significant in the development of South Pasadena and southern California. However, the residence and setting have been extensively altered and no longer convey an association with these contexts. Under Criteria B/2, the Raab Homestead was the home of South Pasadena's pioneer settler. It is associated with a productive period in the family's history and the community's development. Founding the Oak Hill Dairy in 1888, South Pasadena's first commercial business, Raab traveled to Europe in the 1890s to study dairy production and technology and introduced pasteurization to California. The Raab Creamery merged with the Los Angeles Creamery Company just prior to World War I, with Philip Raab as one of its organizers. His pioneering purchase of what was to become the heart of South Pasadena's original commercial district, now listed on the National Register of Historic Places, the land provided homes for new settlers. In addition, Raab served as a trustee of the Corporation of South Pasadena, served several terms as a school trustee, and was an honored member of the Society of Los Angeles Pioneers. Raab was the "founding father" of South Pasadena, and the founder of the family enterprises that continued to play a critical role in the commercial and residential development of South Pasadena and the region for over a quarter century. While Raab is certainly a significant figure in history, the residence and setting have been so extensively altered that the property does not convey these associations. Under Criteria C/3, the home has been extensively altered and no longer retains its integrity of type, period, or method of construction to its period of significance (1875-1910), when owned by the Raab family. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area.

(continued):

B6. Construction History

The original two-story cross-gabled Folk Victorian farmhouse was constructed ca. 1875. It was remodeled by Allied Arts Company of Los Angeles in the Craftsman style in 1903. That residence had horizontal board siding on the first floor and shingles on the second. A wide flat-roofed porch, supported by large square columns, was located on the primary south facade, with a loggia supported by square posts on the west elevation. Oriental flared dormers on the hipped roof were located on each elevation. The upper story featured ribbon windows with four vertical lights over one large light, and 1/1-light double-hung windows on the lower story. In the 1929 remodel in the what appears to be the American Foursquare style, the entire building was clad in stucco, the porch altered and loggia removed, and a small room added to the second story south façade. A garage was added in 1947; and alterations and a bath in 1948. The roof was re-roofed with composition shingles in the 1990s.

1929 permit #6347 issued to D. R. Radford (owner) and Whetstine and Sons (contractor) (no details).
1933 permit #1252 issued to Mr. Radford (owner) and TR Ratliff for stucco and alterations.
1947 permit #15709 issued to Dr. Short (owner) to use day labor to construct a 2-car garage and storage.
1948 permit #19213 issued to Dr. Short (owner) and Emmet Vanson (contractor) for alterations and a bathroom addition.
1964 permit #55677 issued to Walter Perkins (owner) and Anthony Pools (contractor) to install a swimming pool.
1998 permit #1471 issued to Brad Yhiel (owner) and SoPas Roofing (contractor) to reroof.

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Duncan, Glen
2011 David M. Raab Family Homestead Landmark Nomination. Prepared for South Pasadena Cultural Heritage Commission. On file, City of South Pasadena.
George, Laura Voisin
n.d. A View to the Past: Buena Vista. Manuscript on file with City of South Pasadena Cultural Heritage Commission.
Los Angeles Herald
1903 David Raab Obituary. Los Angeles Herald, September 28, 1903. PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Including South Pasadena. Updated 1951. Sanborn Map and Publishing.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1105 Buena Vista St

P1. Other Identifier: APE Map Ref # 367-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1105 Buena Vista St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317010032

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Siding/Sheathing: stucco, N
Roof: hipped, low
Fenestration: aluminum, horizontal sliding, front, arranged in ribbons
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 03/03/14

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1958
Assessor

*P7. Owner and Address:
Thiel, Bradford and Cynthia Tr
1107 Buena Vista St
South Pasadena, CA 91030

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/27/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1105 Buena Vista St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1958 (See Continuation Sheet)

*B7. Moved? ___ No X Yes ___ Unknown Date: 1960 Original Location: 245 W. California or 181 S. Lake

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1958 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1958 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

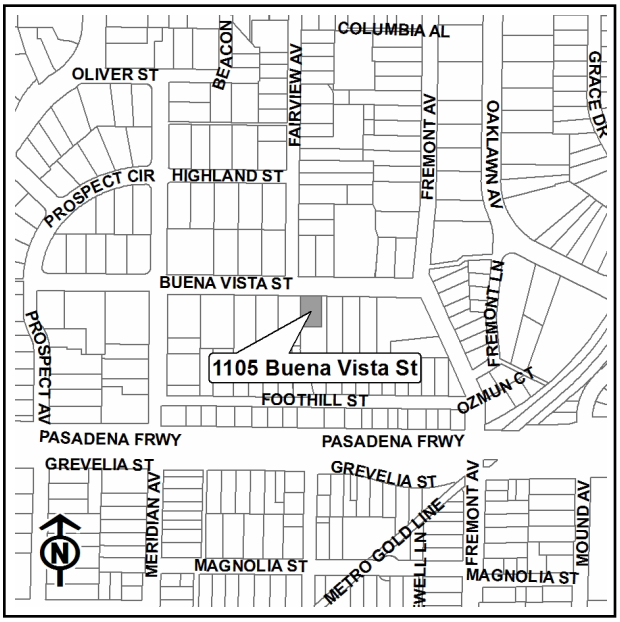
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 12/27/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Philip (a purchasing coordinator) and Dolores Hohmann lived at this address, starting in 1962 and continuing into the modern period.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a good representative example of its architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1960 permit #44086 issued to P.F. Hoffman (owner) and CH Basore Company (contractor) to move the house from 245 West California in Pasadena (a letter dated 6/17/60 that the house was moved from 181 South Lake in Pasadena).
1960 permit #44112 issued to Phillip Hohman (owner) to pour a foundation for the relocation of the house and garage.
1963 permit #44213 issued to Mr. Hohman (owner) to add a patio and breezeway.
1963 permit #51360 issued to Charles Laskamp (owner) to pave the parkway and erect a roof over the existing front porch.
1963 permit issued to Mr. Laskamp to install or replace driveway.
1984 permit #239 issued to Julia Cramer (owner) and Steve Szasz (contractor) to reroof.
1991 permit issued to Elsa Almaraz (owner) to construct patio and block wall and planters at back of the property.
2003 permit #10852 issued to Brad Tiel (owner) and Steve Welch (contractor) to reroof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1037 Buena Vista St

P1. Other Identifier: APE Map Ref # 368-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1037 Buena Vista St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317009014

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Colonial Revival, elements of
Siding/Sheathing: wood: shingles, N
Roof: side gable, steep, multiple rooflines
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front, side lights
Plan: irregular
No. Stories: 2
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 03/03/14

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1949
Assessor

*P7. Owner and Address:
D Oro, Frank J and Linda S

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/22/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1037 Buena Vista St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1949 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1949 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1949 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

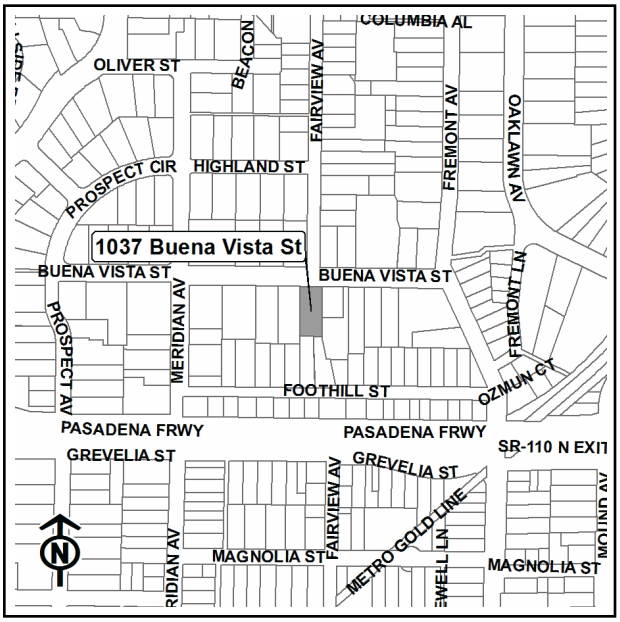
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/22/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that Clare (a Vice President of Vard, Inc. of Pasadena) and Marie Mason lived at this address between 1952-1962.

Architectural Context: The Colonial Revival style is typically characterized by an accentuated front door often with a decorative pediment supported by pilasters or slender columns, fanlights or sidelights, a symmetrical façade, and multi-pane, double-hung windows frequently in pairs. In this revival style, little attempt is made to precisely copy Colonial prototypes, but to use free adaptations of Colonial door surrounds, colonnaded entry porches, and detailed cornices. The style has been continuously popular, but never dominant (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the building does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a nice example of its style, period, and method of construction, but is not the work of a master nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1948 permit #17144 issued to C. A. Mason (owner) to use day labor to construct a 7-room shingled dwelling.
1963 permit #52610 issued to Clare Mason to reroof with light shingles over existing wood shingles.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1033 Buena Vista St

P1. Other Identifier: APE Map Ref # 369-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1033 Buena Vista St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317009028

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: wood: clapboard, All Visible
Roof: side gable, medium, narrow eaves
Fenestration: wood, double-hung multi-paned, front, decorative shutters
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1950
Permit

*P7. Owner and Address:
Esperanza Charities Inc
1000 S Fremont Ave
Alhambra, CA 91803

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 12/27/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1033 Buena Vista St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1950 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1950 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1950 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

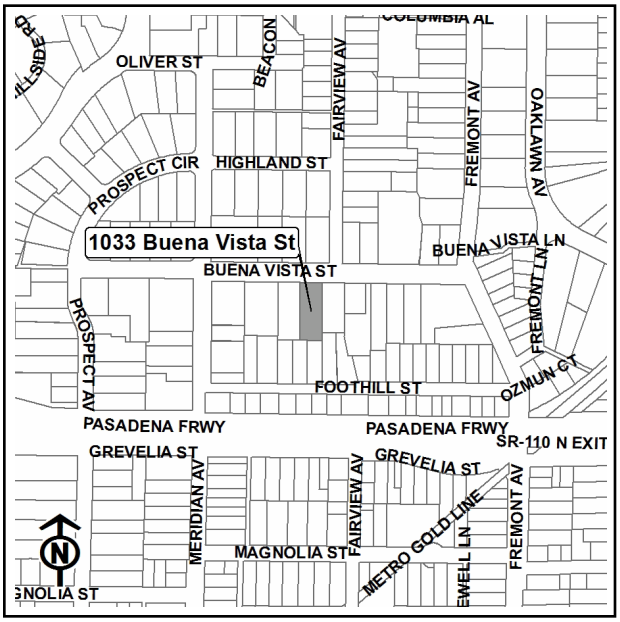
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 12/27/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic-period: Ralph R. (manager of a construction company) and Ethyl Carhart (1952-1956); Julian O. (a secretary-treasurer) and Beatrice Douglas (1962); and Michael P. (a dean) and Brenda Germano.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a nice example of the typical California Ranch style home, but is not the work of a master, nor does it possess high artistic values. . Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
1950 permit issued to R. R. Carhart (owner/builder) for a six-room single-family dwelling.
1958 permit issued to J. B. Douglas (owner) to enclose porch and add fireplace.
1965 permit issued to Hugh McCalligan (owner) for a water heater.

B12 References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 1023 Buena Vista St

P1. Other Identifier: APE Map Ref # 370-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1023 Buena Vista St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317009029

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: hipped, low, wide eaves
Fenestration: metal, fixed with casement end vents, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1948
Assessor

*P7. Owner and Address:
Madigan, Terrance O

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/14/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1023 Buena Vista St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1948 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: C. C. Boening

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1948 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1948 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

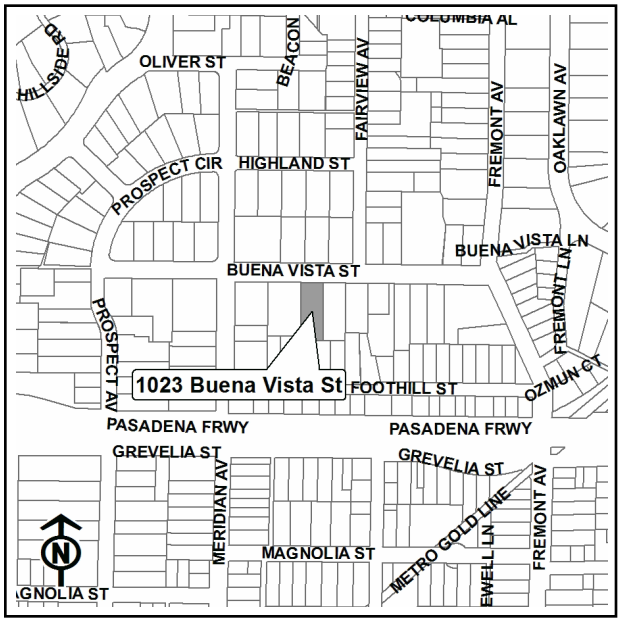
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/14/2013

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

Property Information: City directories indicate that Barnett and Avis Atkinson, starting in 1952, lived at this address during the historic-period.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, although retaining integrity, this is a typical example of a Ranch style home of its era, not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1948 permit #18240 issued to Barnett Atkinson (owner) and CC Boening (contractor) to construct a 6-room residence and 2-car garage.
1967 permit #47905 issued to I.W. Bull, Jr. (owner) and Anthony Pools (contractor) for a swimming pool.
1972 permit #3887 issued to Robert Gray (owner/builder) to construct a storage and rec room.
1977 permit #837 issued to Robert Gray and Acorn Roofing (contractor) to install asphalt shingles over existing wood
1999 permit issued to Eve Madigan (owner) and Mike Grover (contractor) for foundation bolting.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1030 Buena Vista St

P1. Other Identifier: APE Map Ref # 371-3A; Blanche Home

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1030 Buena Vista St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317008001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Colonial Revival
Siding/Sheathing: wood: clapboard, All Visible
Roof: side gable, medium, multiple rooflines, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front
Other notable features: cobblestone retaining wall
Plan: irregular
No. Stories: 2
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** ___Building ___Structure ___Object ___Site ___District ___Element of District ___Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1936
Assessor

***P7. Owner and Address:**
Ellison, Edward M

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___None ___Location Map ___Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___Archeological Record ___District Record ___Linear Feature Record ___Milling Station Record
___Rock Art Record ___Artifact Record ___Photograph Record ___Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 2S2

*Resource Name or #: (Assigned by recorder) 1030 Buena Vista St

B1. Historic Name: Eugene and Margaret Blanche Home

B2. Common Name: Blanche Residence

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1936 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Horace Andrews

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1936 Property Type: Single Family Residence Applicable Criteria: A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1936 residence is individually eligible for listing in the National Register of Historic Places (National Register) and is a historical resource pursuant to the California Environmental Quality Act (CEQA).

It was listed by the City of South Pasadena as a contributor to the Buena Vista/Prospect Addition Historic District, identified in 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). According to information provided by the City, this district has not been designated. As part of the current study, this area was evaluated as a district and was determined not to meet the criteria for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

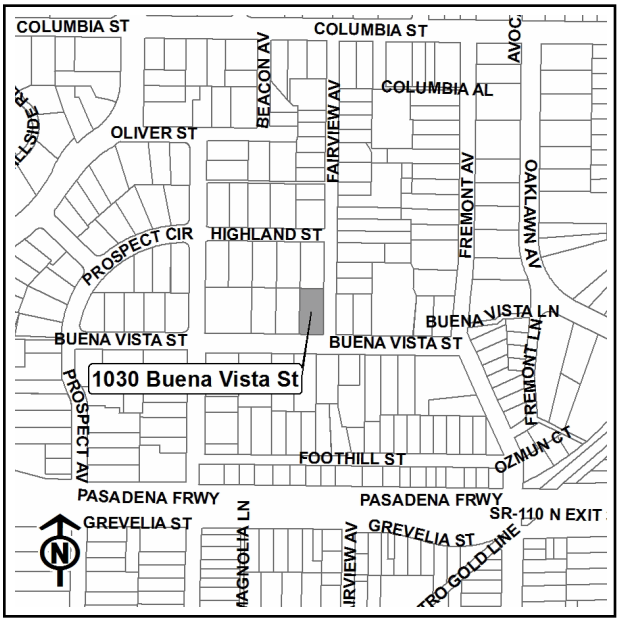
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: This residence was constructed in 1936 and occupied by three generations of the Blanche family for over 40 years. City directory research indicates that the original owners and until at least 1946 were Eugene H. and Margaret Blanche. In 1946, Dr. Donald W. Blanche was listed at this address and later, in 1952, his daughter Barbara Blanche was the occupant. Ancestry.com indicates that Eugene Hornby Blanche, born in 1895 in Pennsylvania, made his living as an attorney. Eugene, with his wife Margaret, born 1899, lived in Glendale at the time of the 1930 Census. By 1940, the couple had moved to the Buena Vista home with their two young children and a maid. The home was valued at $15,000 at this time. Eugene died in 1940, and by 1946, his son Dr. Donald Blanche, with his wife Anna and their two young children, were owners of the property. Donald, born in 1906 and Anna, born in 1908, had a daughter, Barbara (born 1931) and a son, Phillip. Barbara is listed in the City Directories between the years of 1952 and 1975 as occupant of the house. Donald died in 1977 but does not appear to reside at this address with Barbara while she was owner.

Architectural Context: The Colonial Revival style refers to the rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard, based upon the English and Early American Georgian and Adam styles. The style is typically characterized by a central balanced and accentuated front door, often with a decorative pediment supported by pilasters or slender columns, fanlights or sidelights. The facade is symmetrical, with the door flanked by rectangular multi-pane, double-hung windows frequently in adjacent pairs. Roofs are usually side-gabled, but can also be hipped or gambreled. The style was used in one- two-, and three-story homes, and has been continuously popular, but never dominant in southern California (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criteria A/1, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criteria B/2, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criteria C/3, this is a clear example of the Colonial Revival style; although not the work of a known master, it embodies the distinctive characteristics of the type, period, and method of construction remarkably. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is eligible for listing in the National Register and California Registers. It is a historical resource pursuant to CEQA. There is no National Register or California Register historic district potential in the immediate area. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1936 permit #2847 issued to Eugene Blanche (owner) and Horace Andrews (contractor) to construct an 8-room house and double garage.
2003 permit #9680 issued to Greg and Diane Evans (owners) and Robert Comstock (contractor) to construct/complete a pool.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1100 Buena Vista St

P1. Other Identifier: APE Map Ref # 372-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1100 Buena Vista St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317011002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Tudor Revival, modest
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: brick: skirting, S
Roof: cross-gable, steep, narrow eaves
Fenestration: wood, casement multi-paned, front
Fenestration: wood, fixed multi-paned, front, arranged in trios
Primary Entrance: front
Plan: irregular
No. Stories: 1

Porches: Partial, front
Chimney: side
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 03/03/14

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1940
Assessor

***P7. Owner and Address:**
Oleary, Robert J and Eileen M

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/22/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1100 Buena Vista St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1940 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: William Corlett

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1940 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

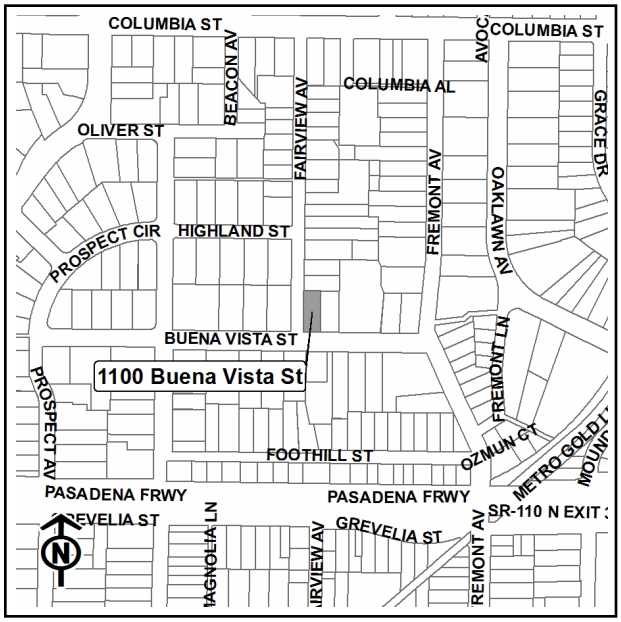
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/22/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic-period: Arthur and Teresa Dolan (1943); Mrs. Adan P. (widow of J.D.) Walker (1952-1956); John (a real estate agent) and Eugenia Stewart (1962); R.F. Rivet (1975).

Architectural Context. The Tudor Revival style is typically characterized by: steeply-pitched roof, usually cross-gabled; narrow eaves; decorative half-timbering; tall, narrow windows often multi-paned and in groups; and massive chimney usually crowned with decorative chimney pots (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the building does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a good example of the Tudor Revival style, but is not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1940 permit #8835 issued to Arthur Dolan (owner) and William Corlett (builder) to erect a 7-room single family residence.
1974 permit issued to Ralph Rivet (owner) and Willenborg Roofing (contractor) to remove and replace a section.
1988 permit # 51497 issued to Ralph Rivet (owner) and JL Shipley Roofing Company (contractor) to remove shakes from garage, front and rear of house and replace with medium shake.
2006 permit #15217 issued to Mr. O'Leary and Reynolds Roofing (contractor) to install composition shingles.
2012 permit #26286 issued to Robert O'Leary and Greg Frame Construction (contractor) to remodel kitchen and bath and enclose the covered patio.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1106 Buena Vista St

P1. Other Identifier: APE Map Ref # 373-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1106 Buena Vista St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317011001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: wood: shingles, All Visible
Roof: side gable, medium, narrow eaves
Roof: front gable, medium, narrow eaves
Fenestration: wood, fixed multi-paned, front
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front, single door
Plan: irregular

No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP03

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1940
Assessor

***P7. Owner and Address:**
Kemp, Michael E Co Tr

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1106 Buena Vista St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1940 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Howard Allen

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1940 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

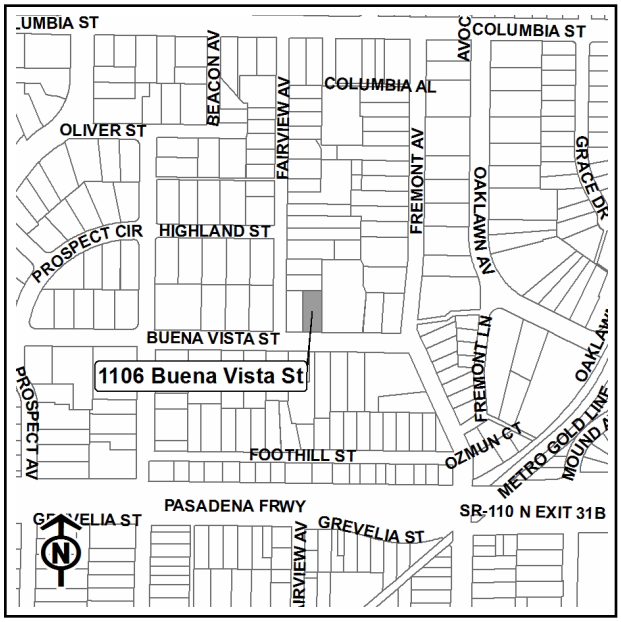
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic-period: Howard W. (worked at Southern California Edison) and Ruth Hayes (nurse supervisor; 1943-1952) and Lawrence C. (architect) and Jane Test (1956-1962).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, the building does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a California Ranch style home of its era, but is not the work of a master, nor does it possess high artistic values. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
1940 permit issued to Howard W. Hayes (owner) to erect a five-room, one-story, frame and stucco dwelling. Contractor is Howard Allen.
1947 permit issued to Howard Hayes for a barbeque and 10 foot chimney.
1961 permit issued to Lawrence Test (owner) to reroof residence and garage with cedar shingles.
1982 permit issued to reroof.
2003 permit issued for voluntary seismic retrofit.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 3CS
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 1120 Buena Vista St

P1. Other Identifier: APE Map Ref # 374-3A; Knox-Merwin-Gates-Porter House

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1120 Buena Vista St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317011026

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Folk Victorian, elements of
Architectural Style: Craftsman, elements of
Siding/Sheathing: wood: shiplap, S
Roof: cross-gable, medium, multiple rooflines
Fenestration: wood, double-hung, front
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 2

Porches: One Story, front
Property Type: residential
Related: Curving driveway and stone retaining wall which was once shared with Carroll Gates 1911 house to the east.
Retains integrity: medium, setting, location, materials, workmanship, association, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1878

***P7. Owner and Address:**
Clausen, David and Pamela

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 3CS

*Resource Name or #: (Assigned by recorder) 1120 Buena Vista St

B1. Historic Name: Knox-Merwin-Gates-Porter House; "Miraflores"

B2. Common Name: Porter Home

B3. Original Use: Single-family residence B4. Present Use: Single-famiy residence

*B5. Architectural Style: Folk Victorian, Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1878 (Resolution No. 6620, City of South Pasadena Landmark No. 42 Nomination, 2000) See Continuation Sheet

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Curving driveway and stone retaining wall which was once shared with Carroll Gates 1911 house to the east.

B9a. Architect: G. Lawrence Stimson (1915 remodel) b. Builder: Unknown

*B10. Significance: Area: South Pasadena Theme: Associated with prominent people; Early community development; Residential Architecture

Period of Significance: 1878-1968 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places (National Register), but does meet the criteria for listing in the California Register of Historical Resources (California Register) at the local level of significance under Criteria 1 and 2. It is also a designated City Landmark and is a historical resource pursuant to the California Environmental Quality Act (CEQA).

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

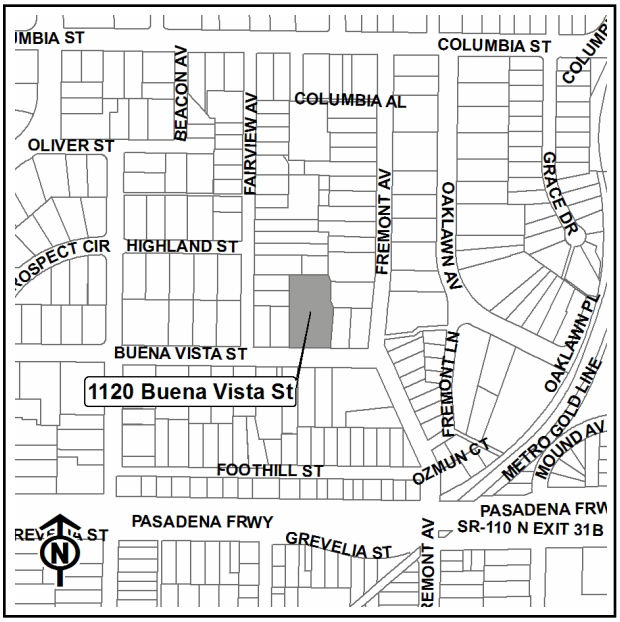
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Judith Marvin

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 1120 South Buena Vista Lane depicts an irregular-shaped, one-and-two-story, wood-framed, single-family residential building. The building rests on a concrete slab foundation and is covered by a composition roof. The building has a central, two-story portion that connects an L-shaped wing on the west façade, a rectangular wing on the east façade, and a narrow, rectangular wing on the north façade with a narrow, rectangular wing attached a the northwest corner. A partial-width, verandah is located on the right-hand side of the south façade and warps around to the left hand side of the east façade. A partial-width patio is located on the left hand side of the north façade. The building has a deep street set back and is shown part of a larger, intact parcel addressed at this residence. This larger parcel contains 12 other buildings: six residential buildings, five automobile garages, and a workshop irregularly placed on an approximately 5-acre parcel. A water tower and hydrant are shown at the centrally located in northern end of the open, undivided parcel. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing various-sized, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directories indicate the following people lived at this address during the historic-period: A check of the City Directories between 1926 and 1975 indicate that his property was vacant in 1926. By 1930, Donald C. and Maud Porter live at this address until before 1952, at which time Andrew O. (son of Donald C.) and Louise Porter are residents. Donald and his family resided at this property until at least 1962. Both Donald and Andrew Porter work as attorneys. Research in Ancestry.com indicates that Don Carlos Porter was born in 1872 in Indiana and had moved to an unspecified address in South Pasadena by 1910 and married Maud ; they have a young son, Andrew. Research on the Porter family finds that Donald and Maude as well as his mother Anna continue to live in town; by 1930 the family was living at the Buena Vista Street home. Don Carlos is an attorney; the family has three servants who work for them while they live at this residence, at least after 1946. By 1940, only Don Carlos is listed at this address; Anna and Andrew are not. By 1952, according to the City Directory, Andrew has returned to this home with his wife Louis, as owners of the property for at least the next ten years. Andrew, also an attorney, died in 1963. By 1975, Daniel M. Evans was occupant; no additional research was conducted on Mr. Evans.

Historic Context: Except as noted, the following was abstracted from the Landmark Nomination for the Knox-Merwin-Porter House and Laura George's History of Buena Vista Street.

In 1873, Aldrew Oliphant (A.O.) Porter, his wife Anna (Green), his brother-in-law Perry M. Green, and their families headed to California where they joined a group of Indiana farmers attempting to form a colony to be known as the Indiana Colony of California. Many of the original members were bankrupted in the Panic of 1873, and those already in California reorganized under the name of the San Gabriel Orange Grove Association, paying $25,000 for 4,000 acres of land on the San Pasqual Rancho. In April 1875, the Association selected the name Pasadena, meaning "Crown of the Valley," in the Chippewa language, for its community.

Pasadena was incorporated in 1886, adopting a local ordinance forbidding saloons. South Pasadena, which had refused to join in incorporation in order to avoid city taxes, now attracted saloons as county territory, and incorporated as the City of South Pasadena in February 1888 to outlaw drinking establishments in their town as well. Six men had won the drawing by lot of the Orange Grove Association in what was to become South Pasadena: A.O. Porter, P.M. Green, B.S. Eaton, Calvin Fletcher, W.J. Barcus, and Ward Leavitt. A prosperous community of homes and farms, served by a reservoir and irrigation system, soon developed in both towns.

In 1875 the San Gabriel Orange Grove Association sold 50-plus acres with "improvements" to A.O. Porter and Perry M. Green, and the following year Porter sold his share to Green. In 1878 the Buena Vista Street property was purchased by Dr. Eliza A. Knox, wife of Matthew M. Knox, an oil producer from Pennsylvania. Eliza suffered from "lung disease" (probably tuberculosis), and in the mid-1870s the family moved to California, purchasing seven acres from P.M. Green. Dr. Knox, a pioneering female doctor in Southern California, set up practice in the home, but by 1880 the family was residing on Spring Street in Los Angeles and the South Pasadena home was rented to a succession of Methodist ministers. After Matthew Knox died in 1882, Eliza Knox remained for a few years in Los Angeles, taking in boarders.

Under the aegis of Dr. Knox, the Buena Vista Street residence functioned as a Methodist parsonage for many years, and it was during this period that the Reverend R.W.C. Farnsworth resided in the home. The Reverend Farnsworth, author of Southern California Paradise and editor of religious magazines, was a prominent resident of South Pasadena at this time.

In 1886 the Reverend Alexander Moss Merwin purchased the home, renaming it "Miraflores," Spanish for "look at the flowers." Merwin, born in Connecticut, was raised in New York City and attended Williams College and Princeton Theological Seminary. In 1866, he and his wife Elizabeth Burnham Merwin began 19 years of Presbyterian missionary service in Chile, where their two children were born. In 1885 they returned to the United States, living in Florida and Santa Barbara before settling in South Pasadena, where he served the Presbyterian Church and was superintendent of the Spanish Missions in Southern California. In addition, Merwin aided in establishing the South Pasadena Library and was a member of the Beacon Literary Society, which often met in his home.

(continued):

By 1900, the Merwin household consisted of Merwin, wife Elizabeth, daughter Mary, son William, two boarders, a cook and two gardeners. The original Knox home was obviously too small for nine residents, so it appears likely that the present parlor, dining room, and bay, as well as the second story rooms, were added to the original Knox residence sometime in the 1880s or 1890s.

Merwin was a close friend of the architect Greene brothers, Charles Sumner and Henry Mather Greene, and brought them many wealthy clients through the Twilight Club, founded in 1895, of which Merwin was the first president. The Reverend Merwin died in 1905, just before his new home, designed by Greene & Greene, was completed. His funeral was attended by hundreds of friends from areas as far away as San Bernardino, Azusa, Glendora, Los Angeles, and San Diego, with the places of honor given to the "representatives from the Spanish people among whom he had worked." The Greene & Greene house at 267 State Street was inherited by his widow Elizabeth Merwin, son William and daughter Mary, the only two of their five children who survived to adulthood.

After passing through the brief ownerships of Margaret H. Stuart and George H. Barker, the Buena Vista Street home was purchased by Egbert James Gates and his wife Dorothy. Born in San Jose in 1869, Egbert studied medicine at the University of California, Berkeley. After graduation in 1893, however, he became involved with mining and cattle enterprises in Mexico and Arizona for the next ten years. Married in 1902 to Dorothy Stiles, he relocated to New York City in 1904, returning to California in 1909 to purchase "Miraflores" and enter the real estate business.

One of the famed Gates brothers, whose brother Carroll owned the Gates Hotel in Los Angeles, Egbert served as a California State Assemblyman from 1913 to 1915 and as California State Senator from 1917 until his death in 1923. In 1915, Gates hired prominent architect G. Lawrence Stimson to remodel and make additions to the house and property. Following the Craftsman design, an attractive landscape plan, including arroyo-stone embankments, gave the property a 20th century facelift; shingles were placed on top of the original exterior siding, a new large living room with an Ernest Batchelder fireplace (ceramic art tile) was added; and an outdoor cooking and entertaining area, framed by a pergola, was built on the west elevation of the house. A portion of the property, fronting on Fremont Avenue and the new Oaklawn development, was sold to Egbert's brother, who built his home on the property in 1911.

G. Lawrence Stimson was a prominent Pasadena architect who, in partnership with his father George Woodbury Stimson, was a partner in the Stimson Company, the real estate and construction firm founded by the father. The younger Stimson became the architect for all the Pasadena area houses of the business, designing and constructing over 1,000 homes in Los Angeles alone, before the elder Stimson retired. By 1910, the firm had become known as the G. Lawrence Stimson Company, with the son becoming president and chief architect. He designed homes in many styles: Mission Revival, Craftsman, Italian Renaissance, and Spanish Colonial Revival, among others, all exhibiting careful detailing and a balanced repose. He worked easily with his wealthy clients and designed numerous houses in the area, the best known of which was the Wrigley Mansion, built for his father in 1914, but purchased by William Wrigley shortly thereafter. It later became the headquarters for the Tournament of Roses (Gregory 2012).

After Egbert's death in 1923, his estate was inherited by his widow Dorothy and children, who sold the property to Maude Whitlock in 1927. A single woman, Maude was the sister of Lura Porter, first wife of Don Carlos Porter. Don Carlos, who moved with his father A.O. Porter and family to California at the age of two, was raised in the family home in South Pasadena, facing up Orange Grove and oriented towards Columbia Street (a landmark later moved to 215 Orange Grove Avenue). He attended U.S.C., leaving before graduation, then served as a teller at his uncle Perry M. Green's First National Bank of Pasadena for a few years before entering the office of A.R. Metecalfe in Pasadena to study law. He was admitted to the California Bar three years later and served from 1897 to 1902 as City Attorney for South Pasadena. He then formed a partnership with Charles T. Sutton, which became one of the oldest law firms in Los Angeles. In addition, he was a director of the Pasadena Land and Water Co., a trustee of the First Methodist Church, and was active in the Pasadena Pioneer Association and Pasadena Historical Society.

Don Carlos and Lura, married in 1902, had one son, Andrew O. Porter II, born in 1907. In 1931, several years after the death of his first wife, Don Carlos married his sister-in-law Maude Whitlock, and he and his son moved into the house at 1120 Buena Vista.

A.O. Porter II, the third generation of South Pasadena Porters, lived here during much of his distinguished public career. After graduation from local schools he attended Stanford University, then Harvard Law School, and practiced with his father for ten years. He was elected to the South Pasadena City Council in 1938, and appointed mayor two years later. He served in the Navy during World War II, returning to South Pasadena to serve as Deputy County Counsel for 12 years. He married Louise Stone, and the couple raised three sons in the home.
Don Porter died in 1959, and his widow Maude, her step-son Andrew and his wife Louise continued to reside in the home. Andrew died in 1963, and Maude lived in the home until her death in 1968, when it was willed to Elizabeth Housten, her nurse at the time of her death.

(continued):

In 1970 the house was sold to Caltrans, who rented it out and fell into disrepair, until it was purchased by Pamela and David Clausen in 1997. The Clausens repaired and restored the residence, following the Secretary of the Interiorior's Standards for Repair and Restoration.

Significance Evaluation. Under Criteria A, the home is one of the oldest residences in South Pasadena, and, with its prominent occupants, has played a vital role in the city's history and legacy for over 135 years, beginning before its incorporation in 1888. Many of the important early day events, meetings, and celebrations were held in the home. Under Criterion B, the house is associated with several persons important in the history of South Pasadena: Dr. Eliza Knox, the Reverend R.N.C. Farnsworth, the Reverend Alexander Moss Merwin, Assemblyman and Senator Egbert Gates, prominent attorney Don Carlos Porter, and South Pasadena Mayor A.O. Porter II (see above). Under Criterion C, the exterior restoration in the 1990s, while a marked improvement, is not an exact restoration to any of its periods of significance, but an amalgam of the best of each. Therefore, it does not rise to the level of integrity necessary for listing in the National Register. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area.

Although the Knox-Merwin-Porter House has sustained too many alterations to be eligible for listing in the National Register, it appears eligible for listing on the California Register under Criteria 1 and 2 for its associations with early residential development and important people in local history.

B6. Construction History
The Knox-Merwin-Gates-Porter home was built in 1878 as a simple one-story Folk-Victorian residence with an L-shaped mass and a cross-gable roof. The home featured a shed-roofed porch supported by wood posts on the primary façade and side elevations. The walls were clad in horizontal board siding, and fenestration consisted of 6/6-light frame sash, double-hung. Primary entry was via a central doorway from the front porch. The present living room (parlor) and dining room, bedroom in the bay, as well as two second-story bedrooms were added by Clergyman Alexander Moss Merwin in the late 1880s or early 1890s. In 1915, Egbert J. Gates hired renowned Pasadena architect G. Lawrence Stimson to design an addition and remodel the original home in the Craftsman style at a cost of $1,200. At this time the original shiplap siding was covered with wood shakes, the wrap-around porch replaced with a trellised porch with decorative rafter tails, and the entry stairways on the south and east constructed of concrete with mortared stone sidewalls. The only other building permits issued over the ensuing years were for heating and electrical systems. The home was purchased by Caltrans in 1970 and fell into a deteriorated condition. Beginning in 1997, the present owners removed the wood shakes on the exterior façade and side elevations and restored the house to its 1890's appearance following the Secretary of the Interior's Standards.

B12 References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
2000 Resolution No. 6620 of the City Council of South Pasadena Designating 1120 Buena Vista Street (The Knox-Merwin-Porter House) as an Official South Pasadena Historic Landmark (Landmark No. 42). On file, City of South Pasadena.
Gregory, Tim
2012 "The G. Lawrence Stimson Company." The Building Biographer, Pasadena, California.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.
Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Including South Pasadena. Updated 1951. Sanborn Map and Publishing

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 414 Fairview Ave

P1. Other Identifier: APE Map Ref # 375-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 414 Fairview Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317011003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, elements of
Construction: wood frame
Siding/Sheathing: wood: clapboard, All Visible
Siding/Sheathing: vertical boards, All Visible
Roof: side gable, medium, narrow eaves, wood shake
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, side lights
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1936
Assessor

*P7. Owner and Address:
Siev, Robert and Beatrice Trs

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 414 Fairview Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1936 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: L. G. South

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1936 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1936 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

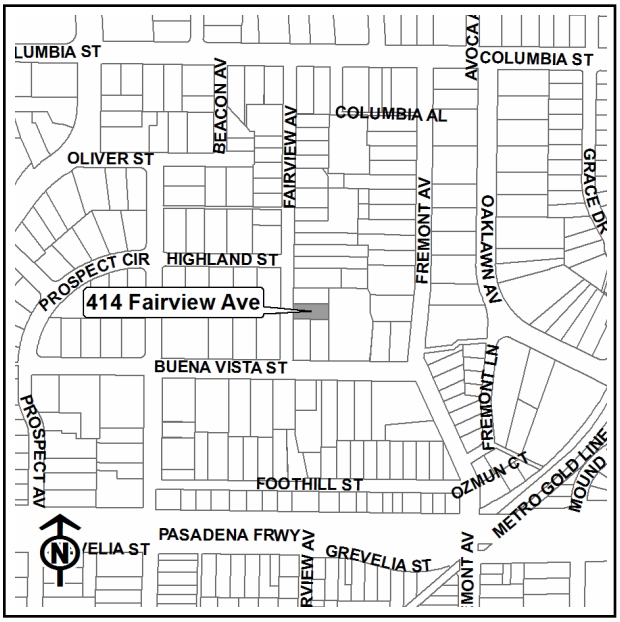
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Mrs. George S. Crocker (1938); Ms. Edith Hardison (1943-1952); Stephen (an investor) and Mary Turner (1962); and Robert, an engineer, and Beatrice Siev (1975).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, the building does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area .

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1936 permit issued to Ray P. Crocker to use L.G. South to construct new residence (finalized 9/16/1936)
1937 permit issued to Hosepine? Crocker to erect double garage using day labor (finalized 12/1/1937)
1958 permit issued to R. Rierdan to use R. B. Perry and Associates to build Cabana in rear yard along with a swimming pool (finalized 1/27/1958)
1958 permit issued to R. Rierdan to use R.B. Perry and Associates to construct swimming pool in backyard (finalized 5/20/1958)
1970 permit to Mrs. Sier to use Willenborg Roof. Co. to recover house and garage (finalized 9/24/1970)
1980 permit issued to Beatrice Sier to act as owner-builder to re-roof (finalized 10/6/1980)

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 408 Fairview Ave

P1. Other Identifier: APE Map Ref # 376-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 408 Fairview Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317011012

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of
Siding/Sheathing: wood: shingles, W
Roof: cross-gable, low, narrow eaves
Fenestration: wood, casement multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 2
Porches: Missing, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1897
Assessor

*P7. Owner and Address:
Harris, Lori D

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 408 Fairview Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family resdience B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1897 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Fred Bissell

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1897 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence is not individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), and is not a historical resource pursuant to the California Environmental Quality Act (CEQA). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

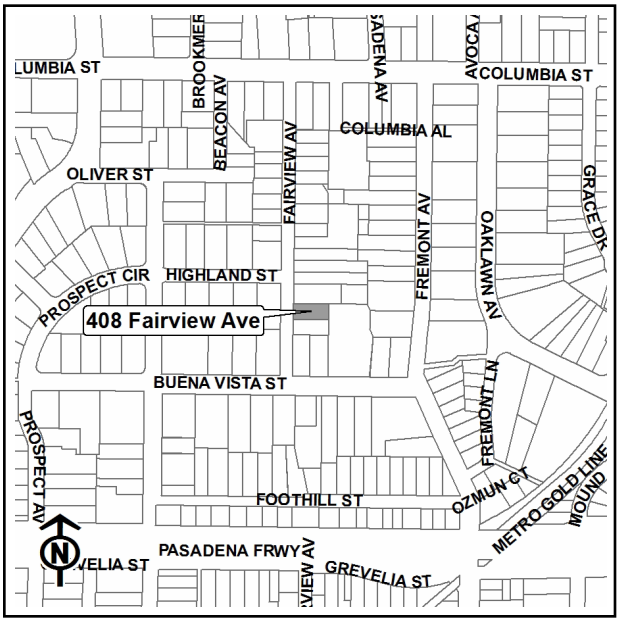
*B12. References:

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



*Required Information

(continued):

It is listed in the City of South Pasadena's Cultural Heritage Inventory (2014) with a California Historical Resources (CHR) Status Code 4X. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 4X is now 7N, which means "needs to be re-evaluated."

Property Information: City directories indicate that Fred L. (Broker) and Ada M. Bissell lived at this address starting in 1926 through the remainder of the historic period.

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criteria A/1, the residence does is not associated with events that have made a significant contribution to the broad patterns of history. Under Criteria B/2, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criteria C/3, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National or California Registers, and is not a historical resource pursuant to CEQA. There is no National Register or California Register historic district potential in the area. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1928 permit #5984 issued to Adam Bissell (owner) and Fred Bissell (contractor) –no details.
1948 permit #19370 issued to Adam Bissell to use day labor to construct a 2-car garage and driveway.
1955 permit #34381 issued to Adam Bissell and Lytle Roofing to reroof.
1965 permit #2573 issued to Adam Bissell (owner/builder) for a partial reroof.
2007 permit #15685 issued to Lori Harris (owner) and Greg Kacheoff (designer and contractor) to extend the existing deco and dormers to the existing upstairs bedrooms.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1025 Highland St

P1. Other Identifier: APE Map Ref # 377-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 1025 Highland St City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317008011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Roof: cross-gable, steep, multiple rooflines
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, distinctive entry
Other notable features: cobblestone wall
Plan: irregular
No. Stories: 1
Property Type: residential

Retains integrity: medium, setting, location, materials, workmanship, association, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1937
Assessor

*P7. Owner and Address:
Bornheimer, Joseph F

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/18/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 1025 Highland St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1937 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Straiting & Clemence

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1937 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district.

This property is listed in the City of South Pasadena's Cultural Heritage Inventory with California Historical Resources (CHR) Status Codes 4X (2001 and 2002). In December 2003, OHP published the list of revised CHR Status Codes. Status Code 4X is now 7N, which means "needs to be re-evaluated." It has a cobblestone wall which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). The property may have been significantly altered since those surveys were performed.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/18/2013

(This space reserved for official comments.)

*Required Information

(continued):

This property is listed in the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a status code of 4X. It has a cobblestone wall and is within an area identified as having to be added to the Buena Vista and Prospect Circle Historic Districts which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). According to information provided by the City, this district has not been designated. As part of the current study, this area was evaluated for its as a district and was determined not to meet the criteria for listing in the National Register or California Register. It was not evaluated under the local ordinance.

Sanborn Map Research: The 1951 Sanborn map for 1026 Highland Street depicts one, single-story, L-shaped, wood-framed residential building on a narrow, 170-foot-by-90-foot rectangular parcel. The building rests on a concrete slab foundation, is covered by a composition roof, and has a deep setback from the street. The main entrance is in the center of the north, street-facing façade. A short, rectangular projecting wing is at the far left side of the north façade and a moderate-sized one-story projecting addition is located at the far left side of the south façade creating a semi-enclosed backyard area. No other buildings, structures, or objects are shown. The parcel is located in a built-out, mixed residential tract development containing large, parcels with single-family and multi-family residential buildings with varied street setbacks.

Property Information: City directories indicate the following people lived at this address during the historic-period: Dean (a manager working in Los Angeles) and Cora Farley (1930); vacant (1933); W. R. (a caretaker) and Ella Stone (1934); Lawrence P. (supervisor at the Coca Cola Bottling Company) and Gertrude Sinz (1938-1956); and Dr. Richard F. and Janet Webb (196).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criteria A/1, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criteria B/2, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criteria C/3, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criteria D/4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or California Register, and is not a historical resource pursuant to CEQA. There is no National Register or California Register historic district in the area. It was not evaluated under the local ordinance.

No information was found regarding the remnant of arroyo stone retaining wall that would justify its futher individual consideration for National or California Register eligibility.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1931 permit #6959 issued to First Securities (owner) and Foss Company (contractor) for termite repair.
1934 permit #1405 issued to Whiting and Mead (contractor) to wreck existing building.
1937 permit #4265 issued to Lawrence Sinz (owner) and Straiting & Clemence (contractor) to construct a 10-room 1 ½ story frame and stucco dwelling.
1956 permit #36083 issued to Dr. Webb (owner) and Owen Reeves (contractor) to enlarge the bathroom and build a closet.
1961 permit #47862 issued to Janet Webb (owner) and Cedar Roof Company to reroof the house and garage in red cedar shingles.
1975 permit #8983 issued to James Thompson (owner) and George Bertch to install a skylight.
1983 permit #6404 issued to J. Taylor (owner), B.C. Adams (designer) and Dean Pools to install a new spa.
1985 permit #806 issued to James M. Taylor (owner/builder) to convert the garage into a residential dwelling and build a new carport.
1999 permit #4088 issued to Jaclyn Boruheimer (owner) and Shea Roofing to reroof the house.

(continued):

B12. References

City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/.

City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.

PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

Sanborn-Perris Map Co., Ltd.
1930 Pasadena, California: Volume 6. Including South Pasadena. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 330 Fairview Ave

P1. Other Identifier: APE Map Ref # 378-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 330 Fairview Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317011032

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

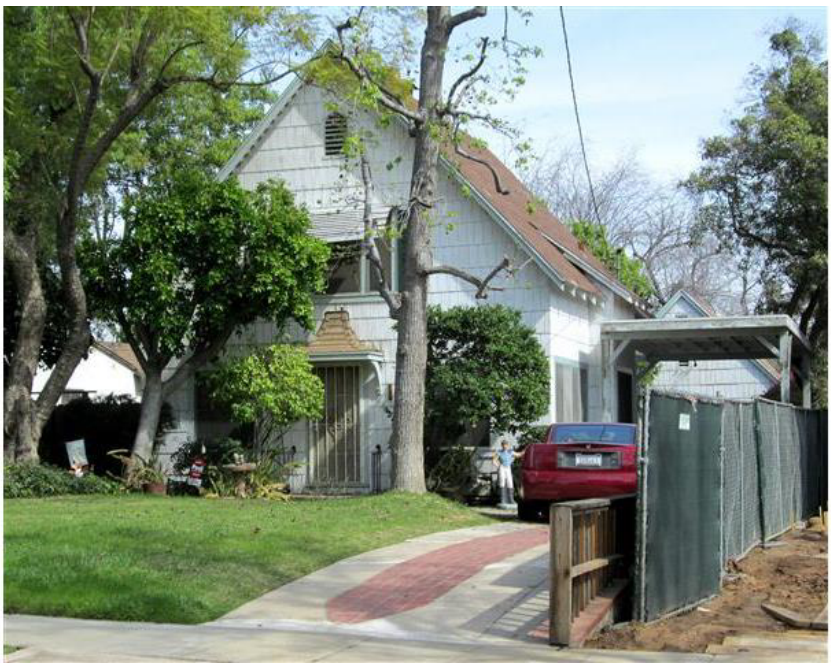
Architectural Style: Vernacular
Architectural Style: Colonial Revival, elements of
Siding/Sheathing: wood: shingles, all visible
Roof: front gable, steep, narrow eaves, exposed rafter tails
Fenestration: aluminum, horizontal sliding, front, alteration: yes
Primary Entrance: front, behind metal security screen
Plan: irregular
No. Stories: 2
Property Type: residential

Retains integrity: low, setting, location, association, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
View to the E, 03/03/14

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1932
Assessor

***P7. Owner and Address:**
Balk, Sharon R

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/15/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 330 Fairview Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular, Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1932 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: E. Harwood Neal

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1932 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1932 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 4X. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 4X is now 7N, which means it needs to be re-evaluated.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

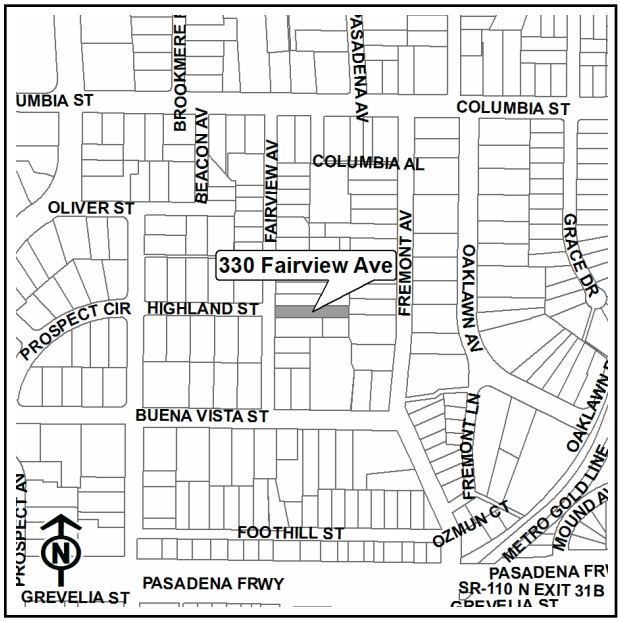
*B12. References:

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

Property Information: City directories indicate the following people lived at this address during the historic period: Beverly (proprietor of Towne's Drug store) and Hazel Towne (1934, 1938); Franklin (a publicist) and Thelma Lowney (1940); and Lester L. and Cathryn Balk (between at least 1943 and 1975).

Architectural Context: The Colonial Revival style is typically characterized by an accentuated front door often with a decorative pediment supported by pilasters or slender columns, fanlights or sidelights, a symmetrical façade, and multi-pane, double-hung windows frequently in pairs (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1932 permit #131 issued to Mrs. Charlotte Osman (owner) and E. Harwood Neal (contractor) to construct a 5-room residence and 2-car garage.
1944 permit #12596 issued to Les Balk (owner) to use day labor to construct a sleeping porch.
1951 permit #26263 issued to Les Balk (owner/builder) to add and alter a bathroom and porch.
1961 permit #47262 issued to Les Balk and Cedar Roofs to reroof with red cedar shingles.
1981 permit #? Issued to L. Balk and Lytle Roofing to reroof the garage with art edge rolled roofing.
1986 permit #2776 issued to Les Balk and Lytle Roofing to reroof the residence.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 328 Fairview Ave

P1. Other Identifier: APE Map Ref # 379-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 328 Fairview Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317011033

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, elements of, modest
Construction: wood frame
Siding/Sheathing: vertical boards, All Visible
Siding/Sheathing: stucco, W
Roof: side gable, low, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front
Other notable features: attached garaged
Plan: L-shaped

No. Stories: 1
Porches: Recessed, front
Property Type: residential
Retains integrity: high

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1949
Assessor

*P7. Owner and Address:
Balk, Sharon R
330 Fairview Ave
S Pasadena, CA 91030

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 328 Fairview Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1949 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Celeste Construction

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1949 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1949 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

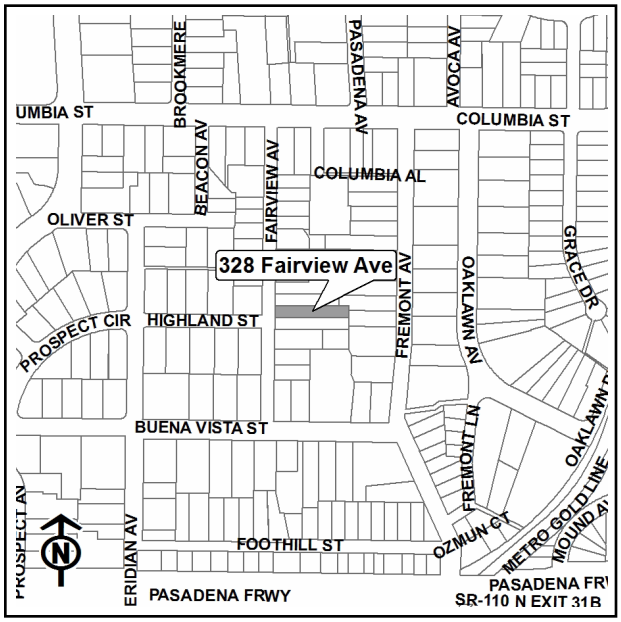
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: A. W. (a factory representative) and Barbara McKee (1952); Agneeta Howell (1956); and Georgia Hess (1975).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1949 permit #21372 issued to L. L. Balk (owner) and Celeste Construction for a 4-room single family dwelling.
1953 permit #29862 issued to Mr. Balk (owner/builder) for a bedroom addition.
1968 permit #597388 issued to Mr. Balk and Alhambra Roofing to reroof the house.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 320 Fairview Ave

P1. Other Identifier: APE Map Ref # 380-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 320 Fairview Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317011029

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Minimal Traditional
Siding/Sheathing: stucco, All Visible
Roof: side gable, medium, narrow eaves, attic story, other, modern skylight
Fenestration: wood, casement multi-paned, front
Fenestration: vinyl, horizontal sliding, side
Other notable features: Residence is only partially visible from the street.
Plan: rectangular

No. Stories: 1.5
Porches: MISSING, front
Property Type: residential
Related: wall with wrought-iron gate
Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1925
Permit

*P7. Owner and Address:
Moss, Robert L

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 320 Fairview Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1925 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

wall with wrought-iron gate

B9a. Architect: Unknown b. Builder: E. H. Neal (owner)

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1925 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1925 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 4X. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 4X is now 7N, which means it needs to be re-evaluated.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

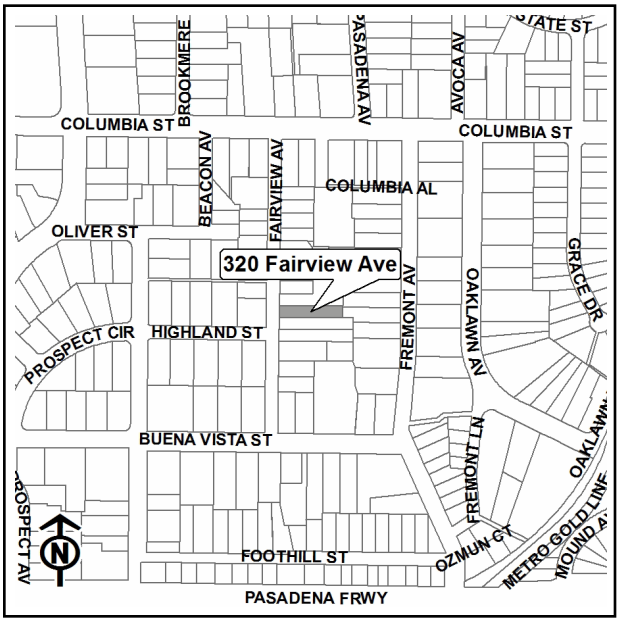
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

Property Information: City directories indicate the following people lived at this address during the historic period: Elmer L. (a civil engineer) and Betty Smith (1930 and 1933); George Dye Junior, a clerk (1934); Richard F. (a bank teller) and Dorothy M. Oden (1938, 1940, 1943, and 1946); Mrs. H.C. Hauser (1952 and 1956); F. W. Ross (1962 and 1975).

Architectural Context: The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (FHA; Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester and McAlester 1984). Character-defining features of the Minimal Traditional style include: a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia); stucco wall cladding and less commonly wood clapboard; wood-framed double-hung windows; and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, research to date has not found any associations with persons significant in national, state, or local. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1925 permit #5263 issued to E. H. Neal to construct a 4-room dwelling and garage.
1935 permit #2612 issued to R. F. Oden (owner/builder) to replace existing window with sliding glass door and add a deck.
1949 permit #21372 issued to L. L. Balk (owner) and Celeste Construction to construct a 4-room single family dwelling.
1953 permit #29862 issued to L. L. Balk (owner/builder) for a bedroom addition.
1965 permit #58379 issued to W. F. Ross (owner) and Hammond Roofing to reroof.
1968 permit #5973 issued to L. L. Balk and Alhambra Roofing to reroof the house.
1999 permit issued to Robert Moss (owner) and Survival Roofing to remove and replace roof.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hise, Greg
1997 Magnetic Los Angeles: Planning the Twentieth Century Metropolis. Baltimore and London, The Johns Hopkins University Press.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 307 Fremont Ave

P1. Other Identifier: APE Map Ref # 383-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 307 Fremont Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317012023

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

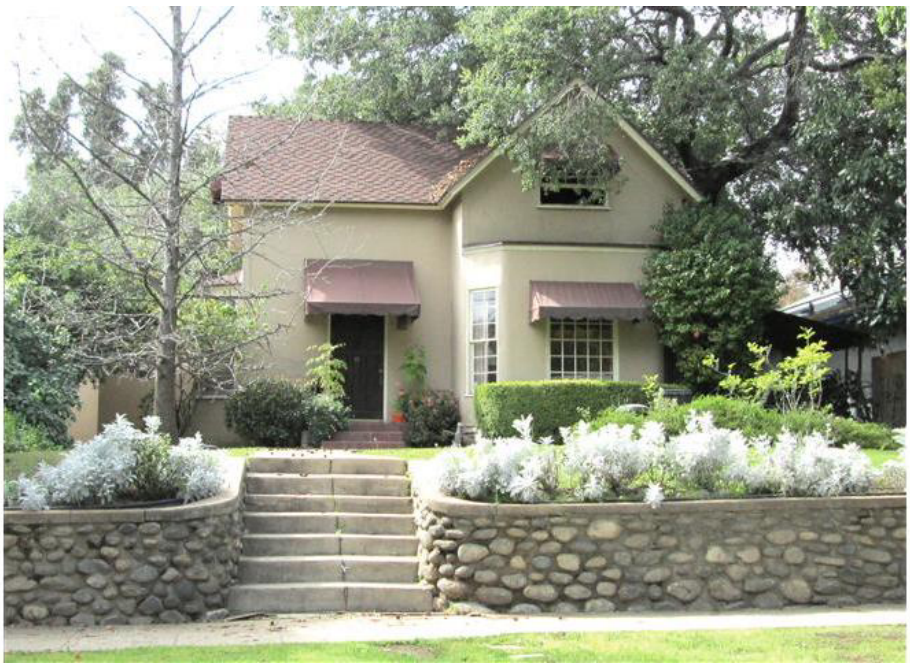
Architectural Style: Vernacular
Architectural Style: French Eclectic, elements of
Siding/Sheathing: stucco, E
Roof: cross-gable, steep
Fenestration: wood, double-hung multi-paned, front
Fenestration: wood, fixed multi-paned, front
Primary Entrance: front
No. Stories: 1.5
Property Type: residential

Related: Cobblestone wall
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo: (View, data, accession #)
View to the W, 03/03/14

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1896
Assessor

*P7. Owner and Address:
Voisin, Yvonne E Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 307 Fremont Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular, French Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1896 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Cobblestone wall

B9a. Architect: Unknown b. Builder: C. M. Stevens

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1896 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

It is listed in the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 4X. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 4X is now 7N, which means it needs to be re-evaluated.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

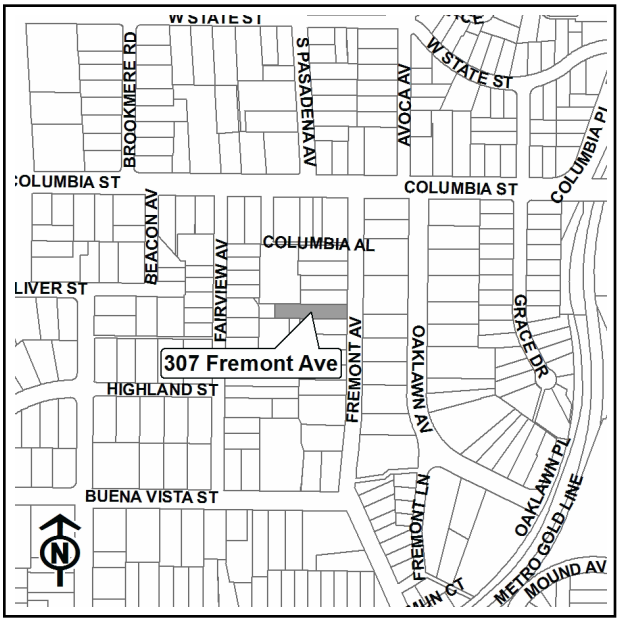
*B12. References:

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Edward Craft (secretary of Pacific Geographic in Los Angeles) and Maude Benson Green (1926, 1930, 1938, 1940); Elbert (a defense worker) and Thelma Nuckolls (1943); Theo J. (insurance employee) and Ethel Van Dorn (1952 until at least 1956). By 1962, Dr. A. N. Johnson resided at this location and by 1975 Yvonne Voisin lived at this address.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type and was likely substantially altered from its original style. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1926 permits #5669 and 5420 issued to Edward Green (owner) and C.M. Stevens to build a screened porch and store room and to William Elder (contractor) for alterations (no details).
1957 permit #36928 issued to E. Van Dorn (owner) and Durham and Sons to reroof the residence.
1973 permit #4889 issued to Ethel Van Dorn and Klepinger Construction to repair fire damage.
2005 permit #13350 issued to Yvone Voisin (owner) and Michael Tai (contractor) to install an air conditioner.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 308 Fairview Ave

P1. Other Identifier: APE Map Ref # 384-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 308 Fairview Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317012007

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, elements of
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: gable-on-hip, medium, narrow eaves
Fenestration: wood, double-hung multi-paned, front, arranged in pairs
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Chimney: front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1939
Assessor

***P7. Owner and Address:**
Oddone, Thomas C and Lisa J

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 308 Fairview Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1939 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: T.H. Lindsay

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1939 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1939 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

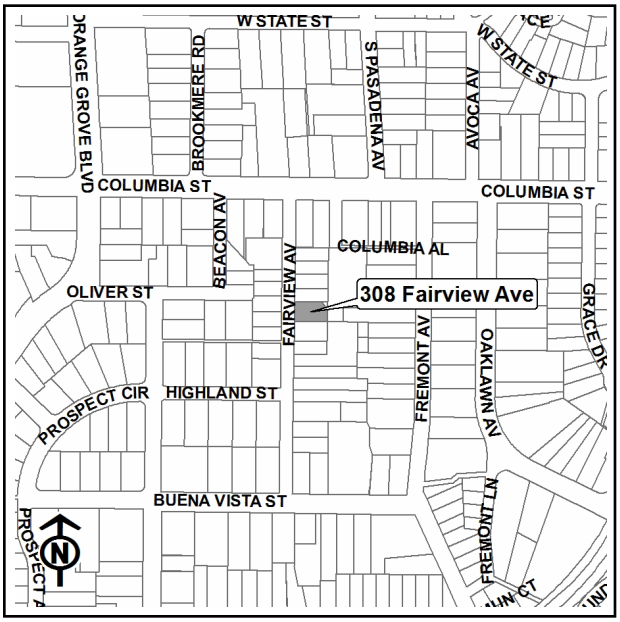
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Thomas and Marie Lindsey (1940 through 1956) and Ruth Taylor (1962).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1939 permit issued to T.H. Lindsay to build a new 5 room, one-story, frame and stucco home (finalized 5/19/1939)
1955 permit issued to T.H. Lindsay to act as owner-builder to extend garage (finalized 3/22/1955)
1974 permit issued to Mrs. Marie Lindsay to use Royal Roofing Co. to re-roof (finalized 3/4/1974)
1991 permit issued to Sue Swart to use G.E. Bentley as architect and Behr Construction as contractor to re-roof home and garage (finalized 9/10/1991)
1991 permit issued to Sue Swart to use G.E. Bentley as architect and Behr Construction as contractor to build a master bedroom and bathroom as well as family room (finalized 4/10/1991)
2011 permit issued to Tom Oddore to use Magistrate Construction to replace a carport (finalized 9/30/2011)
2011 final inspection for a carport

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 223 Fairview Ave

P1. Other Identifier: APE Map Ref # 385-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 223 Fairview Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317007004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Colonial Revival, elements of
Siding/Sheathing: wood: clapboard, W
Roof: side gable, medium, narrow eaves
Fenestration: wood, double-hung, front
Fenestration: wood, fixed with double-hung end vents, front
Primary Entrance: front, alteration: yes
No. Stories: 2
Porches: Full-Width, front
Property Type: residential

Related: garage
Retains integrity: medium, setting, location, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1926
Assessor

***P7. Owner and Address:**
Wolflick, Laurie

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/15/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 223 Fairview Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1926 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

garage

B9a. Architect: Unknown b. Builder: F. O. Miller

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1926 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1926 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 4X. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 4X is now 7N, which means it needs to be re-evaluated.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

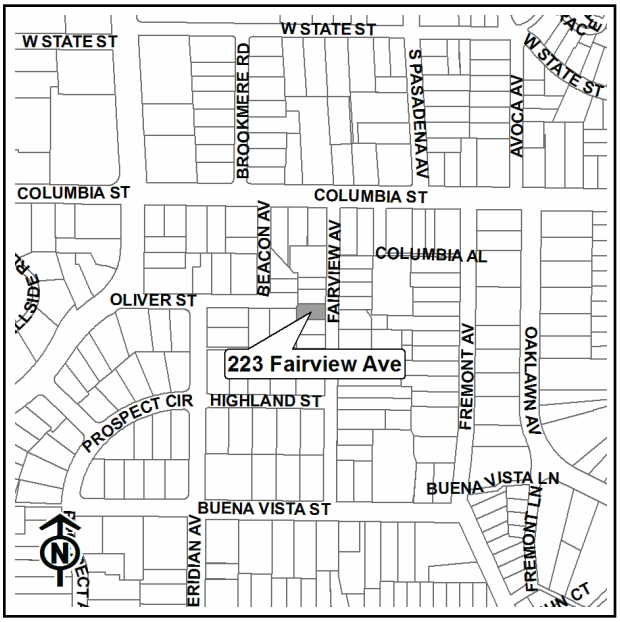
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



*Required Information

(continued):

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

Property Information: City directories indicate the following people lived at this address during the historic period: Albert (a gardener) and Helen De Jonge (1930); Don (water company employee) and Lillian Philps (1933); Paul (a pump man for the South Pasadena Water Department) and Lydia Steffen (1934, 1938); Erick W. (a building contractor) and Signe Malm (1940); and Yutaro Ishibashi(1962). In 1956 the Malms shared the property with Frances M. Smith, a registered nurse.

Architectural Context: The Colonial Revival style is typically characterized by an accentuated front door often with a decorative pediment supported by pilasters or slender columns, fanlights or sidelights, a symmetrical façade, and multi-pane, double-hung windows frequently in pairs (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1931 permit #6801 issued to F. O. Miller (owner/builder) to construct a 5-room residence.
1975 permit #9522 issued to Mrs. R. Eldridge (owner) and Alhambra Roofing to reroof the garage with composition.
2003 permit #9694 issued to Bert Demars (owner) and The Roofers to reroof the residence.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 300 Fairview Ave

P1. Other Identifier: APE Map Ref # 387-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 300 Fairview Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317012005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Architectural Style: Colonial Revival, elements of
Siding/Sheathing: brick: veneer, W
Siding/Sheathing: stucco, W
Siding/Sheathing: stucco, S
Roof: side gable, steep, narrow eaves, exposed rafter tails
Fenestration: wood, casement multi-paned, front, arranged in pairs
Fenestration: wood, fixed with casement end vents, front
Primary Entrance: front
Plan: irregular

No. Stories: 1
Porches: Recessed, front
Chimney: side
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1931
Assessor

***P7. Owner and Address:**
Demars, Albert L

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/22/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 300 Fairview Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular, Colonial Revival

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1931 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: F.Q. Miller

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1931 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1931 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

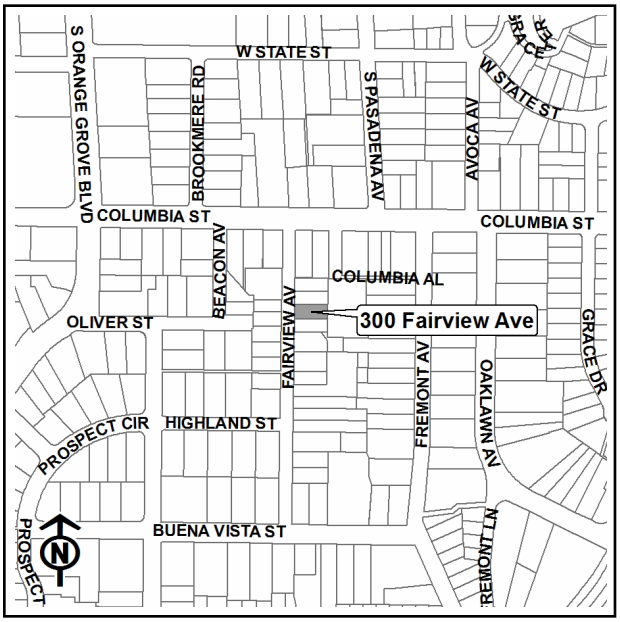
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/22/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: Mrs. Hester I. Stewart (1933); Patricia T. Stuart, secretary and physician's assistant (1934); George G. (service station employee) and Margaret C. Young; Edgar F. (insurance adjuster) and Irma Williams (1940, 1943, and 1946); and Q. F. Miller Junior (1952 through 1962). By 1975, Robert W. (R. W. Automotive) and Mary Eldridge resided at this address.

Architectural Context: The Colonial Revival style is typically characterized by an accentuated front door often with a decorative pediment supported by pilasters or slender columns, fanlights or sidelights, a symmetrical façade, and multi-pane, double-hung windows frequently in pairs (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area . In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1931 permit issued to F.Q. Miller to act as owner builder to construct a 5 room house (issued 5/211931)
1939 permit #6903 issued to Eric Malm (owner/builder) no details.
1946 permit #14279 issued to Eric Malm to use day labor to construct a studio room above the garage.
1968 permits #6307 and 6308 issued to Eric Malm and Monarch Roofing to reroof house and rear apartment with composition.
1975 permit issued to Mrs. R. Elridge to use Alhambra Roofing Co. to re-roof (finalized 12/18/1975)
1975 permit issued to Mr. Bert Demars to use the Roofers Company to re-roof (Finalized 4/30/2003)
1988 permit #2552 issued to Greg and Laurie Wolflick (owners) and Michael Scanlon (architect and builder) to construct an addition and remodel of residence.
1996 permit #18041 issued to Mr. Wolflick and Eric Telleson (contractor) to construct a second floor deck and railing.
2005 permit #13949 issued to Norm Mitchell (owner) and Alexander Ripper (designer) and Beston Brick and Stone (contractor) to rebuild the existing masonry chimney and construct a free standing chimney.
2011 permits #27930 and 27922 issued to Doyle and Tricia Chow (owners) and Spinters Construction (contractor) to reroof and waterproof the front deck, replace the railing and remodel the kitchen as well as install two air conditioners.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 219 Fairview Ave

P1. Other Identifier: APE Map Ref # 388-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Los Angeles **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 219 Fairview Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317007007

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, elements of
Construction: wood frame
Siding/Sheathing: wood: clapboard, E
Siding/Sheathing: brick: veneer, E
Siding/Sheathing: stucco, N
Roof: hip and gable, low, narrow eaves
Fenestration: wood, double-hung multi-paned, front
Primary Entrance: front
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Related: Detached garage.
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/02/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1938
Assessor

***P7. Owner and Address:**
Lau, Laurence and Cally

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 219 Fairview Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1938 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Detached garage.

B9a. Architect: Unknown b. Builder: W. C. Birdsey

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1938 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1938 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

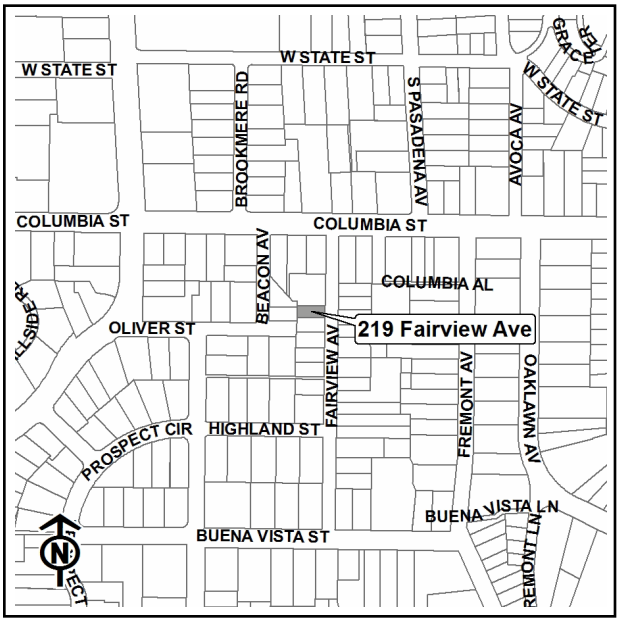
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic period: William C. Birdsey (1943-1946); F. W. Sammis (1952); F. Thomas and Sarah Kemp (1956); and Leonard D. and Grayce Geldert (1962).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C, this is a typical example of a common architectural style, method of construction, and property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1938 permit #6483 issued to W. C. Birdsey (owner/builder) to construct a 5-room 1-story frame and stucco residence.
1957 permit #38052 issued to W. Birdsey to add a game room to the detached garage.
1976 permit #234 issued to Bronza (owner) and Acorn Roofing to reroof with composition over existing roof.
1991 permit #11323 issued to Laurence Lau and Phillip Yee (contractor) to change out air conditioner.
1991 permit # 11103 issued to Laurence Lau and Franco Construction for a room addition to the first floor.
2000 permit #5423 issued to Laurence Lau (owner) and A Great Looking Roof Company (contractor) to reroof with composition.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 218 Fairview Ave

P1. Other Identifier: APE Map Ref # 389-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Los Angeles Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 218 Fairview Ave City: South Pasadena Zip: 91030

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5317012004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: French Eclectic, modest
Siding/Sheathing: stucco: smooth, All Visible
Roof: cross-gable, steep, narrow eaves, other, conical tower element
Fenestration: wood, casement multi-paned, front
Primary Entrance: front, single door, distinctive entry, quoins
Plan: irregular
No. Stories: 2
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/02/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1929
Assessor

*P7. Owner and Address:
Mcgibbons, Paul S and Judith Trs

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/15/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 218 Fairview Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: French Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1929 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: R. M. Haley

*B10. Significance: Area: South Pasadena Theme: Residential Architecture

Period of Significance: 1929 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1929 residence does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

It is listed in the City of South Pasadena's Cultural Heritage Inventory (June 2014) with a California Historical Resources (CHR) Status Code of 4X. In December 2003, OHP published the list of revised CHR Status Codes. Status Code 4X is now 7N, which means it needs to be re-evaluated.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

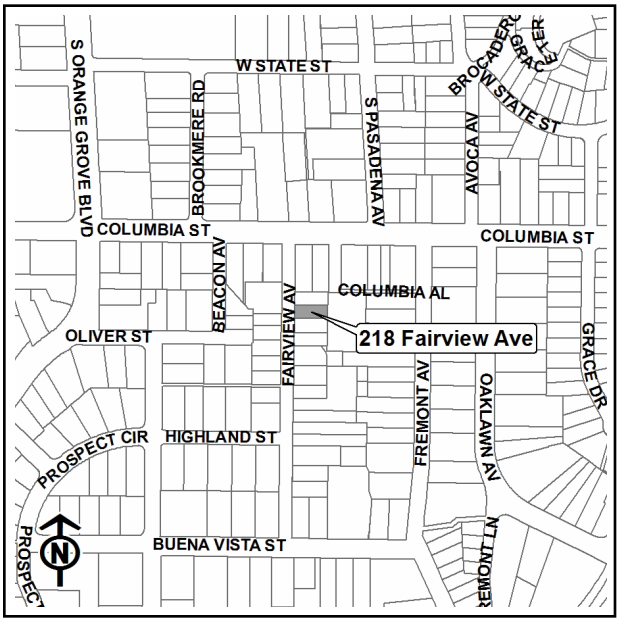
See Contnuation Sheet

B13. Remarks:

*B14. Evaluator: Terry Brejla

*Date of Evaluation: 11/15/2013

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

This property is within an area identified as having potential to be added to the Buena Vista and Prospect Circle Historic Districts, which was identified in a 2002 reconnaissance-level survey for the City of South Pasadena (PCR Services Corporation 2002). As part of the current study, this area was evaluated as ineligible for listing in the National Register or California Register. It was not evaluated under the local ordinance.

Property Information: City directories indicate the following people lived at this address during the historic period: Charles M. and Larue F. Leonard (1930 and 1933); George F. White (1934); Emily Krulish, a student (1938); vacant in 1940; Raymond Hill, a musician (1943, 1946); and R.G. Markum (1952); and James R. (a sergeant with the City Police Department) and Barbara Simmons (1956 and 1962).

Architectural Context: The French Eclectic style is typically characterized by tall, steeply-pitched hipped roof often with flared eaves; brick, stone, or stucco wall cladding; quoins at the wall intersections; sometimes decorative half-timbering; larger chimneys; and French or double-hung windows (Harris 2006; McAlester and McAlester 1984).

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history.. Under Criterion C, this is not a representative example of an architectural style, method of construction, or property type. Research to date has not identified it as the work of a master. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:
1929 permit # 6371 issued to Elizabeth Jenkins (owner) and R. M. Haley to construct a single family home.
1964 permit issued to James Simmons (owner/builder) to enclose patio roof over the rear.
1994 permit #15819 issued to M. C. Gibbons (owner) and S. Pruiett (contractor) to anchor foundation.
2002 permit # 7732 issued to Judith McGibbons (owner) and Sears to replace 5 windows.
2004 permit # 11376 issued to Judith McGibbons and Rick Cortex (contractor) to install an air conditioner.

B12. References
City Directories
var. Census (The Los Angeles Directory Company) and Polk City Directories for South Pasadena. Accessed online in March-June 2014 through Ancestry.com at http://www.ancestry.com/
City of South Pasadena
var. Building permits. On file at the City of South Pasadena Planning & Building Department.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.
PCR Services Corporation
2002 City of South Pasadena Historic Resources Survey Report, Phase I. On file at the City of South Pasadena Planning Department.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 45 E Glenarm St

P1. Other Identifier: APE Map Ref # 401-3A; Pasadena Light & Power Dispatching Center

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 45 E Glenarm St City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5720006901

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Moderne, elements of
Siding/Sheathing: stucco, all visible
Roof: flat, parapet
Fenestration: steel sash, fixed multi-paned, speedline type front
Primary Entrance: front, double doors, recessed, distinctive entry, curved wall corners flanking entry, 2-story
Other notable features: articulated, scored, framed entry, continuous fillets at window headers and sills
Plan: rectangular

No. Stories: 2
Property Type: industrial, public
Related: miscellaneous structures associated with power station
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP14

*P4. Resources Present: ___ Building X Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/11/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1952
Assessor

*P7. Owner and Address:
Pasadena City

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/24/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 19-188719
HRI #

Page 2 of 3

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 45 E Glenarm St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Public building B4. Present Use: Public building

*B5. Architectural Style: Moderne

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1952 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: Original Location:

*B8. Related Features:

miscellaneous structures associated with power station

B9a. Architect: Unknown b. Builder: Municipal Light and Power

*B10. Significance: Area: Pasadena Theme: Architecture; Energy Development

Period of Significance: 1952 Property Type: Government Building Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). It was not evaluated under the local ordinance.

The1952 City of Pasadena Municipal Light and Power Dispatching Center was previously evaluated by Caltrans (EA 20410K) and determined ineligible for listing in the National Register of Historic Places with the concurrence of the State Historic Preservation Officer (SHPO). However, because of its associations with Pasadena's post-WWII history and as a late example of the PWA Moderne style it was evaluated as warranting special consideration in local planning (Greenwood 2003). It is listed in the Office of Historic Preservation's Historic Property Data File with a Status Code of 6L.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP14

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)

*Required Information

(continued):

Sanborn Map Research: No information was found for this address.

Property Information: City directories indicate the following agencies operated at this address during the historic-period: City Light and Power Dispatching (1958 – 1966); Pasadena Department of Water and Power (1970 – 1973).

Significance Evaluation. Under Criterion A, this building was constructed during the early part of the post-World War II (WWII) boom in southern California to help meet the growing demand for municipal services, specifically electricity. The demand placed on these services from new housing and industry resulted in the expansion of the City's Water and Power Department. Under Criterion B, research has not demonstrated any associations with persons significant in national, state, or local history. Under Criterion C, this building retains integrity and is a late example of the PWA Moderne style, which is most often associated with public buildings of the 1930s and 1940s. The composition relies on an almost Miesian repetition of rectangular forms, organized symmetrically about a rectangular entry recessed within a large, blank, rectangular slab, whose tedium is relieved partially by the streamlining of the corners of the windowless approach to the paired doors. Better examples of public utility buildings exist in Pasadena, such as the Lamada Park Substation (1933) designed by the noted architect Robert Ainsworth in the Spanish Eclectic style, or the Woodbury Well (1930), an exuberant example of ZigZag Moderne. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

Closed fire permit for abandonment in place of underground storage tank with Ledsam Contracting Group as contractor
1952 permit to Municipal Light and Power to act as architect and use John H. Simpson Co. as contractor for setback of outside substation (finalized 1/2/1952)
1952 permit to Municipal Light and Power (architect) for setback dispatch counter (finalized 2/29/1952)
1984 permit to City of Pasadena to use Lytle Roofing Co. for roof repair (expired 9/111/1984)
1995 permit (finaled 10/26/95) for Psychrometric Systems (contractor/applicant) to conduct a thermal and structural upgrade of B-3 cooling tower at city power plant re-use existing structure
2003 closed Code compliance complaint inspections for overgrown vegetation

B12. References
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Greenwood, David
2003 Department of Parks and Recreation Primary Record (19-188719). On file at the South Central Coastal Information Center at California State University, Fullerton.
Whiffen, Marcus
1992 American Architecture Since 1780 (Revised Edition). Massachusetts Institute of Technology.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 959 S Raymond Ave

P1. Other Identifier: APE Map Ref # 402-3A; Hospital Veterinary

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Pasadena **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 959 S Raymond Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5720005006

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Hollywood Regency
Construction: unknown
Siding/Sheathing: brick: veneer, all visible
Roof: hipped, medium, no eaves, inset inboard of exterior walls, stylized, polished metal letters above roofline spelling "HOSPITAL VETERINARY"
Fenestration: wood, multi-light, fixed, front
Primary Entrance: front, single door, recessed, multi-panel, symbol of veterinary medicine incised at pediment

Other notable features: roof-top cupola with Scottish terrier (dog) weathervane, triangular pediment over entry with vet symbol, brick cornices
Plan: irregular
No. Stories: 1
Secondary Entrance: front, single plank door
Property Type: commercial
Related: parking lot
Retains integrity: high, design, materials, workmanship, setting, location, feeling, association
Alterations: parking lot entirely paved (1974) and side

***P3b. Resource Attributes:** (List attributes and codes) HP41

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1946
Assessor

***P7. Owner and Address:**
Donnelly, Timothy

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 09/24/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 2S2

*Resource Name or #: (Assigned by recorder) 959 S Raymond Ave

B1. Historic Name: Hospital Veterinary

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Hollywood Regency

*B6. Construction History: (Construction date, alterations, and data of alterations)

Constructed 1946 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

parking lot

B9a. Architect: Unknown b. Builder: Myron A. Thom DVM (owner)

*B10. Significance: Area: Pasadena Theme: Commercial Veterinary Hospitals

Period of Significance: 1946 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is individually eligible for listing in the National and California Registers under Criteria B/2 and C/3 for its direct association with Myron Thom, DVM, and for its distinctive Hollywood Regency design. It is not eligible for listing for either as a contributor to a larger historic district.

This property is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 5S1, "individual property that is listed or designated locally." It is not listed in Pasadena's component of the California Historical Resources Inventory Database (CHRID) or the City's list of designated historic properties.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP41

*B12. References:

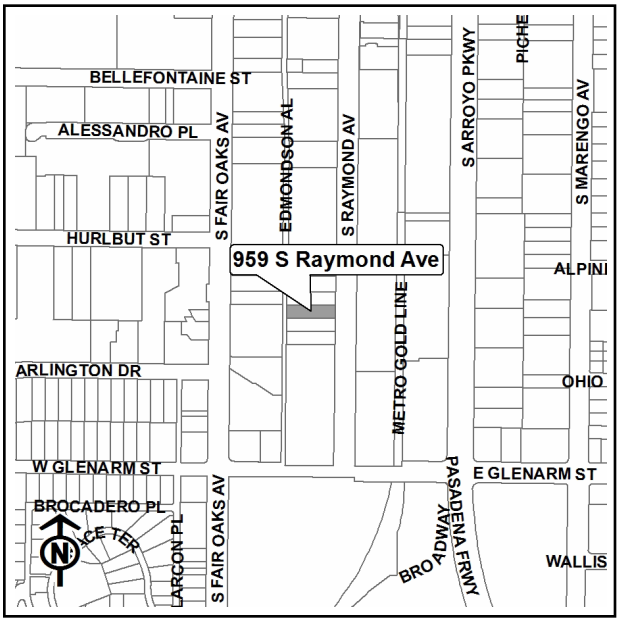
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

The first known tenant or owner of the subject property was Myron A. "Mike" Thom, DVM, a prominent southern California-based equine and small animal veterinarian. Dr. Thom (1903-1980) was from Minnesota and had an early interest in electrical engineering. He earned undergarduate and doctoral veterinary degrees from Washington State University. Dr. Thom entered the U.S. Air Force Cavalry, served as both an active and reserve officer and retired as a Lieutenant Colonel. In the cavalry, he built a very good reputation, responsible for the care of large animals (equine), but later treated smaller pets as well. Dr. Thom built the subject property in 1946, with a small cupola at the top, displaying two Scottie dogs (one black, one white, each looking north) in silhouette. In his private practice, Dr. Thom was very active in horse racing circles but was best known for pioneering x-ray use for animals (Washington State University, 2014). His office is credited as the first in California to offer that service (Radiology, 1981). Dr. Thom served on the radiology staff at the University of Southern California and maintained an active practice at the subject property until 1962. He was the author of least two published books, numerous scholarly articles and received several national awards for vet service, including the original use of x-rays for animals and establishing the field of radiology as therapy for race horses.

Architectural Context: Hollywood Regency style was a pared-down interpretation of classical style that used scale and proportion more playfully than traditional architecture. Using abbreviated, often slim or elongated features, traditional architectural language was manipulated in simple and unexpected ways. Traditional materials and arrangements were recognizable, but reinterpreted in eclectic, modern combinations. Rooflines were often hipped and roof forms were sometimes smaller than the building mass, creating a formal, prim character. Character defining features include classically inspired entrances, use of traditional building materials and manipuation of scale.

Sanborn Map Research: The 1950 Sanborn map for 959 South Raymond Avenue depicts several rectangular-shaped buildings, collectively labeled "Veterinary Hospital." The main, street-facing, "I-shaped" portion has a moderate street setback on the long, narrow, 190-foot-by-50-foot parcel, and is of masonry construction. An area for "kennels" is west of and behind the main building. No other buildings, structures, or objects are depicted. The surrounding area is a mixture of mostly multiple-family residential and commercial properties. Examples include a wooden pole storage yard, a furnace company a boxing arena, and an automobile gasoline and service station. The residential properties consist of multiple-family residential buildings and courtyard apartments, with various setbacks on variously-sized parcels. A segment of the Pasadena Branch of the Union Pacific Railroad is shown approximately two blocks west of the property.

Significance Evaluation. Under Criterion A, this commercial building dates to the beginning of the post-World War II (WWII) boom in southern California. Under Criterion B, its direct association with Dr. Myron Thom's pioneering use of radiology in animals, particularly for horses at this facility makes it important in twentieth century veterinary medicine. X-rays and other radiology uses are now commonplace in veterinary offices. Under Criterion C, it is a fine and nearly unaltered example of a small, Hollywood Regency-influenced, Post War building constructed specially for the practice of veterinary medicine. There is one example of a less daring, more Colonial Revival-styled veterinary office elsewhere in Pasadena (2204 East Foothill Boulevard), but that 1956 example is later, is not Hollywood Regency, and does not demonstrate the controlled exhuberance of the subject property composition. Compared to other examples of Hollywood Regency or Colonial Revival vet hospitals found in Pasadena, it is the best remaining example of that type. Research fails to document the building as the work of a master, but the observed level of workmanship in details such as the brick work, sign and weather vane rise above the ordinary. It possesses high artistic values in the weather vane detail, distinctive roof sign and the vet symbol incised in the pediment. There is no historic district potential in the area. It posseseses high integrity, strong associations and almost non-existent alterations. It is a very good example of a Hollywood Regency style building as well as a small commercial building constructed for a specialized use. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is separately eligible for listing in the National and California Registers for its direct associations with Myron Thom, DVM. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1946 illegible building permit (original?) (finalized 6/3/1946)
1946 re-roof
1946 plaster permit issued
1962 reroof
1968 shade structure and roof structure over dog run (repair?) code enforcement

(continued):

1968 code enforcement for electrical problems
1974 permit to Raymond Ave. Veterinary Hospital to use Carl Gaede as architect and to act as owner-builder to build a new parking lot, chain link fence, and 6'x'18' to storage room (finalized 10/1/19974)
1976 permit for new parking lot, chain link fence, and altered storage room issued to Raymond Avenue Veterinary Hospital, with Carl Gaeue as architect (finalized 6/3/1976)
1983 permit to Dr. R. Skillen to remodel garage area and turn into 3 exam rooms (finalized 2/7/1983)
1986 (applied 11/12/86) permit for Ralph G. Skillen (primary name)/John R. Lyman (contractor) to remove wall and repair kennel area
1989 Permit (finaled 6/16/89) to build shade structure and roof over dog run
1989 Plumbing permit to install roof rainwater drain
1996 Code compliance inspection for veterinary hospital (approved)
2004 Permit for Cortez Roofing (contractor) to tear-off and re-roof
2011 Code compliance certificate- Raymond veterinary hospital (approved)

B12. References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Sanborn-Perris Map Co., Ltd.
1931 Pasadena, California: Volume 5. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.
Thomkins, Harold P.
May 1981 Radiology "In Memoriam: Myron Arthur Thom, DVM 1903-1980."
Washington State University
2014 "History of Veterinary Medicine in Washington"
http://www.vetmed.wsu.edu/aboutcvm/history.aspx

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 901 S Raymond Ave

P1. Other Identifier: APE Map Ref # 403-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Pasadena **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 901 S Raymond Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5720004804

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: stucco: modern, All Visible
Roof: flat
Fenestration: aluminum, fixed, front, rear
Primary Entrance: front, single door
Other notable features: roof mounted corrugated fiberglass gable awning on six supports
Plan: rectangular
No. Stories: 1

Secondary Entrance: rear, single door
Property Type: commercial
Retains integrity: medium, setting, location, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP06

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
circa 1967
Assessor

***P7. Owner and Address:**
Pacific Bell

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 09/24/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 901 S Raymond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Aerial photographs indicate this building was constructed between 1953 and 1972 (HistoricAerials.com 1953 and 1972). County Assessor information indicates the building was first recorded in 1967. (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Architecture

Period of Significance: Circa 1967 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

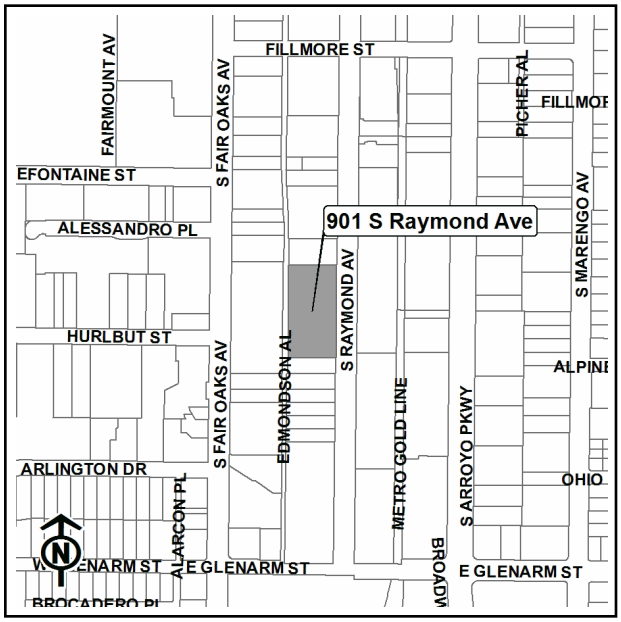
HistoricAerials.com
1953 and 1972 Accessed online between October 2013 and January 2014 at:
http://www.historicaerials.com/aerials.php?code=404

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information Built in 1967, this property, according to city directories, was the location for the Pacific Telephone and Telegraph plant operations office by 1970.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

(No date) Planning approval of the location of a wireless communication facility
(No date) Planning approval to build antenna/check height
(No date) Permit (expired) to add vehicle maintenance building and remodel existing
(No date) Code compliance complaint of illegal razor wire (completed)
1966 certificate of occupancy issued for service center and storage buildings (frame and stucco)
1981 permit (finaled 11/21/81) for Advance Mobile Phone Service (owner)/Gianni and Assoc. (architect)/Pareda Construction Co. (contractor) to construct a new 22'x26' concrete block building with antenna
1988 Permit to install secondary metal roof structure to protect A/C units
1994 Electrical permit to install tide leak alert monitoring system (conduit) to underground
1997 Electrical permit to install underground electric for gas tank and monitor
1997 Code compliance certificate approved for Pacific Bell
2000 Permit to install telecommunication antennas on existing monopole and install communication cabinets in existing equipment room
2001 Initial condition monitoring inspection (2/2/2001) for wireless communication facility 2007 Permit (finaled 4/6/07) to install 6 antennas on existing monopole and 4 cabinets in existing shelter
2006 MCUP for wireless telecommunications to co-located new antennas on an existing monopole. Pole itself will not be altered (project approved)
2008 Code compliance complaint of prohibited signs/overgrown vegetation (abated)
2010 Permit to replace hydraulic hoist with concrete
2011 Code compliance certificate foe Metro PCS California
2011 Permit for installation of equipment (vehicle lift) within existing building
2011 zoning opinion letter for a non-conforming use
2012 Request to modify administratively a MCUP to allow the maintenance upgrade of an existing pole (received)
2012 Minor conditional use permit (approved) to allow metro PCS to install one microwave antenna dish to an existing freestanding telecommunication pole
2013 Permit to remove and cover underground clarities
2013 Permit to replace antennas and TMAs (non-rooftop; monopole)

B12. References
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 859 S Raymond Ave

P1. Other Identifier: APE Map Ref # 404-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 859 S Raymond Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5720004006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Siding/Sheathing: concrete block, E
Siding/Sheathing: decorative block: accent, E
Roof: flat
Fenestration: aluminum, fixed, front
Primary Entrance: front, storefront
Plan: irregular
No. Stories: 1
Porches: Wrap, front

Property Type: commercial
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1966
Assessor

*P7. Owner and Address:
Schwarzenbach, John G
580 Westover Pl
Pasadena, CA 91105

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/24/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 859 S Raymond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1966 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: J.D. Hantfelder b. Builder: Foss Construction Co.

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1966 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

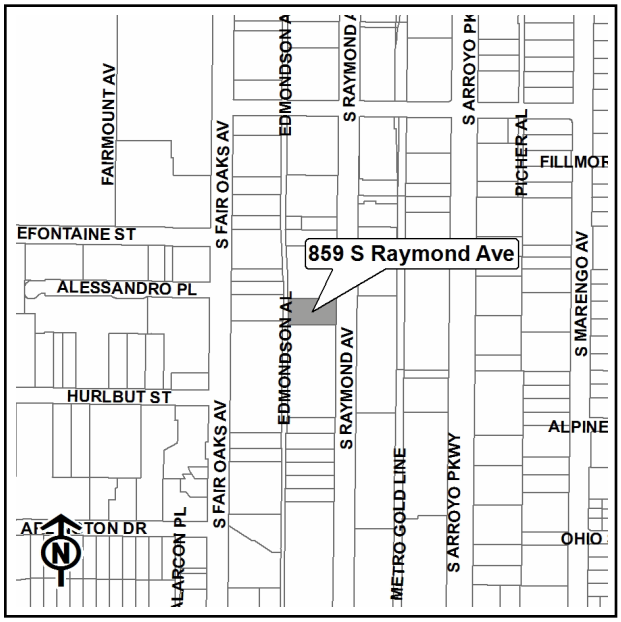
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Property Information: Although built in 1966, city directories did not list an occupant until 1970 when Paschell International Corporation, marketing consultants, was listed here.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1967 permit (finaled 9/27/67) for Paschal International Corp. (owner)/J.D. Hantfelder (architect)/Foss Construction Co. (contractor) to construct new office building.
1980 permit (12/4/80) for Paschal International Corp. (owner)/Howard L. Randol Roofing Co. (contractor) to re- roof building.
1988 permit (finaled 12/2/88) for J.C. Schwarzebach (owner)/Serrvrir Architects & Assoc. (architect) to construct outdoor covered parking area and interior improvements.
1988 permit for John G. Schwarzenbach (primary name) to construct tenant improvements, outdoor covered parking, and clean up area
1990 miscellaneous permit (finaled 5/4/90) for Paschal International Corp. (occupant)/Weary & Assoc. (engineer)/Galbreth (contractor) informing of retaining wall leading to existing slab discovered under addition.
1990 permit (finaled 12/18/90) for John G. Schwarzenbach (primary name) to construct a 2,040 sq. ft. addition to a commercial building
1998 (applied 3/13/98) permit for Miriam Negri (applicant) to construct mezzanine area in existing building (800 sq. ft.)
2000 permit for Randol Roofs (contractor) to re-roof front office wing with class A materials
2000 permit to erect a 8' high chain link gate on front drive, approx. 10' back from sidewalk and 3 strands of barb 18" high wire to existing 6' chain-link at back of property
2003 Permit for the installation of a wall sign (non-illuminated)
2006 Grading permit issued
2004 initial code compliance complaint and inspection for the storage of inoperative vehicles (a total of 3 or more stored on the driveway that is visible from the street. Also, the accumulation of trash and chain link fence is in disrepair
2004 permit for El Capitan Environmental Service (contractor) to construct a trash enclosure structure, drainage, and parking
2006 permit (finaled 6/14/06) to reconfigure non-bearing walls. Reconfigure toilet into 2 handicapped accessible toilets (area of work is 2,965 sq. ft.)
2006 permit for Randol Roofing Co. (contractor) to tear off and re-roof with fiberglass roof system
2008 permit for installation of a sign (non-illuminated)
2008 code compliance complaint of overgrown vegetation
2008 permit (finaled 6/6/08) for Signs & Design Co. (contractor) to install non-illuminated building sign.

(continued):

B12. References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.

City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.

Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 835 S Raymond Ave

P1. Other Identifier: APE Map Ref # 405-3A; Rose Palace

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 835 S Raymond Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5720004900

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: stucco, E
Roof: flat, parapet
Primary Entrance: front, storefront
Plan: rectangular
No. Stories: 1
Property Type: commercial
Related: exterior staircases; large bay door; square block screen wall

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1964
Assessor

*P7. Owner and Address:
Pasadena City

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/24/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 835 S Raymond Ave

B1. Historic Name:

B2. Common Name: Rose Palace

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1964 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

exterior staircases; large bay door; square block screen wall

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1964 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA). The Tournament of Roses Association owns this property. It is used to build and decorate Rose Parade floats. The Tournament of Roses is an important theme in local history.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

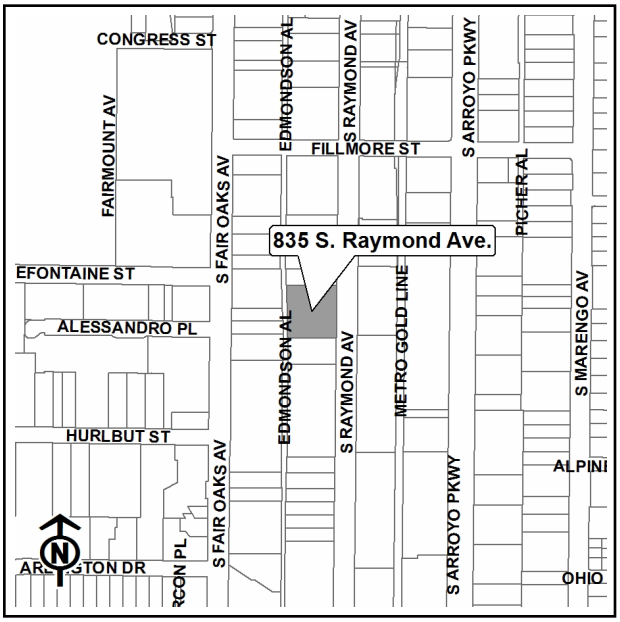
*B12. References:

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: This property was built in 1964 and has been the location for the Tournament of Roses Rose Palace since 1966.

Significance Evaluation: Under Criterion A, this building is associated with the Pasadena Tournament of Roses Association, but there are other examples of buildings in Pasadena that have a stronger association with the Tournament of Roses. Under Criterion B, no information was found pertaining to persons. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1994 permit for Howard Roofing Co. (contractor) to re-roof building
1997 mechanical permit for installation of new HVAC in existing office space
2001 building permit (finaled 12/6/01) for Juan Carlos (applicant) to re-strengthen balcony
2004 grading permit for the excavation and hauling off site of contaminated soil, backfilling with clean material, and restoring site to its existing conditions
2008 code compliance complaint for overgrown vegetation (abated)
2012 permit for re-roof with class A roof system

835 S. Raymond
(No date) permit for Pasadena Tournament of Roses Association (owner)/Virgin Roof Co. to re-roof warehouse.

833 S. Raymond
1964 study for proposed tilt-up float building

*Majority of permits are for temporary construction of tents for Rose Parade floats

B12. References
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 700 S Raymond Ave

P1. Other Identifier: APE Map Ref # 406-3A; Metro parking

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Pasadena **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 700 S Raymond Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5720010008

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: accent, All Visible
Roof: flat
Fenestration: wood, fixed, rear
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 2
Secondary Entrance: front, roll-up garage type

Property Type: commercial
Retains integrity: medium, setting, location

***P3b. Resource Attributes:** (List attributes and codes) HP06

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NE, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1953
Assessor

***P7. Owner and Address:**
Are 686/700 South Raymond LLC
2235 Faraday Ave
Carlsbad, CA 92008

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 700 S Raymond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1953 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1953 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

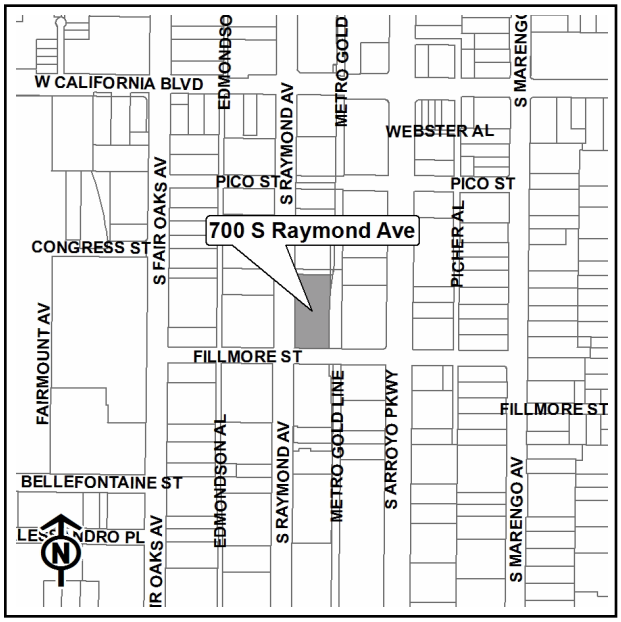
*B12. References:

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1953, research in the City Directories between the years of 1900 and 1970 do not list this address.

Significance Evaluation. The integrity of this property is diminished. It no longer retains the combination of qualities and associations from the period of significance necessary for this property type to visibly convey the significance of any relevant historic context. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of businesses at this address during the historic-period. This research provided no evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1994 permit for installation of a channel letter wall sign
1995 (issued 7/17//95) Remove 4 existing signs, replace only 2
1998 (issued 5/11/98) sewer cap for future clarifier
2000 partial demolition of lean-to over parking at north property line- subject to field inspection
2006 planning case (closed) proposing the development of a new 45,000 sq. ft. research and development building to include an additional 5,000 sq. ft. retail/food service component
2008 code compliance complaint of overgrown vegetation parkways (abated)
2009 code compliance complaint of overgrown vegetation in parkways (abated)

B12. References
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 693-95 S Raymond Ave

P1. Other Identifier: APE Map Ref # 407-3A; Jones Coffee Roasters

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 693-95 S Raymond Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5720002020

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Contemporary, elements of
Siding/Sheathing: stucco, E
Siding/Sheathing: concrete block, E
Roof: flat, parapet
Fenestration: aluminum, fixed, front, storefront
Primary Entrance: front, storefront
Plan: rectangular
No. Stories: 1
Property Type: commercial

Related: full-width, raised patio sheltered under flat canopy supported by slender metal posts.
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP07

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1966
Assessor

*P7. Owner and Address:
Huntington Medical Research
734 Fairmount Ave
Pasadena, CA 91105

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/24/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 693-95 S Raymond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1966 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

full-width, raised patio sheltered under flat canopy supported by slender metal posts.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1966 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP07

*B12. References:

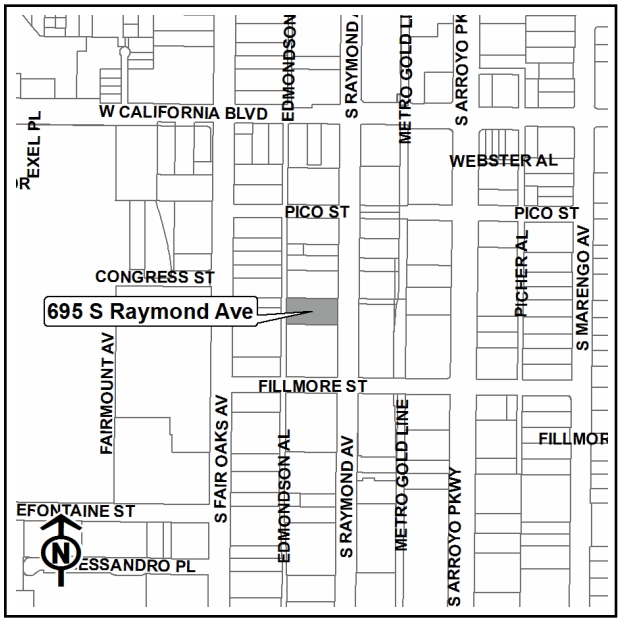
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: Contemporary style buildings are typically architect-designed and began to gain favor beginning around 1950 and continuing into the 1970s (McAlester and McAlester 1984). It is often split into two groups by roof type, flat or gable (McAlester and McAlester 1984; Harris 2006). The flat roof type is influenced by the International style and, like that style, has little or no decorative detailing. However, this subtype does not maintain the stark white exterior walls of the earlier style but instead, incorporates various combinations of wood, stone, or brick cladding that give it some traditional references (McAlester and McAlester 1984). The gable roof subtype is influenced by the Craftsman and Prairie styles (Ibid.). It often has wide eaves, exposed beams, front-facing gables with heavy supporting piers, and sometimes balconies, decks, or patios that serve to bring the outside inside (Harris 2006). One notable feature of this subtype is the roughly trapezoidal windows that frequently appear in the gable ends. Both subtypes are usually one-story, but two-story examples are not uncommon.

Significance Evaluation. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, no information was found pertaining to persons. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the Contemporary style, a popular style constructed during the post-World War II commercial boom. It is no more representative of the style than any of the thousands found in the region. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

693 S Raymond:
2010 mechanical permit for tenant improvement- coffee roaster, roaster vent, and air curtain,
2010 Tenant improvement (light manufacturing) for coffee fabrication
2010 Plumbing permit for fixtures, vent piping, and grease/sand interceptor for tenant improvement
2011 Code compliance certificate- Jones Coffee Roasters
2011Code compliance certificate-advanced parking systems (parking service management)

695 S Raymond:
1966 ground compaction study for proposed building (William Leishman- owner)
1967 permit (finaled 4/27/67) for L.K. Leishman (owner)/Ronald T. Aday (architect)/Ted Tyler (contractor) to construct new building (description illegible)- use is Light Industrial
1967 illegible permit
2008 Code compliance complaint of overgrown vegetation

B12. References
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Harris, Cyril M.
2006 Dictionary of Architecture and Construction. McGraw-Hill, New York.
McAlester, Virginia and Lee McAlester
1984 A Field Guide to American Houses. Alfred A. Knopf, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 673-81 S Raymond Ave

P1. Other Identifier: APE Map Ref # 408-3A; Pasadena Document Solutions

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Pasadena **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 673-81 S Raymond Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5720002012

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern (1963 building)
Architectural Style: Vernacular (1926 altered building)
Siding/Sheathing: stucco, E
Siding/Sheathing: concrete block, E , pebble stone panels
Roof: flat, parapet, multiple rooflines
Fenestration: aluminum, fixed, front, side, storefront
Primary Entrance: front, side, storefront
Other notable features: This property includes three buildings. The southermost (681) is the only one that retains historic character.

No. Stories: 1
Property Type: commercial
Alterations: altered facade

***P3b. Resource Attributes:** (List attributes and codes) HP06

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the WNW, 09/24/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1926 & 1963
Permit

***P7. Owner and Address:**
Radcliffe, Carol Tr
1105 Greensburg Circle
Reno, NV 89509

***P8. Recorded by:**
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 09/24/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 673-81 S Raymond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern, Vernacular

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1926 and 1963 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Nygeng & Dissmer A.I.A. (1963 building) b. Builder: W. M. Vann & Warden (1963 building)

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1926-1963 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property includes two buildings. The older building, which has been added onto, is relatively non-descript. However, the Modern style building that dates to 1962 appears to retain integrity. Neither building appears eligible for listing in the National Register of Historic Places and neither appears to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

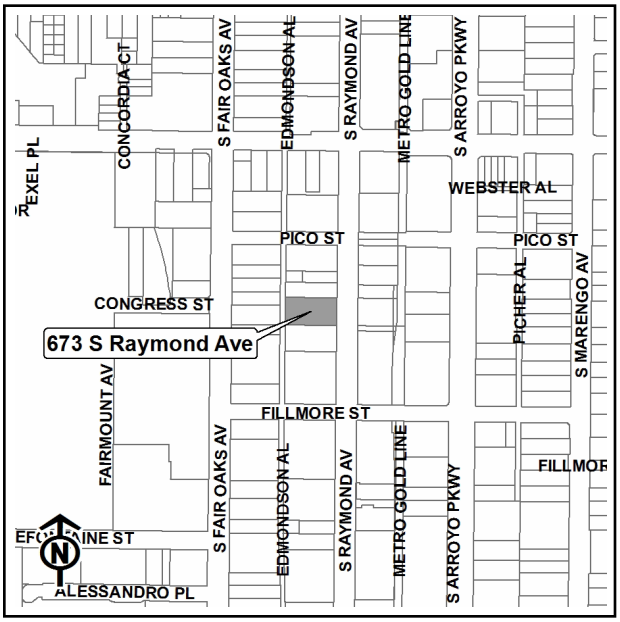
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Property Information: Built in 1926, this property was the location of several businesses between the years of 1924 and 1970. These businesses are: A.C. Riddler & Son, cleaners & dryers (1924 – 1957); Dependable Service clothing cleaners shared the property with Riddler & Son between 1927 and 1949. Pasadena Laundry, dry cleaners was listed in 1960. By 1963 House Warmer Service, a welcome service and Victor Leather Goods was listed; Thermacote Co., valve manufacturer occupied this location between 1963 and 1970.

Significance Evaluation. The integrity of this property is diminished. It no longer retains the combination of qualities and associations from the period of significance necessary for this property type to visibly convey the significance of any relevant historic context. Under Criterion A, the building does not have an important association with a single event or trends or pattern of events that are important to local, state or national history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

673 S. Raymond Avenue:
1920s permit for A.C. Riddler & Son (owner)/H.C.S. Eward (contractor) to add a 10'x25' raised roof on fire exit at rear of building, put in cement floor, and plaster.
1920s illegible permit for A. C. Riddler & Son (owner-builder).
1922 permit (finaled 5/9/22) for A.C. Riddler (owner) to add shed.
1930 permit (finaled 7/8/30) for A.C. Riddler & Son (owner-builder)/ (illegible contractor) to demolish part of present building.
1931 permit (issued 1/18/31) for A.C. Riddler (owner)/Alhambra Roofing Co. (contractor) to re-roof.
1931 building inspection slip (dated 8/9/31) for R.C. Riddler & Sons (owner) to build/modify(?) a cleaning plant.
1932 original permit (finaled 12/19/32) for R.C. Riddler & Sons (owner)/_ (illegible) Supply Co. Ltd. (contractor).
1951 sign permit (finaled 11/19/51) for Earl C. Dowrey Jr. (owner-builder) to install a 14'x7' neon sign.
1955 building inspection letter (dated 6/25/55) to A.C. Riddler (owner) about unreinforced parapet walls.
1958 permit (finaled 3/17/58) for A.C. Riddler & Son (owner)/George Shaw Inc. (contractor) to replace rear portion of building destroyed in fire.
1962 permit (finaled 5/23/62) for Robert Vaillencourt (owner)/Mead House Wrecking Co. (contractor) to demolish rear brick building (mention of dry clean sewer clarifier).
1962 permit (finaled 6/22/62) for Thermalot Co. (owner)/Nyberd, Bissner, & Burns (architect)/Warden & Warden (contractor) to construct a new storefront (non-structural).

(continued):

681 S. Raymond Avenue:
1962 permit (finaled 2/6/62) for Robert Vaillencourt (owner)/Mead House building Co. (contractor) to demolish sheds at rear of residential lot
1963 permit (finaled 1/15/63) for Thermalot Co. (owner-builder) to enlarge doorway from 6 ft. to 9 ft. in factory and to repair 3 ft. panel.
1963 permit (finaled 3/7/63) for Thermalot Co. (owner)/Nygeng & Dissmer A.I.A. (architect)/W.M. Vann &Warden (contractor) to construct a building for a manufacturing/office use.
1963 illegible permit (finaled 6/22/63)
1985 permit (issued 11/20/85) for Radcliffe Engineering Corp. (owner)/Cabb & Sons (contractor) to re-roof.
1993 permit (finaled 2/26/93) for Cabb & Sons (contractor) to conduct a seismic upgrade and removed/replace unreinforced masonry wall and roof.
1996 complaint (dated 7/23/96) about a painted wall as billboard (Bob Leishman- primary name).
1998 permit (finaled 6/23/98) for Howard Roofing Co. (contractor) to re-roof.
1998 complaint (dated 7/27/98) about a sign covering wall displayed without approval (Larry Milles-primary name).

B12. References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 665 S Raymond Ave

P1. Other Identifier: APE Map Ref # 409-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 665 S Raymond Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5720002011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: One-Part Commercial Block
Architectural Style: Spanish Eclectic, elements of
Siding/Sheathing: stucco, all visible
Roof: flat, parapet, terra cotta tile
Fenestration: aluminum, fixed, front, storefront, two round windows
Primary Entrance: front, storefront
Other notable features: cornice, round windows, crown relief
No. Stories: 1
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1927
Assessor

*P7. Owner and Address:
Huntington Medical Research
734 Fairmount Ave
Pasadena, CA 91105

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/24/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 665 S Raymond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: One-Part Commercial Block, Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1927 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Sellar

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1927 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

This 1927 commercial building is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 6L (see below). It is not listed in Pasadena's component of the California Historical Resources Inventory Database (CHRID) or the City's list of designated historic properties. According to the City Planning Department, the building was included in a survey of the South Fair Oaks Specific Plan area in 1996 and was assigned a NRHP status code of 6L: "determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

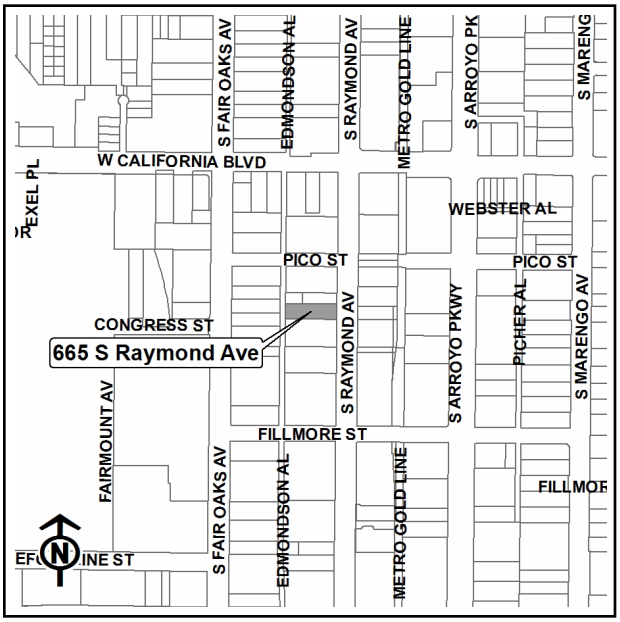
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 665 South Raymond Avenue (also addressed as 667 South Raymond Avenue on Sanborn map) depicts two buildings; a two-story, rectangular-shaped building of undetermined construction, and a two-part, rectangular-shaped automobile garage of masonry construction on a 200-foot-by-50-foot rectangular parcel. The buildings rest on concrete slab foundations, have a generally asymmetrical layout, and are covered by fire-resistant roofing. Text describes the main building as a Rug Cleaning business. No other buildings, structures, or objects are shown. The parcel is located in a mostly retail commercial area with many similar, small-scale commercial buildings such as auto repair, plumbing supply, Salvation Army Hospitality Hotel, a towel and linen supply, dry cleaners, and various building supply firms. A segment of the Pasadena Branch of the Union Pacific Railroad is shown approximately two blocks west of the property.

Significance Evaluation. This property was determined ineligible for local listing or designation through local government review process but may warrant special consideration under local planning. Under Criterion A, this commercial building dates to the end of a boom period in Pasadena. While it conveys an association with this period, it is no more representative of that time than many other buildings in the area. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National or California Registers separately or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

(No date) Prohibited sign
(No date) Prohibited sign
1924 new building inspection (finalized 10/25/1924)
1924 permit to W.O. Edwards to move building on front of lot and construct a foundation (finalized 4/26/1924)
1924 permit to Walter Edwards to act as owner-builder to move rug works to rear of lot (finalized 4/26/1924)
1927 building permit to W.O. Edwards to use Sellar as contractor (finalized 10/5/1927)
1927 building inspection issued to erect store building (finalized 10/13/1927)
1932 permit issued to W.O. Edwards to act as owner-builder and architect to match rear garage with house (finalized 12/6/1932)
1933 permit for a new building, owner-builder, not legible (finalized 8/1/1933)
1936 permit to W.O. Edwards to act as owner-builder and architect to enlarge washing floor and enclose dry room (finalized 7/8/1936)
1937 permit to Crown City Carpet and Rug Works to use Home Roof and Insulation Co. to re-roof (no inspection, finalized 1937)
1939 permit to W.O. Edwards to use B.J. Bennett Jr. as architect and contractor to repair wind damage at rug works (finalized 3/23/1939)
1952 inspection letter for unsafe wood frame of existing building, ordering demolition of 2 buildings within 30 days (finalized 4/7/1952)
1953 permit to Crown City Rug and Carpet Works for new washing and drying building (finalized 10/26/1953)
1955 permit to Ednra R. Freyely to use Conerican? Rockwood? Co. to blow rock ware at a depth of 4” in ceiling (finalized 8/22/1955)
1957 permit for a new building issued to Mr. Sutten to use N.D. Whitman Jr. as architect and Rick C. Callen as contractor to build a new commercial building (finalized 7/8/1957)
1957 new building inspection for erection of a store building (finalized 10/13/1927)
1957 building inspection for Crown City Rug Co. (finalized 7/25/1957)
1959 permit to Crown City Rug and Carpet Works to act as owner-builder and to use Milton Remersen as architect to add 51’x83’ warehouse (finalized 7/28/1959)
1959 permit to William Sutton to act as architect (contractor not legible) to install a venting boiler, cut one roof joist and header with a 2” pipe column (finalized 4/21/1959)
1983 permit to Mrs. Maddux to use Randol Roofing and Construction for a partial re-roof (finalized 8/22/1983)
1999 illegal sign
1998 Vector services is renting a place without permit or license: Tint Touch auto detailing. Tint Touch is disposing all engine chemicals and toxin engine toxins in an improper way (pending)

(continued):

B12. References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014.

City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.

Sanborn-Perris Map Co., Ltd.
1931 Pasadena, California: Volume 5. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 650 S Raymond Ave

P1. Other Identifier: APE Map Ref # 410-3A; Silver Birches

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 650 S Raymond Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5720011016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Construction: concrete block
Siding/Sheathing: concrete block, All Visible
Roof: flat
Fenestration: aluminum, fixed, front
Fenestration: wood, fixed, side
Primary Entrance: side
Plan: rectangular
No. Stories: 1
Property Type: commercial

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP08

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1965
Assessor

*P7. Owner and Address:
650 South Raymond LLC
650 S Raymond Ave
Pasadena, CA 91105

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 650 S Raymond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1965 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Harrison Forgene b. Builder: Foss Construction

*B10. Significance: Area: Pasadena Theme: Architecture

Period of Significance: 1965 Property Type: Industrial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

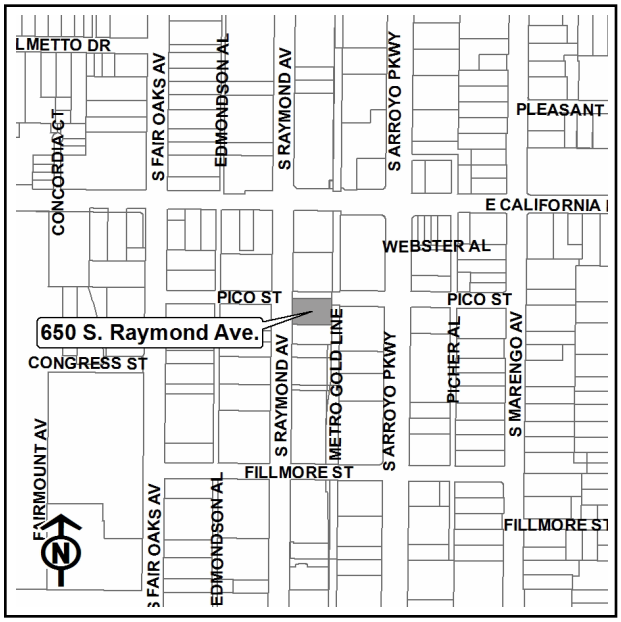
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Property Information: City directories indicate that Rack's, Inc., wire products manufacturing (1966-1970), occupied this address during the historic-period.

Significance Evaluation. This property has been determined ineligible for local listing or designation through local government review process; it may warrant special consideration under local planning. Under Criterion A, this building is one of thousands, if not millions, built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, information obtained about owners of this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and scholarly judgment. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is a typical example of the modern style, a popular style constructed during the post-World War II commercial boom. It is no more representative of the style than any of the thousands found in the region. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1965 permit (finaled 9/29/65) for Mrs. C.B. Wall (owner)/Foss Construction Co (contractor)/Harrison Forgene ? (engineer) to build a car port
1965 permit (7/29/65) for Mrs. Carlotta B. Wall (owner)/Foss Construction (contractor)/Harrison F. ? (engineer) to construct 6,750 sq. ft. building
1994 Building covered with graffiti
2000 demo permit (finaled 12/12/00) for Metro Blue Line Authority (owner)/B.L. Hall equipment rental (contractor) to remove 8' screen wall and carport 4' block 4' wood
2001 add air conditioning for tenant improvement
2001 Major construction without permits. Has demolition permit dated 12/5/00 for demolition of carport and wall only (permit has been finaled for demo)
2014 tow-away sign imbedded in concrete

B12 References
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 615 S Pasadena Ave

P1. Other Identifier: APE Map Ref # 412-3A; Palm Gardens

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 615 S Pasadena Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5719004024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: side gable, low, wide eaves
Fenestration: aluminum, fixed with sliding end vents, front
Primary Entrance: front, single door, multiple doors
Plan: irregular
No. Stories: 1, 4 buildings
Property Type: residential

Retains integrity: high

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/03/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1959
Assessor

*P7. Owner and Address:
Palm Garden West Apts LLC
1410 Green Oaks Dr
Arcadia, CA 91006

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/22/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 615 S Pasadena Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1959 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Norwood & DeLonge b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Residential Architecture

Period of Significance: 1959 Property Type: Apartment Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This apartment building does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

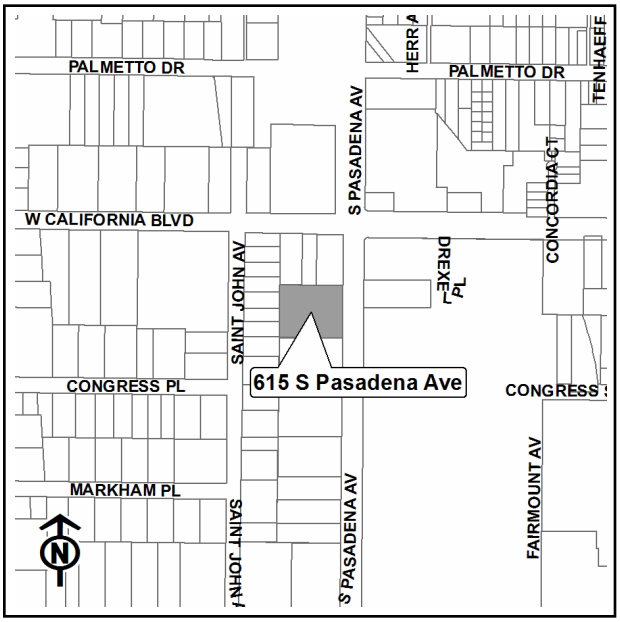
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/22/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Built in 1959, research in the City Directories indicate Martin S. Howard, no occupation listed, occupied this residence between 1960 and 1966. In 1970, the property was listed as the Palms Garden West Apartments, although Martin Howard was also listed in 1970.

Architect Information: No information found.

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, the buildings do not have an important association with a single event or trend or pattern of events that are important to local, state or national history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

(No date) permit issued to Howard Martin to use W.E. Bowie? as architect and Modern Pools as contractor to construct a swimming pool (no date, illegible)
1958 permit (granted 3/7/58) for Howard S. Martin to remove all existing structures on property and erect 5 new buildings with pool (27 units)
1959 illegible building permit
1959 permit (9/24/59) for Howard Martin (owner)/Norwood & DeLonge (architect)/(contractor illegible) for the construction of a 4-unit apartment.
1959 permit issued to Howard Martin to use Jan F. Poole? As architect and Floyd Matthews Co. as contractor to construct a retaining wall (finalized 9/27/1959)
1959 permit (finaled 11/19/59) for Howard Martin (owner)/Norwood & DeLonge (architect) to construct 3 one-story units
1964 code violation letter noting concrete slab on car port (cleared 10/25/64)
1970 plumbing permit to repair fire damage
1975 certificate of occupancy granted to Howard and Carolyn Martin
1978 certificate of occupancy granted to Howard and Carolyn Martin
1981 permit to re-roof
1983 permit to re-roof
1986 permit to re-roof with Monarch Roofing
1991 permit for Martin Howard (primary name) to re-roof residence
1991 quadrennial inspection
1991 certificate of occupancy granted to Howard and Carolyn Martin for a 20-unit multi-family dwelling
1992 mechanical permit to replace furnace
2012 quadrennial inspection showed major violations (resolved 5/3/12)

(continued):

615 S. Pasadena
1964 inspection letter issued to Howard Martin for framing and support members that appear to be stressed (finalized 9/24/1964)
1964 permit to remove slab, waterproof, and replace on deck issued to H.S. Martin with Storm and Starr as contractor (finalized 11/23/1964)
1970 permit issued to Howard Martin to use Drewer-Eddy as contractor to repair fire damage (no structural damage)
1970 permit for Howard S. Martin(owner)/Vic Wartoui (contractor) to construct 800 sq. ft. car port (wood)
1980 permit issued to Howard Martin to use Monarch Roof to re-roof (finalized 12/4/1980)
2014 permit issued to (proposed) H+H Builders (Brandon Haber) for structure fire (issued 1/22/2014)

617 S. Pasadena
2014 RFS to Palm Garden West Apts. LLC for sever fire damage to roof rafter and ridge from top plate up unit #3 and #4 with water damage due to #1 and #2 (issued 1/22/2014)
2014 permit issued to Ray Ameri (primary name) to repair/remodel units 1,2,3,4, due to fire damage (issued 7/2/2014)

615-617 S. Pasadena
1959 permit for Howard Martin (owner)/ Norwood &DeLonge (architect)/Zin Tinsley (contractor) to construct 5 apartment units

619 S. Pasadena
1959 permit issued to Howard Martin to use Norwood and De Longe as architect and Ron Wesley as contractor to construct an 8 unit apartment with 25 carports (finalized 9/24/1959)

621 S. Pasadena
1984 permit issued to Howard Martin to use Monarch Roofing as contractor to re-roof (finalized 10/10/1984)
1997 complaint to Howard and Carolyn S. Martin for tearing down porches and building without permit (issued 12/8/1997)

623 S. Pasadena
1959 permit issued to Howard Martin to use Norwood and De Longe as architect and Ron Wesley as contractor to construct a 4 unit apartment (finalized 9/24/1959)
1997 permit issued to Howard and Carolyn Martin for unit 3 and 4 repairs including replacement of a wooden deck, wood post, joists, and guardrail in need areas (expired)

621-631 S. Pasadena
1986 numerous certificates of occupancy issued to Howard and Carolyn Martin (1976 through 1986)

B12. References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
City of Pasadena
2009 Historic & Landmark Districts. Accessed online various times in 2013 at: http://www.ci.pasadena.ca.us/Planning/Landmark_Districts/.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 519 S Raymond Ave

P1. Other Identifier: APE Map Ref # 414-3A; Paw Boutique

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 519 S Raymond Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5722006022, 517-525 and 537-545 S Raymond Ave

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Googie, elements of, modest
Architectural Style: Modern, elements of, modest
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: concrete block, All Visible
Roof: flat
Fenestration: aluminum, fixed, front, side, storefront
Primary Entrance: front, storefront
Plan: rectangular
No. Stories: 1

Property Type: commercial
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP08

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NW, 09/24/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1964
Assessor

*P7. Owner and Address:
519 Raymond LLC
77 Del Mar
Pasadena, CA 91105

*P8. Recorded by:
Casey Tibbet
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 09/24/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 519 S Raymond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Googie, Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1964 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: John Kestel b. Builder: Daign Construction

*B10. Significance: Area: Pasadena Theme: Architecture

Period of Significance: 1964 Property Type: Industrial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property includes two, mirror-image buildings. Neither appears eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08

*B12. References:

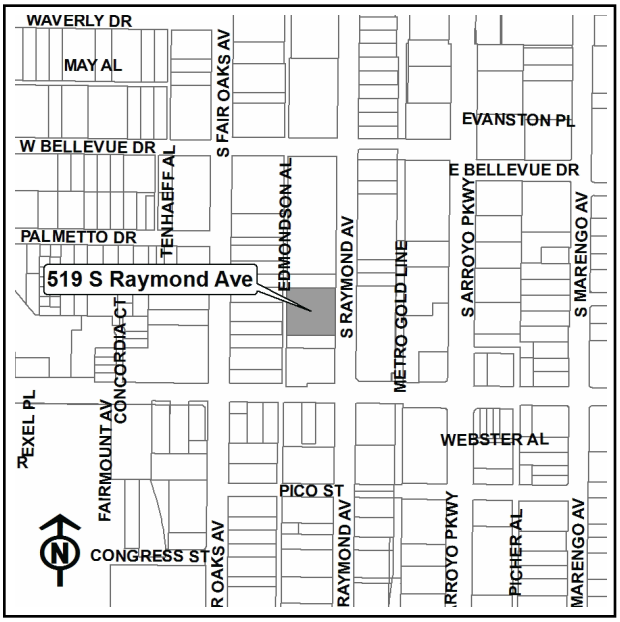
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 09/24/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: These buildings exhibit elements of the Modern and Googie styles. The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative
accents.

Property Information: City directories indicate that Racco Precision Machine Shop occupied this address between 1966-1970.

Significance Evaluation. Under Criterion A, the buildings do not have an important association with a single event or trend or pattern of events that are important to local, state or national history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the buildings are not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1922 permit for Smith (owner-builder) to build lean to for work rain or shine
1923 permit (finaled 1/25/23) for Smith (owner-builder) to build workshop
1939 illegible permit
1965 permit (finaled 1/11/65) for David Dvorak (owner)/Daigh Construction (contractor)/John Kestel (engineer) to construct new industrial building (8,620 sq. ft.)
1965 permit (finaled 12/7/65) for David Dvorak (owner)/Daign Construction (contractor) to add one 10'x16' office (non-bearing walls)
1965 permit issued for sign installation
1965 permit (finaled 1/11/65) for David Dvorak (owner)/Daign Construction (contractor)/John Kestel (engineer) to construct new industrial building
1996 code compliance certificate issued to Warriors Scale Models, Inc.
1999 Code compliance certificate issued to Printing to the Trade
2002 permit for 519 Raymond LLC (owner)/Wright George (contractor) to upgrade parking lot, minor repaving, restriping, and curb work on existing parking lot
2004 code compliance certificate for Trade Depot (543 S. Raymond)
2004 permit to re-roof
2004 permit for tenant improvement to transform spaces into coffee wholesale (no additional sq. ft.)
2005 code compliance certificate for Collar Couture Inc. (523 S. Raymond)
2005 permit for 519 Raymond LLC (owner)/Robert Fu (architect/engineer) to construct a tenant improvement that includes a structural modification (roof framing)
2006 code compliance certificate for Linnea Lenkus Studio (portrait studio) (545 S. Raymond)
2006 code compliance certificate for My Connected Home (521 S. Raymond)
2006 code compliance certificate for Next Dimension Technologies (517 S. Raymond)
2006 code compliance certificate for Jones Coffee Roasters (537 S. Raymond)
2006 permit (finaled 1/18/06) for a rooftop A/C unit
2008 permit for structural platform support for A/C
2008 permit (issued 3/19/08) for Mak Financial Holdings LLC. (owner)/City Spaces (architect) to make interior tenant improvements to combine suites 517 & 519 into one suite (517) on ground floor (5,810 sq. ft.) for Tommy Bahama.
2008 certificate of occupancy for Mak Financial Holdings LLC. To make interior tenant improvements to combine suites 517 & 519 into one suite (517) on ground floor at 5,810 sq. ft.

(continued):

2008 mechanical permit to install equipment for tenant improvement
2008 plumbing permit to install plumbing for tenant improvement (retail)- new restroom and break room
2009 Structural support for HVAC
2009 code compliance certificate for Martin Industries Inc.
2010 tenant improvement at 1,569 sq. ft. of office space at west side of existing office building
2010 mechanical permit to install 1.5 ton and 5 ton split systems with ductwork (exposed) (not to be visible from Raymond Ave.
2011 mechanical permit for new duct system
2011 code compliance certificate- Tommy Bahama Group, Inc. Showroom, wholesaling- clothing
2011 permit for tenant improvement of 1,569 sq. ft. of office space at west side of existing office building

517 S. Raymond
1965 permit (finaled 12/7/65) for Daign Construction (contractor)/David Dvorak (owner) to add one 10'x16' office (non-bearing) (T.I)

517-519 S. Raymond
1922 permit (finaled 1/25/23) for Smith (owner)'s workshop

521 S. Raymond
1920s permit for Foster Kleiser to construct structure for poster board use

517-545 S. Raymond
1965 permit issued for sign

523 S. Raymond
1941 illegible permit
1943 illegible permit
1963 code complaint issued to W.W. Miller for materials and junk stored (pictures show poor conditions) (finalized 7/18/1963)
1965 permit to David Dvorak (owner) to use Daigh Constructing to alter store front (finalized 7/21/1965)
1965 permit (finaled 8/3/65) for David Dvorak (owner)/Daigh Construction (contractor) to construct 6'x5' addition and alter store front

525 S. Raymond
1924 permit for Foster & Kleiser Co. (own-builder) to construct structure for poster board use
1946 plastering permit for exterior and interior

537 S. Raymond
1969 permit (finaled 11/15/69) for Dave Dvorak (owner-builder) to add 100 sq. ft. bathroom

539-545 S. Raymond
(No date)n Code enforcement violation for front yard beam splice
1965 permit (finaled 1/11/65) for Daign Construction/David Dvorak/John Kestel to construct new one-story industrial building (8,600 sq. ft.)

545 S. Raymond
1920s permit for W.S. Rymer (contractor)/W. Smith (owner) to erect a 6'11"x6' poster board on east front wall of building
1925 permit (finaled 10/6/25) for Foster Kleiser (owner) for poster board
1928 permit (11/24/28) for W.S. Smith (owner)/W.S. Ryne? (contractor)
1931 illegible permit
1941 permit (finaled 8/7/41) for E. Lockett & Son to construct 30'x185' (one-story) truck shed and fence (?)
1941 plastering permit issued to E. Lockett & Son
1941 illegible permit

(continued):

B12. References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.

City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.

Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 500 S Pasadena Ave

P1. Other Identifier: APE Map Ref # 415-3A; Pasadena Community Christian Fellowship

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Pasadena **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 500 S Pasadena Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5713040043

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: brick: painted, N
Roof: flat, wide eaves, narrow eaves
Fenestration: aluminum, fixed, front
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1
Property Type: institutional

Retains integrity: medium, setting, location, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP06

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the S, 10/03/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1960
Permit

***P7. Owner and Address:**
Mosher, Sally E
1260 Rancheros Rd
Pasadena, CA 91103

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/22/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 500 S Pasadena Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1960 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: James K. Mosher

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1960 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

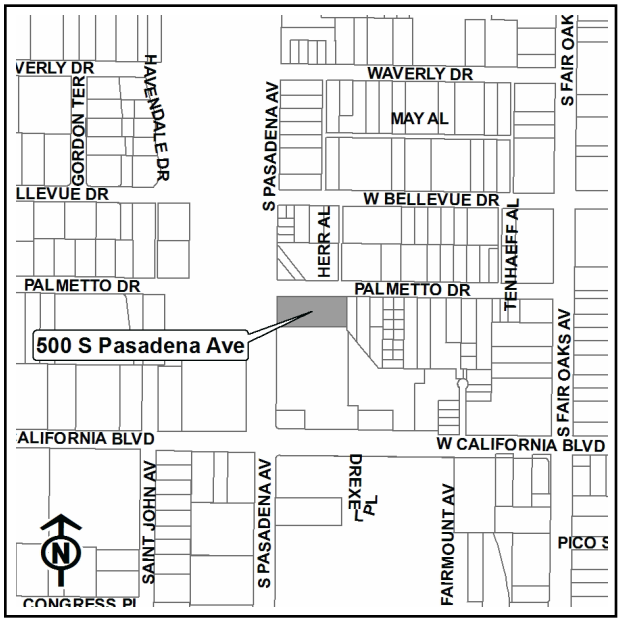
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/22/2013

(This space reserved for official comments.)



DPR 523B (1/95)

*Required Information

(continued):

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, the building does not have an important association with a single event or trend or pattern of events that are important to local, state or national history. Under Criterion B, no information was found pertaining to persons. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1937 permit to re-roof
1960 permit (issued 3/31/60) for James K. Mosher (owner) to construct 3,300 sq. ft. office building
1960 permit (finaled 6/15/60) for James K. Mosher (owner)/Air Co. Inc. (contractor) to install 3 heat pumps with duct work
1960 permit for chain link fence
1990 permit issued to Sally Mosher to use Wally Hass as architect and Steve Boyer Construction as contractor to install a trash enclosure with roof-top enclosure (finalized 10/9/1990)
1990 code enforcement violation concerning roof (corrected 10/25/90)
1990 permit (11/6/90) for Bogner Roofing (contractor) to re-roof
1990 Conditional Use Permit for religious assembly
1993 permit for installation of wall sign on front of building
2002 Initial code compliance and complaint Inspection for a commercial building
2008 painted wall- 2 spots
2009 code compliance certificate (completed 6/10/09) for Pasadena Community Christian Fellow (applicant)
2010 annual public assembly inspection with Carlton Edwards (manager) of Pasadena Community Christian Fellowship. Violations noted
2011 permit for Sally Mosher (primary name) to re-roof building with class A material

B12. References
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 476 S Pasadena Ave

P1. Other Identifier: APE Map Ref # 416-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Pasadena **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 476 S Pasadena Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5713035037

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Architectural Style: Modern, elements of
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Roof: flat, narrow eaves
Fenestration: wood, fixed, front, side, arranged in ribbons
Primary Entrance: front, single door
Other notable features: iron windows bars
Plan: irregular
No. Stories: 1

Porches: Partial, front
Property Type: commercial
Retains integrity: high

***P3b. Resource Attributes:** (List attributes and codes) HP06

***P4. Resources Present:** ___Building ___Structure ___Object ___Site ___District ___Element of District ___Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/03/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1952
Assessor

***P7. Owner and Address:**
Recendez, Alice L Tr
145 Palmetto Dr
Pasadena, CA 91105

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___None ___Location Map ___Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___Archeological Record ___District Record ___Linear Feature Record ___Milling Station Record
___Rock Art Record ___Artifact Record ___Photograph Record ___Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 476 S Pasadena Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Vernacular, Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1952 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1952 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

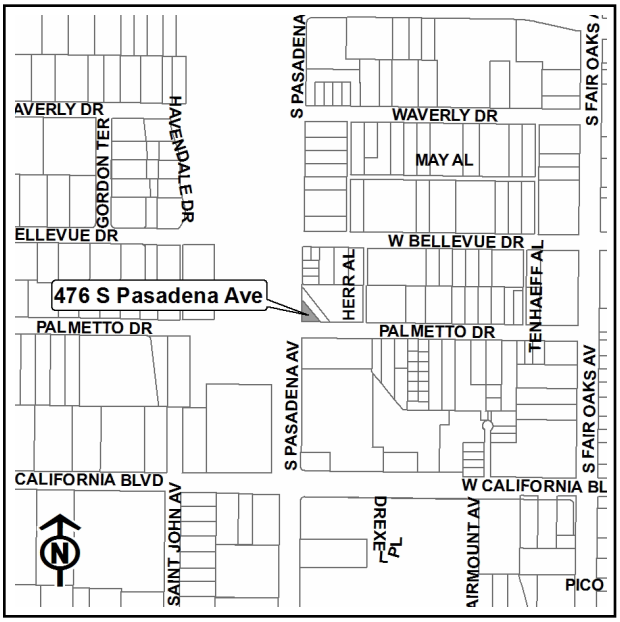
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: This modest building exhibits elements of the Modern style. The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Property Information: City directories indicate the following businesses occupied this address during the historic-period: Merendino-Greene Designers/Shirely Williams, Designer/James Mosher, mechanical engineer (1953); Merendino-Greene & Associates, industrial design/ Shirely E. Williams, Designer (1957); Environmental Design Company, Inc., industrial design/Merendino-Greene/Shirley Williams (1960-1966); Keystone Bond & Insurance (1970).

Significance Evaluation. Under Criterion A, the building does not have an important association with a single event or trend or pattern of events that are important to local, state or national history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1952 original building permit (finalized 9/19/1952, not legible) for James K. Mosher (owner).
1952 permission granted to James K. Mosher to erect a one-story engineering office building and 6 ft. fence on northeast corner of property (granted 8/7/1952)
1965 building permit to re-roof (finalized 8/10/1965)
1967 notice of complaint to remove drain spout per code complaint, complied with in 1967
1996 code compliance certificate (approved 11/14/96) for building ownership plus design house
2010 code compliance certificate abated for banners without permit
2013 code compliance certificate abated for banner w/o permit - "mijares"

B12 References
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 406 Gordon Ter

P1. Other Identifier: APE Map Ref # 418-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 406 Gordon Ter City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5713032075

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: skirting, W
Siding/Sheathing: vertical boards, W
Roof: hipped, low, wide eaves
Fenestration: wood, casement, front
Fenestration: wood, double-hung
Primary Entrance: front, single door
Plan: L-shaped
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/03/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1951
Assessor

*P7. Owner and Address:
Suzuki, Michael K Tr
25 W State St
Pasadena, CA 91105

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 406 Gordon Ter

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1951 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Residential Architecture

Period of Significance: 1951 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

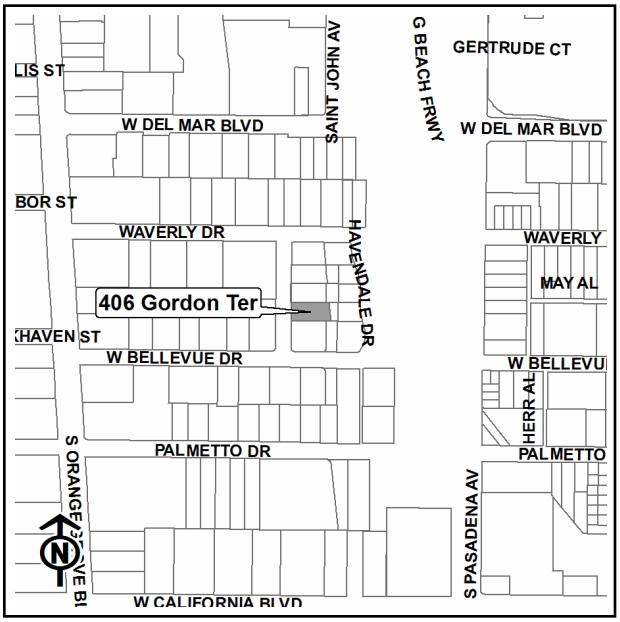
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Property Information: City directories indicate the following people lived at this address during the historic-period: Michael K. Suzuki (a restaurant worker; 1953-1963) and Fukutaro S. Suzuki (1966-170).

Significance Evaluation. Under Criterion A, the building does not have an important association with a single event or trend or pattern of events that are important to local, state or national history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

(Illegible date) permit for Michael Suzuki (owner)/W.O. Davis (contractor) to install fencing.
(No date) historic building diagram naming Michael Suzuki as owner.
1987 permit (issued 2/26/87) for re-roof with fiberglass

B12. References
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6L, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 372 S Pasadena Ave

P1. Other Identifier: APE Map Ref # 419-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Pasadena **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 372 S Pasadena Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5713034002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of
Siding/Sheathing: wood: shingles, all visible
Roof: front gable, low
Fenestration: wood, double-hung, side
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential
Retains integrity: low, location

Alterations: altered fenestration, altered facade windows and door are boarded over

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/03/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1914
Assessor

***P7. Owner and Address:**
Capriccio, Fred And Deborah Trs
134 Waverly Dr
Pasadena, CA 91105

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/11/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6L, 6Z

*Resource Name or #: (Assigned by recorder) 372 S Pasadena Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1914 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Residential Architecture

Period of Significance: 1914 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is not eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), individually or as a contributor to a larger historic district. It was not evaluated under the local ordinance.

It is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 5D2 (contributor to a district eligible for local designation). It is not listed in the Pasadena California Historical Resources Inventory Database (CHRID) or the City's list of designated historic properties and is not in a designated historic district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

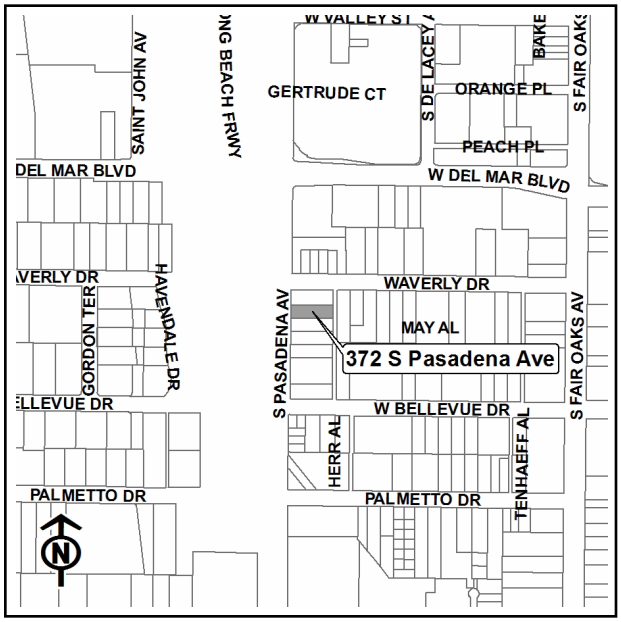
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/11/2013

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: The 1951 Sanborn map for 372 South Pasadena Avenue (also addressed as 370 South Pasadena Avenue on Sanborn map) depicts one, single-story, rectangular-shaped wood-framed, single family residential building and another, detached, single-story, square-shaped, wood-framed, single family residential building. Both buildings are sited with moderate street setbacks on the 150-foot-by-50-foot rectangular-shaped parcel. One square-shaped, single story, wood-framed building is depicted east of and behind the residential buildings, near the southeastern corner of the parcel. It is covered by composition asphalt roofing and one is used as an automobile garage. No other buildings, structures, or objects are shown. The parcel is located in a mostly, built-out, single-family and multiple-family residential development with uniformly sized parcels and irregular street setbacks.

Property Information: City directories indicate the following people lived or businesses operated at this address during the historic-period: Fred J. (posterman) and Mary Rohr (1919 - 1923); Mrs. Emma Hall (a nurse) 1927 – 1943; F. J. Rohr (1947 – 1958); Felix (a leadman) and Cecelia Montoya (1962); Polavision, Inc. Visual Aids (1966); and Richard and Georgia Heard (1973).

Significance Evaluation. The integrity of this property was significantly reduced by numerous alterations, including the construction of a very high, chain link fence with panels and concertina wire around the property. It no longer retains the combination of qualities and associations from the period of significance necessary for this property type to visibly convey the significance of any relevant historic context. It is not eligible under Criteria A/1, B/2, C/3 or D/4 and does not contribute to the significance of a historic district. It was previously evaluated under a local ordinance as warranting special consideration in local planning.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1920's permit to F.J. Rahs to act as owner-builder to build garage at rear (1920's finalized)
1927 building permit to property owner (not legible)
1927 new building inspection for garage erection (finalized 3/25/1927)
1928 permit to R.S. Heard to add 800 sq. ft. to garage and add metal walls (finalized 11/29/1928)
1963 notice to Melvin Best to change occupancy, remove shed immediately, and demolish bldg. before expiration of one year (issued 4/24/1963)
1972 notice to Richard S. and Georgene Heard for substandard building conditions (issued 1972)
2003 permit (issued 9/8/03) for Fred Capriccio (applicant) to demolish house

B12. References:
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Sanborn-Perris Map Co., Ltd.
1931 Pasadena, California: Volume 1. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 370 S Pasadena Ave

P1. Other Identifier: APE Map Ref # 420-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Pasadena **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 370 S Pasadena Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5713034001, 368 S Pasadena Ave

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Vernacular
Architectural Style: Modern, elements of
Construction: wood frame
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: brick: skirting, N
Siding/Sheathing: brick: skirting, W
Roof: flat
Fenestration: metal, hopper, side
Primary Entrance: side, single door
Plan: rectangular
No. Stories: 1

Property Type: commercial
Retains integrity: medium, setting, location, association

***P3b. Resource Attributes:** (List attributes and codes) HP06

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SE, 10/03/13

***P6. Date Constructed/Age and Sources:** X Historic
___ Prehistoric ___ Both
1955
Assessor

***P7. Owner and Address:**
Capriccio, Fred and Deborah Trs
134 Waverly Dr
Pasadena, CA 91105

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 370 S Pasadena Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Vernacular, Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1955 No building permits were obtained for this address.

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1955 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

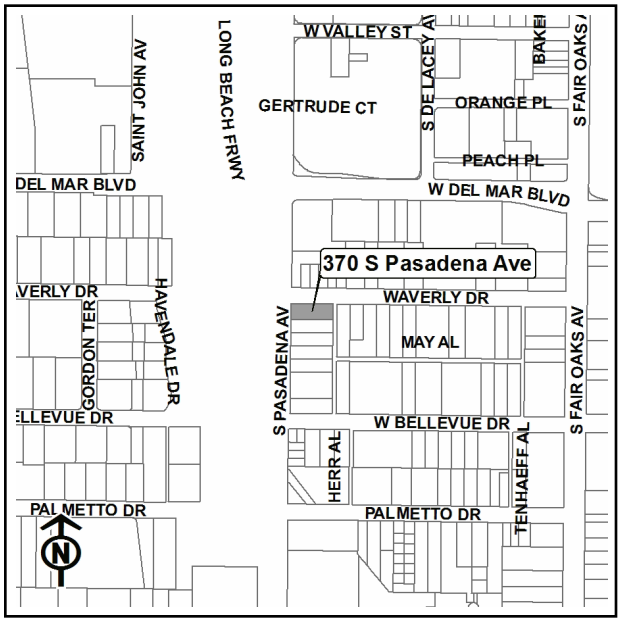
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directory information was not obtained for this address. Historic aerial photographs indicate that this building did not exist until sometime between 1953 and 1972.

Architectural Context: This vernacular building has some elements of the Modern style. The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation Under Criterion A, the building does not have an important association with a single event or trend or pattern of events that are important to local, state or national history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B12 References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 270 S Orange Grove Blvd

P1. Other Identifier: APE Map Ref # 422-3A; Maranatha High School

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 270 S Orange Grove Blvd City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5713027031, 169 S. St. John Ave.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Architectural Style: New Formalism, elements of
Siding/Sheathing: stucco: modern, All Visible
Siding/Sheathing: brick: veneer, S
Roof: flat, wide eaves, narrow eaves
Fenestration: aluminum, fixed, front, side, arranged in ribbons
Fenestration: aluminum, hopper, front, side, arranged in ribbons
Primary Entrance: front, double doors, multiple doors
Plan: irregular

Property Type: institutional
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP15

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/03/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1963
Assessor

*P7. Owner and Address:
Maranatha High School
169 S Saint John Ave
Pasadena, CA 91105

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 270 S Orange Grove Blvd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Educational facility B4. Present Use: Educational facility

*B5. Architectural Style: Modern, New Formalism

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1963 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: O.K. Earle Corporation b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Architecture

Period of Significance: 1963 Property Type: School Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP15

*B12. References:

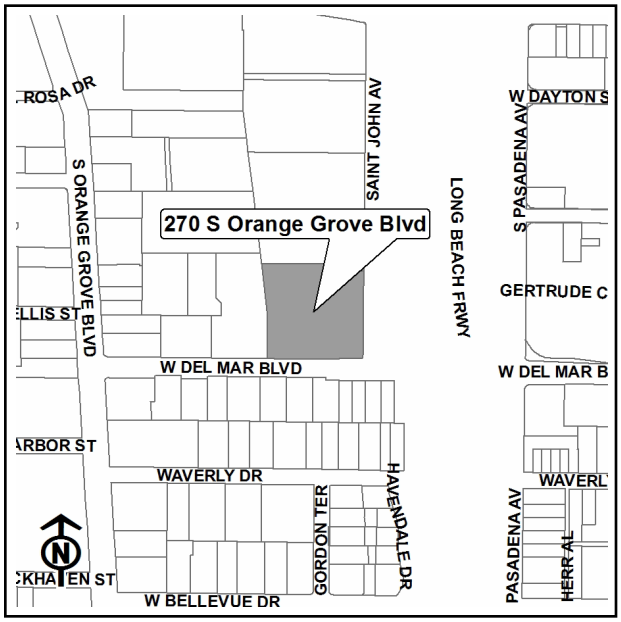
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: This building displays elements of the Modern style and the New Formalism style.

The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

While the International style emphasized function in design, and Corporate Modern expressed uniformity and modularity, the architects of New Formalism revived a sense of classical arrangement and ornamentation long discarded by most architects of modernism. Shaped in large part by Edward Durell Stone, Philip C. Johnson, and Minoru Yamasaki, the style used abstracted classical forms such as arches and columns on monumental volumes, which were often set apart from its surroundings pedestal-like raised pavilion. Additional ornamentation often included heavy roof slabs and cast concrete or metal screens. Architectural Historian Marcus Whiffen credits the success of New Formalism to the affluent conservatism of the United States in the 1950s: "…in a society that aspired to culture it flattered the spectator with references to the past; in a conservative society it suggested that old forms need only be restyled to fit them for new needs."

Property Information: City directories from the years 1900 through 1970 list no occupants for this address.

Significance Evaluation. Under Criterion A, this school building is not associated with significant events in history. Under Criterion B, research provided no evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion C, although designed by the O.K. Earle Corporation, it does not rise above the ordinary or to the level of several of the other nearby buildings that were also originally part of Ambassador College. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area. It should be noted that this building is not within the boundaries of the Ambassador West Cultural Landscape Historic District.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

265 S. Saint John
1971 use permit (issued 5/4/71) for Ambassador College (owner-builder) to add two handball courts to physical education building.
1989 permit (issued 7/20/89) for Andy Buchholz (primary name) to construct a concrete block enclosure (924 sq. ft.) for mechanical equipment.

270 Grove
1963 permit (finaled 3/1/63) for Ambassador College (owner-builder)/Geo. J. Foselyke &Assoc. (architect) to construct handball court (original).
1972 permit (finaled 4/7/72) for Ambassador College (owner-builder) to construct addition on handball courts.

300 Grove
(No date) fire inspection for repairs due to fire damage.
1920s building alteration permit (illegible) issued to A.B. Browne (?) (owner)
1924 permit for A.B. Browne (owner)/Doug Burke (contractor) to replace building that has been built (?)
1965 permit (finaled 1/20/65) for Ambassador College (owner)/Perry &Assoc. (engineer)/O.K. Earl Corp. (contractor) to construct swimming pool (42'x75')
1965 permit (finaled 1/20/65) for Ambassador College (owner-builder) to build street plaza layout.
1965 permit (finaled 1/20/65) for Ambassador College (owner)/Peter J. Holdstock (architect)/O.K. Earl (contractor) to pour foundation for school gym.
1965 permit (finaled 1/20/65) for Ambassador College (owner)/Peter J. Holdstock (architect)/O.K. Earl (contractor) to erect new physical education building.
1965 grading permit (finaled 3/25/65) for amphitheater granted to Ambassador College (owner-builder)
1965 permit (finaled 5/7/65) for Ambassador College (owner)/Rafe Affleck (architect)/O.K. Earl (contractor) to place/construct brass sculpture on gym

(continued):

281 Del Mar
1972 planning case (approved 8/3/72) for Ambassador College (primary name) to obtain a Conditional Use permit for the construction of a permanent tennis court facility on the properties. A 12 ft. high chain link fence would surround the proposed facility (120'x195'). (0 ft. setback on St. John Ave; 21 ft. setback on Del Mar).

131 S. Saint John
2011 planning case (finaled 1/18/11) for Steve Larazarian (primary name) to create a master development plan for Maranatha High School.

300 W. Green
2002 planning case (6/26/02) for the Worldwide Church of God (primary name) to redevelop campus with 1,942 single-family homes and multi-family residential units.
2003 planning case (1/21/03) for the Worldwide Church of God (primary name) to redevelop college campus with mixed-use project with residential and commercial/retail.
2004 planning case (5/21/04) for the Worldwide Church of God (primary name) to obtain a Conditional Use Permit for the establishment of a private high school, and a Minor Conditional Use Permit for shared parking with church.

B12. References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.
Whiffen, Marcus.
1992 American Architecture Since 1780: A Guide to Styles (Revised Edition). Cambridge: MIT Press.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2, 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 300 W Green St

P1. Other Identifier: APE Map Ref # 423-3A; Hall of Administration

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 300 W Green St City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5713016016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: New Formalism
Siding/Sheathing: stucco, all visible
Siding/Sheathing: other, all visible , concrete
Roof: flat
Fenestration: aluminum, fixed, front, side
Primary Entrance: front, multiple doors
Plan: rectangular
No. Stories: 4
Property Type: institutional

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP15

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/03/13

*P6. Date Constructed/Age and Sources: X Historic
___ Prehistoric ___ Both
1968
Assessor

*P7. Owner and Address:
Sunrise Pasadena Ca Senior
750 B St
San Diego, CA 92101

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/11/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 2S2, 2D2

*Resource Name or #: (Assigned by recorder) 300 W Green St

B1. Historic Name: Hall of Administration

B2. Common Name: City Ventures Residences

B3. Original Use: Educational building B4. Present Use:

*B5. Architectural Style: New Formalism

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1968 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Peter J. Holdstock and EDAW (landscape architect) b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Architecture

Period of Significance: 1968 Property Type: School Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property (APNs 5713016016 and 5713016017) is part of the former Ambassador College campus. It is also within the designed landscape known as the Ambassador West Cultural Landscape, which in 2012 was determined eligible for listing in the National Register of Historic Places (National Register). It is also eligible for listing in the California Register of Historical Resources (California Register). It also appears to be individually eligible for its architecture.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP15

*B12. References:

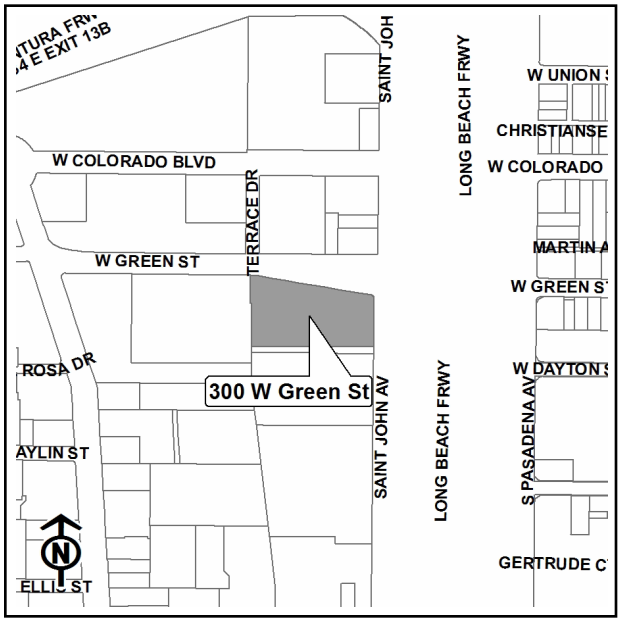
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/11/2013

(This space reserved for official comments.)



*Required Information

(continued):

This building was the Hall of Administration, which was designed by Peter J. Holdstock of the O.K. Earl Corporation in 1967 (Los Angeles Conservancy 2013). Pasadena's component of the California Historical Resources Inventory Database (CHRID) lists this property with a California Historical Resources (CHR) Status Code of 3D. It appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources under criteria C/3 as part of a designed landscape and a representative of the New Formalism style of architecture.

Sanborn Map Research: No information was found for this address.

Architectural Context: While the International style emphasized function in design, and Corporate Modern expressed uniformity and modularity, the architects of New Formalism revived a sense of classical arrangement and ornamentation long discarded by most architects of modernism. Shaped in large part by Edward Durell Stone, Philip C. Johnson, and Minoru Yamasaki, the style used abstracted classical forms such as arches and columns on monumental volumes, which were often set apart from its surroundings pedestal-like raised pavilion. Additional ornamentation often included heavy roof slabs and cast concrete or metal screens. Architectural Historian Marcus Whiffen credits the success of New Formalism to the affluent conservatism of the United States in the 1950s: "…in a society that aspired to culture it flattered the spectator with references to the past; in a conservative society it suggested that old forms need only be restyled to fit them for new needs."

History. Ambassador College was founded in 1947 by Herbert W. Armstrong, the leader of the Worldwide Church of God (The Cultural Landscape Foundation 2010-2013). It included various properties within a four-block area and incorporated structures dating from 1905 into the 1970s (Ibid.; Los Angeles Conservancy 2013). In 1963, Daniel, Mann, Johnson and Mendenhall (DMJM), an architectural and planning firm, was hired to prepare a master plan for the campus (Ibid.). Garrett Eckbo, a noted landscape architect, later revised the plan (Ibid.). In the 1980s, Ambassador College closed and the Ambassador Auditorium (designed by DMJM in 1972) is now the Harvest Rock Church (Ibid.). Maranatha High School occupies the southeast portion of the campus.

Property Information: City directories indicate the following institution operated at this address during the historic-period: Ambassador College (1970 – 1973).

Significance Evaluation.
Significance Evaluation. Under Criterion A, this building is associated with the former Ambassador College and Worldwide Church of God. Under Criterion B, the building is associated with the founder of Ambassador College and the Worldwide Church of God. Under Criterion C, it is a good example of the Late Modern/New Formalism style of architecture as used for an educational facility. In addition, it is part of a planned design that includes the Hall of Administration, the Ambassador Auditorium, and the reflecting pool. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). For these reasons, this building appears to be a contributor to the Ambassador West Cultural Landscape Historic District.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

*Many planning documents for tract maps and design review for proposed projects

(No date) permit for Ambassador College (applicant)/William Scott (architect) to conduct chimney repair just below roof line on "terra villa building"
1967 permit (issued 10/19/67) for Ambassador College (primary name) to construct educational administration office building (185'x60')
1970 permit for new building (illegible) (Maureen Brown-owner?)
1989 permit (issued 5/5/89) to William Scott (primary name) to construct 2 structural enclosures for mechanical equipment and a 2-car carport
1990 permit (finaled 1/22/90) for Ambassador College (applicant)/ Caple Bros. Const. Co. (contractor) to repair earthquake damaged chimney and attach chimney bracing
1991 permit and Conditional Use Permit (finaled 6/19/91) for Worldwide Church of God (primary name) to convert 2 residences into office use on PS District
1993 CUP (issued 7/21/93) for a cultural institution
2006 CUP (approved approx. 2006) for Mae Keng L. Chinn (applicant) to overpate a senior care facility
2006 planning case (approved after 8/2006) for the transfer of development rights to senior care facility (Ambassador West)
2007 CUP (1/22/07) to establish a private high school (Maranatha H.S.) with a Minor CUP for shared parking
2007 planning case (issued 4/2/07) for Cheryl Corson (primary name) for subdivision modification to allow for lots without a street frontage

(continued):

2007 planning case (issued 7/2/07) for Ambassador Acquisition Coalition (primary name) to petition for a waiver to replace building permit and to demolish 10 structures: 440 W. Green, 140 S. Orange Grove, 404 W. Green, 386 W. Green, 300 W. Green, 212 S, Orange Grove, 200 S. Orange Grove, 381 W. Del Mar, 369 W. Del Mar, and 375 W. Del Mar
2008 permit (applied 4/24/08) for Ambassador Acquisition Coalition (primary name) project approval and entitlement
2008 project case (applied 8/26/08) for Sunrise Pasadena Senior Living (primary name) to operate an assisted living facility
2010 permit (applied 6/9/10) for Mo Abadi (primary name) to conduct rough grading for future development
2010 permit for Mo Abadi (applicant) to demolish above ground features and structures, and to remove underground facilities
2010 planning case (finaled 9/16/10) for Ambassador Acquisition Coalition (primary name) to construct 248 units in 2 buildings ranging 4-6 stories in height. Reuse of Merritt Mansion and Gardesn, and demolition of 5 existing buildings
2012 planning case (applied 11/5/12) application for modifications to existing land entitlements for sunrise portion of Ambassador W. development project
2013 planning case (approved 2013) for Ben Bensley (applicant) to replace lighting fixtures at former Ambassador West campus
2014 planning case (5/7/14) for a request to relinquish a CUP for senior care facility, new lot line adjustment, and modify transfer of development rights

B12. References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Los Angeles Conservancy
2013 Ambassador College. Accessed online in January 2014 at: https://www.laconservancy.org/locations/ambassador-college
The Cultural Landscape Foundation
2010-2013 Ambassador College. Accessed online in January 2014 at: http://tclf.org/landscapes/ambassador-college
Whiffen, Marcus.
1992 American Architecture Since 1780: A Guide to Styles (Revised Edition). Cambridge: MIT Press.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2, 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 169 S Saint John Ave

P1. Other Identifier: APE Map Ref # 423a-3A; Ambassador College Dining Hall

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 169 S Saint John Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5713014024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: New Formalism
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: other, All Visible
Siding/Sheathing: brick: veneer, All Visible , concrete
Roof: flat, wide eaves
Fenestration: aluminum, fixed curtainwall, front, side
Primary Entrance: front, double doors
Plan: rectangular
No. Stories: 2
Property Type: institutional

Retains integrity: high
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP15

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 10/03/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1964

*P7. Owner and Address:
Maranatha High School

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 2S2, 2D2

*Resource Name or #: (Assigned by recorder) 169 S Saint John Ave

B1. Historic Name: Ambassador College Dining Hall

B2. Common Name: Maranatha High School Student Center

B3. Original Use: dining hall B4. Present Use: student center

*B5. Architectural Style: New Formalism

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1965

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Gerd H. Ernst, AIA for Daniel, Mann, Johnson, and Mendenha b. Builder: William Simpson Construction

*B10. Significance: Area: Pasadena Theme: Architecture

Period of Significance: 1965 Property Type: School Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This institutional building was originally part of Ambassador College, which became Maranatha High School. The building is a contributor to the Ambassador West Cultural Landscape Historic District, which was determined eligible for listing in the National Register of Historic Places in 2012. It is also individually eligible for listing in the Nationl Register at the local level under Criterion C.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP15

*B12. References:

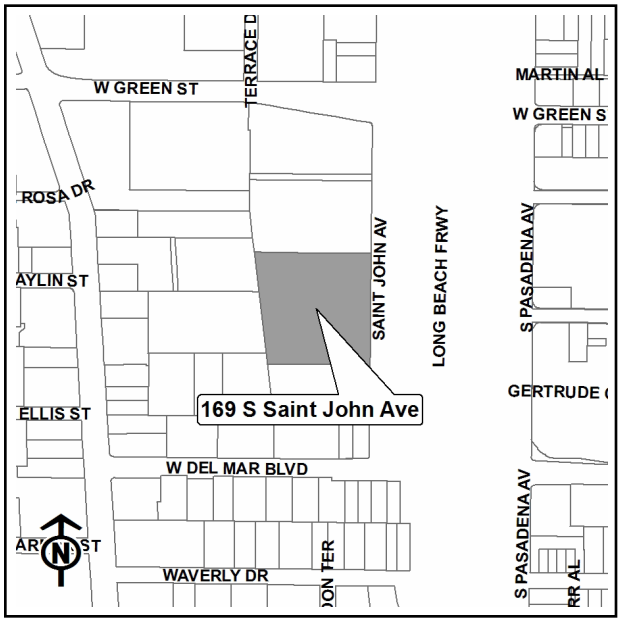
See Continuation Sheet

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Ambassador College was founded in 1947 by Herbert W. Armstrong, the leader of the Worldwide Church of God (The Cultural Landscape Foundation 2010-2013). After 1956, the estate of Hulett C. Merritt (Villa Merritt Olivier, 1908) was added to the campus. It included various properties within a four-block area and incorporated structures dating from 1905 into the1970s (Ibid.; Los Angeles Conservancy 2013). In 1963, DMJM was hired to prepare a master plan for the campus (Ibid.). The subject building was designed by Gerd H. Ernst, an officer and a senior designer at DMJM. Mr. Ernst was born in Germany in 1926, was a member of the American Institutle of Architects, and died in Orange County in 2013. The landscape was designed by Garrett Eckbo, a noted landscape architect (Ibid.). In the 1980s, Ambassador College closed. Maranatha High School, a private, Christian high school occupies the southeast portion of the former college campus.

Property Information: City directories between the years 1900 and 1970 did not list this address.

Significance Evaluation. Under Criterion A, this building is not directly associated with events that shaped our past. Under Criterion B, no direct associations were found with persons important in our past. Under Criterion C, it is a clear example of New Formalism style architecture as an educational facility. In addition, it is a component of a carefully planned design that includes the Hall of Administration, Ambassador Auditorium, and reflecting pool. It is significant under the theme of Corporate/Institutional/Industrial Development as identified in the City of Pasadena's "Cultural Resources of the Recent Past" (Historic Resources Group and Pasadena Heritage, 2007). Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). For these reasons, this building is contributor to the Ambassador West Cultural Landscape Historic District and is individually eligible for listing in the National Register at the local level of significance under Criterion C.

B12 References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.

Los Angeles Conservancy
2013 Ambassador College. Accessed online in January 2014 at: https://www.laconservancy.org/locations/ambassador-college

Pasadena, City of
2007 "Cultural Resources of the Recent Past" (Historic Resources Group and Pasadena Heritage).

The Cultural Landscape Foundation
2010-2013 Ambassador College. Accessed online in January 2014 at: http://tclf.org/landscapes/ambassador-college

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2, 2D2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 131 S. St. John Ave

P1. Other Identifier: APE Map Ref # 423b-3A; Ambassador Auditorium

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Pasadena **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 131 S. St. John Ave City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5713016017

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: New Formalism
Primary Entrance: front
Plan: square
No. Stories: 1
Property Type: institutional
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP15

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
06/08/14

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1974

***P7. Owner and Address:**
Sunrise Pasadena Ca Senior
750 B St
San Diego, CA 92101

***P8. Recorded by:**
Casey Tibbet
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 08/06/2014

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None X Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 2S2, 2D2

*Resource Name or #: (Assigned by recorder) 131 S. St. John Ave

B1. Historic Name: Ambassador Auditorium performing arts center

B2. Common Name:

B3. Original Use: Auditorium B4. Present Use: Church

*B5. Architectural Style: New Formalism

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1974

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Area: Pasadena Theme: Architecture

Period of Significance: 1959-1983 Property Type: School Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was built in 1974 as part of Ambassador College. It is a contributor to the Ambassador West Cultural Landscape Historic District, which was determined eligible for listing in the National Register of Historic Places in 2012.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP15

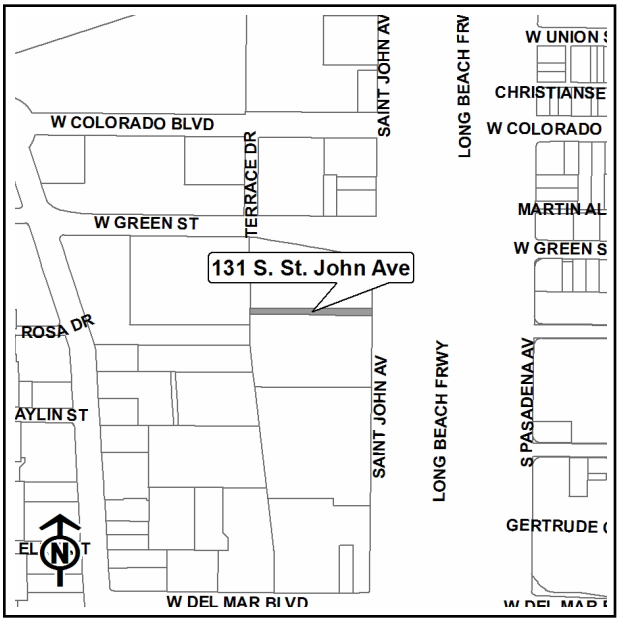
*B12. References:

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation: 08/06/2014

(This space reserved for official comments.)



*Required Information

(continued):

Sanborn Map Research: No information was found for this address.

Architectural Context: While the International style emphasized function in design, and Corporate Modern expressed uniformity and modularity, the architects of New Formalism revived a sense of classical arrangement and ornamentation long discarded by most architects of modernism. Shaped in large part by Edward Durell Stone, Philip C. Johnson, and Minoru Yamasaki, the style used abstracted classical forms such as arches and columns on monumental volumes, which were often set apart from its surroundings pedestal-like raised pavilion. Additional ornamentation often included heavy roof slabs and cast concrete or metal screens. Architectural Historian Marcus Whiffen credits the success of New Formalism to the affluent conservatism of the United States in the 1950s: "…in a society that aspired to culture it flattered the spectator with references to the past; in a conservative society it suggested that old forms need only be restyled to fit them for new needs."

History. Ambassador College was founded in 1947 by Herbert W. Armstrong, the leader of the Worldwide Church of God (The Cultural Landscape Foundation 2010-2013). It included various properties within a four-block area and incorporated structures dating from 1905 into the 1970s (Ibid.; Los Angeles Conservancy 2013). In 1963, Daniel, Mann, Johnson and Mendenhall (DMJM), an architectural and planning firm, was hired to prepare a master plan for the campus (Ibid.). Garrett Eckbo, a noted landscape architect, later revised the plan (Ibid.). In the 1980s, Ambassador College closed and the Ambassador Auditorium (designed by DMJM in 1972) is now the Harvest Rock Church (Ibid.). Maranatha High School occupies the southeast portion of the campus.

Property Information: City directories indicate the following institution operated at this address during the historic-period: Ambassador College (1970 – 1973).

Significance Evaluation. This building is not yet 50 years of age. Therefore, it must be of exceptional significance in order to be individually eligible for listing in the National Register.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 55 N Vernon Ave

P1. Other Identifier: APE Map Ref # 433-3A; Rusnak

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 55 N Vernon Ave City: Pasadena Zip: 91103

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5713001005

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern, elements of
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: brick: painted, E
Roof: flat
Fenestration: aluminum, fixed, front
Fenestration: metal, awning, front, side
Primary Entrance: front, double doors, transom lights, side lights
Plan: rectangular
No. Stories: 1
Porches: Partial, front

Property Type: commercial
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP08, HP15, HP06

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NW, 10/03/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1943
Permit

*P7. Owner and Address:

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 55 N Vernon Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Industrial, commercial, educational B4. Present Use: commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1943. (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Commercial Architecture

Period of Significance: 1953 Property Type: Industrial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP08, HP15, HP06

*B12. References:

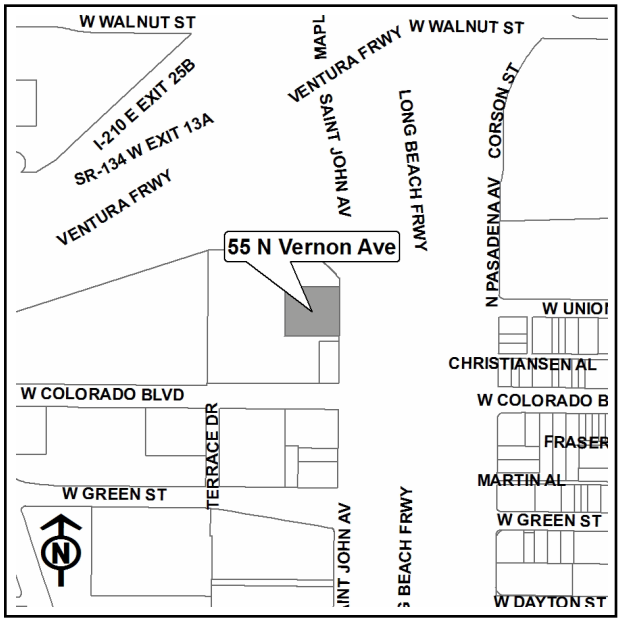
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following businesses occupied this address during the historic-period: G.M. Giannini, Inc., aircraft instrument and controls manufacturing plant (1957 - 1960); vacant 1963; and Ambassador College German Department (1966 - 1970). Google.com indicates that G. M. Gianinni was the originator of the Giannini Scientific Corporation, which was central in research on arc propulsion in the 1950s and early 1960s. However, Mr. Giannini himself is not closely associated with this building as it appears to be one of many that was used to manufacture parts.

Architectural Context: This building displays some characteristics of the Modern style. The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, the building does not have an important association with a single event or trend or pattern of events that are important to local, state or national history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History

No inspection made for Joyce Inc. to use Monarch Roofing to re-roof (no date)
No inspection made for Joyce Inc. to use Monarch Roofing to re-roof (no date)
Illegible date permit to Ambassador College to subdivide open area of building into offices (illegible date)
Illegible permit to Ambassador College to use Massie Roofing to re-roof
1930 permit issued to Murphy Motor Crash Work to use Altadena Roofing Co. as contractor for repairing and flashing gravel roof (issued 9/19/1930)
1932 permit to Marphy Construction Corp. to use Altadena Roofing as contractor to repair gravel roof (finalized 6/23/1932)
1938 permit issued to W. McCay to use John H. Simpson to strengthen truss (manufacturing plant) (Finalized 7/7/1938)
1940 permit to Joyce Inc. to act as owner-builder for construction of underground vault for transformer (finalized 6/13/1940)
1941 permit issued to M Joyce J. to use Walter Tirril as contractor for converting 37 N. Vernon (finalized 4/10/1941)
1942 illegible building permit (finalized 1/21/1942)
1943 permit issued to Joyce Incorporated (petitioner) for construction of wooden pergola (issued 2/23/1943)
1943 permit issued to Trirril and Trirril as contractor to build a new building (finalized 3/15/1943)
1946 permit issued to Joyce Inc. to use Tirrill and Tirrill as contractor to build? (finalized 1946)
1946 permit to Joyce Inc. to use Monarch Roofing to re-roof (finalized 1946)
1950 permit issued to Joyce Inc. to act as owner-builder and owner-architect to add 15'x23' enclosed balcony in factory for office (finalized 4/17/1950)
1952 permit issued to Joyce (illegible) (Finalized 10/9/1952)
1965 permit issued to Ambassador College to act as owner-builder for new canopy (finalized 1/31/1965)
1982 permit to Technological College Ambassador College to use Ralph Contreres as architect and Vincent Cain Construction to remove and add walls, windows, and ceiling (finalized 12/21/1982)
1998 permit to Haney Frank to construct car drive service canopy (issued 12/16/1998)
1998 permit to Benson Richard to install a pole sign (finalized 8/28/1998)
1998 permit issued to B.K. Signs Inc. to act as contractor to install double pole sign 25'x87' (finalized 9/2/1998)
1998 permit issued to Haney Frank to install storefront windows and reinforce storefront (issued 11/10/1998)
2003 permit issued to Jerry Wechsler to build new block wall 8' maximum surrounding existing transformer area (finalized 2/25/2003)

(continued):

B12. References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.

City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.

Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 411 W Colorado Blvd

P1. Other Identifier: APE Map Ref # 434-3A; Norton Simon Museum; Pasadena Art Museum

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Pasadena **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 411 W Colorado Blvd City: Pasadena Zip: 91105

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5713001900

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: New Formalism, elements of
Architectural Style: Streamline Moderne, elements of
Siding/Sheathing: brick: veneer, all visible
Siding/Sheathing: other, all visible
Roof: flat
Fenestration: aluminum, fixed, front, side
Primary Entrance: front, double doors, multiple doors
No. Stories: 2
Property Type: institutional

Related: parking lots, gardens
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP39

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/03/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1969
Permit

***P7. Owner and Address:**
Norton Simon Inc Museum Of Art
385 E Colorado Blvd
Pasadena, CA 91101

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/22/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 2S2

*Resource Name or #: (Assigned by recorder) 411 W Colorado Blvd

B1. Historic Name: Pasadena Art Museum

B2. Common Name: Norton Simon Museum

B3. Original Use: Museum B4. Present Use: Museum

*B5. Architectural Style: New Formalism, Streamline Moderne

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1969 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

parking lots, gardens

B9a. Architect: Ladd & Kelsey b. Builder: Del Webb Construction Company

*B10. Significance: Area: Pasadena Theme: Architecture; Associated with prominent people; Early community development

Period of Significance: 1969 Property Type: Museum Applicable Criteria: A, B, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Norton Simon Museum is eligible for listing in the National Register of Historic Places and qualifies as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP39

*B12. References:

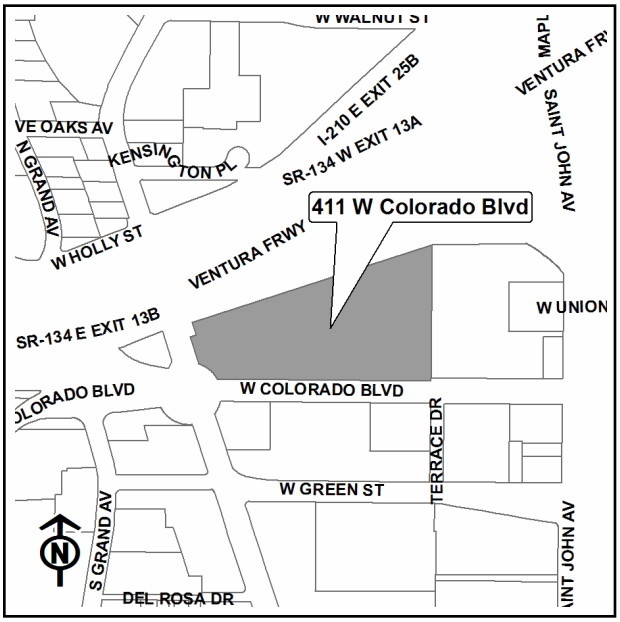
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/22/2013

(This space reserved for official comments.)



*Required Information

(continued):

History. The Norton Simon Museum is located on one of the most historic sites in Pasadena, the Ezra Carr Estate. Dr. Ezra and Jeanne Carr bought 42 acres of virgin, treeless land from Mrs. Vawter in 1877. They used the land to graze sheep, except for the flat acres northeast of the intersection of Colorado and Orange Grove Boulevards, known as Carmelita, which were plowed and used to grow hay. Carmelita is important to the early civic and cultural development of Pasadena. In 1922 a movement began to purchase the property, which was now reduced to the eleven acres between Orange Grove and Terrace Drive and included the Carr residence. The "Carmelita Trustees", a nine-man committee, raised $185,000 in cash and took out a $30,000 mortgage to finance the purchase of the estate, which was presented as a park to the City of Pasadena. However, the city was unable to accept the gift because of the mortgage, but did enter into an agreement with the trustees to pay the taxes on the property and maintain it as a public park. In 1930, the start of the Great Depression, the bank foreclosed on the unpaid $30,000 mortgage, but upon receipt of $15,000 turned the property over to the Pasadena Art Institute, which was largely the same group who donated to the Carmelita Trustees. A new citizens group was formed, the Carmelita Civic Grandstand Association, which rescued the park by raising funds to pay off all the outstanding indebtedness (street improvement bonds). They deeded Carmelita to the City of Pasadena in 1941, to be used for "cultural purposes" (Historic Resources Inventory, 411 W. Colorado Blvd., Norton Simon Museum, on file at City of Pasadena Planning Dept.).

The Pasadena Art Institute (PAI) was founded in 1922 and incorporated as a non-profit in 1924 (Norton Simon Museum 2013). Originally, the PAI was located on 9.5 acres in Carmelita Park at the corner of Orange Grove and Colorado Boulevard in Pasadena (Ibid.). However, in 1942 it merged with the new Pasadena Museum of Art and relocated to 46 North Los Robles Avenue (Ibid.). In 1954, PAI changed its name to the Pasadena Art Museum and concentrated its efforts on the acquisition of modern art (Ibid.). By 1964, the Museum was ready for a larger facility. The architectural firm of Ladd & Kelsey was hired in 1966 to design an 85,000 square-foot building with a theater/auditorium, a library and 35,000 square-feet of gallery space on the original Carmelita Park site (Ibid.). The new building opened on November 24, 1969 (Ibid.). "To reflect its exhibiting and educational mission, the Museum again changed its name" becoming the Pasadena Museum of Modern Art (Ibid.). Within its first nine months of operation over 182,000 people visited the new museum (letter of A. M. Esberg to O. W. Fox, Aug. 31, 1970). However, in 1974 the Museum succumbed to financial trouble and Norton Simon assumed control (Ibid.). It reopened in 1975 as the Norton Simon Art Museum of Pasadena (Ibid.). In 1996 a $3 million, three-phase project was begun to improve the interior lighting, replace the hard-edged reflecting pool with a meandering pond and add a Tea House overlooking the garden. The interior gallery spaces were extensively renovated by noted architect Frank O. Gehry (Ibid.). The sculpture garden was remodeled by Nancy Goslee Power and the Theater was remodeled in 2000 by Arthur Gensler, Jr. & Associates (Ibid.). In 2004 an 800-sq. ft. foodservice pavilion replaced a similar 360-sq. ft building in the garden.

Architects. Thornton Ladd and John Kelsey met while students at the University of Southern California (USC) School of Architecture in the 1940s (Los Angeles Conservancy n.d.). In 1958, they formed Ladd & Kelsey and for the next 25 years designed a number of major projects including "main buildings at CalArts in Valencia and Busch Gardens, a theme park in Van Nuys" (Nelson 2012). Their other notable works in partnership include the Stuft Shirt Restaurants at Newport Beach (1960) and Pasadena (1961); 1st City Bank, Pasadena (1960); Monarch Bay Community Homes, South Laguna, Laguna Beach (1961); Occidental College, Herrick Chapel (1964); Claremont-McKenna College, Fawcett Hall and Claremont Hall (both 1966); Pasadena Museum of Art (1969) and California Institute of the Arts Campus Plan (1969-70). The works of this firm should be considered those of a master. For example, although Gebhard and Winter consider the architecture of the Cal Arts campus "uninspired", their assessment of Kelsey House (1961) is positive "…a beautifully articulated Miesian structure" and of Ladd Studio (1950) glowing: "…without doubt one of the great classics of post-World War II Modern architecture in Southern California". This firm is the successor to Thornton Ladd & Associates. Headquartered in Pasadena.

Builder. This building was constructed by the Del E. Webb Construction Company, which was founded in 1928 by self-starter and eventual part-owner of the New York Yankees Delbert Eugene "Del" Webb (Bechtel and Tibbet 2013). Headquartered in Phoenix, Arizona, the Del E. Webb Construction Company gained initial success for its work on public sector jobs during the Great Depression, as well as completing several landmark buildings for Phoenix businesses (Ibid.). It reportedly became one of the largest residential developers in the United States during the mid- to late-20th century and it appears that several buildings in Arizona that were constructed by this company have been listed in the National Register (Ibid.).

Significance Evaluation. Although this building is not yet 50 years old, it is being evaluated as such because by the time the project goes to construction it will likely be 50 years of age or older. Under Criterion A, the building has an important association with the development of art in Southern California and the civic and cultural development of Pasadena. Under Criterion B, The property is associated with Norton Simon, a person important to local, state and national history in the field of art collecting. Under Criterion C: This building is a truly representative example of the Late Modern style. Both the original design and the renovations are the work of masters of the Modern style. It is also a fine example of the work of Del Webb construction company, a noted builder in the West. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). For these reasons, the building is significant at the local level under Criteria A, B and C. The building is not located in a historic district.

(continued):

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1967 grading permit issued to the Pasadena/Norton Simon Art to use Ablemenn & Swift as engineer and Del E. Webb Corp. as contractor for grading for the building's foundation (finalized 1967)
1968 certificate of compliance
1970 permit issued to the Pasadena/Norton Simon Art Museum to use Local Neon for an architectural projection on wall (finalized 2/9/1970)
1974 permit issued to the Pasadena/Norton Simon Art Museum to use Woser Fence to install a wrought iron fence in front 8' (finalized 12/30/1974)
1975 permit issued to the Pasadena/Norton Simon Art Museum to use O.K. Early Corp. as contractor and A. Graham Jr. Waserechower as architect to remove bay window and install new door (finalized 1/9/1975)
1975 permit to the Pasadena/Norton Simon Art Museum to use Ladd and Kelsey as architect and Del E. Webb Corp. as contractor to build a new building (finalized 1/15/1975)
1982 permit to Pasadena/Norton Simon Museum to use Gerald Lehmer as architect and CMA Construction as contractor to build the foundation for a sculpture in the parking lot of the museum (finalized 5/21/1982)
1988 permit (4/27/88) for Makintosh & Makintosh (architect)/SPS, Inc. (contractor). Norton Simon Museum of Art (applicant) to repair wood roof truss repair (earthquake damage)
1990 permit (finaled 7/16/90) for Norton Simon Museum (applicant)/Runyan Engineering (architect) to replace retaining wall at property line
1996 permit Rough Grading/Excavation (7/11/1996)
1996 permit Pool Demolition and New Pond (finaled 8/13/1996)
1996 permit Remodel Norton Simon Museum Galleries: Phase I (11/7/1996); Phase II (final 10/19/1998); Phase III (final 10/19/1998)
1998 permit (10/14/98) for S E C Engineering (contractor)/Scander Hamid (engineer) to construct a handicap ramp
1998 permit (10/14/98) for S E C Engineering (contractor)/Scander Hamid (engineer) to build a skylight shaft extending above the existing
1998 permit (finaled 10/20/98) for S E C Engineering (contractor) to begin rough grading/excavation, demolish fountain pool, modify drainage system, and create natural pond
1998 permit (10/20/98) for S E C Engineering (contractor) to construct a retaining wall
2000 permit (finaled 2/7/00) for Trac-Con (applicant/contractor) to install a pergola 10'x18' in size
2001 permit (finaled 7/18/01) for Armstrong Const. (contractor) to install concrete walkway and guardrails
2004 Zoning Hearing Officer Staff Report (3/17/2004).
2011 permit (finaled 11/9/11) for Gensler Arch. (architect)/Howard Building Corp. (contractor)/Norton Simon Museum (tenant) to construct tenant improvement at 7,040 s/f - structural, mechanical, electrical & plumbing remodel - new walls, floor & wall & ceiling finishes

B12. References
Bechtel, Elisa and Casey Tibbet
2013 Historic Resources Memorandum for the Santa Anita Inn, 130 West Huntington Drive in the City of Arcadia, Los Angeles County, California.
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits and Historic Resources Inventory records. On file at the City of Pasadena Building & Safety Division.
Gebhard, David and Robert Winter
1994 ; Los Angeles: An Architectural Guide.
Los Angeles Conservancy
n.d. Norton Simon Museum. Accessed online in February 2014 at:
https://www.laconservancy.org/locations/norton-simon-museum
Muchnic, Suzanne.
1996 Mar 23, Pasadena Star-News "Norton Simon Museum Plans $3 million Renovation".

(continued):

1998 Odd Man In: Norton Simon and the Pursuit of Culture. University of California Press: Berkeley.

Nelson, Valerie J.
2012 Architect John Kelsey dies at 86; designer of Pasadena museum. Obituary in the Los Angeles Times on August 30, 2012. Accessed online in February 2014 at: http://articles.latimes.com/2012/aug/30/local/la-me-john-kelsey-20120830

Norton Simon Museum
2013 Museum History. Accessed online in November 2013 at: http://www.nortonsimon.org/museum-history

Pacific Coast Architecture Database
n.d. Accessed online July 2014.

The American Institute of Architects (AIA) Historical Directory of American Architects
n.d. Accessed online July 2014

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 315 N Pasadena Ave

P1. Other Identifier: APE Map Ref # 436-3A; Roosevelt Elementary School

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 315 N Pasadena Ave City: Pasadena Zip: 91103

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5711016904

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Modern
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: brick: skirting, NE
Roof: side gable, low, wide eaves
Fenestration: metal, awning, front, arranged in ribbons
Primary Entrance: front, double doors
Plan: irregular
No. Stories: 1
Property Type: institutional

Related: This property includes a mix of historic-period and modern buildings.
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP15

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the SW, 10/03/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
pre-1953

*P7. Owner and Address:
Pasadena Unified School Dist

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/22/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 315 N Pasadena Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: School B4. Present Use: School

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: pre-1953 based on aerial photographs. No pertinent building permit information was found.

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

This property includes a mix of historic-period and modern buildings.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Architecture

Period of Significance: Circa 1950 Property Type: School Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This school does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP15

*B12. References:

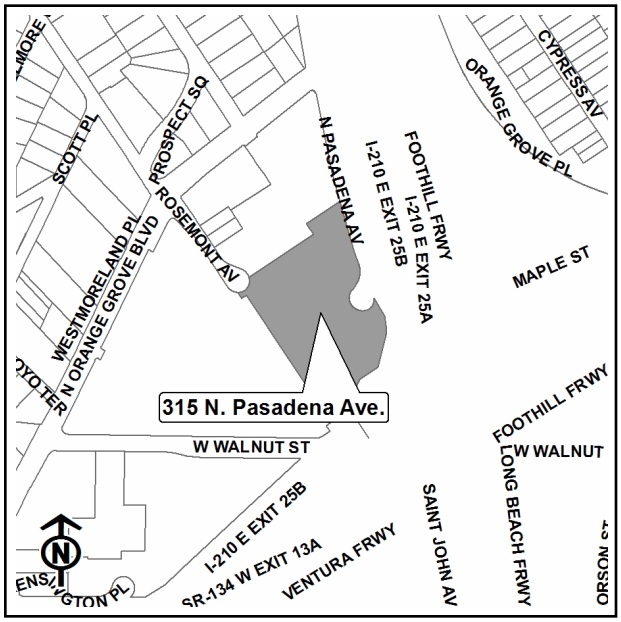
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/22/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: The Modern style, which is sometimes called Mid-Century Modern, gained favor generally between 1930 and 1970 and is an attempt to leave historic precedents behind. It combines Frank Lloyd Wright's principles of organic architecture with elements from the International and Bauhaus movements and uses modern construction methods, such as post-and-beam or concrete tilt-up designs (Fletcher n.d.). In addition, most Modern buildings incorporate modern appliances and innovations. The style is characterized by clean simple geometric or organic lines and typically incorporates concrete, metal, and glass. Some common elements include clerestory windows and geometric decorative accents.

Significance Evaluation. Under Criterion A, the building does not have an important association with a single event or trend or pattern of events that are important to local, state or national history. Under Criterion B, no information was found pertaining to persons. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B12. References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.

Fletcher, Tom
n.d. Essential Architecture – Mid-Century Modern. Accessed online in August 2009 at: http://www.essential-architecture.com/STYLE/STY-066.htm.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 27 Chestnut St

P1. Other Identifier: APE Map Ref # 437-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Pasadena **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 27 Chestnut St City: Pasadena Zip: 91103

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5723001025

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Spanish Eclectic
Siding/Sheathing: stucco: modern, all visible, altered: yes
Roof: side gable, medium, terra cotta tile
Roof: flat, parapet
Fenestration: wood, fixed multi-paned, front, side
Primary Entrance: front
Plan: rectangular
No. Stories: 1
Porches: Full Façade, front, altered: yes
Additions: Compatible, front

Property Type: commercial
Retains integrity: low, setting, location, association
Alterations: altered looks completely modernized

***P3b. Resource Attributes:** (List attributes and codes) HP06

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the N, 10/10/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1929
Assessor

***P7. Owner and Address:**
Cabot And Sons

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/11/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 27 Chestnut St

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use: Mortuary

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1929 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: C.H. Moore

*B10. Significance: Area: Pasadena Theme: Architecture

Period of Significance: 1929 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1929 altered mortuary building is listed in Pasadena's component of the California Historical Resources Inventory Database (CHRID) with a California Historical Resources (CHR) Status Code of 6X ((Determined ineligible for the NR by SHRC or Keeper). During the field survey for the current study it was observed that this resource has sustained alterations. Because it was previously determined ineligible for the National Register, it is only being evaluated for the California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP06

*B12. References:

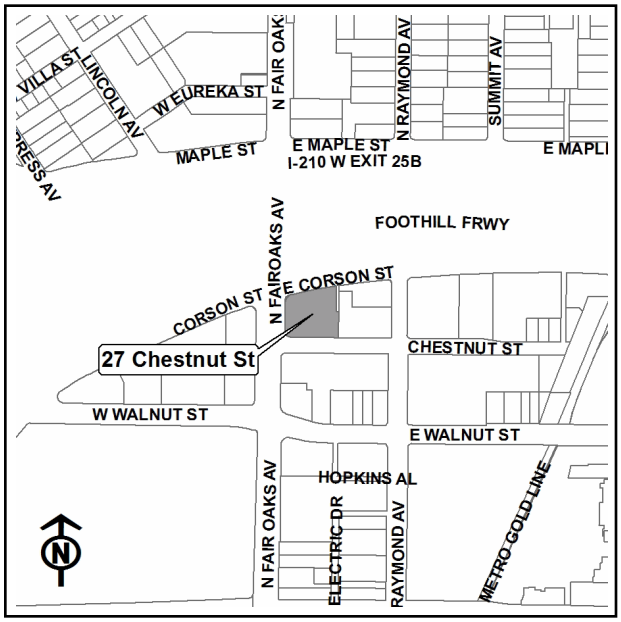
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/11/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate Wendell Cabot and Sons Funeral Directors 1929 through 1973 was listed at this address during the historic-period.

Significance Evaluation. The integrity of this property is diminished. It no longer retains the combination of qualities and associations from the Period of Significance necessary for this Property Type to visibly convey the significance of any relevant historic context. Under Criterion 1, the altered building was constructed during a boom period in Pasadena. However, due to alterations it does not convey this association. Under Criterion 2, city directories were reviewed for the names of businesses at this address during the historic-period. Online searches were conducted for businesses associated with the property for a period of five years or more and/or that appear to have had the potential to be important in the local community. This research provided no evidence indicating that the property is associated with persons important in local, state, or national history. Under Criterion 3, this altered building embodies some of the distinctive characteristics of the Spanish Eclectic style, but alterations have compromised its integrity. It does not embody the distinctive characteristics of a method of construction or property type and it does not appear to be the work of a master. Under Criterion 4, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register. It was not evaluated under any local criteria.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

http://pasadena.cfwebtools.com/search.cfm?res_id=5993&display=resource
(No date) Planning case (approved) for Cabot & Sons (applicant) seeking CUP to expand non-conforming use with proposal to add 432 sq. ft. for 2-car garage and add 786 sq. ft. to existing mortuary
(No date) Planning case (approved) for Cabot & Sons (applicant) seeking CUP to expand non-conforming use with proposal to construct 1,080 sq. ft. garage (4 car garage) in conjunction with mortuary
(No date) sign permit (expired) for Cabot and Sons (applicant) to install 1 illuminated pole sign
(Illegible date) permit for W.P. Cabot & Sons (owner)/Monarch Roofing Co. (contractor) to re-roof (excluding garage)
1920s (illegible) permit (finaled 11/1920s) for John Moore (owner)/Monarch Roofing Co. (contractor) to re-roof with gravel
1923 permit (finaled 9/6/23) for John Moore (owner)/C.H. Moore (contractor) to construct a new funeral home.
1927 building inspection checklist for re-roof (finaled 12/9/27)
1928 permit (finaled 7/10/28) for John Moore (owner) to finish 2nd floor and put in 2 windows
1932 permit (finaled 11/9/32) for Wendell Cabot (owner)/Pickford Masonry (contractor) to install a canvas canopy.
1933 permit (finaled 2/22/33) for Cabot & Sons Mortuary (owner) to cut a 5'x9' opening for 2 doors.
1934 permit (finaled 2/2/34) for Cabot & Sons Mortuary (owner)/Monarch Roof Co. (contractor) to repair roof.
1936 permit (finaled 6/8/36) for Wendell P. Cabot & Sons (owner)/Mags Tile & Marble Co. (contractor) to install wainscoting on front of building.
1941 permit (finaled 3/13/41) for Wendell Cabot (owner)/O.O. Payne (contractor) to install 2 windows, steel sash, 4 basement jams, and reinforce with 11 ft. rods.
1955 sign permit (finaled 11/21/55) for Cabot & Sons Mortuary (owner)/Toyper Sign Co. (contractor) to install new sign.
1973 sign permit (finaled 12/14/73) for Cabot & Sons Mortuary (owner)/Wyrer Sign Co. (contractor) to install new sign
1974 permit (finaled 10/17/74) for Cabot & Sons Mortuary (owner-builder)/J.R. Anderson (engineer) to add 12 ft. to existing garage and add a new canopy.
1974 permit (finaled 10/17/74) for Cabot & Sons Mortuary (owner-builder)/ Erikson, Peters, & Tom (architects) to expand parking area.
1974 permit (finaled 10/17/74) for Cabot & Sons Mortuary (owner)/John Anderson (engineer)/McGoldrick (contractor) to construct a new opening and close up existing 6 ft. opening.
1991 permit (finaled 7/19/91) for Cabot and Sons (applicant)/VEC & Assoc. (engineer)/Vahdani Mir Mohamad Ali (contractor) to conduct earthquake reinforcement
2008 permit (finaled 4/18/08) for Bill Humphry (applicant)/Robert Killingsworth (architect) to add chapel at 2,759 sq. ft. and add 1,066 sq. ft. porch, and to remodel mortuary

(continued):

12. References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014

City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1, 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Resource Name or #: Professor William Hammond House

P1. Other Identifier: APE Map Reference # 440-3A

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Los Angeles **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** *Pasadena, CA* **Date:** 1994 **T**___; **R**___; S.B.**B.M.**

c. Address: 411–412 N. Raymond Ave **City:** Pasadena **Zip:** 91103

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5725003042

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Three separate buildings are located on this L-shaped parcel: a modern garage with dwelling unit above and two historic buildings that were moved to this location in 2009. The relocated buildings are Herkimer Arms (built 1912) and Professor William Hammond House (1894). When the buildings were relocated, they were rehabilitated in compliance with the Secretary of the Interior's Standards for Rehabilitation. The focus of this evaluation is the Professor William Hammond House.

The Professor Hammond house is a two-story, wood-framed Queen Anne style residence with a cross-gabled roof, shaped shingles and clapboard siding. The front porch has an elaborate decorative gable with a stylized sunrise form. It has wood-framed, double-hung windows.

***P3b. Resource Attributes:** (List attributes and codes) HP02- Single Family Property

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) View to the southwest (LSA 2014).

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1894 (Los Angeles Assessor)

***P7. Owner and Address:**
Heritage Housing Partners
834 E. California Boulevard
Pasadena, California 91106

***P8. Recorded by:** (Name, affiliation, and address)
Elisa Bechtel, MLitt
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

***P9. Date Recorded:**
November 2014

***P10. Survey Type:** (Describe)
Intensive Section 106

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S1,6Y, 6Z

*Resource Name or # (Assigned by recorder) Professor William Hammond House

B1. Historic Name: Professor William Hammond House
B2. Common Name: Herkimer Gardens
B3. Original Use: Single-family residence **B4. Present Use:** Single-family residence
***B5. Architectural Style:** Queen Anne
***B6. Construction History:** (Construction date, alterations, and date of alterations)
1894 original date of construction
(No date) Conditional use permit for purpose of locating two existing homes on parcel, tentative parcel map 70665 - two lot split, 7 variances for historic resources, 3 minor variances (approved); related code compliance action in 2011
(No date) Planning case, move Herkimer Arms from 527 E. Union Street to 407 N. Raymond Avenue (approved)
(No date) Planning case, multifamily individual landmark property (received)
***B7. Moved?** ☐No ☒Yes ☐Unknown **Date:** 2009 **Original Location:** 110 N. Los Robles Avenue
***B8. Related Features:**
3 buildings on lot
B9a. Architect: Unknown **b. Builder:** Seth Glidden
***B10. Significance: Theme:** Residential Architecture **Area:** City of Pasadena
Period of Significance: 1894 **Property Type:** Multiple family residence **Applicable Criteria:** NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear to meet the criteria for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). However, it is listed in Pasadena's component of the California Historical Resources Inventory Database (CHRID) with a California Historical Resources (CHR) Status Code of 5S1, "individual property that is listed or designated locally."

Sanborn Map Research: Research was carried out for 110 N. Los Robles Avenue, the former location of the Professor William Hammond House. Comparisons were made between 1903, 1910, 1931, and 1951 maps. The same building footprint appears at this address on maps dated 1903, 1910, 1931 and 1951. However, the building is labeled as a dwelling in 1903 and 1910, as lodgings in 1931, and as offices in 1951.

Property Information: Despite research efforts, no information was obtained about William Hammond.

Architect Information: No architect information was found regarding the Professor William Hammond House.

Architectural Context: The Queen Anne style was the dominant style of domestic building during the period from about 1880 until 1900. Character-defining features include a steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; and an asymmetrical façade with partial or full-width porch. Queen Anne houses can be subdivided into two sets of overlapping sub-types based on characteristic variations in shape and decorative detailing. Four main shape subtypes can be distinguished: hipped roof with lower cross gables; cross-gabled roof; front-gabled roof; and townhouse. Decorative detailing subtypes include spindle work; free classic; half-timbered; and patterned masonry (McAlester and McAlester 1984). *See Continuation Sheet.*

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** *See Continuation Sheet*

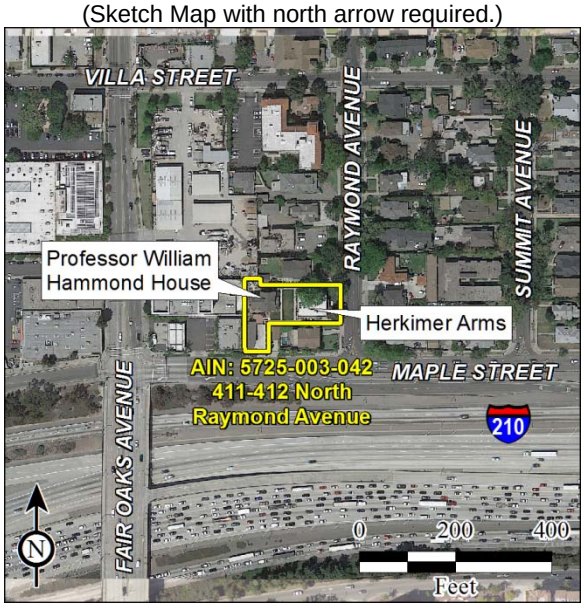
B13. Remarks:

***B14. Evaluator:** Eugene Heck, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

***Date of Evaluation:** November 2014

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P5a. Photo or Drawing. (continued from Page 1)

Left: south elevation, view to the northeast; right: gable detailing, view to the southwest.

***B10. Significance**. (continued from page 2)

Significance Evaluation. Under Criterion A, the house does not appear to be associated with important events in history. Under Criterion B, the house is associated with Professor William Hammond, but no information regarding the life or work of Professor Hammond was found. He does not appear to be significant in history. Under Criterion C, although it is an example of a Queen Anne style home, there are more than 50 extant examples of the type elsewhere in the city that retain their original locations, and thus have better integrity than the subject property. Under Criterion D, it does not have the potential to yield important information in prehistory or history. For these reasons, the residence does not appear to meet the criteria for listing in the National Register or California Register. It is not a contributor to a larger historic district.

***B12. References:** (continued from page 2)

City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.

Heritage Housing Partners.
n.d. Accessed July 2014 http://heritagehousingpartners.org/content.php?pgID=128.

McAlester, Virginia, and Lee McAlester
1984 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

Sanborn-Perris Map Co., Ltd.
1931 *Pasadena, California: Volume 2*. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2S2, 5S1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Resource Name or #: Herkimer Arms

P1. Other Identifier: APE Map Reference # 440-3A; Herkimer Gardens

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Los Angeles **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** *Pasadena, CA* **Date:** 1994 **T**___; **R**___; S.B.**B.M.**

c. Address: 411–412 N. Raymond Ave **City:** Pasadena **Zip:** 91103

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5725003042

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Three separate buildings are located on this L-shaped parcel: a modern garage with dwelling unit above and two historic buildings that were moved to this location in 2009. The relocated buildings are Herkimer Arms (built 1912) and Professor William Hammond House (1894). When the buildings were relocated, they were rehabilitated in compliance with the Secretary of the Interior's Standards for Rehabilitation. The focus of this evaluation is Herkimer Arms.

The former Herkimer Arms apartment house reflects elements of Mediterranean influences. It is two stories in height. Exterior walls are notably clad with gunite. It has a flat roof with a continuous parapet. Windows are wood-framed, fixed multi-light. The raised entrance porch is supported on thick posts, with a balcony and recessed opening above. The façade is punctuated by pierced, decorative screens above the three bays. The multifamily residence retains a high level of integrity, despite its relocations.

***P3b. Resource Attributes:** (List attributes and codes) HP03- Multiple Family Property

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) View to the west (LSA 2013).

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1912 (Los Angeles Assessor)

***P7. Owner and Address:**
Heritage Housing Partners
834 E California Boulevard
Pasadena, California 91106

***P8. Recorded by:** (Name, affiliation, and address)
Elisa Bechtel, MLitt
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

***P9. Date Recorded:**
November 2014

***P10. Survey Type:** (Describe) Intensive Section 106

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 2S2, 5S1

*Resource Name or # (Assigned by recorder) Herkimer Arms

B1. Historic Name: Mrs. Parker Earle Apartments, Herkimer Arms
B2. Common Name: Herkimer Gardens
B3. Original Use: Multifamily property **B4. Present Use:** Multifamily property
***B5. Architectural Style:** Mediterranean-influenced Craftsman
***B6. Construction History:** (Construction date, alterations, and date of alterations)
1912 original date of construction
(No date) Conditional use permit for purpose of locating two existing homes on parcel, tentative parcel map 70665 - two lot split, 7 variances for historic resources, 3 minor variances (approved); related code compliance action in 2011
(No date) Planning case, move Herkimer Arms from 527 E. Union Street to 407 N Raymond Avenue (approved)
(No date) Planning case, multifamily individual landmark property (received)
***B7. Moved?** ☐No ☒Yes ☐Unknown **Date:** 2009 **Original Location:** 527 E Union Street
***B8. Related Features:**
3 buildings on lot
B9a. Architect: Greene and Greene **b. Builder:** Unknown
***B10. Significance: Theme:** Residential Architecture **Area:** City of Pasadena
Period of Significance: 1912 **Property Type:** Multiple family residence **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This multi-family residence known as Herkimer Arms appears to be eligible for listing in the National Register of Historic Places under Criterion C at the local level of significance for its architectural design as well as its engineering. Within the body of work by Charles and Henry Greene, it is a rare example of an extant, multifamily residential building. Additionally, the property is listed in Pasadena's component of the California Historical Resources Inventory Database (CHRID) with a California Historical Resources (CHR) Status Code of 5S1, "individual property that is listed or designated locally."

Sanborn Map Research: Research was conducted for 527 Herkimer Street, the former location of the Herkimer Arms Apartments. Comparisons were made between 1903, 1910, 1931, and 1951 maps. In 1903, a small two-story dwelling in the center of the lot is located near the intersection of Herkimer Street and Ford Place. The 1910 map shows a two-story dwelling that appears to be the 1903 dwelling doubled in size by an addition to the rear. The 1931 map shows a large 16-unit apartment building occupying nearly the entire lot. The dwelling of 1910 has been moved to the rear of the lot and is connected by an annex to a new rectangular building facing Herkimer Street. Ford Place is now named N. Oakland Avenue. The 1951 map shows Herkimer Street has been widened and renamed E. Union Street. The 16-unit apartment building at 527 is unchanged from 1931. N. Oakland Avenue was made into a cul-de-sac north of E. Union Street at Ford Place.

Property Information: City directories and newspaper articles indicate the following people lived at 527 Herkimer Street during the historic period: Parker A. Earle and Mary Maude (Mrs. Parker) McConnell Earle.

Architect Information: Herkimer Arms, also known as the Mrs. Parker A. Earle Apartment House, was designed by Charles and Henry Greene. The Greene brothers have been the subject of a large amount of academic and popular discourse. Charles and Henry Greene are considered masters of the craftsman architectural style who profoundly influenced the development of Pasadena and later generations of architects. *See Continuation Sheet.*

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** *See Continuation Sheet*

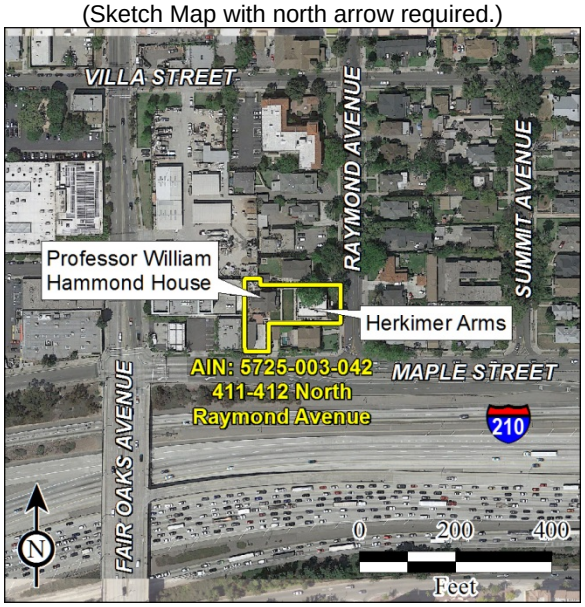
B13. Remarks:

***B14. Evaluator:** Eugene Heck, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

***Date of Evaluation:** November 2014

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P5a. Photo or Drawing. (continued from Page 1)

Left: façade, view to the southwest; right: south elevation, view to the northwest.

Left: south elevation, view to the northeast; right: north and west elevations, view to the southeast.

***B10. Significance**. (continued from page 2) Their body of work was centered in Pasadena and includes the Gamble and Blacker Houses (1906 and 1909), considered the "ultimate bungalows," and some of their undisputed masterpieces of high artistic achievement and craftsmanship. Many outstanding examples of their single-family homes remain, clearly conveying the phases of their artistic and technical development. Greene & Greene are nationally and internationally significant, having brought the ideals of the Arts & Crafts Movement to North America. The documented work of architects Charles and Henry Greene comprises 137 known major buildings and structures, most of which were built between 1893 and 1923. That figure does not include the independent work of Charles Greene in later years (Makinson 1974).

See Continuation Sheet

Their body of work is divided into three broad periods: Early (1893–1901); Middle (1902–1909) and Late (1910–1923). During the Early Period, the brothers were developing their unique style but had not yet emerged. The Middle Period is characterized by their fully mature expression of high artistic achievement. During this period, they executed numerous masterpieces of residential architecture. Herkimer Arms is an expression from their Late Period. During this time, commissions were difficult and projects were often not built. During this period, Greene & Greene experimented with new materials; for example, using gunite (cement, sand and water), which they referred to as "plaster," to finish the exterior walls of buildings rather than wood or masonry.

Within the body of their work are very few examples of multifamily residential architecture, including:

- Mrs. Rose J. Rasey Rooming House (1902), demolished
- F.J. Martin Studio Apartments (1903), demolished
- Sespe Ranch Bunkhouse (1903)
- Henry M. Green House (1904) had a "mother-in-law apartment" addition
- Project: Pasadena Hospital Association Nurses' Home (1907), never built
- Alterations to east annex for Vista del Arroyo Hotel (1912)
- Mrs. Parker A. Earle Apartment House (1912), subject property
- Alterations to bungalow for Vista del Arroyo Hotel (1912)
- Addition and alterations to Apartment House for J. Herbert Hall (1916)
- Henry M. Greene: Arthur Savage Duplex (1924)
- Henry M. Greene: Project: J.H. Huntoon Duplex, Visalia, California (1925), never built
- Henry M. Greene: Project; Garage and Apartment Addition to Mary R. Darling House (1903), never built

The husband of the owner and proprietor of Herkimer Arms, Parker Earle (1831–1917), was significant in science, commerce and horticulture. He was "credited with the development of the idea of refrigerating fruits for distant markets" (*Riverside Daily Press* and *Illinois Central Magazine*). Cobden, Illinois, has a local museum exhibit devoted to Mr. Earle. His farm was near Cobden and, in 1866, he shipped strawberries packed in ice chests of his own design via the Illinois Central Railroad to the South Water Street Market in Chicago. By 1880, the refrigerator car had been developed and "cooling houses" constructed at shipping points. Parker Earle was one of four men who organized "The Cobden Fruit Growers' Association," a shipping cooperative, which was still in existence in 1940 (Leonard). Parker Earle was president of the Illinois Horticultural association for two terms and was important to the agricultural development of Ocean Springs, Mississippi and the Pecos Valley near Roswell, New Mexico. He spent the last four years of his life at Herkimer Arms in Pasadena, California. Although Parker Earle is an important person within the context of three localities and states (Southern Illinois; Cobden, Mississippi Gulf Coast; Ocean Springs; and the Pecos Valley of New Mexico, Roswell) and at a national level for his contribution to the development of the refrigerated box car, none of those activities was directly associated with Herkimer Arms during the time he lived there, or the Herkimer Gardens property under discussion in this document.

In the Apartment Building for Mrs. Parker Earle (Herkimer Arms), very early application of gunite or pneumatic mortar as a sheathing material was used to strengthen and finish the two-story walls. Gunite was invented at the turn of the 20th century for use in taxidermy. Its value was later discovered repairing buildings. It was not patented until 1911, including the combination of materials as well as the "cement gun," used to apply the product. Its first commercial applications, which took advantage of its tensile and ductile strength, began the same year. The subject property was completed the following year, in 1912. Greene & Greene's Virginia Robinson House (1905) and Cordelia A. Culbertson House (1911) may also be early examples of Greene & Greene's experimentations with exterior gunite-finished walls.

Significance Evaluation. Under Criterion A, this property does not convey an association with any specific period in the city's history; Herkimer Arms has not been demonstrated to be the surviving property most importantly associated with any particular historic event. Under Criterion B, Herkimer Arms has not been demonstrated to be the surviving property most importantly associated with an important aspect of a significant person's life. Under Criterion C, the Apartment House for Mrs. Parker Earle, also known as Herkimer Arms, is significant for its architectural design as well as its engineering. Within the body of work by Charles and Henry Greene, it is a rare example of an extant, multifamily residential building. The Greene brothers' early use of gunite also makes the building significant for its gunite engineering and construction methods. While it was moved after the close of its period of significance (1912), it meets Criteria Consideration B: for Moved Properties, because the building retains sufficient historic features to convey its architectural values and the integrity of its design, materials and workmanship. The new setting and general environment are comparable to those of its historic location and are compatible with its historic significance. Under Criterion D, the property is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

See Continuation Sheet

***B12. References:** (continued from page 2)

Ancestry.com
n.d. "Biography of Parker Earle." Accessed in July 2014 at http://home.ancestry.com/
1917 "Pecos Valley Pioneer Horticulturist Dies." Wednesday, January 17, 1917, *Albuquerque Journal* (Albuquerque, NM).

Bosley, Edward R.
2000 Greene & Greene. London: Phaedon Press.

City Directories
var. Census and City Directories, *Pasadena Star* (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March–June 2014.

City of Ocean Springs
n.d. Mississippi History, accessed July 2014 http://ci.ocean-springs.ms.us/history/.

City of Pasadena
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n.d. Avery Library. Accessed online in July and August 2014 at: http://www.columbia.edu.

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n.d. Greene & Greene 1894–1994 Centennial Lectures. Pasadena, California.

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1994 *Los Angeles: An Architectural Guide*.

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var. Accessed online in July 2014 at http://www.genealogybank.com/gbnk/.

Grimes, Teresa
2008 National Register of Historic Places Registration Form. Herkimer Arms.

Heritage Housing Partners
n.d. Accessed July 2014 http://heritagehousingpartners.org/content.php?pgID=128.

Illinois Central Magazine
1928 "Genesis of the Refrigerator Car" October 1928.

Leonard, Lulu
1940 History of Union County. Accessed August 2014 at https://archive.org/details/historyofunionco00leon.

Maddex, Diane
1985 *Master Builders: A Guide to Famous American Architects.* Washington, D.C.: Preservation Press.

Makinson, Randell L.
1974 *A Guide to the Work of Greene and Greene*. Salt Lake City: Peregrine Smith.
1977 *Greene & Greene: Architecture as a Fine Art*. Salt Lake City: Peregrine Smith.
1998 *Greene & Greene: The Passion and the Legacy*. Salt Lake City: Gibbs Smith.

Riverside Daily Press
1928 "How Fresh Fruits and Vegetables Are Available All Over America" October 19, 1928.

Sanborn-Perris Map Co., Ltd.
1931 Pasadena, California: Volume 2. Updated 1951. Sanborn Map and Publishing Company, Pelham, New York.

The Cobden Museum
2014 Website, accessed August 2014 http://www.shawneeheartland.com/inserts/cobdenmuseum.html.

Winter, Robert (editor)
1997 Toward a Simpler Way of Life: The Arts & Crafts Architects of California. UC Press.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 399 N Raymond Ave

P1. Other Identifier: APE Map Ref # 441-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 399 N Raymond Ave City: Pasadena Zip: 91103

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5725003039

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman
Siding/Sheathing: wood: shingles, All Visible
Roof: front gable, steep, wide eaves, exposed rafter tails
Roof: side gable, steep, multiple rooflines, wide eaves, exposed rafter tails
Fenestration: wood, fixed, front
Fenestration: wood, casement multi-paned, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 2

Porches: Wrap, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/10/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1912
Assessor

*P7. Owner and Address:
Thomson, David L and Deborah L

*P8. Recorded by:

*P9. Date Recorded: _____

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 399 N Raymond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1912 (See Continuation Sheet)

*B7. Moved? ___ No X Yes ___ Unknown Date: Unknown Original Location: 939 S Marengo

*B8. Related Features:

None

B9a. Architect: C.W. Buchanan b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Residential Architecture

Period of Significance: 1912 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

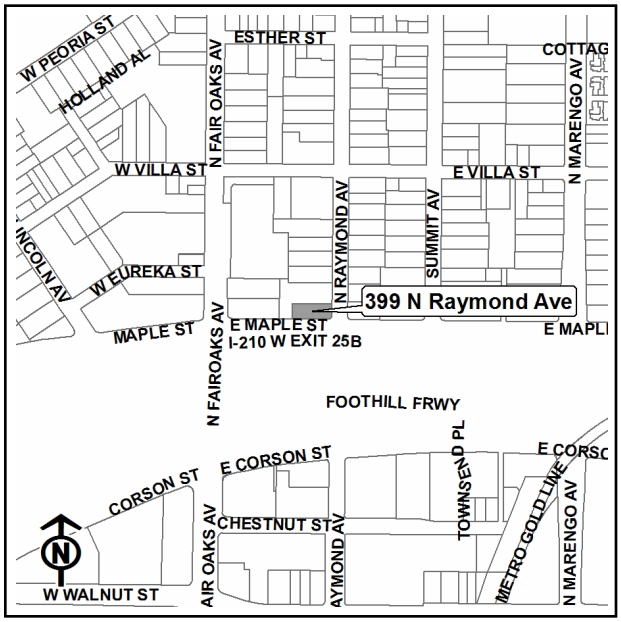
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation:

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: Although built in 1912, this address did not appear in the City Directories between the years of 1900 and 1970. Information provided by Caltrans states that this residence was relocated in 2000.

Architect Information: Charles W. Buchanan (1852-1921) left his native state of Illinois about 1880 and settled in California. After 1885 he made his home in Pasadena and toward the end of his career he practiced professionally with Leon C. Brockway. The firm is responsible for a large number of public projects in Pasadena, such as Old Pasadena Public Library and Columbia High School, and many of Pasadena's early commercial buildings, such as Union Savings Bank, Hotel La Pintoresca, Boston Realty and the original See's Candy Store. But Buchanan is better known for his residential architecture. His clients included Mrs. George Clark, F. W. Kellog, B. O. Kendall, Mary See and the Scripps. One of his most significant projects was the S. H. Stickney House, which later became locally renowned as The Shakespeare Club.

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. No information was found pertaining to persons at this address. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, Caltrans states that this residence was relocated in 2000, it therefore lacks integrity of location and setting and is therefore not significant under this criterion for its architecture. Research documents it is the work of C. W. Buchanan, an important architect in the early development of Pasadena. The observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1924 building permit to erect new garage (not legible)
1940 building permit to Monarch Roofing and insulation for scraping roof rock and re-roofing (finalized 2/19/1940)
1957 inspection for fire safety of boarding house for elderly (operated by Wellie Downs), reasonable fire safety issued 1/19/1957
1980 Housing inspection for James Barata with no violations
1989 demolition, sewer capping, and meter removal issued to Barata with contracting by Culliman Land Clearing (finalized 12/13/1989)
2000 permit for relocation of home from 939 S Marengo with associated mechanical and electrical permits
2000 building permit for home relocation to build foundation for house relocated from 939 S Marengo (concrete wall and garage) (finalized 12/20/2000)
Expired permit to California Pools and Spas to install lattice-wood and patio deck between existing garage and existing SFR
2000 minor building permit to construct masonry chimney for 2 story structure (finalized 12/19/2000) with Parkstone Construction (no projection, internal)
2000 minor building permit to Rivas Roofing to tear off and re-roof (9/27/2000)
2001 Code compliance condition monitoring: relocation of residential building (completed 3/13/2001, closed)
2002 minor building permit for wading pool and spa 5' from property line to California Pools and Spas as contractor (finalized 6/4/2002)
2013 Occupancy inspection for Mr. and Mrs. Thomson (inspected 9/16/2013)

(continued):

B12. References

City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.

City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.

Gebhard, David and Robert Winter
1994 Los Angeles: An Architectural Guide.

The American Institute of Architects (AIA) Historical Directory of American Architects
n.d. Accessed online July 2014.

Withey, Elsie Rathburn and Henry F. Withey, AIA
1970 Biographical Dictionary of American Architects (Deceased). Hennesy & Engles, Inc.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 396 N Raymond Ave

P1. Other Identifier: APE Map Ref # 442-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 396 N Raymond Ave City: Pasadena Zip: 91103

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5725016035

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, elements of
Construction: wood frame
Siding/Sheathing: wood: clapboard, all visible
Siding/Sheathing: wood: shingles, W
Roof: side gable, steep, exposed rafter tails, notched rafter tails
Fenestration: wood, fixed with double-hung end vents, front
Fenestration: wood, fixed, front, side
Fenestration: wood, double-hung, front, side
Primary Entrance: front, single door
Plan: square

No. Stories: 2
Porches: Partial, front
Property Type: residential
Retains integrity: medium, setting, location, materials, association, feeling
Alterations: altered porches, altered entrances

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/10/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1904
Assessor

*P7. Owner and Address:
Allen, Clara Co Tr
1128 Forest Ave
Pasadena, CA 91103

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/11/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 396 N Raymond Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1904 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: William B. Edwards b. Builder: Charles H. Towle

*B10. Significance: Area: Pasadena Theme: Residential Architecture; Residential Development

Period of Significance: 1904 Property Type: _____ Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1904 Craftsman style residence is listed in Pasadena's component of the California Historical Resources Inventory Database (CHRID) with a California Historical Resources (CHR) Status Code of 6L.

Since it appears to have been evaluated only under the local ordinance, as part of this study it is being evaluated for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register).

This property is located in the Raymond-Summit Historic District, which was listed in the National Register of Historic Places in 2011. The district has a period of significance from 1874 to 1906.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

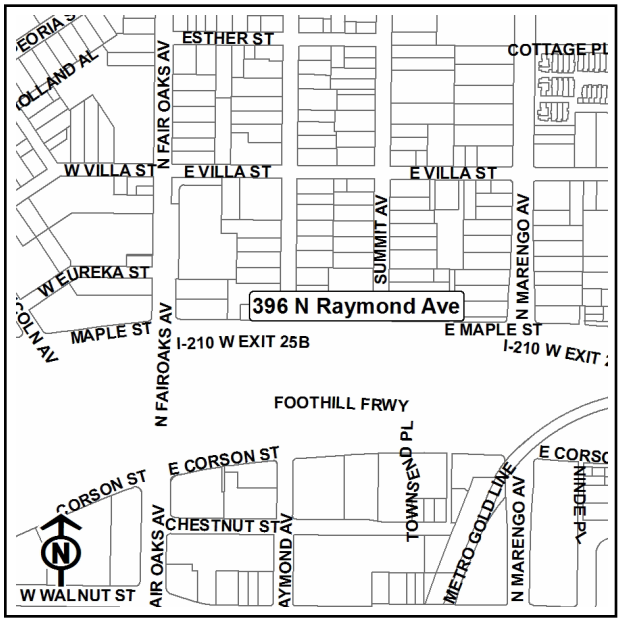
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/11/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Property Information: City directories indicate the following people lived at this address during the historic-period: Oscar L. (Braddock's Pharmacy) and Mary E. Braddock (1919); Mat S. (a horse trainer) and Laura Cohen (1923); Fred (a mining engineer) and Tillie Roberts (1927 – 1943); Oscar E. Frisk of Union Service Gas Station (1958); Lois Smith (1962); Mrs. Mary Flinn (1966); Thomas Marks/ Marks' Boarding House (1970); and Ray Sanders and Company Machines/R. H. Stewart Wholesale Garden Supply (1973).

Significance Evaluation. This property has been determined ineligible for local listing or designation through local government review process; it may warrant special consideration under local planning. The integrity of this property is diminished. Under Criterion A, it no longer retains the combination of qualities and associations from the period of significance necessary for this property type to visibly convey the significance of any relevant historic context. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register and it does not appear to be a contributor to the Raymond-Summit Historic District, which is listed in the National Register.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

No date minor building permit to install 3.5' fence on front and site and 6' chain link in site yard (closed) for Western Fence Company
1925 permit to Frederick Roberts to act as owner-builder to build a garage (issued 105/1925)
1937 owner/builder alteration (not legible)
1971 housing inspection ordering compliance by 7/5/1971
1972 re-inspection noticing Joseph and Evelyn Laughan of sub-standard building conditions
1972 Cancellation of notice of sub-standard building (8/4/1972)
2001 permit issued to Clara Allen to use Hunter Roof to tear-off and re-roof (finalized 6/1/2002)
2005 code compliance report inspection for people living in an abandoned house; overgrown vegetation/grass, and wood on roof (completed and closed 12/27/2005)
2007 electrical permit to Tri-Tech restoration to install electrical services for fire damage (finalized 2/7/2007)
2007 mechanical permit to use Tri-Tech Restoration to install mechanical services for fire damage (finalized 2/7/2007)
2007 inspection for debris (palm fronds and leaves on front and rear yard, and additional complaint of rundown property (abated and closed)
2007 building permit for fire damage repair to rear two tory portion and part of roof, rebuild existing foundation @ rear and 2 story portion (finalized 2/7/2007) architecture provided by Jason Chen and contracting provided by Tri Tec Restoration
2011 minor building permit for Hunter construction to tear-off and re-roof (finalized 3/8/2011)
2012 building permit to repair fire damage for garage half of roof and drywall (finalized 6/20/2012)

(continued):

B12. References

City Directories

var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014.

City of Pasadena

var. Building permits. On file at the City of Pasadena Building & Safety Division.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 397 N Summit Ave

P1. Other Identifier: APE Map Ref # 443-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 397 N Summit Ave City: Pasadena Zip: 91103

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5725016034

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Craftsman, modest
Siding/Sheathing: stucco, E
Siding/Sheathing: wood: shiplap, all visible
Roof: side gable, medium
Fenestration: vinyl, horizontal sliding, front, alteration: yes
Primary Entrance: front
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: medium, setting, location, workmanship, association, design, feeling
Alterations: altered fenestration

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/10/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1911
Assessor

*P7. Owner and Address:
Banuelos, Jose R And Luisa

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/11/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 397 N Summit Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1911 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Residential Architecture

Period of Significance: 1911 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered 1911 Craftsman bungalow does not appear to meet the criteria to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

It is listed in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 3D, presumably as part of the Raymond-Summit Historic District, which was listed in the National Register of Historic Places in 2011. However, according to the draft National Register nomination form, this property is outside that district.

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

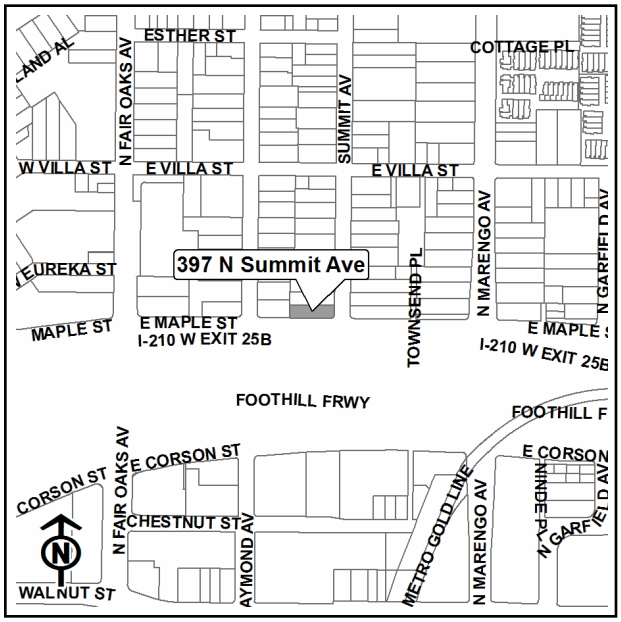
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/11/2013

(This space reserved for official comments.)



*Required Information

(continued):

It is not listed in Pasadena's component of the California Historical Resources Inventory Database (CHRID) or the City's list of designated historic properties. During the field survey, it was noted that the fenestration has been altered.

Property Information: City directories indicate the following people lived at this address during the historic-period: John A. and Emma Lawrence (1958 - 1962); and Amy E. Maxwell (1966).

Architectural Context: The Craftsman style was the most popular architectural style in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

Character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double-hung or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco were also used. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. The distinctive exterior features of the Craftsman bungalow include a front porch that typically has a low-pitched gable roof.

Significance Evaluation. The integrity of this property is diminished. It no longer retains the combination of qualities and associations from the period of significance necessary for this property type to visibly convey the significance of any relevant historic context. Under Criterion A, the building does not have an important association with a single event or trend or pattern of events that are important to local, state or national history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property has undergone substantial alteration and is outside any eligible or listed historic district. This property is not eligible for listing in the National Register or the California Register.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

Planning variance (approved) proposing to use existing single-family residence as an office for a janitorial service. The house will continue to be used as a residence in addition to the office (Applicant- Leroy Alphonse)
1930 permit to C.C. Johnson to act as owner-builder to put new flooring as porch (finalized 10/22/1930)
1930's permit to C.C. Johnson to act as owner-builder to raise?,, replace?, section of wall, repair gutters, porch, and roof (finalized 1930's)
1931 permit to H.H. Stone to use K Hegna? as contractor (use as dwelling) (finalized 11/20/1931) (illegible)
1943 building permit illegible
1967 code complaint to Jimmie Lee Smith for substandard building (issued 1967)
1973 code complaint for Jimmie Lee Smith due to substandard building (issued 1973)
1973 permit to H.R. Quinn to act as owner-builder to construct a garage (25'x26') (finalized 9/22/1973)
2013 building permit issued to owner-builder Jose Banuelos to tear-off existing roof, install new sheathing, and re- roof (finalized 6/17/2013)
2013 building permit issued to owner-builder Jose Banuelos to replace windows

(continued):

B12. References

City Directories

var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014.

City of Pasadena

var. Building permits. On file at the City of Pasadena Building & Safety Division.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 393 N Euclid Ave

P1. Other Identifier: APE Map Ref # 447-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 393 N Euclid Ave City: Pasadena Zip: 91101

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5725031013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: American Foursquare, elements of
Construction: wood frame
Siding/Sheathing: stucco: modern, all visible, altered: yes
Roof: hipped, low, wide eaves
Fenestration: wood, casement multi-paned, front, arranged in pairs
Fenestration: wood, double-hung, front, side
Fenestration: aluminum, horizontal sliding, front
Primary Entrance: front, single door
Plan: irregular

No. Stories: 2
Porches: Full-Width, front
Property Type: residential
Retains integrity: medium, setting, location, association, feeling
Alterations: altered setting, altered plan, altered fenestration, altered entrances, altered decorative element

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the W, 10/10/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1922
Permit

*P7. Owner and Address:
Metri, Nashat M

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/11/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 393 N Euclid Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use: Multi-family residence

*B5. Architectural Style: American Foursquare

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1922 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Lowe Building Co b. Builder: Lowe Building Co

*B10. Significance: Area: Pasadena Theme: Residential Architecture

Period of Significance: 1922 Property Type: Multi-family Property Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered 1922 residence is list in the Office of Historic Preservation's Directory of Properties in the Historic Property Data File for Los Angeles County (April 2012) with a California Historical Resources Status Code of 6L. It is not listed in Pasadena's component of the California Historical Resources Inventory Database (CHRID) or the City's list of designated historic properties. Since it appears to have only been evaluated under the local ordinance, as part of this study it is being evaluated for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

*B12. References:

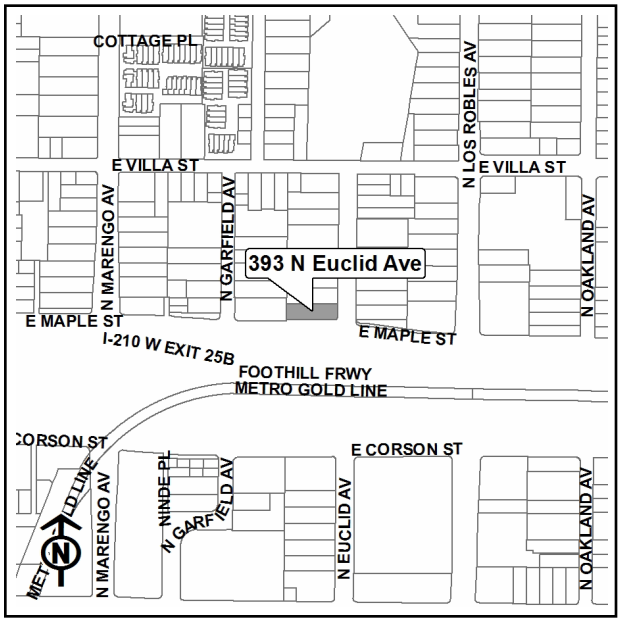
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/11/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate that the following people lived at this address during the historic-period: Reverend C. Bunker (1929-1937); Mrs. Sarah Davidon (1940); and Clyde and Isabelle Ceitiore (1943). The property appears to have become apartments after 1951.

Significance Evaluation. The integrity of this property is diminished. Under Criterion A, it no longer retains the combination of qualities and associations from the period of significance necessary for this property type to visibly convey the significance of any relevant historic context. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). This property is not eligible for listing in the National Register or the California Register.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

Series of permits in 1922 (unsure on last digit, not legible) to construct new buildings at 386 N. Euclid issued to E.H. Whitney to use Lowe Building Co. to act as contractor and architect (size 27'x43' and 17'x48')
1922 permit to Carbunker to act as owner-builder to construct 18'x18' new building
1923 permit for lath and plaster
1923 building inspection completed for duplex properties owned by E.H. Whitney
1932 permit to re-roof
1942 building permit to Mr. DeGraff to re-roof with composition shingles (finalized 12/20/1942)
1942 permit to build small porch and step on rear of house to A.M. DeGraff
1942 permit to repair and alter a two family dwelling as agreed before purchase? issued to Mrs. Eugene? to act as owner-builder (finalized 11/5/1942)
1944 plastering permit
1944 permit to convert dwelling into 4 apartments for Hagel Davidton (finalized 12/12/1944)
1952 permit for buildings 375 and 83 to include 4 apts. And 3,906 sq. ft., owner-builder (1952)
1978 certificate of occupancy issued to Robert Lyons
1978 inspection indicating sagging front porch issued to Robert Lyons. Inspection found inadequate structural front porch (awning, broken windows)
1990 quadrennial inspection to George Arkfeld for 4 units
1990 multi-family dwelling COF (1990)
1990 building permit to install double doors on southeast garage unit (finalized 5/17/1990)
1990 violation for illegal conversion of garage into unit (closed 5/22/1990)
1992 permit to re-roof
1992 permit for minor building permit (expired)
1994 building permit to repair fire damaged garage roof and to replace in kind (finalized 6/1/994) to George Arkfeld
2002 complaint deemed invalid for illegal conversions into living spaces and trash/debris buildup. (7/11/2002)
2002 quadrennial inspection
2004 violation issued for an illegal conversion of garage into living quarters
2006 complaint inspection for Illegal conversion into living spaces (see detached garage at the southwest corner of the property). It has a bathroom, kitchen, and AC/heat. Structure was rebuilt after a fire several years ago without proper permits (invalid)
2013 code compliance complaint reinsertion for garage converted into living space. Addition to garage without permit (completed 3/9/2013)
2013 quadrennial inspection of 4 units with no major violations

(continued):

B12. References

City Directories

var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014

City of Pasadena

var. Building permits. On file at the City of Pasadena Building & Safety Division.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 650 N Pasadena Ave

P1. Other Identifier: APE Map Ref # 448-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 650 N Pasadena Ave City: Pasadena Zip: 91103

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5711015038

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, modest
Siding/Sheathing: stucco, All Visible
Siding/Sheathing: wood: skirting, W
Roof: hipped, low, wide eaves
Fenestration: wood, double-hung, front, arranged in ribbons, and bay
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front
Property Type: residential

Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the E, 10/03/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1950
Assessor

*P7. Owner and Address:
Brooks, Eloise P Tr

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/25/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 650 N Pasadena Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1950 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Residential Architecture

Period of Significance: 1950 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

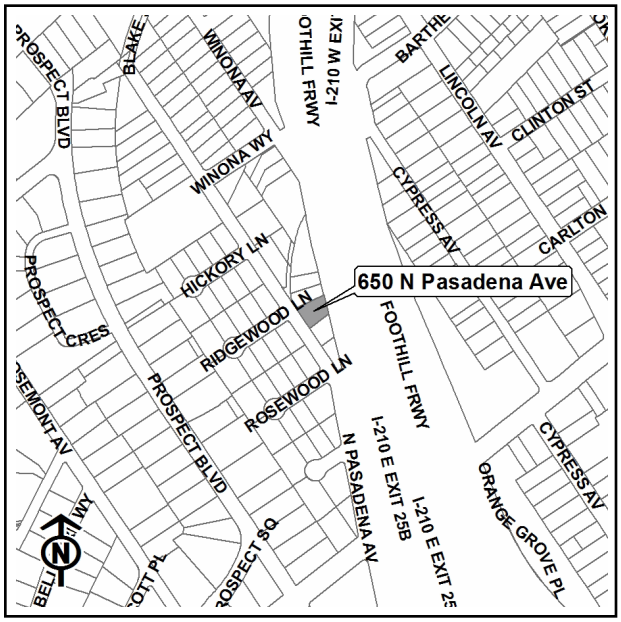
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City Directories note that Jess E., a pipefitter, and Eloise Brooks occupied this property between 1953 and 1970.

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. This building was moved after its period of significance and therefore it must satisfy Criteria Consideration B. Under Criterion A, the building does not have an important association with a single event or trend or pattern of events that are important to local, state or national history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, the building has been moved to its present location and it does not satisfy Criteria Consideration B, because it lacks architectural significance. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

Electrical and HVAC permits issued for installation of HVAC system for Econoair
1950 building permit issued to Jess Brooks alter one story residential building with Joe Miller as contractor (finalized 1/1/1956)
1980 Building permit issued to Jess Brooks to add 60 sq. ft. to rear of kitchen and add new cabinets (finalized 10/11/1980)
2001 HVAC permit

B12. References
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division. Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 10 Mayview Ln

P1. Other Identifier: APE Map Ref # 449-3A

***P2. Location:** ___ Not for Publication X Unrestricted ***a. County** Los Angeles **and** (P2b and P2c or P2d.)

***b. USGS 7.5' Quad:** Pasadena **Date:** 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 10 Mayview Ln City: Pasadena Zip: 91103

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5711015037

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: California Ranch, modest
Construction: wood frame
Siding/Sheathing: stucco, E
Roof: hipped, low, wide eaves
Fenestration: wood, double-hung, front, side
Primary Entrance: front, single door
Plan: irregular
No. Stories: 1
Porches: Partial, front

Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NE, 10/03/13

***P6. Date Constructed/Age and Sources:** X Historic ___ Prehistoric ___ Both
1951
Assessor

***P7. Owner and Address:**
Henkels, Kiyoko Tr

***P8. Recorded by:**
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

***P9. Date Recorded:** 11/25/2013

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

***Attachments:** ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 10 Mayview Ln

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: California Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1951 (See Continuation Sheet)

*B7. Moved? X No ___ Yes ___ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Residential Architecture

Period of Significance: 1951 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

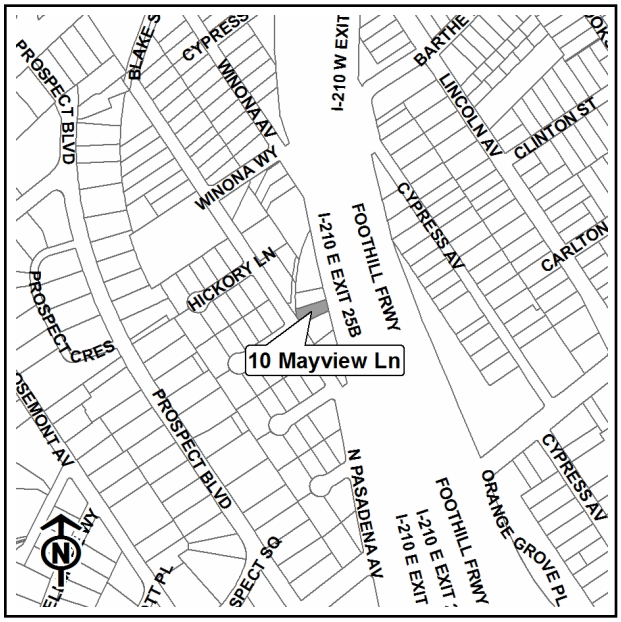
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/25/2013

(This space reserved for official comments.)



*Required Information

(continued):

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Property Information: City directories indicate that Mrs. Hatsuyo Tomita lived at this address between 1957 and 1970. Mrs. Tomita was widow of Masaki Tomita, a chief steward for a steamship company (Ancestry.com 1940 US Census record).

Significance Evaluation. Under Criterion A, this building is one of millions built during the post-World War II period and is not more closely associated with or representative of this period in than numerous others. Under Criterion B, city directories were reviewed for the names of people who lived at this address during the historic-period. Online searches, including use of Ancestry.com, were conducted for residents associated with the property for a period of five years or more and/or who appear to have had the potential to be important in the local community. This research provided no evidence indicating that any of the persons associated with this property are significant in local, state, or national history. Under Criterion C:, This is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

(No date) historic building diagram naming Nubio Tumita as owner and year built as 1951.
2010 code compliance complaint about abandoned house and property maintenance violations (overgrown vegetation and fire hazard) (found to be invalid complaint by inspector)
2010 permit (finaled 12/16/10) for Massie Roofing (contractor) to re-roof building

B12. References
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Y, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) 717 Cypress Ave

P1. Other Identifier: APE Map Ref # 450-3A

*P2. Location: ___ Not for Publication X Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1994 Land Grant: SAN PASCUAL (GARFIAS)

c. Address: 717 Cypress Ave City: Pasadena Zip: 91103

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN:5726001037

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Ranch
Construction: wood frame
Siding/Sheathing: wood: clapboard, All Visible
Roof: side gable, medium, narrow eaves
Fenestration: wood, fixed with casement end vents, front
Fenestration: wood, double-hung
Primary Entrance: front, single door
Plan: rectangular
No. Stories: 1

Porches: Partial, front
Property Type: residential
Retains integrity: high, setting, location, materials, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
View to the NW, 10/10/13

*P6. Date Constructed/Age and Sources: X Historic ___ Prehistoric ___ Both
1940
Assessor

*P7. Owner and Address:
Alfi, Omar and Azmeralda

*P8. Recorded by:
Elisa Bechtel
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P9. Date Recorded: 11/22/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Historic Property Survey Report for the SR 710 North Study, Los Angeles County, California, California Department of Transportation District 7, EA 187900, EFIS 0700000191, 2014

*Attachments: ___ None ___ Location Map ___ Sketch Map X Continuation Sheet X Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Y, 6Z

*Resource Name or #: (Assigned by recorder) 717 Cypress Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1940 (See Continuation Sheet)

*B7. Moved? ___ No X Yes ___ Unknown Date: 1962 Original Location: 11091 Andy Lane in Garden Grove

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Area: Pasadena Theme: Residential Architecture

Period of Significance: 1940 Property Type: Single Family Residence Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence does not appear eligible for listing in the National Register of Historic Places and does not appear to qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA).

(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References:

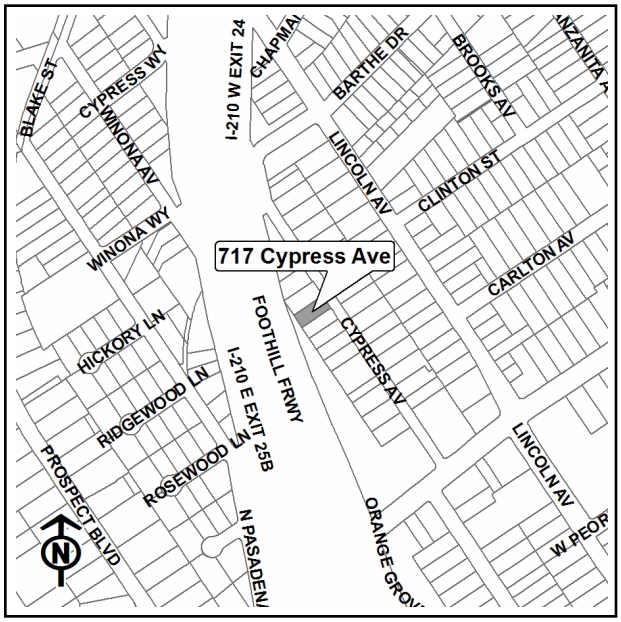
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Eugene Heck

*Date of Evaluation: 11/22/2013

(This space reserved for official comments.)



*Required Information

(continued):

Property Information: City directories indicate the following people lived at this address during the historic-period: Thomas and Cora Kodama/ John Seda (1940, 1941); Thomas Mendibles(1942); John Gomez (1943); Thomas and Bertha Davis (1947); Thomas and Bertha Davis/Mrs. Annie Ricks, a maid at HMH (1949); Clark, a plumber, and Juanita Grizzard (1953, 1954); James, a busboy, and Marion D. Moore (1960); Marvin, an employee at Citizens Chevy, and Jeanette Brooks (1963); and Mrs. Jeanette Brooks (1970).

Architectural Context: Although the Ranch House is most often thought of as a post-war phenomenon, architects influenced by the buildings of the rural west such as California haciendas, Texas dogtrots, and Montana log cabins, were beginning to design Ranch-style homes as early as the late 1920s (Hess 2004:27). Between 1945 and 1970, residential construction in southern California was dominated by the California Ranch style, a version of the Ranch house that was popularized in California. Mixing historic precedent with a thoroughly modern approach to construction, this style borrowed elements of vernacular ranch houses, the Usonian house, and the Prairie and Modern styles and emphasized an informal lifestyle (Hess 2004:17). Character-defining features of California Ranch-style residences include: a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. Because millions of residences have been constructed throughout the nation in this style, the residence must retain a high degree of architectural integrity and be an excellent representation of the style in order to be individually significant for its architecture.

Significance Evaluation. This building was moved after its period of significance and therefore it must satisfy Criteria Consideration B. Under Criterion A, the residence does not appear to be associated with events that have made a significant contribution to the broad patterns of history. Under Criterion B, information obtained about persons living or working at this property fails to document any individual whose accomplishments in a particular field of endeavor have been judged important by accepted methods of historical research and sound scholarship. The property does not appear to be associated with a person important to local, state or national history. Under Criterion C, this is neither the sole example of a property type illustrating the historic context, nor a strongly representative example of a type, period or method of construction. Compared to other examples of this property type found in Pasadena, it lacks architectural significance. Research fails to document it as the work of a master and the observed level of workmanship does not rise above the ordinary. It does not possess high artistic value. In addition, there is no historic district potential in the area. The quality of built resources in Pasadena is exceptional and therefore a resource must have very high integrity, strong associations and almost non-existent alterations to qualify for the National or California Registers. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

B6. Construction History
Numerous permits have been issued for this property. The most pertinent are listed below:

1962 relocation permit issued to Otto Peace to move single family dwelling with detached garage from 11091 Andy Lane in Garden Grove, CA to 717 Cypress Avenue in Pasadena, CA.
1963 permit to Alfred Miles to act as owner-builder to install new floor and porch with siding, with siding trim (finalized 2/21/1963)
2002 code enforcement record for vacant lot (8/15/02)
2006 permit (issued 6/10/06) for Janice Pine (primary name) to install wrought iron fence 4 ft. tall located at front property line
2008 code enforcement case (6/10/08) (primary name: Janice Pine) for a possible illegal carport that extends over neighbor's property line
2008 permit (finaled 9/17/08) for Azmerelda Alfi (primary name) to construct a new block wall 6 ft. high per city standard
2008 zoning case (finaled 10/9/08) for Azmerelda Alfi (primary name) to construct a new 42" wrought iron fence in front of property

B12. References
City Directories
var. Census and City Directories, Pasadena Star (1913 and 1914), The Moore-Pasadena City Directory and Directory of Householders, Thurston's City Directories, Polk City Directories. Accessed March-June 2014 through online through Ancestry.com at http://www.ancestry.com.
City of Pasadena
var. Building permits. On file at the City of Pasadena Building & Safety Division.
Hess, Alan
2004 The Ranch House. Harry N. Abrams, Incorporated. New York.

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